

SCARCLIFFE CONSERVATION AREA



Appraisal and Management Plan

Consultation Draft

July 2010

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The Parish Church of St Leonard, Scarcliffe

Introduction

- i. Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.'
- ii. Section 71 of the same Act requires the Council to formulate and publish proposals for the preservation and enhancement of conservation areas in the district. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

The Role of Conservation Area Appraisals and Management Plans

- iii. Conservation Area Appraisals and Management Plans do not form part of the Development Plan but do provide part of the evidence base for the emerging Bolsover Local Development Framework documents.
- iv. In addition to this, Bolsover District Council will adopt Conservation Area Appraisals and Management Plans that have been prepared with public participation as a material consideration so that they are taken into account when a determination is to be made under the planning Acts.

Public Participation in the Preparation of the Conservation Area Appraisal and Management Plan

- v. The preparation of this document commenced in March 2010 and has been carried out under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with the Council's Statement of Community Involvement.
- vi. An initial stakeholder meeting was held at the Hillstown Community Centre, 12 Nesbit Street, Hillstown on 28th April 2010. Local councillors, residents and other stakeholders were invited to the meeting to consider the issues to be included in this draft Appraisal and Management Plan.
- vii. This draft document has been issued for public consultation and written responses are invited. All responses will be recorded and considered prior to preparation of the final document and adoption by the Council.

Content and Document Period

- viii. The document is comprised from two separate but complementary parts:

Part 1) Conservation Area Appraisal

This part defines the character and appearance of the conservation area and identifies those elements which make important contributions to the character and appearance. It also identifies threats that could be detrimental to, and opportunities to enhance, the character and appearance of the conservation area.

As part of the appraisal process listed buildings, unlisted buildings of merit and other features which contribute to the special architectural or historic interest of the area have been identified and are listed in the Features of Interest section. The reader should not assume that omission from this list implies that other features are not of significance.

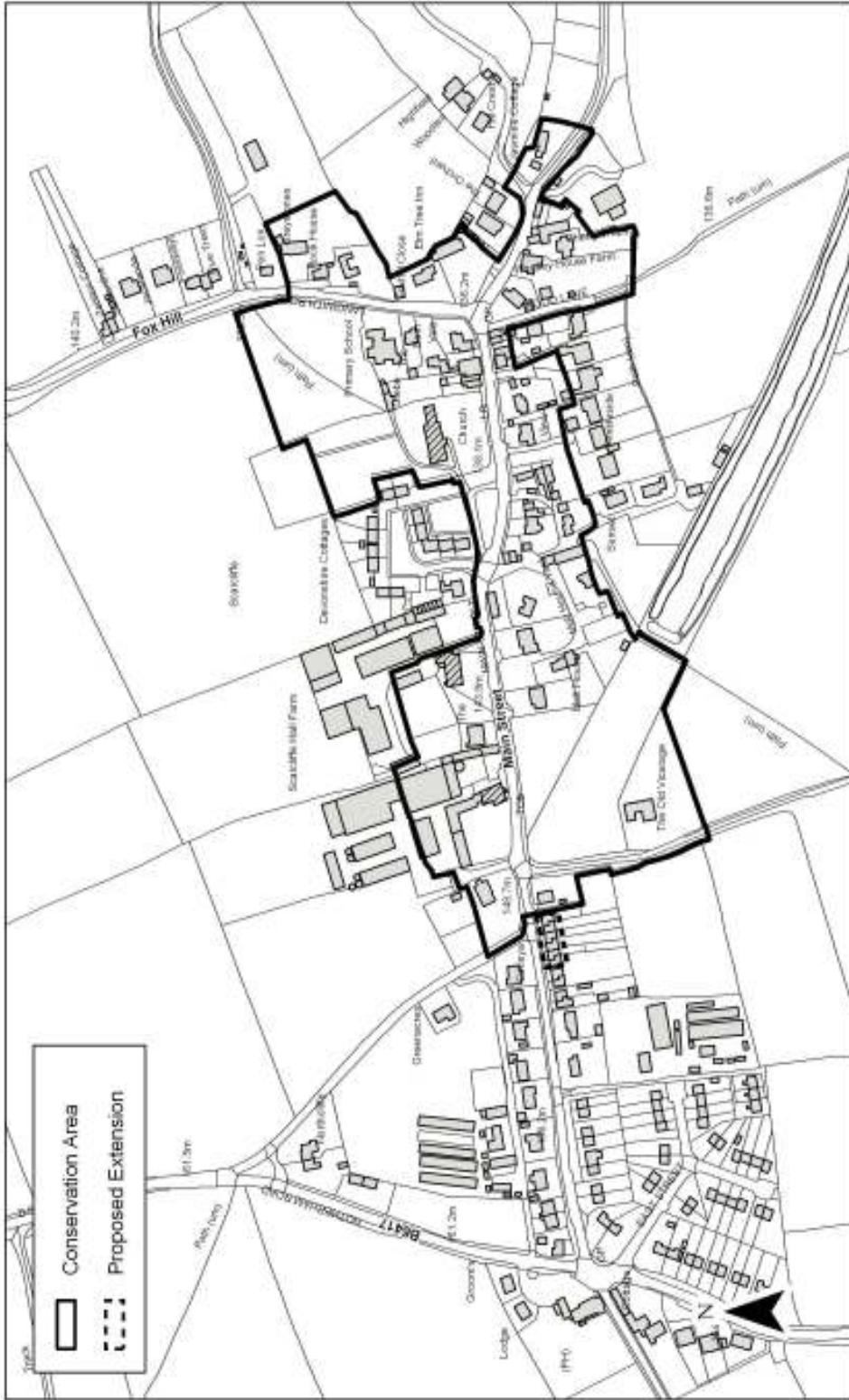
Part 2) Management Plan

This part includes policies and proposals derived from the contents of the Appraisal that seek to preserve and enhance the character and appearance of the conservation area.

- ix. To remain relevant, Conservation Area Appraisal and Management Plans need to be reviewed and kept up to date. Bolsover District Council intends to review these documents every five years. Therefore, the period of coverage is five years from publication, although the Appraisal and Management Plan will remain relevant beyond this period until reviewed.

Additional Guidance

- x. Additional guidance and advice on conservation areas can be found in the following English Heritage publications:
- ❖ *'Guidance on conservation area appraisals'* (2006)
 - ❖ *'Guidance on the management of conservation areas'* (2006)
- xi. Government policy and guidance relating to the historic environment including historic buildings, conservation areas and archaeology is set out in Planning Policy Statement 5: *Planning for the Historic Environment* (2010) and the accompanying Planning for the Historic Environment Practice Guide (2010).



This map has been produced independently for Bolsover District Council. It is not a statutory map and should not be used for legal purposes. The Bolsover District Council is not responsible for any errors or omissions. The map is for information only. Bolsover District Council, 2000. All rights reserved. Bolsover District Council, 2000. All rights reserved. Bolsover District Council, 2000. All rights reserved.

Part 1: Appraisal

1. Introduction

- 1.1 Scarcliffe is a village which is situated in the parish of Scarcliffe in the district of Bolsover in Derbyshire. The smaller settlement of Palterton lies approximately 1½ kilometres to the west and the market town of Bolsover lies about 2 kilometres to the north west. The larger towns of Chesterfield and Mansfield lie to the north west and south east respectively.
- 1.2 The Scarcliffe Conservation Area was designated by the Council on 7th February 1979 and covers an area of 8 hectares. The boundary of the conservation area encompasses the historic core of the village around the church, along Main Street and Fox Hill but does not include the entire village which extends principally to the west where later development is found. A large proportion of the surrounding land and the two remaining working farms in the village are in the ownership of the Chatsworth Settlement Trustees.
- 1.3 An extension to the conservation area is proposed which would incorporate a terraced row of stone-built cottages dating from the second half of the 19th century. The buildings lie immediately adjacent to the west boundary of the existing conservation area along the south side of Main Street. The buildings are considered to have local historic and vernacular interest sufficient to justify their inclusion in the conservation area. This consultation document sets out the reasons why the Council considers the Scarcliffe Conservation Area should be extended.

2. Summary of Character

- 2.1 The Scarcliffe Conservation Area retains a strong rural character despite the expansion experienced by the village during the 20th century. The relationship between the built environment and wider landscape is obvious and there remains an important farming tradition in the village. Despite the changes to the layout and form of the settlement the survival of a number of buildings which formed the core of the farming community in the 18th and 19th centuries, alongside the parish church, is central to the character of the conservation area.
- 2.2 The general streetscape of the conservation area is enhanced by the mix of building lines and glimpsed views of buildings of different periods, building styles, and construction materials. It is typically representative of a settlement that has evolved over a considerable period of time. The settlement is surrounded by undeveloped land mostly in agricultural use with large areas of woodland in the wider landscape.
- 2.3 The key elements that contribute to the character and appearance of the Scarcliffe Conservation Area are:
- picturesque rural setting on the magnesian limestone plateau
 - undulating agricultural landscape dotted with woodland
 - traditional nucleated settlement pattern
 - areas of archaeological interest
 - traditional estate farmsteads reflect the agricultural origins
 - good examples of vernacular farmhouses, cottages and barns
 - traditional building materials and detailing retained
 - the parish church and churchyard
 - mix of boundary treatments including hedgerows and stone / brick walls
 - mature trees and important open spaces
 - historic road network
 - a network of lanes and public footpaths

3. Historical Development

- 3.1 The magnesian limestone upland has a long and well documented history of human development and settlement from the Palaeolithic era to the present day. During the Iron Age (in Britain from around 700 BC to the start of the Roman occupation in 43 AD) settled agriculture and associated woodland clearance increased and small scattered settlements began to appear – for example, there is archaeological evidence of Romano-British enclosed settlements containing hut circles at Scarcliffe Park Wood.¹ By the time of the Danes' occupation of Derbyshire in the 9th century many of the settlements found today had been firmly established.
- 3.2 To the west of Scarcliffe an ancient ridgeway route ran across the limestone plateau. It entered the county at Newbound Mill, to the south of Pleasley and ran north towards Clowne and onwards to Doncaster. The route may later have become one of the Roman roads which crossed the county heading for York and as such would have been an important strategic link in the wider network of Roman 'streets'.
- 3.3 The line of this route can still be seen in that followed by the B6417 Mansfield / Rotherham Road which passes through the western end of Scarcliffe village near the Horse and Groom Inn. Several places in the local area – Pleasley, Scarcliffe, Elmton and Ault Hucknall - have fields named 'Street Close' which are thought to be markers of the former ancient route.² The 1850 Scarcliffe Parish Tithe Map clearly shows a field called Street Close to the north of the inn (see page 15).
- 3.4 By the time of the Domesday Survey in 1086 a line of small settlements - Bolsover, Palterton, Glapwell - had developed along the limestone escarpment, principally to the west of the ridgeway route where the better quality, more fertile land lay. The land to the east mainly comprised forest and scrub land and just two settlements – Scarcliffe and Houghton - are recorded in the Domesday Book in this area.
- 3.5 Scarcliffe is recorded in the form *Scardeclif* and is believed to be the oldest settlement in the parish. The name is likely to derive from the ridge of limestone that it stands on, although it could also mean "scarred or gashed cliff". There is no mention in the Domesday Book of a church at Scarcliffe and it is thought that Palterton was actually the more important settlement of the two during the early Norman period.
- 3.6 During the reign of Edward the Confessor (1003 – 1066) many of the lands in north east Derbyshire had been held by the Saxon nobles Wulfric Spott and the brothers Levenot (Leofnoth) and Leuric (Leofric). By 1086 the manors of Scarcliffe and Palterton were both held by Ralph Fitzhubert as tenant-in-chief of the king. Fitzhubert was an ancestor of the Frecheville family who took

¹ Pevsner (1986) *The Buildings of England: Derbyshire*

² Hey (2008) *Derbyshire: A History*

possession of the estates through the marriage in 1175 of Anker de Frecheville to the heiress of Ralph Fitzhubert's grandson, Hubert Fitzralph. The Frechevilles continued to possess a number of estates in Derbyshire until the title became extinct in 1682 during the reign of Charles II.

- 3.7 In the time of Hubert Fitzralph the original church was built at Scarcliffe and a chapel at Palterton, although no traces remain of the latter. Both were gifted to Darley Abbey by Fitzralph shortly after its foundation in 1140 – the gifts were later confirmed in 1243 by Ralph de Frecheville (Fitzralph's grandson). The church is dedicated to St Leonard, although it may be that the original dedication was to St Giles.³

Local Point of Interest

The church contains a 13th century alabaster effigy of a woman, thought to be Constantia de Frecheville (d. 1175) with a child in her arms, her head resting on a lion and her feet on a dog. There is a long scroll of rhymed Latin verse. The memorial is considered to be one of the most interesting in the county and was conserved a few years ago.

Local legend has it that Lady Constantia, with her child, was lost in the nearby woods at dusk and was guided to safety by the sound of Scarcliffe's curfew bell. In gratitude she gifted five acres of land to the village, the rent from which was to be set aside for providing the parish with bell ropes so that the curfew bell could be rung forever. According to Bulmer (1895) the land set aside was called 'Bell Rope Land'.⁴

It is still the tradition in the village to ring the curfew bell for three weeks either side of Christmas.

- 3.8 The Taxation Roll of Pope Nicholas IV in 1291 describes Scarcliffe as an "ecclesia", (i.e. a church or congregation without a resident vicar), worth £12 per annum. However, the rectorial tithes were later appropriated to the abbot and canons of Darley Abbey and Scarcliffe then made a vicarage. The first recorded vicar was Nicholas de Kersyngton who was succeeded by Peter de Derby in 1341. When the *Valor Ecclesiasticus* of Henry VIII was undertaken in 1535 it is recorded that Thomas Peace (or Peasse) held the vicarage of Scarcliffe then described as being worth £5 a year.
- 3.9 At the Dissolution of the monasteries in 1544 Sir Thomas Leake obtained a considerable share of the spoils in this part of the country and the king granted him the rectory of Scarcliffe and also Scarcliffe Grange, then in the possession of William and John Pearse.
- 3.10 Landownership in the area changed hands several times during the next two centuries and little detail is readily available – George Pierrepont was in possession of estates, which included Scarcliffe and Whaley, prior to 1690

³ Cox (1875) *Notes on the Churches of Derbyshire*

⁴ Bulmer (1895) *Directory of Chesterfield and N.E. Derbyshire*

when he sold the land to Sir Peter Apsley. On the death of Sir Peter Apsley, or possibly on the marriage of his daughter Catherine to Allen Bathurst in 1704, the estate passed to her and so to the Bathurst family who became substantial and influential landowners in the area – by 1717 they owned large estates in Scarcliffe, Langwith, Nether Langwith and Cuckney.

- 3.11 In 1732 Benjamin Bathurst, the son of Catherine and Allen, married and was given the estate for his lifetime. However, he died in 1767 and the estate returned to his father who was created Earl Bathurst in 1772. He also carried the second title of Lord Apsley and his son, the 2nd Lord Apsley had Apsley House built in London which later became the main residence of the Duke of Wellington. The Bathurst's retained most of their lands in Derbyshire until the early 20th century before they were sold to the Duke of Devonshire.
- 3.12 Under the control of the Bathurst family the parish of Scarcliffe and neighbouring areas witnessed considerable changes during the 18th and 19th centuries as the primary industry of agriculture underwent marked development. Many of the buildings in the village date from this period and it would have been a period of relative prosperity when the settlement expanded.
- 3.13 Across the country the former open field system of farming was giving way to the enclosure movement – at Scarcliffe and Palterton 550 acres of open field and 420 acres of waste / common land were enclosed by act of parliament in 1726. This was principally driven by the desire of the landowners to increase the revenue from each acre of land. Many of the field boundaries established during this period still exist.
- 3.14 At the same time there was the widespread extension of farm mechanisation and the adoption of industrial and scientific principles to the accommodation and feeding of increasing numbers of livestock. The layout and function of farm buildings changed leading to the development of many of the estate farms seen today with the farm buildings ranged around a central courtyard, again, a move towards greater efficiency in farming methods.
- 3.15 So, for many centuries Scarcliffe had been exclusively an agricultural community. The opening of the collieries in the Derbyshire Coalfield in the mid- to late 19th century brought further significant change to the village. The 1891 Census recorded that there were 64 households in Scarcliffe – the occupations of the heads of those households are recorded as: 26 farmers, farm labourers, woodsmen and other occupations connected with agriculture and work on the land. A further 18 stated that they worked as miners, colliery labourers and other work connected with the mining industry and who were probably working at nearby Langwith Colliery.
- 3.16 In addition, there were two public houses, The Horse and Groom Inn and the Elm Tree Inn, both of which still exist. There was also a butcher and a greengrocer / fishmonger and there may also have been a grocer's shop. Later there was a Post Office. None of these facilities now exist.

- 3.17 The village school was built in 1868 and enlarged in 1894. It has also been extended further during the 20th century. Bulmer's 1895 Directory of Derbyshire records that it was built by subscription and had two departments - mixed and infants. About 200 children attended.
- 3.18 There was a small chapel built for the Primitive Methodists in 1858. This was located on Langwith Road at the bottom of Fox Hill, near the Elm Tree Inn and is still shown on the Ordnance Survey map of 1938-1946. Primitive Methodism was a major movement in English Methodism from about 1810 until the Methodist Union in 1932.
- 3.19 In 1891 the Bill for the Lancashire, Derbyshire & East Coast Railway (LD&ECR) was passed by Parliament. Its main driving force had been William Arkwright of nearby Sutton Scarsdale who wanted to develop the coal reserves on his estates east of Chesterfield. The line was planned to run westwards to Warrington and eastwards to the docks at Sutton-on-Sea, with branches to Sheffield and Manchester. The central section from Chesterfield to Lincoln was the only section that was ever built due to a lack of funding.
- 3.20 The main line was opened in 1897 and coal was the main traffic with relatively infrequent passenger services. The LD&ECR was taken over by the Great Central Railway (GCR) in 1907 which put in connections to its own main line at Duckmanton. On-going problems with the 2,399 metre (2,624 yards) long Bolsover Tunnel, which the line entered at Scarcliffe, led to its final closure in 1957. The deep cutting that lies to the south of Scarcliffe is still clearly visible from the footpath running south from Main Street. Access to the Bolsover Tunnel is no longer possible and the old disused stretch of track bed is now overgrown.

4. Archaeology

- 4.1 Archaeological sites are diverse in form, ranging from important buildings to scatters of flint and sites of individual artefacts. Archaeological sites and artefacts are a finite resource and once lost the opportunities for understanding more about the past are lost forever. It is therefore important to ensure they are identified and, where appropriate, protected.
- 4.2 The most important archaeological sites are designated as Scheduled Ancient Monuments which receive protection under the Ancient Monuments and Archaeological Areas Act 1979. No scheduled ancient monuments are recorded within or in close proximity to the conservation area.
- 4.3 The county Historic Environment Record (HER) is the principal source of information about unscheduled archaeological sites and finds in Derbyshire. There are currently six records relating to sites or finds in or within close proximity of the conservation area:
- The Church of St Leonard, Main Street (HER 12313)
 - Former Primitive Methodist Chapel, Fox Hill (HER 29219)
 - Artefact scatter (various periods), south west of Station Road (HER 12322)
 - Earthworks, north east of village (HER 29222)
 - Route of Lancashire, Derbyshire and East Coast Railway (HER 99006)
 - Historic routeway from Nottinghamshire to Yorkshire (HER 99025)

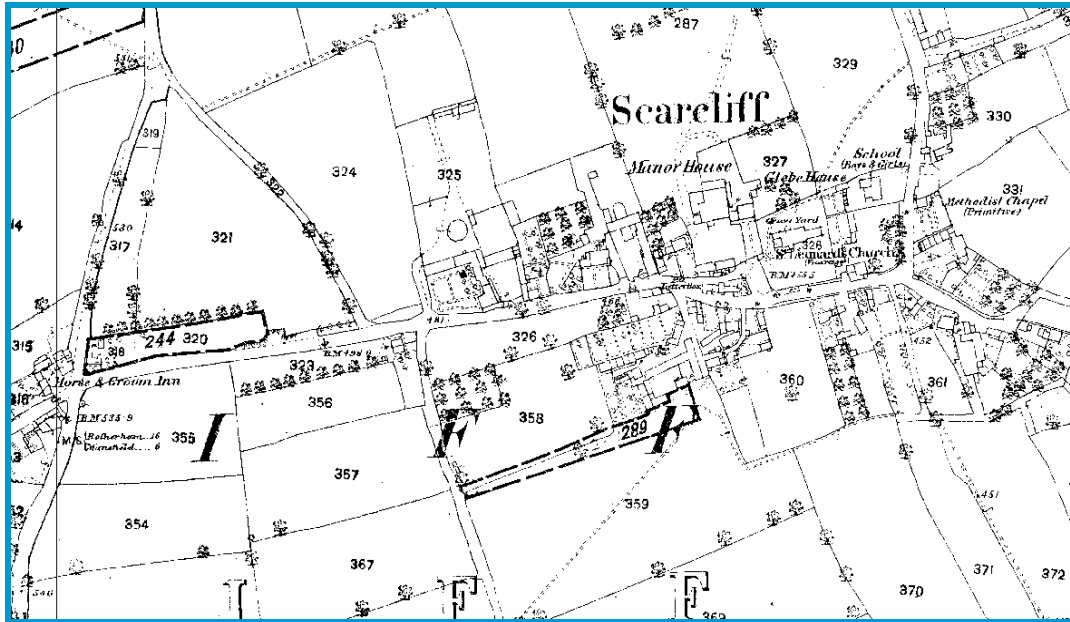
These features are identified on the Features of Interest plan (page 47).

- 4.4 There are an additional number of sites recorded on the HER which lie to the south of Scarcliffe where archaeological finds, mainly flint and artefact scatters, have been discovered. These all attest to a rich archaeological heritage in the wider area.

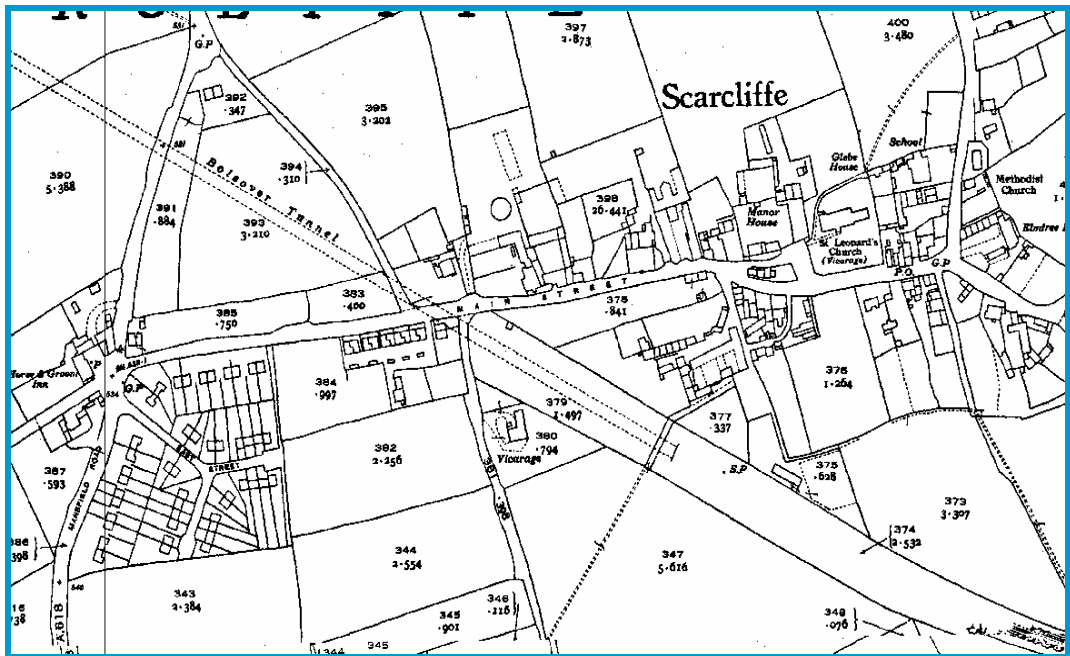
Area of Special Archaeological Interest – Medieval Settlement

- 4.5 Scarcliffe is recognised as one of the settlements in the district of Bolsover that has potential for medieval archaeology. The central core of the village around the Late Norman / Early English church, on either side of Main Street, as well as part of Station Road and Fox Hill is considered to be particularly important.
- 4.6 The Council's Supplementary Planning Document, *The Historic Environment* (2006), identifies the boundaries of the core medieval settlements in the district based on early map evidence prior to 19th century coal mining development. Together with the HER these boundaries provide a more systematic means of identifying archaeological potential. The area of special archaeological interest is shown on the Features of Interest plan.
- 4.7 Inside the core medieval settlements any development that is likely to disturb the ground will be referred to the Development Control Archaeologist at

southern side of Main Street and within the area known as Malt House Yard. Overall, this has produced a more complex and tight-knit settlement pattern.



Extract from 1875-1877 Ordnance Survey



Extract from 1938-1946 Ordnance Survey

- 4.12 Despite the level of change experienced by the village it is clear from the maps that the basic morphology and geography of Scarcliffe has remained relatively constant – for instance, the road layout seen today is essentially the same as that existing almost two centuries ago and most probably has existed in this basic form for considerably longer.

5. Key Elements of the Conservation Area

- 5.1 The Appraisal analyses the special character of the conservation area as a whole. However, the unique character of a place is formed from a composite of different elements ranging from the broad-scale influence of the landscape to the local features of the street-scene and architectural detailing of individual buildings. Identifying the key elements of a place helps to focus on the special characteristics of that place and highlight any management issues.

Key Element - Landscape Setting and Views

- 5.2 As a rural village where farming has played a fundamental role in the origins and development of the settlement, the relationship between the built environment and the wider landscape in which it sits is integral to the character of Scarcliffe. This connection is strengthened by views into and from the conservation area.
- 5.3 At a broad-scale Scarcliffe is framed by the wider magnesian limestone plateau which is sandwiched between the lower-lying Derbyshire coalfields to the west and the Nottinghamshire farmlands to the east. The settlement sits at a height of about 140m – 150m AOD. The Derbyshire Landscape Character Assessment defines the area as being strongly influenced by its underlying geology, which forms a pleasant open and gently undulating landscape often with distant and broad views. Occasional woodlands and small limestone villages are also characteristic features.⁶
- 5.5 The limestone plateau, once extensively covered by dense woodland was progressively cleared for farming from Neolithic times. By the 9th century most of the settlements had been established. Arable farming is now the dominant land use due to the fertile relatively free draining soils allied with the gentle topography. The fields are generally defined by well established hedgerows and many contain mature hedgerow trees – some of the field boundaries seen today represent those laid down as part of the original enclosure movement in this area in the mid 18th century.
- 5.6 The surviving scattered woodlands, copses and linear tree-belts, which are both the fragmented remains of the pre-industrial landscape and later planted estate woodlands form important habitats, corridors or stepping stones for nature conservation. Roseland Wood, Langwith Wood and Birch Hill Plantation are particularly prominent in the landscape surrounding Scarcliffe, whilst further afield to the north east lies the former medieval deer park of Scarcliffe Park Wood.
- 5.7 The source of the River Poulter rises to the south of Scarcliffe at Poulter Well before heading eastwards through Birch Hill Plantation towards Langwith. The Poulter is a tributary of the River Idle in Nottinghamshire.

⁶ Derbyshire County Council (2007) *The Landscape Character of Derbyshire*, pp.119-126

Views into the conservation area

- 5.8 The nature of the local topography and position of Scarcliffe nestled in the undulating rural landscape is conducive to some intermittent mid- and long distance views of the settlement, particularly when approaching along footpaths across open farmland to the south and from the north east on the elevated approach along Fox Hill from the A632. Views of the crenellated stone tower of the parish church and the mix of stone and red brick buildings clustered together with roofs comprising slate and pantile add considerably to the character and appearance of Scarcliffe.



View of Scarcliffe from adjacent fields to the south west



View looking east from Gang Lane

- 5.9 Long distance views from other directions tend to be more restricted due to the nature of the topography and presence of intervening mature hedgerows, trees and a range of modern development. Some good panoramic views of Scarcliffe can be obtained from the public footpath (Scarcliffe FP26) which runs across fields to the north of the settlement on land at a slightly higher

elevation. However, the collection of modern farm buildings to the rear of Hall Farm and Manor Farm tend to dominate the field of vision and restricts views of the older settlement from this direction. The further proliferation of large-scale agricultural buildings on the edge of the conservation area could have a detrimental impact on the character and appearance of the conservation area due to their visual prominence.



View south from footpath FP26

Views from the conservation area

- 5.10 Views of the surrounding countryside from within the conservation area are limited from many locations, particularly from the central core of the settlement along Main Street. The combination of topography, the pattern and alignment of development and presence of mature hedgerows and trees means that only intermittent, fleeting glimpses of the landscape beyond are possible.
- 5.11 Where clear sight-lines can be obtained from a few locations, such as across the area of open land opposite Manor Farm, and the area around Malt House Yard, those views are important in setting the conservation area in its wider landscape context.



View from Main Street looking south across open land

Large-scale development in the wider landscape

- 5.12 Due to the rural nature of Scarcliffe and the specific attributes which are considered to be important in defining the character and appearance of the conservation area, it is considered that large-scale developments, for example wind turbines, within the vicinity of the conservation area are likely to have an impact on the character and appearance of the conservation area.
- 5.13 Planning Policy Statement 5 – Planning and the Historic Environment (March 2010) states that “in decision-making local planning authorities should seek to identify and assess the particular significance of any element of the historic environment that may be affected by the relevant proposal (including by development affecting the setting of a heritage asset)”.
- 5.14 Therefore, applicants for such developments will be expected to demonstrate how any development would impact on the conservation area in their Environmental Impact Assessment. The Council will then consider the impact on the conservation area alongside other national and local policy considerations before determining the application.



View from Scarcliffe looking south

Key Element - Settlement Pattern and Layout

- 5.15 The plan form of Scarcliffe is very much that of a linear village, trending west to east with a relatively narrow zone of built development along either side of the main street. It is apparent that the local topography has influenced the pattern of settlement with development tending to follow the contours of the shallow valley which runs from slightly higher land at the western end of the conservation area (150m AOD) to a low point near the Elm Tree Inn and the bottom of Fox Hill (136m AOD).

- 5.16 To the north and east the land rises slightly, particularly along Fox Hill which becomes quite steep as it exits the village. There is also a slight rise in the level of the land on the southern edge of the settlement before it dips southwards towards the River Poulter about 1 kilometre away. The church stands on an area of raised land to the north of Main Street and its tower is a significant landmark in the area.
- 5.17 The early development of Scarcliffe would have taken the form of a typical nucleated village in that the core of the village is located around the church. Nucleated villages are one of the main settlement types traditionally seen in the English countryside where the settlement develops around a central point, such as a village green or church, with properties built along a main street with tofts (plots) on either side. Later phases of development have given the settlement more of an elongated plan form extending it westwards towards the Horse and Groom Inn and B6417.
- 5.18 In nucleated villages farmsteads were often sited within the village, surrounded by extensive communally farmed open fields. These were subject to amalgamation and enclosure by tenants and landlords from the 14th century onwards and new farmsteads were often created within the new enclosures. The main enclosure movement in the parish of Scarcliffe occurred after 1726 and would have had a major influence on the pattern of development during the mid 18th century right through to the late 19th century when a second period of change occurred with the development of the coal-mining industry.
- 5.19 The consequence of these periods of population growth and the physical expansion of Scarcliffe into a fairly sizeable village has tended to dilute the strong rural character of the settlement, particularly towards the western end of the village. However, the central core along Main Street still displays strong areas of architectural and historic character. This area is interspersed with more recent developments, such as the small housing estate adjacent the church called Devonshire Cottages which was built in the 1960s. There is also peppered infill development along the south side of Main Street. These buildings are on the whole of no special architectural or historic merit and either have a neutral impact or tend to detract from the overall character of the conservation area.
- 5.20 Internal views of the street-scene along the roads and lanes through the conservation area, bordered by mature trees and boundary treatments comprising a mix of hedgerows and boundary walls tend to reflect the rural nature of the conservation area. Intermittent gaps in hedgerows and between buildings allow fleeting glimpses of the wider countryside which fringes the settlement.



A selection of internal views of Scarcliffe

5.21 Access into the village from the B6417 to the west and A632 to the north is along relatively narrow local roads, principally Main Street and Langwith Road / Fox Hill. Budget Lane, which is a single lane road edged with mature hedgerows, gives alternative access to and from the B6417 at the west end of the conservation area.



Approaching Scarcliffe from the north along the B6417 and Budget Lane

- 5.22 Within the conservation area there is a network of narrow rural lanes, such as Gang Lane, Wood Lane, Lidget Lane and Carcroft Lane which radiate from Main Street and Fox Hill.⁷ These lanes are narrow and unmaded, without pavements and provide access from the village into the surrounding countryside via a series of designated footpaths.



Gang Lane approaching Scarcliffe

- 5.23 The lanes can be clearly identified on the 1850 Tithe Map and early Ordnance Survey maps and it is likely that they once had more significance, in terms of connecting Scarcliffe to neighbouring communities, than they do now. Station Road for instance, which lies at the eastern end of the village, once provided access to Scarcliffe Station which was located just outside the village. Prior to the construction of the railway and station buildings in 1897 it was an

⁷ It has been suggested that Gang Lane was named for the gangs of navvies that worked in the village during construction of the Bolsover Tunnel in the 1890s. However, the Ordnance Survey plan of 1875-77 show that Gang Lane was already named at that time. The origin of the name is unclear.

unnamed track which headed out of the village towards Langwith Wood and the River Poulter.

- 5.24 The network of local roads and lanes has therefore remained largely unaltered since at least the early 19th century and is therefore considered to be of historical importance. As such, the overall geography and character of the road network should be maintained.
- 5.25 Because Scarcliffe is slightly distanced from the B6417 and A632 the local roads through the conservation area do not seem to be significantly adversely affected by highway issues such as the speed of vehicles or access by large vehicles which might struggle to negotiate the narrow roads. However, it has been identified that there are problems associated with the dropping off and collection of children at the village primary school. This can cause disruption to the passage of traffic, particularly farm vehicles, due to the narrow nature of the local roads. There is considered to be an associated detrimental impact on the character and appearance of the conservation area through the indiscriminate parking of cars.
- 5.26 It would be beneficial to consider ways in which these specific problems can be mitigated and/or reduced. Action will need to be undertaken in consultation with Derbyshire County Council Highway and Education Departments and the governors and head teacher of the school. Any proposed solutions will need to take into account the historic nature of the road layout.

THREAT 1

Car parking associated with children being dropped off and collected from Scarcliffe Primary School can lead to problems of obstruction for other road users.

OPPORTUNITY 1

Explore opportunities for improved parking facilities and/or traffic reduction measures in collaboration with Derbyshire County Council Highway and Education Departments, the school governors and local residents.

Development within and adjoining the conservation area

- 5.27 Scarcliffe has seen a significant amount of infill and backland development within and adjacent to the conservation area. Development that occurred in the 1960s and 1970s before designation of the conservation area, such as Devonshire Cottages and infill development along Station Road and Fox Hill, is particularly noticeable. More recently since designation there has been a series of residential developments to the south of Main Street.
- 5.28 This succession of development has introduced a number of modern and uncharacteristic buildings into the conservation area, although the use of more characteristic materials within recent developments has led to more

sympathetic introductions to the conservation area. However, the impact of these developments collectively has been to dilute the special character and appearance of parts of the conservation area.

- 5.29 Additionally, a number of former traditional outbuildings have been converted to residential properties and traditional cottages have been extended and/or modernised. This is inevitable considering the changing building traditions and tastes of society over a period of two centuries or more. Again, some of the external alterations are sympathetic in terms of style and use of materials but not all achieve the same degree of success in maintaining or enhancing the character of the conservation area.



Modern infill and backland development to the south of Main Street

THREAT 2

Further intensification of built development within the conservation area would generally be considered to detract from the character and appearance of the conservation area. Any proposed new development should be designed to relate to the existing scale and style of buildings in the conservation area.

- 5.30 The preservation or enhancement of the conservation area should also be a material consideration in the assessment of development proposals which are located immediately outside the conservation area, but which could affect its setting or views into or out of the conservation area.

THREAT 3

Development immediately outside the conservation area, in particular in areas of open countryside, could have a detrimental impact on the character and appearance of the conservation area.

Key Element - Traditional Building Materials and Details

- 5.31 The contribution that the buildings and other structures make to the character of the conservation area in large part relates to their age and the survival of traditional building materials and architectural details such as coped gables, moulded kneelers and stone cills and lintels. These features and the scale of the buildings tend to reflect the local vernacular style of building.
- 5.32 It is very easy however to undertake inappropriate alterations and/or use materials that are not sympathetic to the existing building when carrying out repairs or alterations to historic buildings. This can detract from the character and appearance of the conservation area and can remove the historical narrative on display. As a general rule any repairs or alterations to historic buildings should be carried out using materials selected to match the original materials as closely as possible.
- 5.33 The addition of modern fixtures and fittings, satellite receivers and aerials, CCTV camera systems, alarm boxes, external lighting and renewable energy devices can also detract from the intrinsic quality and value of historic buildings. In most cases these fixtures can be located in less conspicuous locations on the building.
- 5.34 Unauthorised alterations or new building carried out without the benefit of planning permission or permitted development rights could lead ultimately to enforcement action by the Council. It is therefore always advisable to check with the Council before undertaking work to a historic building.

Building materials

- 5.35 The main traditional building material on display in the conservation area is stone, particularly magnesian limestone which reflects the influence of local geology on the construction of vernacular buildings. Until the mid- to late 19th century stone was also used for the construction of many ancillary structures, such as barns, outbuildings and boundary walls. The widespread use of stone provides a strong unifying element in the Scarcliffe Conservation Area.
- 5.36 Magnesian limestone can vary in colour from pink to a creamy, buff colour, although the stone tends to weather to a pale grey colour. As a general guide, buildings constructed of narrow courses of stone tend to pre-date those where larger, more regular sized blocks are used. Due to the quality of the stone for carving it was often used as a dressing material for architectural and sculptural detailing.
- 5.37 The distinctive texture and colour of the stone should be carefully considered when planning repairs or alterations to existing stone buildings and materials should be selected to match the originals as closely as possible.



Evidence of modern stone repairs, Church of St Leonard

- 5.38 Brick was used increasingly from the mid 19th century onwards and eventually became a mass-produced and therefore cheaper alternative to stone. Initially bricks would have been used on a smaller-scale for constructing outbuildings, extensions and chimney stacks, and for repairs to older stone buildings. Many of the stone buildings in the conservation area have brick-built chimneys.
- 5.39 There are a number of buildings in the conservation area that are constructed in red brick, including particularly impressive examples such as The Old Vicarage on Gang Lane and Vale House and the Old Post Office on Main Street. They are distinguishable from their neighbours not just in terms of the use of materials but also in their scale and period styling.
- 5.40 Traditional buildings and walls will require re-pointing at some time. If a cement-based mortar mix is used, if excessive mortar is smeared over the surface of the stone or brick, or if strap pointing occurs, this can be detrimental to the structural integrity and appearance of the stone or brickwork and detracts from the character and appearance of the conservation area. Pointing should be carried out using a lime-based mortar with a flush finish.

Roofing materials

- 5.41 The buildings in the conservation area display a range of roofing materials which in part reflects the different ages of the buildings and their respective uses. No single roofing material dominates although natural slate roofs are particularly evident on many of the cottages, farmhouses and Victorian buildings whilst a number of the traditional agricultural buildings and modern conversions of former outbuildings are roofed in red pantiles. Because no single material dominates it has the effect of adding variety to views of the conservation area and the general street-scene.



Variety in the type of roofing materials

- 5.42 The colour of the roofing materials also contrasts well with the stone and brick buildings. The roofs are considered to be an important feature of architectural, historic and visual interest reflecting the building traditions of Derbyshire.
- 5.43 The replacement of traditional roof coverings with concrete tiles and other modern alternatives can lead to a building losing an element of its individual character. Similarly, the use of non-traditional roofing materials on new buildings in the conservation area will generally have an adverse effect on the character of the conservation area. Flattening roof slopes and adding incongruous features would also detract from the character and appearance of the area.
- 5.44 Conversely, the replacement of concrete tiles and other modern alternatives with traditional roofing materials will enhance the character and appearance of the individual building and the wider area.

Rainwater goods

- 5.45 The efficient disposal of water is essential to the well-being of all buildings. Before the 18th century many vernacular buildings did not have rainwater goods and the water would have been shed away from the buildings by deep overhanging eaves.
- 5.46 If the rainwater goods (gutters, hoppers, downpipes etc) work correctly water should be prevented from penetrating the built fabric. Cast iron has traditionally been one of the most popular materials for the manufacture of rainwater goods.
- 5.47 In most cases rainwater goods are fixed directly to the masonry on rise and fall brackets with no fascias or barge boards. Where traditional cast iron rainwater goods remain in place, such as on the church, Hall Farm and Manor Farmhouse they contribute to the character and appearance of the building and should be retained.

- 5.48 Faulty rainwater goods should be repaired if possible to prevent problems escalating. If the original rainwater goods need to be replaced then this should be carried out on a like for like basis. Plastic rainwater goods should not be used to replace cast iron. For extensions and new buildings in the conservation area, fitting cast metal rainwater goods instead of plastic examples would contribute to the character of the area.

Windows and doors

- 5.49 Windows and doors are key features which influence the overall appearance of a building and they make a significant contribution to the character and appearance of the area. There is a wide variety of windows and doors on display in the conservation area.
- 5.50 Where original windows and doors remain they should be retained and repaired if possible. Replacements should accurately replicate the originals in terms of materials, detailed design and paint finish.
- 5.51 The introduction of different window designs, staining colour and glazing patterns affect the appearance of the building and of the area as a whole. Generally, modern windows, particularly uPVC models, do not replicate the thickness and moulding of traditional glazing bars, the size and arrangement of panes and the size of window frames. Therefore, decisions about window type and glazing need to be carefully considered.
- 5.52 A variety of window and door styles have been introduced in Scarcliffe which are non-traditional and uPVC replacement windows and doors are evident on a significant number of the properties. Although a large number of the properties cannot be readily viewed from the public realm, from a conservation perspective these alterations detract from the character and appearance of the conservation area.

THREAT 4

The loss of traditional features through the replacement of roof coverings, rainwater goods, windows and doors with non-traditional materials and styles would be detrimental to the character and appearance of the conservation area.

OPPORTUNITY 2

The re-instatement of traditional designs and materials for features such as windows, doors and roof coverings would enhance the character of the buildings and the conservation area as a whole.

Key Element – Buildings of Interest

- 5.53 Scarcliffe has witnessed several phases of development and, as a result, the conservation area comprises a range of buildings spanning different periods. Building types include traditional late 18th and early 19th century cottages and farmhouses, with a broad selection of ancillary outbuildings, the parish church, and an eclectic mix of 19th and 20th century buildings. The oldest buildings in the conservation area can be seen on the 1850 Tithe Map and include Manor Farm, Hall Farm, Wardley's Farm, the Elm Tree Inn and a number of other cottages situated along Main Street.
- 5.54 The style and detailing of individual buildings reflects the changing tastes, requirements and use of different materials over time. The variety of building types, scale, massing, and design found in the Scarcliffe Conservation Area provides the settlement with visual interest.
- 5.55 The majority of buildings in the conservation area would appear to be maintained in a good or reasonable state of repair and there is clearly empathy amongst many residents of Scarcliffe with the principles of conservation of the built environment.

Listed Buildings

- 5.56 A listed building is one that is included on the Government's Statutory List of Buildings of Special Architectural or Historic Interest. These buildings are protected by law and consent is normally required from the local planning authority before any works of alteration, extension or demolition can be undertaken. The listed buildings in the conservation area are identified on the Features of Interest Plan (page 47).

Church of St Leonard, Main Street - Grade II*

- 5.57 St Leonard's Church is a Grade II* listed building and was listed in 1966. It consists of a west tower, nave with north aisle, gabled south porch, and chancel. The vestry forms an extension to the north aisle to the rear of the tower.
- 5.58 The building is medieval in origin, dating mainly from the 12th century, but the tower was added later, possibly in the 13th century, and then substantially rebuilt in 1842. Other major restoration work dates from the 19th century and more recent external conservation work is also evident around the church.
- 5.59 It is constructed of coursed squared stone with ashlar dressings. Pevsner (1986) notes that some Norman detail survives in the south doorway but the greater part of the fabric, excepting the tower, is Early English in origin. The tower consists of four stages with a battlemented parapet and four pinnacles (replaced in 1991). On the south side of the tower there is a sundial which is thought to date from 1746 and a circular clock which was presented by Earl Bathurst in 1869. The south-side of the nave is also battlemented. The

irregular pattern of fenestration on the south face of the church attests to the range of alterations it has witnessed throughout its history. The roofs are a mixture of both lead and Welsh slate.



Church of St Leonard

- 5.60 The church stands on higher ground above Main Street and the buildings opposite. It is set back some distance from the road within a broad grassed area bounded by a stone retaining wall and mature trees. This area, along with the graveyard which is located to the rear of the church, is considered to be an important open space in the conservation area.



The churchyard, Church of St Leonard



The War Memorial

Local Point of Interest

Within the churchyard there is a war memorial dedicated to the memory of four servicemen from Scarcliffe who gave their lives in the First and Second World Wars.

Manor Farmhouse, No.25 Main Street – Grade II

- 5.61 The two-storey farmhouse dates from the early 19th century and was listed in 1989. It is built from coursed squared stone with ashlar dressings. The building has a pantile roof with brick chimney stacks at the gables. The gables are coped with plain kneelers.
- 5.62 The south elevation which faces Main Street displays three symmetrical bays and there is a central two-storey gabled porch. There are narrow vertical sliding sash windows above the doorway. It is flanked on each side by two tiers of sash windows.



Manor Farmhouse and traditional outbuildings

- 5.63 There is a low stone wall which marks the roadside boundary of the property with a cast iron gate. To the rear of the farmhouse there are a number of ancillary farm buildings comprising a range of traditional stone barns around a central courtyard. This is a well-established farm owned by the Chatsworth

Settlement Trustees. The farmyard displays a mixture of traditional and modern farm buildings – the modern buildings are located to the rear of the farm yard away from Main Street and largely hidden from view from within the conservation area.



Mix of outbuildings to the rear of Manor Farm

Hall Farmhouse, No.29 Main Street – Grade II

- 5.64 The two-storey farmhouse dates from the early 19th century and was listed in 1989. It is built from coursed squared stone with ashlar dressings. The farmhouse has a Welsh slate roof with brick ridge and gable chimney stacks. The gables are coped with plain kneelers.
- 5.65 The south elevation which faces Main Street displays four bays. The ground floor has three sash windows with two doorways between them. The doorways have plain ashlar surrounds. There are four sash windows at first floor level.



Hall Farmhouse

- 5.66 There is a low stone wall which marks the roadside boundary of the property with a cast iron gate. To the rear of the farmhouse there are a number of ancillary farm buildings comprising a range of traditional stone barns around a central courtyard. Not all of the buildings are included in the conservation area.

Unlisted Buildings and Structures of Merit

- 5.67 Within the conservation area a number of buildings have been identified as Unlisted Buildings of Merit. This category recognises those buildings where their style, detailing and use of building materials is traditional in character and they provide interest and variety to the street-scene. For these reasons the buildings are considered to make a positive contribution to the character and appearance of the conservation area.
- 5.68 In some instances it is recognised that the buildings have undergone changes or alterations that may have diminished their original traditional character. However, even in those cases where the changes are relatively significant the building may still warrant the designation of Unlisted Building of Merit because the alterations can often be reversible – replacing uPVC windows with timber frames to the traditional design is one example. Similarly, where the roofs of traditional outbuildings have been replaced with corrugated metal or asbestos sheeting it may be possible to reinstate the original type of roof covering.
- 5.69 In some cases the Council may be able to offer financial assistance in the form of a Historic Building Grant to encourage works to historic buildings that would retain or recapture the traditional features and character of the building. More information on the availability and scope of Historic Building Grants is available in the Management Plan section of this document, or alternatively on the Council's website at: www.bolsover.gov.uk.
- 5.70 Where a building has been heavily altered and the building has lost a significant part of its traditional character it is not included in this category. Similarly, modern buildings are generally excluded because they normally lack a historical context. This does not mean that modern buildings cannot contribute to the character or appearance of the conservation area – the use of characteristic materials, scale, form, building styles and detailing can reflect the traditional character of the neighbouring buildings without becoming a pastiche. There are a number of good examples of sympathetically designed modern buildings which respect the character and appearance of the conservation area.
- 5.71 The buildings and structures that have been identified as Unlisted Buildings of Merit in the Scarcliffe Conservation Area are listed in the Features of Interest section. The following photographs show the variety of building types and materials on display in the conservation area.



Station Farm, Station Road



The Elm Tree Inn



Wardley House Farm, Station Road



Vale House, Main Street



The Old Post Office, 47 Main Street



Church Cottage, 100 Main Street



80a Main Street



The Old Vicarage, Gang Lane



Manor Lodge, 23 Main Street



52 Main Street



82 and 84 Main Street



Former Methodist Chapel, Fox Hill

Key Element – Features of the Public Realm

- 5.72 The quality of the local environment and the public realm are important elements of an area and the way in which streets, street furniture and open spaces are designed and managed is often essential to giving a place an identity and character. In the Scarcliffe Conservation Area there are a number of features of the public realm which are considered to be of importance.

Boundary walls and hedgerows

- 5.73 The majority of the plot and roadside boundaries in the conservation area are defined by a mix of traditional stone walls and hedgerows. Brick-built boundary walls are also found although they are less prevalent. The boundary treatments help to provide continuity in the streetscape and are a key characteristic of the area which add considerably to the character and appearance of the conservation area.
- 5.74 The boundary walls are generally well maintained throughout the conservation area. There are a small number of areas where discrete sections appear to be deteriorating, mainly through the erosion of mortar joints and their loss would detract from the character and appearance of the conservation area.



Examples of different boundary treatments in the conservation area

- 5.75 There is a danger that where walls collapse they will not be repaired or they will be replaced with non-traditional boundary treatments which are not in keeping with the character of the area. This would detract from the overall value of the conservation area.

THREAT 5

The removal or replacement of traditional boundary treatments would detract from the character and appearance of the conservation area.

Trees

- 5.76 Trees are important to the character and appearance of the conservation area and there are many examples throughout comprising both mixed stands of various species as well as impressive individual specimens. Many of the surrounding field and plot boundaries are interspersed with mature trees and trees are also dominant features in the wider landscape.



Mature trees are dominant in the public realm

- 5.77 There are currently two extant Tree Preservation Orders which cover the following trees in the conservation area:
- BOL/42 (date of issue 1993) – covers a single mature yew tree at Wardley House Farm. The tree is situated in the private residential garden and is considered to be an important visual feature. Its future protection is desirable.
 - BOL/61 (date of issue 1999) – covers a single mature lime tree at The Old Vicarage, Main Street. The tree is considered to be a fine example that has not been restricted in its growth. The tree is considered to be a valuable amenity feature which makes a significant contribution to the street-scene within the conservation area when viewed from Main Street.
- 5.78 Trees in conservation areas that are not subject to protection by Tree Preservation Order nonetheless enjoy, subject to certain exemptions, a generic protection conferred by Section 211 of the Town and Country Planning Act 1990. As a result, anyone proposing to cut down or prune a tree greater than 75mm diameter at 1.5 metres above ground level is required to give six weeks written notice to the local planning authority. This gives the authority the opportunity to assess the proposed work and, where it is considered expedient to do so, to make a Tree Preservation Order in order to exercise control over such work, or to negotiate satisfactory alternatives.

THREAT 6

The loss of mature trees could have a negative impact on the character and appearance of the conservation area.

OPPORTUNITY 3

Where it is considered appropriate and beneficial to the amenity of the conservation area replacement tree planting will be encouraged where existing trees die or they are removed because they succumb to disease.

Important Open Areas / Spaces

- 5.79 Although Scarcliffe lacks a formal village green or communal open space there are a number of open spaces within the conservation area that are considered to be important because of their contribution to its character and appearance.



Important open spaces: land north of the school and south of Main Street

- 5.80 The Bolsover District Local Plan specifically identifies the churchyard and adjoining land in front of Devonshire Cottages as an important open area within the settlement framework. As such, it is recognised that this area of land needs to be protected from development to maintain the special character and appearance of the conservation area. Policy CON3 Important Open Areas Within Conservation Areas remains the relevant policy in the Local Plan.
- 5.81 The Local Plan also identifies that the area of land to the north of Scarcliffe Primary School is an important informal amenity open space within the settlement. Footpath FP46 crosses this area of land linking the churchyard to Fox Hill and footpath FP14 to the east. It also forms the southern limit of the area of archaeological interest identified on the Historic Environment Record (HER 29222) comprising earthworks which represent probable mineral scoops and spoil heaps, former embanked closes and possible post medieval ridge and furrow.

- 5.82 This piece of land contributes positively to the open character of this part of the conservation area. Therefore, whilst it is recognised that the school may need to take part of this land for limited expansion, it is considered that this open space is important and should be protected.
- 5.83 In addition the land to the north of the Old Vicarage is considered to be an important open space in the conservation area. Furthermore, a number of the private dwellings in the conservation area comprise large gardens and ancillary land which are considered to be important open spaces. These areas tend to be enclosed and in some cases hidden from view behind boundary walls or mature hedgerows. The primary important open spaces are identified in the Features of Interest section and on the Features of Interest map.

Street surfaces and lighting

- 5.84 The street surfaces found in the conservation area are predominantly a combination of hard urban materials and narrow grassed verges. Although the grassed verges help to soften the appearance somewhat the pavement surfaces are of uniform tarmac construction and standard concrete kerbing. At this stage there is no evidence of historic surfacing in the conservation area.



Station Road and Main Street – typical views of local roads

- 5.85 The rural character of the roads and settlement is maintained by the relatively low level of street lighting. In rural areas it is important that where lighting is provided it is carefully structured to provide the right amount of lighting to be effective whilst avoiding over-illumination. In Scarcliffe it is considered that sufficient street lighting already exists. However, the current street lights are of a standard design more fitting to an urban setting. The conservation area would benefit from the installation of replacement street lights that reflect the rural nature of the setting.

OPPORTUNITY 4

The replacement of existing standard street lighting with lighting more in keeping with the rural character of the settlement would help to enhance the quality of the streetscape.

Street furniture and telephone kiosk

- 5.86 Many streets and public spaces suffer from an over abundance of street furniture and signage. This can present a cluttered look which detracts from the local character of the area. Scarcliffe is fortunate in that it does not have masses of street furniture and signage which means that views along the local roads through the village are generally not spoiled by these elements.
- 5.87 The main collection of street furniture is found below the church on Main Street and comprises a stone-built bus shelter and bus stop, notice board, litter bin, post box, and bench. In addition, at the junction of Main Street with Fox Hill and Station Road there is a traditional directional finger post which has recently been restored.



Street furniture on Main Street and directional finger post

- 5.88 Local residents have expressed an interest in replacing the existing modern telephone kiosk on Main Street, which is located opposite Manor Farm, with a traditional K6-type kiosk.

OPPORTUNITY 5

The replacement of existing standard telephone kiosk with a K6-type telephone kiosk would introduce an element of high quality design that would enhance the quality of the streetscape.

6. Further Areas of Historic Interest

- 6.1 Whilst the conservation area includes principally the historic core of the village, there are two other buildings lying outside the conservation area but within the settlement that are considered to be of special local architectural or historic interest. For this reason they have been identified as Unlisted Buildings of Merit Outside the Conservation Area.
- 6.2 To the west of the conservation area there is the Horse and Groom Inn which is located alongside the B6417 Mansfield / Rotherham Road. This is a substantial stone-built building with slate roofs and comprises the public house and attached ancillary buildings which date from the late 18th or early 19th century.
- 6.3 The building is shown on the 1850 Tithe Map and later Ordnance Survey plans dating from 1875 onwards. There may well have been some form of coaching inn on this site for several centuries prior to the current building as it lies alongside the old Mansfield / Rotherham road.



The Horse and Groom Inn

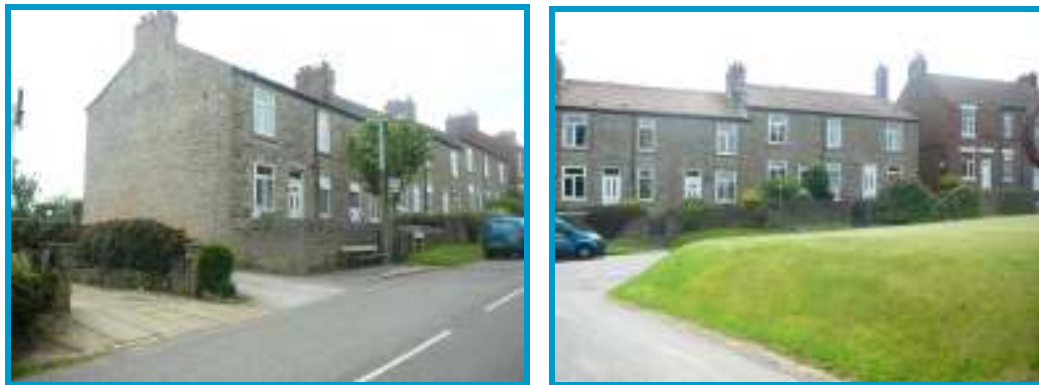


1 Main Street

- 6.4 Although the building and ancillary structures have undergone a degree of modernisation and alteration it still retains much of its historic character. The building stands on a relatively open plot and is set back from the road.
- 6.5 Situated opposite the Horse and Groom Inn there is a traditional double-fronted stone cottage with a pantile roof. Again, this building is also shown on the 1850 Tithe Map. The cottage has been extended to the rear and undergone other alterations to its structure. However, it still retains much of its original character.

7. Proposed Boundary Change to the Conservation Area

- 7.1 The existing Scarcliffe Conservation Area was designated in February 1979 and the boundary has remained unchanged since. The boundary was established to recognise primarily the special historic and architectural interest of the historic core of the village. The Appraisal has highlighted that the rural and relatively undeveloped setting of the Scarcliffe Conservation Area is also a significant feature adding considerable value to its overall character and appearance.
- 7.2 At the stakeholders' meeting in April 2010 it was suggested by local residents that the conservation area should be extended to include a row of six stone-built, pantile-roofed terraced properties (Nos. 40 to 50 Main Street). This terrace is situated on the south side of Main Street immediately adjacent the west boundary of the existing conservation area.
- 7.3 An assessment has been undertaken as part of the review of the conservation area in order to determine whether designation of these properties as part of the Scarcliffe Conservation Area is justified.



Nos. 40 to 50 Main Street, Scarcliffe

- 7.4 The terraced row was built sometime between 1875 and 1898 and is considered to be representative of the period of expansion experienced by Scarcliffe towards the end of the 19th century.
- 7.5 Unfortunately, all of the properties have been altered to some extent with the addition of uPVC windows and doors. Notwithstanding this, as a group the buildings are considered to contribute positively to the character and appearance of the village and their inclusion in the Scarcliffe Conservation Area is considered to be justified.
- 7.6 The proposed extension to the conservation area is shown on the Conservation Area plan (page 7) and the Features of Interest plan (page 47). The proposed boundary changes will be considered as part of the public consultation exercise and the views of the public and other stakeholders will be taken into account before a final recommendation is made.

8. Features of Interest

Defined Elsewhere

Listed Buildings

- Grade II*: Church of St Leonard
(Date listed: 8th July 1966; Ref. 7/148)
- Grade II: Manor Farmhouse, No.25 Main Street
(Date listed: 23rd March 1989; Ref. 7/146)
- Grade II: Hall Farmhouse, No.29 Main Street
(Date listed: 23rd March 1989; Ref. 7/147)

Entries on the Derbyshire Historic Environment Record

- Church of St Leonard (HER 12313 – MDR5953)
- Artefact scatter, south west of Station Road (HER 12322 – MDR5990)
- Historic routeway, Notts to Yorkshire (HER 99025 – MDR6002)
- Route of former railway (HER 99006 – MDR8651)
- Primitive Methodist Chapel, Langwith Road (HER 29219 – MDR11776)
- Earthworks (HER 29222 – MDR12241)

Bolsover District Local Plan - Important Open Areas in Conservation Areas

- Church of St Leonard churchyard and adjacent land to the west

Bolsover District Council Supplementary Planning Document: *The Historic Environment*

- Settlement with Potential for Medieval Archaeology

Tree Preservation Orders

- TPO BOL/42 (1993) – single mature yew tree at Wardley House Farm
- TPO BOL/61 (1999) – mature lime tree at The Old Vicarage, Gang Lane

Defined in the Appraisal

Unlisted Buildings of Merit

The following buildings have been identified as buildings of special local interest:

- 52 Main Street
- Manor Lodge, 23 Main Street
- The Old Vicarage, Gang Lane
- Manor Farm, stone outbuildings
- Hall Farm, stone outbuildings
- 80a Main Street
- Malt House, Malt House Yard (part)
- 3 Malt House Yard (part)
- Church Cottage, 100 Main Street
- 82 and 84 Main Street
- 88 Main Street
- 90a and 90b Main Street
- 108 Main Street
- 110 Main Street
- 114 Main Street
- 47 Main Street, The Old Post Office
- Vale House, Main Street
- Glebe House
- Scarcliffe Primary School (part)
- Keeper's Barn, Fox Hill (part)
- Rock House, Fox Hill (part)
- Former Methodist Chapel, Fox Hill
- The Elm Tree Inn
- Jasmine Cottage, Station Road
- Station Farm, Station Road
- Outbuildings at Cherry Trees, Station Road
- War Memorial, Church of St Leonard

Unlisted Buildings of Merit outside the Conservation Area

The following buildings have been identified as buildings of special local interest located outside the conservation area:

- The Horse and Groom Inn, Mansfield Road
- 1 Main Street

Important Open Spaces

The following areas of land have been identified as important open spaces:

- Land to the north of Scarcliffe Primary School
- Land to the north of The Old Vicarage, south of Main Street

Important Views

The following views have been identified as important to the character and appearance of the conservation area:

- Views along Main Street, Fox Hill and Station Road
- Views of the church from both within the conservation area and from the wider countryside
- Views from Fox Hill into the conservation area
- Views towards the conservation area when approaching along footpaths and lanes from the surrounding countryside
- Intermittent views from the conservation area of the surrounding countryside, particularly across open land opposite Manor Farm

Important Natural Features

The following are considered to be important natural features in the conservation area:

- Mature trees and hedgerows throughout the conservation area

Note on features identified in the Appraisal

The Unlisted Buildings of Merit and Important Open Spaces will be added to the Local List part of the Historic Environment Record when this measure is introduced through the enactment of the draft Heritage Protection Bill.

Part 2: Management Plan

9. Introduction

- 9.1 This part of the Conservation Area Appraisal and Management Plan seeks to develop the management proposals for the preservation and enhancement of the Scarcliffe Conservation Area that will fulfil Bolsover District Council's statutory duty under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 9.2 The Management Plan is based on the contents of the Conservation Area Appraisal and sets out a strategy for addressing the threats to the key elements of the character and appearance of the conservation area, and taking advantage of the opportunities to reinforce the special interest of the area.
- 9.3 The Management Plan aims to ensure that:
- appropriate policy guidance exists to inform the assessment process during the determination of development proposals;
 - all forms of development that could have a detrimental effect on the character and appearance of the conservation area are carefully considered;
 - the planning legislation is effectively enforced and that change is monitored;
 - buildings needing both urgent and non-urgent repairs are targeted and the required works take place;
 - enhancement schemes are prepared for buildings, sites or areas of land as required
- 9.4 The proposals and the key dates identified in the Management Plan will be added to the management plan action programme in the Council's adopted Historic Environment Scheme 2008 - 2012. However, as further Management Plans for other conservation areas are prepared and completed the key dates for the proposals identified in this Management Plan may be varied if other proposals are given greater priority.
- 9.5 The implementation of the Management Plan will be monitored through the Annual Monitoring Report and any delay will be identified in this way.

10. Protecting the Existing Historic Fabric

10.1 The special interest of a conservation area can be eroded through the loss of key features that make up its character and appearance. Given the historic and architectural interest of the Scarcliffe Conservation Area as identified within the Appraisal and the desirability of preserving this interest, the first key function of the Management Plan is to protect the existing historic fabric. Therefore, this section sets out the tools that Bolsover District Council has at its disposal that it will use to achieve this.

Legislation and Policy

10.2 Development within conservation areas is controlled by the Planning (Listed Buildings and Conservation Areas) Act 1990, the Town and Country Planning (General Permitted Development) Order 1995, and the Town and Country Planning (General Permitted Development Amendment (No.2) England) Order 2008.

10.3 When a decision is to be made under the planning Acts, the decision must be made in accordance with the development plan unless material considerations indicate otherwise. Given this legislative background, the policies within the Development Plan provide a key tool to protect the existing historic fabric.

The Development Plan

10.4 The Development Plan comprises –

- (a) the East Midlands Regional Plan (RSS8) (2009), and
- (b) the development plan documents (taken as a whole) which have been adopted or approved in relation to that area, namely:
 - the saved Bolsover District Local Plan Policies
 - the emerging Bolsover Local Development Framework documents

10.5 Until the Bolsover Local Development Framework has fully replaced the Bolsover District Local Plan, the saved policies contained in Chapter 8 - *Conservation of the Historic and Built Environment* relating to conservation areas, listed buildings and archaeology provide the most relevant policy framework for development within the Scarcliffe Conservation Area.

The Need for Planning Permission

10.6 The loss of traditional elements such as timber sash windows and the replacement of historic roof coverings can lead to a gradual dilution of the interest and value of the historic environment. Equally, the addition of modern fixtures and fittings, satellite receivers and aerials, CCTV camera systems, alarm boxes, external lighting and renewable energy devices can also detract

from the intrinsic quality and value of historic buildings. In most cases these fixtures and fittings can be located in less conspicuous locations on the building and the Council will advise on a case-by-case basis.

- 10.7 Additional control over forms of development that can generally be carried out without the need to apply for planning permission can be achieved through the making of an Article 4 Direction under the Town and Country Planning (General Permitted Development) Order 1995 (as amended in 2008).
- 10.8 The merits of making an Article 4 Direction have been considered during the preparation of this draft document. It has been concluded that there is currently insufficient justification for an Article 4 Direction due to the extent of the loss of traditional features, particularly timber sash and casement windows.
- 10.9 However, an Article 4 Direction may be justified if these traditional features are reinstated. Therefore, it is proposed that consideration will be given to making an Article 4 Direction when the appraisal and management plan is reviewed five years after the adoption date.

ACTION 1

Consider making an Article 4 Direction to cover all residential properties to ensure control over development within the curtilage of the dwellinghouse.

KEY DATES

October 2015: Consider the merits of making an Article 4 Direction and if appropriate make the Direction.

- 10.10 Alongside this, the Appraisal has identified that there are a significant number of modern agricultural barns and sheds located on the edge of the conservation area, particularly those associated with the two estate farms. Whilst it is acknowledged that the buildings are part of the modern farming landscape they are considered to have the overall effect of detracting from the character and appearance of the conservation area. They are especially prominent in the foreground of views from north of the conservation area.
- 10.11 It is considered appropriate for the Council to apply greater control over this form of development. Therefore, it is proposed that in all applications for a determination as to whether prior approval of the authority will be required to the siting, design and external appearance of the building a detailed application will be requested.
- 10.12 Consideration will also be given to requiring a detailed application for all other forms of agricultural development on a case-by-case basis.

Development Affecting Archaeology

- 10.13 The Appraisal identifies that Scarcliffe is a settlement that has potential for medieval archaeology. The area of archaeological interest is identified in the Council's Supplementary Planning Document, *The Historic Environment* (2006) and is shown on the Features of Interest plan in this document.
- 10.14 Policy CON13 Archaeological Sites and Ancient Monuments of the Bolsover District Local Plan is relevant to the consideration of development proposals likely to affect the identified archaeological interests of the conservation area.
- 10.15 New development within this part of the conservation area could be a potential threat to the archaeological interest of the area and will be required to be preceded by a scheme of archaeological investigation and recording prior to the start of development. The scheme of investigation and recording shall be carried out in consultation with and under the supervision of the County Council's Development Control Archaeologist and in accordance with the guidance given in Planning Policy Statement 5 (Planning for the Historic Environment).

Work to Trees

- 10.16 There are two extant Tree Preservation Orders which cover specific individual trees in the conservation area. These are:
- BOL/42 (1993) – mature yew tree at Wardley House Farm
 - BOL/61 (1999) – mature lime tree at The Old Vicarage, Main Street
- 10.17 Works to the trees covered by these Tree Preservation Orders require Council approval prior to execution in most cases.
- 10.18 Trees in conservation areas that are not subject to protection by TPO nonetheless enjoy, subject to certain exemptions, a generic protection conferred by Section 211 of the Town and Country Planning Act 1990. As a result, anyone proposing to cut down or prune a tree greater than 75mm diameter at 1.5 metres above ground level is required to give six weeks written notice to the local planning authority. This gives the authority the opportunity to assess the proposed work and, where it is considered expedient to do so, to make a Tree Preservation Order in order to exercise control over such work, or to negotiate satisfactory alternatives.

Further Guidance on Development in Conservation Areas

- 10.19 The saved policies of the Bolsover District Local Plan are supplemented by The Historic Environment Supplementary Planning Document, published by the Council in 2006, which provides general guidance on development within conservation areas, work to historic agricultural buildings, listed buildings and archaeology.

Development within the Settlement Framework

- 10.20 The majority of the Scarcliffe Conservation Area is situated within the Settlement Framework as defined by the Bolsover District Local Plan. As such threats to the character of this part of the conservation area from normal urban development are managed by the Development Plan policies and the Conservation Area Appraisal.
- 10.21 However, the Appraisal identifies the specific threat of intensification of built development in the conservation area. It is considered that the opportunities for further intensification of development through additional infill development between existing buildings and backland development on large plots are severely restricted and should only be permitted in exceptional circumstances where the development would benefit the conservation area.
- 10.22 In order to preserve and enhance the character and appearance of the conservation area, any proposed new development within the conservation area should be designed to relate to the general form and scale, prevailing traditional building materials and styles in the conservation area as identified in the appraisal. New development should not dominate in height or include details or features uncharacteristic to the conservation area.

Development outside the Settlement Framework

- 10.23 The areas of the Scarcliffe Conservation Area that lie in the Open Countryside (i.e. outside the Settlement Framework), as defined by the Bolsover District Local Plan are the field opposite Manor Farm, a strip of land to the north of Manor Farm and Hall Farm, and the open area of amenity space to the north of Scarcliffe Primary School. The threat to the rural character of these areas from normal urban development is considered to be low and limited to developments essential to the countryside.
- 10.24 Development in the open countryside beyond the conservation area could have a negative impact on the character and appearance of the conservation area, particularly that of a large-scale or major nature.

Enforcement and Monitoring

- 10.25 Effective enforcement is vital to make sure there is public confidence in the planning system and to ensure that unauthorised development does not unacceptably affect public amenity or the existing use of land or buildings.
- 10.26 The Council has an approved Enforcement Policy that sets out how the Planning Department's Enforcement team operates and their procedures for working. Further details are available on the Council's website: www.bolsover.gov.uk.
- 10.27 To supplement this enforcement service, it is recommended that the physical environment of the conservation area and key sites adjacent to the conservation area are monitored by carrying out detailed surveys, including a dated photographic record. This will be undertaken on a three-yearly basis in order to identify any unauthorised work before enforcement action can no longer be taken. Any previously unreported unauthorised development or work identified by the detailed survey would then be addressed in accordance with the Council's approved Enforcement Policy.
- 10.28 If the condition of land is adversely affecting the amenity of the area a notice under Section 215 of the Town and Country Planning Act 1990 can be served. Such a notice can be used to secure improvements to the appearance of buildings, as well as the tidying up of unkempt land.

ACTION 2

Carry out detailed survey, including a dated photographic record, of the physical environment within (and adjacent to in particular locations) the conservation area, noting any unauthorised changes and dealing with them in accordance with the Enforcement Policy or any buildings in need of urgent or non-urgent repairs.

KEY DATES

November 2010: Baseline survey

November 2013: Follow-up survey

Buildings Needing Both Urgent and Non-Urgent Repairs

- 10.29 The Appraisal did not identify any buildings as currently needing urgent or non-urgent repairs. The majority of buildings appear to be in use and / or occupied and are generally well maintained. This situation will need to be kept under review.

11. Enhancement Schemes

- 11.1 The Conservation Area Appraisal identifies the need and opportunity for a number of enhancement schemes within the conservation area.

Proposal - Historic Building Grant Scheme

- 11.2 The Appraisal has identified the contribution that traditional building and roofing materials, as well as window and door designs, plus other traditional fixtures and fittings can make to the character and appearance of historic buildings and the conservation area as a whole.
- 11.3 It is therefore considered appropriate to make grants available to the owners of the identified listed buildings and unlisted buildings of merit within the conservation area through the Historic Building Grant Scheme. This scheme is operated by the Council at the standard rate. Further information and guidance is available on the Council's website (www.bolsover.gov.uk) or by contacting the Council's Conservation Section.

Window repair/reinstatement: 50% of total cost of works up to a maximum grant of £1,500

Re-roofing works: 25% of total cost of works up to a maximum grant of £1,500

ACTION 3

Promote the availability of the Council's Historic Building Grant Scheme for the repair and restoration of historic buildings and other important structures in the conservation area.

KEY DATE

December 2012: Monitor the take-up of Historic Building Grants for repair and restoration works.

Proposal – Traffic management at Scarcliffe Primary School

- 11.4 The Appraisal has highlighted that local residents are concerned about the amount of traffic travelling into the village to drop off and collect children from Scarcliffe Primary School and the consequences arising over parking.
- 11.5 It is understood that discussions are ongoing between the School and Derbyshire County Council about future improvements at the school. It is likely that these discussions will need to address this specific traffic issue. However, any proposed solutions will need to take into account the historic importance of the conservation area and the historic nature of the road layout.

ACTION 4

Improve traffic management at Scarcliffe Primary School.

KEY DATE

December 2012: Monitor discussions between the School and Derbyshire County Council regarding future improvements at the school to see if they lead to an improvement in the traffic management around the School.

Proposal – Free Tree Scheme

- 11.6 The Appraisal identifies that one of the defining characteristics of the Scarcliffe Conservation Area is the abundance of mature trees in the landscape. Depending on the size, location and species, the loss of mature trees would represent a potentially negative impact on the character and appearance of the conservation area.
- 11.7 Where an existing tree in the conservation area is removed because it dies and/or succumbs to disease it would be appropriate to consider whether the tree should be replaced. This might not be appropriate however in all instances.
- 11.8 Bolsover District Council operates a Free Tree Scheme on an annual basis and it is considered that this should be promoted to landowners within the conservation area. Anyone can apply subject to the following conditions:
- Planting must take place within Bolsover district
 - There is a limit of 100 plants per application
 - Planting should take place generally in public view
 - Applicant's must have the landowner's permission
 - Trees will not be supplied where they are required as a condition of a planning permission
 - Any failures must be replaced

Further information on the Free Tree Scheme is available on the Council's website (www.bolsover.gov.uk).

ACTION 5

Encourage replacement and/or new tree planting to maintain the character of the area.

KEY DATE

December 2012: Monitor successful applications for trees through the Free Tree Scheme in the Annual Monitoring Report.

Proposal – Improvements to the public realm

- 11.9 As identified in the Appraisal, Scarcliffe is primarily a rural settlement and a significant amount of its character derives from the relative seclusion it affords. There is already a limited amount of street lighting and paved surfaces along the roads through the conservation area which is considered to be sufficient – additional lighting could have a negative effect of urbanising the environment and additional paved surfaces are considered unnecessary.
- 11.10 However, it is considered desirable to try and enhance the character of the existing street lighting provision.
- 11.11 It will be important that any new street furniture and other proposed changes should be of an appropriate design and use materials that respect the historic nature of the conservation area.

ACTION 6

Prepare a public realm survey and explore sensitive measures to enhance the quality of street lighting with Derbyshire County Council Lighting and Highways, and local residents.

KEY DATE

Outside current programme: Undertake public realm audit.

Outside current programme: Contact Derbyshire County Council Lighting and Highways to explore sensitive measures for enhancing the quality of street lighting. Based on the outcome of those discussions arrange meeting with residents to look at options and measures available.

Proposal – Replacing the telephone kiosk

- 11.12 Local residents expressed a desire to see the existing standard modern telephone kiosk on Main Street replaced with a red K6-type kiosk.
- 11.13 If secured, it is considered that this proposal would add a high quality design feature to the local public realm and therefore if taken forward by the community this would be supported by the Council.

ACTION 7

Replace existing modern telephone kiosk with a K6-type kiosk.

KEY DATE

December 2012: Monitor progress with this proposal.

12. Monitoring Indicators

- 12.1 It is considered necessary to develop a range of appropriate monitoring indicators that can be used to provide empirical analysis of the condition of the area. This data will be used to assess the impact of the protection of the special character and appearance of the Scarcliffe Conservation Area brought by designation and the preparation of the Conservation Area Appraisal and Management Plan.
- 12.2 The monitoring indicators set out below seek to follow those contained in the English Heritage published State of the Historic Environment reports. These reports have been produced each year since 2002 and represent annual surveys of the state of England's and each region's historic environment.
- 12.3 Each indicator will be monitored through the Annual Monitoring Report and the monitoring of each will begin on the 1st April 2011. The first set of results and thus the evidence of change will be reported in the Annual Monitoring Report 2012.

Indicator	Ref.	Measurement	Value	Change
Designated Heritage Assets	A1	Number of Listed Buildings and Structures	3	First year
	A2	Number of Unlisted Buildings and Structures of Merit	27	First year
	A3	Number of entries on the Historic Environment Record (not covered by other designations)	5	First year
	A4	Number of Tree Preservation Orders made covering trees within the conservation area	2	First year

Based on value in proposed document

Indicator	Ref.	Measurement	Value	Change
Heritage at Risk	B1	Number of listed buildings or unlisted buildings of merit identified as needing urgent and non-urgent works	0	First year
	B2	Number of monitoring surveys not carried out by stated key date	0	First year

Based on value in proposed document

Indicator	Ref.	Measurement	Value	Change
Managing Positively	C1	Number of applications for planning permission determined where conservation area a statutory consideration	N/A	First year
	C2	Number of applications for listed building consent determined	N/A	First year
	C3	Number of applications for conservation area consent determined	N/A	First year

Based on figures for financial year 09/10

Indicator	Ref.	Measurement	Value	Change
Enhancing the Historic Environment	D1	Number of buildings receiving grant assistance for repair or reinstatement of historic fabric	0	First year
	D2	Number of enhancement schemes with actions achieved by stated key dates	0	First year

Based on value in proposed document

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