

# ASTWITH CONSERVATION AREA



## Appraisal and Management Plan

Adoption Draft

August 2010

This document addresses the following corporate aim:-



**Bolsover**  
District Council

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**Astwith**

# 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.
- iii. The Astwith Conservation Area was originally designated by the Council on 14<sup>th</sup> February 1990. The boundary was established to recognise primarily the special historic and architectural interest of the area including the farms and residential properties and the approaches to the settlement along Astwith Lane and Branch Lane. As part of the review of the conservation area it is proposed that the conservation area is extended to include a short stretch of Astwith Lane to the east of Astwith to recognise the historical interest and character of the lane.

## The Role of Conservation Area Appraisals and Management Plans

- iv. 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.
- v. 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

- vi. The preparation of this document commenced in January 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.
- vii. Initial stakeholder consultation took place in March 2010. The issues raised during this exercise were considered and informed the preparation of the draft Appraisal and Management Plan.
- viii. A public participation exercise on the draft Appraisal and Management Plan ran from Friday 28<sup>th</sup> May 2010 to Monday 28<sup>th</sup> June 2010 with a public

meeting held on Monday 14<sup>th</sup> June 2010 at the Famous Shoulder, Hardstoft. Following consideration of the representations received during the public participation exercise, a revised Appraisal and Management Plan has been prepared, together with a summary of the main issues raised during the public participation exercise and how these have been addressed in the document.

## Content and Document Period

- ix. 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 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.

- x. 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.

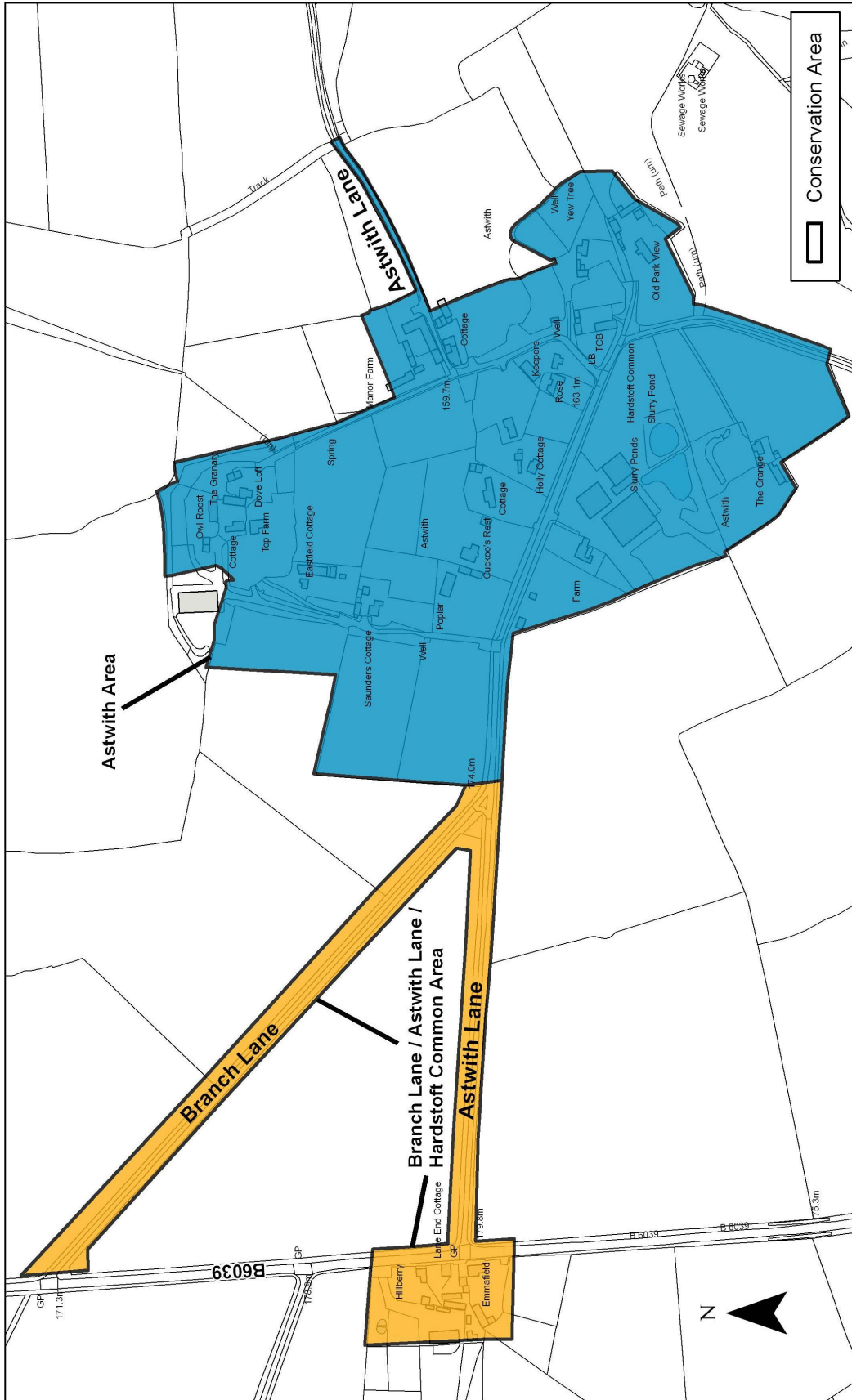
## Additional Guidance

- xi. Additional guidance and advice on conservation areas can be found in the following English Heritage publications:

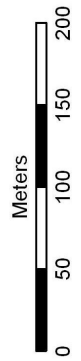
❖ '*Guidance on conservation area appraisals*' (2006)

❖ '*Guidance on the management of conservation areas*' (2006)

- xii. 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).



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**ASTWITH CONSERVATION AREA**



# Part 1: Appraisal

## 1. Introduction

- 1.1 Astwith is a small rural settlement situated in the district of Bolsover in Derbyshire. It is in the parish of Ault Hucknall with the villages of Hardstoft and Tibshelf lying approximately one and two kilometres to the south respectively. Chesterfield is some nine kilometres to the north west.
- 1.2 The Astwith Conservation Area was designated by the Council on 14<sup>th</sup> February 1990 and covers an area of 14.92 hectares (including the proposed extension area). The boundary of the conservation area encompasses the main settlement of Astwith and extends to the west to include a small group of properties situated alongside the Chesterfield to Tibshelf Road (B6039) at Hardstoft Common. Astwith Lane and Branch Lane, which link Astwith with the B6039, are also included in the conservation area.

## 2. Summary of Character

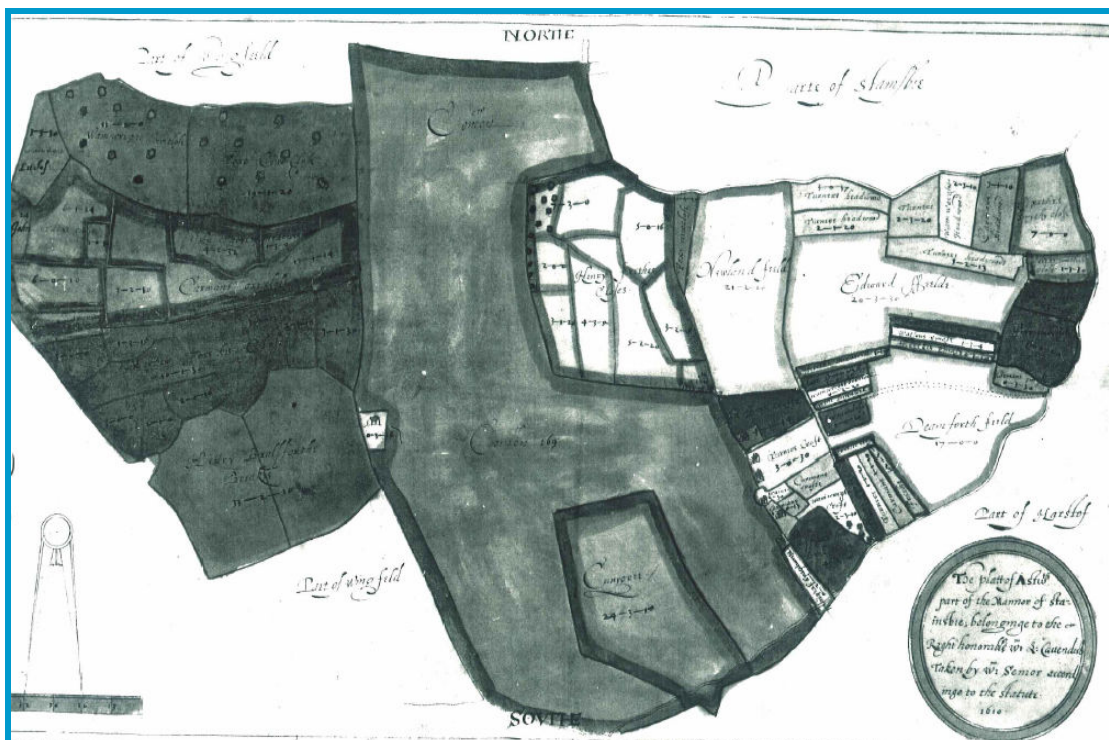
- 2.1 The unique character of a place is formed from a composite of different elements ranging from the broad-scale influence of the landscape to the local features of the street-scene and architectural detailing of individual buildings. Identifying the key elements of a place helps to focus on the special characteristics of that place and highlight any management issues.
- 2.2 The key elements that contribute to the character and appearance of the Astwith Conservation Area are:
- picturesque rural setting on the edge of the sandstone plateau within a broader undulating agricultural landscape dotted with woodland
  - a settlement and landscape character that reflects the historic and on-going influence of the Hardwick estate
  - low density development centred principally around traditional farmsteads with later infill development
  - good examples of vernacular farmhouses, cottages and barns where traditional building materials and detailing have been retained
  - prevalence of hedgerows and mature boundary trees adds to the scenic quality of the environment
  - traditional stone boundary walls
  - historic interest of the road network
  - a number of important open spaces
  - a network of public footpaths connect the settlement to the surrounding countryside
- 2.3 The Appraisal is designed to analyse the special character of the conservation area as a whole. However, due to the geography of the conservation area it is possible to identify two distinct character areas.
- Area 1: Astwith
  - Area 2: Branch Lane, Astwith Lane and Hardstoft Common

This sub-division allows a more detailed analysis of the specific characteristics of each area and the threats and opportunities faced by each. The two areas are identified on the Conservation Area plan on page 7.

### 3. Historical Development

- 3.1 Derbyshire is known to have been an area of early Scandinavian occupation, most probably following the Danes' success against the Mercians at Repton in 873. Although it is likely that a number of small scattered settlements would already have existed many of the place names we now see, for example Stainsby and Blingsby, are suggestive of early Scandinavian settlement.
- 3.2 Prior to the Norman invasion of 1066 the area was held by Steinulf, whose lands included Stainsby, Heath, Blingsby and part of Rowthorne. Most of these lands were subsequently given to Roger de Poitou (Poitevin), an Anglo-Norman aristocrat who had large landholdings in both England and France. However, by the time of the Domesday Survey twenty years later the lands were back under the direct control of King William.
- 3.3 Astwith is not referenced in the Domesday Book; at the time of the survey it formed part of the manor of Stainsby (recorded as *Steinesbei*, Old Norse for 'Stein's hamlet'). The manor of Stainsby included the whole of what later became the parish of Ault Hucknall, apart from Rowthorne which was a separate manor, and the whole of the parish of Heath, including Oldcoates. In the 16<sup>th</sup> century the manor was also referred to as Stainsby, Heath and Oldcoates.
- 3.4 The first specific reference to a settlement of the name Astwith occurred in the 12<sup>th</sup> century – subsequent historical records show it recorded in a variety of forms, including *Estewayt* and *Estweit*. Whilst not conclusive, the name is thought to mean 'the east ford', although what it is 'east of' remains a mystery - the River Doe Lea lies some distance to the east of the settlement.
- 3.5 During the second half of the 12<sup>th</sup> century the manor of Stainsby, which still included the hamlet of Astwith, was granted to William fitz Wakelin (or Walchel) or one of his immediate forebears by King Henry II (reigned 1154 - 1189). At that time the manor lay within the Royal Forest of East Derbyshire which covered large tracts of east Derbyshire and Nottinghamshire. The term forest was used more in an administrative sense than as a literal term as the 'forests' also covered large areas of moorland and heath and areas were set aside for cultivation and habitation. However, the laws that governed how the land was used in the royal forest and the restrictions placed on the activities of its inhabitants could be extreme. The right of free warren, effectively easing the strict forest laws, was granted to William fitz Wakelin in 1199 by King Richard I for a substantial fee.
- 3.6 When William fitz Wakelin died the manor passed to his daughter Andeluya and her husband Robert le Sauvage (Savage). The lands subsequently remained in the Savage family for several generations and the land continued to be used as a hunting park. Over time the land was cleared and turned over to agriculture.

- 3.7 The estate at Hardwick was formed during the early 13<sup>th</sup> century when the lord of Stainsby, Robert Savage, granted land to a man named Jocelin who came from Sussex. The estate then passed down his line until the late 14<sup>th</sup> century when Roger Hardwick acquired the lands. By the mid 16<sup>th</sup> century James Hardwick, brother of Elizabeth (Bess of Hardwick), had substantially expanded the family's interests in the area and, in the process, he became heavily indebted. By 1578 James was so heavily in debt that he was required to convey all of his interests to Sir Thomas Bromley, the Lord Chancellor and Thomas Fanshawe, the Queen's Remembrancer. The estate was subsequently sold in 1583 to William Cavendish (1<sup>st</sup> Earl of Devonshire), who was the second son of Bess and her second husband Sir William Cavendish.<sup>1</sup>
- 3.8 From then onwards the land formed part of the Hardwick estate of the Dukes of Devonshire until after the 10<sup>th</sup> Duke died in 1950. Astwith therefore formed part of the wider Hardwick estate for about 400 years and its development as a farming community was heavily influenced by the land use decisions of the estate. The influence of the Hardwick legacy continues as much of the surrounding farmland is retained and managed by the National Trust.



*Extract of William Senior's survey (1610) showing Astwith (used by kind permission of the Chatsworth Settlement Trustees)*

- 3.9 In 1610 the first Earl commissioned William Senior to record the extent of his land holdings in Derbyshire. At that time Astwith covered a total acreage of 508 acres and seven residents were named - Mathewe Foxe, Richard Carman, Henrie Frithe, John Tacie, John Turner, Robert Wainwrighte, and Humphrie Fretwell. The common land extended to 169 acres, whilst the 'cunyre' - an enclosed area used for rearing rabbits - extended to a further 24

<sup>1</sup> Philip Riden (2010), *The Hardwicks of Hardwick Hall in the Fifteenth and Sixteenth Centuries*

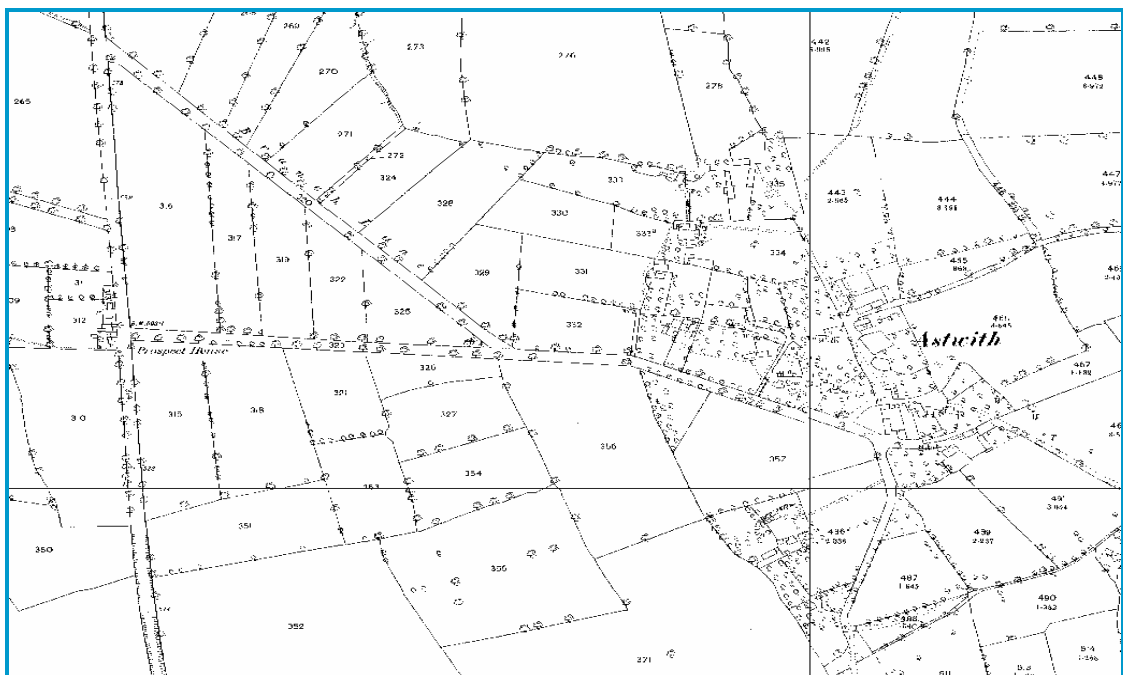


around the farm. These changes also led to the gradual increase in size of fields so that by the late 19<sup>th</sup> century many of the smaller enclosure fields had been amalgamated into larger units. A large number of the main field boundaries survive from this period of change.

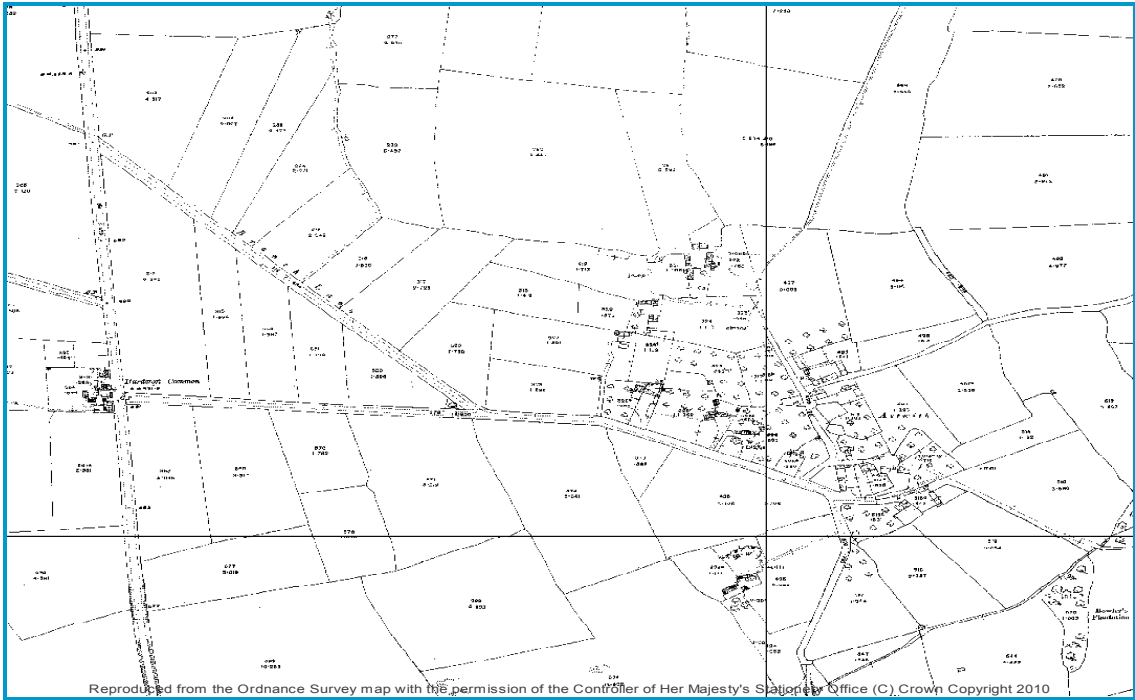
- 3.13 The Parish Tithe Map shows Astwith to be in a rather isolated location at this time although links to local towns had been improved by development of the turnpike road across Hardstoft Common between Tibshelf and Temple Normanton in the 1820s. Building the turnpike road encouraged sporadic development to appear alongside the road across Hardstoft Common. The first road was of poor construction and in 1827 an Act of Parliament established the Chesterfield to Tibshelf Trust which constructed a new road to replace the original. Access lanes into Astwith from the turnpike road were also improved at this time and their linear form can be seen in the extract from the Tithe Map on the previous page.
- 3.14 By the late 18<sup>th</sup> and early 19<sup>th</sup> century the settlement form of Astwith with its small number of estate farms and interspersed development had largely been set. Astwith remained in the ownership of the Dukes of Devonshire until 1959, when it was transferred as part of the Hardwick Estate to the National Trust as a result of the death duties payable by the 11<sup>th</sup> Duke of Devonshire on his inheritance. In order to provide essential funding for the repair and maintenance of key buildings at Hardwick the National Trust began to dispose of its holding of residential buildings in the 1970s. As a consequence, the majority of the properties in Astwith are now in private ownership. However, the National Trust retains ownership of a considerable amount of land, as well as Yew Tree Farm, The Grange, and Park View Farm which is the last remaining working farm in Astwith.
- 3.15 Astwith is now predominantly a residential hamlet and some of the former agricultural buildings have been converted to residential properties. There are also a number of infill properties built during the 20<sup>th</sup> century.

## 4. Archaeology

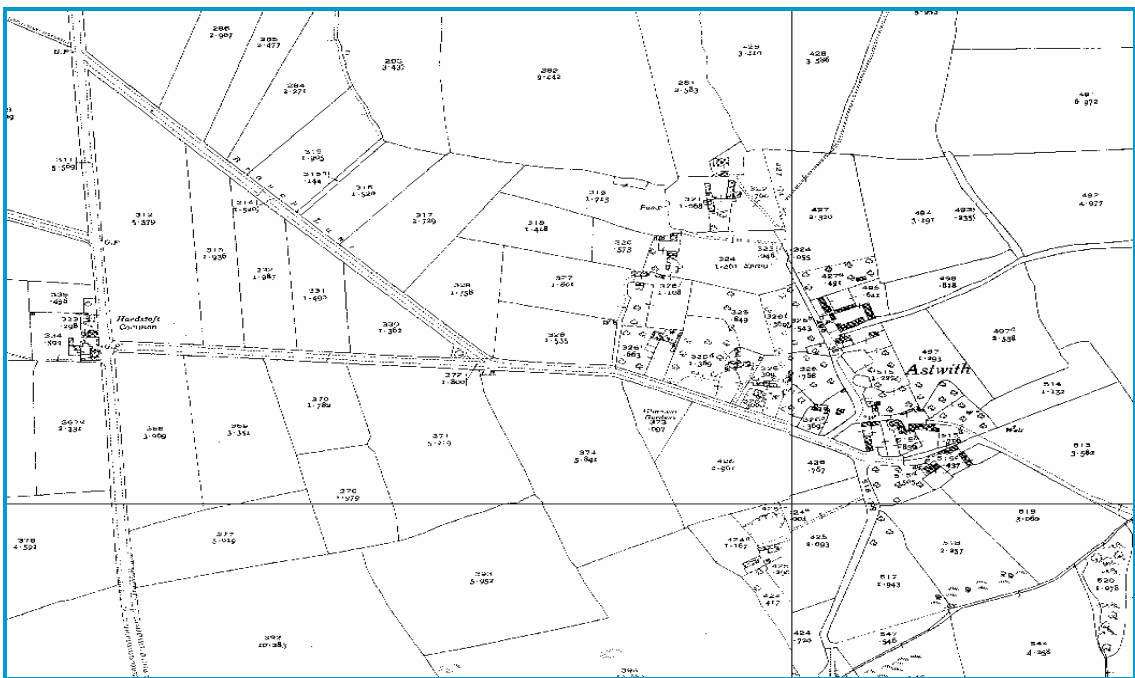
- 4.1 Archaeological sites are diverse in form, ranging from important buildings to scatters of flint and sites of individual artefacts. Archaeological sites and artefacts are a finite resource and once lost the opportunities for understanding more about the past are lost forever. It is therefore important to ensure that 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 close 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 no HER records relating to sites or finds within the conservation area.
- 4.4 William Senior's survey map of 1610 is a useful resource for comparison against the 1839 Tithe Map (see page 12) and later Ordnance Survey maps produced from the late 19<sup>th</sup> century onwards. Analysis reveals how the morphology of the settlement changed over time as the patterns of farming and land use changed following enclosure of the common land.
- 4.5 Comparison also reveals the remarkable constancy of the settlement from the early 19<sup>th</sup> century to the present day. This is perhaps more striking when Astwith is compared to the changes witnessed in other nearby settlements such as Stainsby and Doe Lea which were heavily influenced by the development of coal mining.



*Extract from the Ordnance Survey map 1877-1878*



*Extract from the Ordnance Survey map 1917*



*Extract from the Ordnance Survey map 1938-1939*

- 4.6 The estate management practices of the Hardwick estate would have been instrumental in ensuring Astwith retained its agricultural roots during this period of intensive change. By comparing the form of features such as the local road network, field boundaries, and location of prominent buildings it is possible to see how little Astwith as a settlement has changed over the last 170 years. The wider historic landscape of Astwith can therefore be viewed as a potentially important archaeological resource.

## 5. Landscape Setting

- 5.1 Astwith has an intrinsic association with the agricultural landscape within which it sits. The significance of the landscape component is critical in setting the overall context for the buildings and other structures found in the conservation area.
- 5.2 At a broad-scale the settlement sits on a sandstone ridge at a height of about 150m – 160m AOD in the gently undulating landscape overlooking the shallow valley of the River Doe Lea. This landscape has been formed by the erosion of alternating bands of sandstone, shale, mudstone and coal which together comprise the geological group known as the coal measures. It is the erosion of sandstone that creates the low ridges and the erosion of the softer shale, mudstone and coal that forms the shallow valleys.<sup>3</sup>



*Astwith sitting in the rolling agricultural countryside*

- 5.3 Until the early medieval period the area would have been covered in dense woodland and for many years it formed part of the extensive Royal Forest of East Derbyshire. Since then most of the woodland has been progressively cleared so that only remnants survive in the form of scattered woodlands, copses and linear tree-belts, both the fragmented remains of the pre-industrial landscape and later planted estate woodlands. These often form important habitats, corridors or stepping stones for wildlife, such as the Astwith Dumbles and Stainsby Plantation which lie to the east of Astwith.

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<sup>3</sup> Derbyshire County Council (2007) *The Landscape Character of Derbyshire*, pp.103-106

- 5.4 The local area is now predominantly an agricultural landscape dominated by arable farming which was able to develop due to the gentle topography and relatively free draining soils over sandstone. The fields are generally defined by well established, mature hedgerows with many mature hedgerow trees.
- 5.5 To the east of Astwith the landscape is dominated by the magnesian limestone escarpment upon which Hardwick Hall stands overlooking the Doe Lea valley. For many centuries the wider landscape has been influenced by the land management practices of the Hardwick estate starting in the early 1600s with the enclosure of land to generate additional revenue. Some of the field boundaries seen today are likely to reflect those that were established as part of the original patterns of enclosure. Astwith continues to form part of the wider landscape setting of Hardwick Hall and the estate.



*View of Hardwick Hall from Astwith*

- 5.6 Intermittent views of Astwith sitting within this landscape and views from the conservation area of the surrounding landscape make an important contribution to the character and appearance of the area. Long distance views of Astwith can be obtained from a number of locations, particularly from the network of public footpaths which cross the local landscape. Because there is no church in Astwith it is the farm houses and larger outbuildings situated on the edge of the settlement that are most noticeable when viewed from more distant locations.
- 5.7 The main arterial route of the M1 motorway lies just over one kilometre to the east of Astwith. It forms an incongruous feature in the local landscape, although views of it from within the conservation area are limited as it lies at a lower elevation in the Doe Lea valley and is naturally screened by the presence of trees in the wider landscape.

## 6. Settlement Pattern and Layout

- 6.1 Astwith is a small settlement without a defined centre or core feature such as a church, public house, or village green. Instead the original settlement appears to have developed from a small number of farmsteads located along the edge of the common – this initial pattern of development can be seen on William Senior’s plan of 1610 described in the Historical Development section. Some of those original plots are likely to now be occupied by buildings associated with the estate farms established in the 18<sup>th</sup> and 19<sup>th</sup> centuries: Manor Farm, Yew Tree Farm and Top Farm.
- 6.2 The layout of Astwith is therefore essentially one that over time has developed around a number of discrete farmsteads situated off Astwith Lane with the farms essentially occupying the outer northern and eastern edges of the settlement. Later pockets of infill development have led to a more concentrated plan form but it is noticeable that many of the properties are situated in individual large plots set back from the public realm and neighbouring properties thereby creating a sense of space. Many of the properties are surrounded by mature hedges and stone walls creating a sense of privacy and seclusion.
- 6.3 The pattern of development is charmingly irregular and haphazard. The alignment of buildings varies throughout the conservation area probably reflecting the influence of the local topography and shape of historic plot boundaries. The general streetscape is enhanced by the mix of building lines and glimpsed views of buildings of different periods, building styles, and construction materials behind the combination of stone walls and natural boundary treatments.
- 6.4 The small pocket of development situated alongside the B6039 at Hardstoft Common comprises Lane End Cottage, Emmafield Cottage, and Hillberry Farm plus a number of outbuildings to the rear of the main properties. From the map evidence available it would appear that the main buildings were built following construction of the turnpike road – however, Senior’s map of 1610 indicates that an earlier property (possibly a farm) was located at, or close to, this location. Interestingly, no buildings are shown on the 1839 Tithe Map but a property called Prospect House does appear on the Ordnance Survey edition of 1877-78. It is not clear from the evidence available whether Prospect House was renamed Emmafield Cottage or whether they are different buildings.
- 6.5 Astwith has a simple street pattern of two minor roads and a number of unmade lanes. At the western end of the conservation area both Astwith Lane and Branch Lane provide access to the B6039. Like the former turnpike road, with which they are thought to be contemporary, these routes are linear in nature and are bounded with hedgerows, individual mature trees and grass verges. The character of Branch Lane and Astwith Lane presents something of a formal, or avenue, approach into Astwith. Views of the hamlet from along these approaches are largely obscured by the prevalence of established

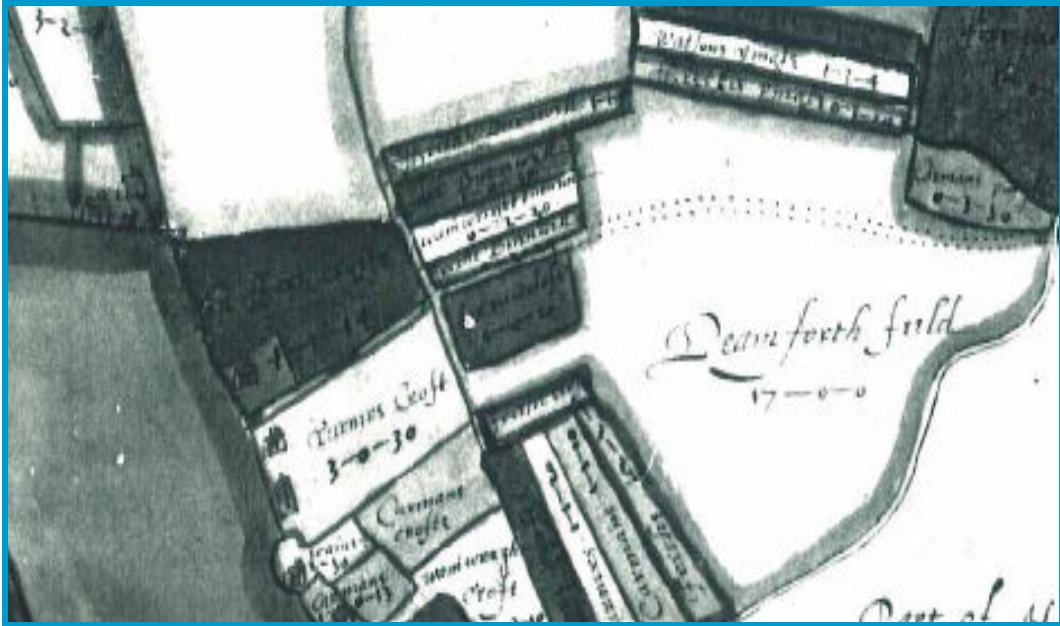
vegetation, although occasional glimpses of the wider surrounding countryside can be obtained through gaps in the hedgerows. The lanes merge at a junction just to the west of Astwith forming a small triangular area of land occupied with several mature trees.

- 6.6 From this point Astwith Lane essentially forms the spine of the settlement gradually becoming narrower and less formal in nature as it heads east before leaving the hamlet between Manor Farm and Manor Farm Cottage. At various points narrow lanes and private driveways branch off on either side giving access to the various farmsteads and residential properties. Some of the lanes become footpaths as they leave the village. Access to Top Farm and the other residential properties lying to the north of the settlement can be gained from access tracks at both the west and east end of Astwith Lane.
- 6.7 To the east Astwith Lane takes on a significantly different character becoming narrower, more enclosed and sinuous in nature as it heads towards Astwith Dumbles, eventually linking with the road to Stainsby. The character of this section of Astwith Lane is derived largely from its rural nature and tranquil ambience which is enhanced by the high and imposing hedges lining both sides. Apart from the modern road surface the lane is unlikely to have changed significantly in appearance for several centuries.



*Astwith Lane: the contrast in character between its west and east sections*

- 6.8 This eastern stretch of Astwith Lane is thought to be the oldest route into Astwith, one that originally would have been a trackway connecting the farming community to Hardwick. The predecessor of the current lane can be seen on the Senior map produced in 1610 for the Earl of Devonshire. It probably also provided access across the common to the west, although the exact route is not clear from the evidence available. Astwith Lane may at one time have run to the north of its current route through the hamlet, although this is not shown on the Ordnance Survey maps or the 1839 Tithe Map.



*Extract of William Senior's survey (1610) showing Astwith Lane  
(used by kind permission of the Chatsworth Settlement Trustees)*

- 6.9 The lane has also been known as 'Old Lane' and 'Bursick Lane', the latter being the name given on the 1877-1878 Ordnance Survey map. By 1899 the lane was denoted as Astwith Lane.
- 6.10 The map evidence shows that the local road network has remained largely unaltered since at least the early 19<sup>th</sup> century and is therefore considered to be of historical importance. It is important that the geography and character of these routes is maintained.

## 7. Character Areas

### Area 1 - Astwith

- 7.1 This character area encompasses the main settlement of Astwith and includes those buildings located along Astwith Lane and the various access lanes leading from it. It forms the main area of habitation and the historic core of the Astwith Conservation Area. The survival of a range of farmhouses, attached barns, and various outbuildings which formed the estate farming community in the 18<sup>th</sup> and 19<sup>th</sup> centuries is central to the character of the area.

#### Key Element – Survival of Historic Buildings

- 7.2 The contribution that the main 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 a range of architectural details. Building types include traditional stone cottages and farmhouses and a range of traditional farm outbuildings, a number of which have been converted to residential properties.
- 7.3 None of the buildings in the conservation area appear to pre-date the mid 18<sup>th</sup> century. This is not particularly surprising as the period represented a change in attitudes towards building traditions across England driven by many factors including increased wealth from a thriving agricultural economy and the greater desire for privacy and comfort. This impetus meant that many properties were rebuilt and opportunities were taken to use more substantial materials. Stone initially became the prevalent building material but was costly and in turn was later replaced by mass produced and cheaper brick.
- 7.4 Although the dating of buildings can be difficult it would appear that the oldest surviving domestic buildings in Astwith are Manor Farm and Manor Farm Cottage, Yew Tree Farm, The Grange farmhouse, and Old Park View Cottage - all are evident on the 1839 Tithe Map and predecessor buildings can also be seen on the Senior map of 1610. All the buildings have witnessed changes to their fabric over time and a degree of modernisation and alteration – this is inevitable considering the changing building traditions and tastes of society over a period of two centuries or more. However, the majority of external alterations are sympathetic in terms of style and use of materials.
- 7.5 Red brick is also on display as a building material and a number of impressive examples, such as Keepers Cottage and Eastfield Cottage, dating from the late 19<sup>th</sup> and early 20<sup>th</sup> century can be found in the conservation area. A number of outbuildings are also constructed from brick.
- 7.6 Also found is a selection of 20<sup>th</sup> century infill developments, such as the farmhouse at Park View Farm and Cuckoo's Rest which on the whole are considered to be neutral features in that they neither contribute nor detract

from the character and appearance of the conservation area. There are a number of large modern agricultural buildings, particularly surrounding Park View Farm that dominate views of the street-scene from some locations. Despite their scale they represent part of the continuing tradition of farming in the settlement as Park View Farm is the last remaining working farm in Astwith.

- 7.7 Associated with the farms there is also a range of outbuildings which vary considerably in form, function and condition. Some of the outbuildings, for example those once associated with Top Farm, have been converted to residential properties or ancillary accommodation – again the conversions on the whole have been undertaken in a sympathetic manner which respects the character of the conservation area and neighbouring buildings of historic or architectural interest.
- 7.8 The variety in building types, scale, massing, and design found in Astwith provides the settlement with visual interest. For example, views of the stone and red brick buildings clustered together with roofs comprising a mix of slate and red pantile add considerably to the character and appearance of Astwith, and reflect the importance of these materials in forming the character of the settlement.

#### Unlisted Buildings of Merit

- 7.9 There are no listed buildings in the conservation area. However, a significant number of the 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 streetscape. For these reasons the buildings are considered to make a positive contribution to the character and appearance of the conservation area.
- 7.10 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.
- 7.11 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](http://www.bolsover.gov.uk)
- 7.12 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 sympathetic use of materials, 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 (i.e. garages and stable blocks) which respect the character and appearance of the conservation area.

7.13 The following buildings have been identified as Unlisted Buildings of Merit in the Astwith character area:

- Poplar Farm
- Oak Tree Cottage
- Holly Cottage
- Rose Cottage
- Keepers Cottage
- Manor Farm Cottage
- Manor Farm and traditional outbuildings
- The Swallows
- Saunders Cottage and traditional outbuilding
- Eastfield Cottage
- Old Park View Cottage and traditional outbuildings
- The Grange farmhouse
- Yew Tree Farm farmhouse and traditional outbuildings
- Top Farm
- Barn Owl Roost
- The Granary
- Dove Loft
- Millstone Cottage
- former barns to the west of Yew Tree Farm

The following photographs show the variety of building types and materials on display in the conservation area.



*Manor Farm*



*Manor Farm Cottage*



*The Swallows*



*The Grange*



*Eastfield Cottage*



*Keepers Cottage*

## Buildings at Risk

- 7.14 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 Astwith with the principles of conservation of the built environment.
- 7.15 A small number of buildings have been identified which are in need of maintenance and repair in order to ensure their survival and continued contribution to the character and value of the Astwith Conservation Area. The buildings which are of most immediate concern are two former barns located to the west of Yew Tree Farm – the buildings may once have formed part of the curtilage of the farm but are now in separate ownership. The buildings are considered to be historically important because they reflect the agricultural traditions of the farming settlement.
- 7.16 There is a stone-built former barn with a slate roof which has been partially converted to residential accommodation, although progress on the conversion work has been stalled for some time - planning permission was initially granted for the conversion in 1976 and was later renewed in 1982. The other building is stone-built with a pantile roof and is in a particularly poor state of repair. They are shown in the photographs below.
- 7.17 The location of these buildings on the corner of Astwith Lane near Yew Tree Farm means that they are extremely conspicuous and in their current condition are considered to have a negative impact on the character and appearance of the conservation area.



*Buildings at risk in Astwith*

- 7.18 Without a scheme of maintenance, ideally leading to some form of reuse in order to ensure their long-term preservation, these buildings are likely to continue to deteriorate in condition. For these reasons they have been identified as Buildings at Risk and proposals to tackle them are outlined in the Management Plan.

## THREAT 1

The further deterioration of these buildings and their potential future loss due to lack of maintenance and repair would be detrimental to the character and appearance of the conservation area.

## OPPORTUNITY 1

The maintenance, repair and reuse of these buildings would be beneficial to the character and appearance of the conservation area.

### Vacant Properties

- 7.19 There are two vacant farm properties in Astwith which are owned by the National Trust. Both Yew Tree Farm and The Grange, which forms part of the agricultural tenancy of Park View Farm, are fine examples of traditional estate farms with a range of interesting vernacular features which should be retained.



*Yew Tree Farm and The Grange – vacant farm buildings*

- 7.20 At present the buildings are in a reasonable state of repair, although a programme of low-level maintenance needs to be maintained. There are recognised potential longer-term issues regarding the upkeep and condition of the buildings should they continue to remain uninhabited. The situation is being monitored by the National Trust to ensure that no significant deterioration occurs and it is the intention to bring both buildings back into use.
- 7.21 The repair of Yew Tree Farm and its reuse, together with the reuse of The Grange, would be beneficial to the character and appearance of the conservation area. It would benefit the vacant properties in terms of continued upkeep if they were occupied or used. It will be important to continue to monitor the situation to ensure the contribution to the character and appearance of the conservation area made by these buildings persists.

## Key Element - Traditional Building Materials and Details

- 7.22 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.
- 7.23 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.
- 7.24 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.
- 7.25 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

- 7.26 The main traditional building material on display in the conservation area is coal measures sandstone, reflecting the influence of local geology on the construction of vernacular buildings. Until the later 19<sup>th</sup> 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 Astwith Conservation Area.
- 7.27 The stone is laid in courses of varying depth which can provide a rough indicator of the age of a building – the older structures will tend to have random, rubble walls or roughly squared stone. By contrast later and more ‘polite’ architecture tends to be constructed using ashlar blocks and stone that has been dressed. On some of the cottages and farmhouses dressed stone has been used for elements of decorative detailing, such as lintels, quoins and stone coped gables.
- 7.28 The stone has a warm, honey colour but is relatively soft which makes it susceptible to erosion and evidence of this is found on some of the older buildings in Astwith. The poor quality of the stone often explains why properties are rendered: the render acts as a sacrificial layer to protect the underlying stone. However, there is little evidence of rendered façades in the Astwith character area.



*Example of eroded coal measures sandstone and repair work*

- 7.29 Brick was used increasingly from the mid 19<sup>th</sup> century onwards and eventually became a mass-produced and therefore cheaper alternative to stone. Until 1887 a brickworks operated on Chesterfield Road near Hardstoft, so a ready supply of bricks would have been available.
- 7.30 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.
- 7.31 Keepers Cottage and Eastfield Cottage are particularly impressive properties constructed in brick and dating from the Victorian period. Both buildings have a range of interesting period features.

## **THREAT 2**

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**

- 7.32 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. Although no single material dominates natural slate roofs in both diminishing and standard courses are particularly evident on the cottages, farmhouses and later Victorian buildings.



*Grey slate roof and brick chimney stack*

*Pantile roof and red brick gable*

- 7.33 By contrast some of the agricultural buildings are roofed in red pantiles. The former brickworks on Hardstoft Common would probably have provided a ready supply of clay pantiles until the late 19<sup>th</sup> century. One of the derelict outbuildings to the west of Yew Tree Farm has an eaves course of stone slate which is quite an interesting architectural feature which should be retained.



*Pantile roof with stone slate eaves course*

- 7.34 The colour of the roofing materials contrasts well with the stone and brick-built buildings. The roofs are considered to be an important feature of architectural, historic and visual interest reflecting the building traditions of Derbyshire.
- 7.35 There are also instances where more modern materials, such as concrete pantiles and corrugated metal and asbestos sheeting have been used to replace traditional roofing materials. The use of modern materials can lead to a building losing an element of its individual character and can detract from the overall composition of the conservation area.

- 7.36 There is a mixture of both stone and brick-built chimney stacks on display with a variety of chimney pot designs. Some of the farm buildings that have been converted to residential accommodation have modern metal flues.

### **THREAT 3**

The replacement of traditional roof coverings with concrete tiles and other modern alternatives, and the use of non-traditional roofing materials on new buildings 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.

### **OPPORTUNITY 2**

The replacement of concrete tiles and other modern alternatives with traditional roofing materials will enhance the character and appearance of the building and the area.

#### **Rainwater goods**

- 7.37 The efficient disposal of water is essential to the well-being of all buildings. Before the 18<sup>th</sup> century many vernacular buildings did not have rainwater goods and the water would have been shed away from the buildings by deep overhanging eaves.
- 7.38 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.
- 7.39 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 they contribute to the character and appearance of the building and should be retained.
- 7.40 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**

- 7.41 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 and some examples are shown below.

- 7.42 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.



*Examples of window styles found in the conservation area*

- 7.43 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, 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.
- 7.44 A variety of window and door styles have been introduced in Astwith which are non-traditional and uPVC replacement windows and doors are evident on some of the properties. Although a large number of the properties cannot be readily viewed from the public realm, from a conservation perspective these alterations collectively detract from the character and appearance of the conservation area.

## THREAT 4

The loss of windows and doors which are original or which replicate the original style, and the introduction of non-traditional materials and styles would be detrimental to the character and appearance of the conservation area.

## OPPORTUNITY 3

The repair and re-instatement of traditional designs and materials for windows and doors would enhance the character of the buildings and the conservation area as a whole.

### Key Element - Important Views, Open Spaces, Trees and Hedgerows

- 7.45 The nature of the local topography and position of Astwith on the edge of the sandstone escarpment overlooking the shallow valley of the River Doe Lea is conducive to some intermittent mid- and long distance views of the settlement, particularly from the north, east and southeast. Views of the mix of stone and red brick buildings clustered together with roofs comprising slate and red pantile add considerably to the character and appearance of Astwith. These views make an important contribution to the character and appearance of the area by framing the conservation area in the context of the wider surrounding landscape.



*Astwith viewed from the southeast*

- 7.46 Views from the west tend to be restricted due to the heavily vegetated approaches along Branch Lane and Astwith Lane and the presence of mature hedgerows and trees around many of the plot boundaries. Similarly, views of Astwith when approaching from the east along Astwith Lane are restricted by the screening effect of vegetation and the local topography which dips shallowly towards Astwith Dumbles.



*Approaching Astwith from the west and east*

7.47 Internal views of the street-scene along the roads and lanes through the conservation area, bordered by mature trees, hedgerows and stone boundary walls also reflect the rural nature of the settlement. Intermittent gaps in hedgerows allow fleeting glimpses of the wider countryside which fringes the conservation area and longer distance views across to the Hardwick estate. These views are important as they link Astwith with the wider estate to which it has had a long-standing association.



*A selection of internal views of Astwith*

- 7.48 Although Astwith lacks a 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. A number of these areas comprise the large gardens and paddocks of private dwellings and are therefore not publicly accessible. They 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.
- 7.49 There is an area of open space adjacent Astwith Lane as it approaches Manor Farm Cottage which forms a broad grassed verge and has a very pleasant, well maintained feel. It is considered important that this open space is retained. Situated opposite Manor Farm there is an area of open ground which possibly could be the last remaining fragment of the former common.
- 7.50 Trees are undoubtedly important to the character and appearance of the conservation area and there are many impressive examples throughout comprising both mixed stands of various species as well as impressive individual specimens. Many of the field and plot boundaries are interspersed with mature trees.
- 7.51 None of the trees within the Astwith character area are currently covered by a Tree Preservation Order (TPO), although an existing TPO (BOL/35) covers a large number of trees to the west of the settlement, including those along Branch Lane and Astwith Lane. A survey of the trees within the Astwith character area to determine if they warrant being protected by TPO would be appropriate.
- 7.52 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.
- 7.53 Like trees, hedgerows can be given special protection, under the Hedgerow Regulations 1997. These provisions give local planning authorities a way of preventing the removal of most substantial sections of hedgerow in the countryside, providing that they are deemed 'important'. The definition of 'important' relates to the archaeological, historical, landscape or wildlife value of hedgerows which are at least thirty years old. A significant proportion of the hedgerows in the conservation area are likely to fall into this category.
- 7.54 Protection for trees and hedgerows that might be affected by development proposals is provided for by the policies in the Bolsover District Local Plan: Policy ENV8 Development Affecting Trees and Hedgerows is particularly relevant in this respect.

## THREAT 5

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

## OPPORTUNITY 4

A survey of the trees in the Astwith character area should be undertaken to determine whether they are worthy of protection by Tree Preservation Order.

### Key Element – Features of the Public Realm

- 7.55 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.

#### Street furniture and signage

- 7.56 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. Astwith is fortunate in that it does not have masses of street furniture and signage. However, there is a collection of street furniture - a telephone kiosk, a pole-mounted post box, a parish council notice board, grit bin, litter bin, bench, street light, and telegraph pole - towards the centre of the settlement adjacent Astwith Lane which presents an untidy looking local environment.



*Collection of street furniture, Astwith Lane*

- 7.57 Local residents raised concerns about the look and quality of this area and in particular the modern telephone kiosk (which has been vandalised) and standard yellow grit bin. There was a desire to see these items replaced with examples that are more in keeping with the qualities of the conservation area.

- 7.58 Due to the negative character of this part of the conservation area it is considered that it would be beneficial to look at how this area might be improved generally rather than simply addressing individual elements, such as replacing the telephone kiosk and grit bin. This work would have to be carried out in collaboration with Derbyshire County Council, Ault Hucknall Parish Council, BT, and local residents.

## OPPORTUNITY 5

Explore the possibility of improving the quality and range of street furniture and public facilities in order to enhance the quality of the conservation area.

### Untidy land

- 7.59 There are two areas of land in the conservation area which, in their current condition, are considered to detract from the character and appearance of the conservation area. Both areas of land can be seen from the public realm.
- 7.60 The first area is adjacent Astwith Lane to the south of Manor Farm Cottage and is known as Hills Orchard. The land has been used for many years for the storage of various items, including car parts and scrap materials, and is generally in an untidy state. The Council served a Section 215 Notice on the owner of the land in 2000 in order to get the land cleared of some of the items that were being stored there. It may be appropriate to consider issuing a new Section 215 Notice in order to secure further improvement to this area of land.
- 7.61 The second area is west of Yew Tree Farm adjacent the partially converted stone barn which has been identified as a Building at Risk. The land is associated with the same ownership as that of the building. The land is overgrown and has an untidy / unkempt appearance.



*Areas of untidy land in Astwith*

## THREAT 6

The area of land known as Hills Orchard and the area of land adjacent Astwith Lane near Yew Tree Farm are currently in an untidy state which detracts from the character and appearance of the conservation area.

## OPPORTUNITY 6

The areas of land would make a positive contribution to the character and appearance of the conservation area if they were to be tidied and kept clear of overgrown vegetation.

### Stone walls

- 7.62 Many of the plot and roadside boundaries are defined by traditional stone walls. Stone boundary treatment helps to provide continuity in the streetscape and is a key characteristic of the area which adds considerably to the character and appearance of the conservation area. The boundary walls are generally well maintained throughout the conservation area although there are a few places where discrete sections have collapsed or they have been replaced with non-traditional boundary treatments.
- 7.63 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.



*Examples of stone walls requiring repair*

## THREAT 7

If sections of the stone boundary treatment are removed or replaced with non-traditional boundary treatment which is not in keeping with the area this could lessen the contribution that the boundary treatment makes towards the character and appearance of the area and may detract from the area.

## Public footpaths

- 7.64 The countryside surrounding Astwith is crossed by a number of public footpaths and other unmarked tracks which afford important views of the settlement and the wider countryside and are important for recreational purposes.
- 7.65 Footpath Ault Hucknall FP17, which traditionally passes through the grounds of Yew Tree Farm before heading across fields towards the Hardwick estate, was diverted some years ago onto a nearby alternative concessionary route provided by the National Trust at the request of Derbyshire County Council's Rights of Way Officer. The issue of the footpath diversion has never been formally resolved and, whilst the original alignment remains open and waymarked, there remains uncertainty about the future alignment of this footpath. The National Trust considers that maintaining the original route through the farmyard may represent an impediment to the future re-use of Yew Tree Farm.
- 7.66 The routing of the footpath is important to local residents who consider that it might have once formed a so-called 'coffin route' and support in the local community for retaining the footpath on its original route is strong. Unfortunately there is no documentary or map evidence to support this contention and the historical provenance of the route is thus difficult to determine with certainty. The matter is one that would need to be resolved ultimately by the County Council which is the authority with responsibility for footpaths in the county.
- 7.67 The proactive resolution of this issue at the earliest opportunity is to be encouraged. It is considered important that the situation continues to be monitored during the life of the Appraisal and Management Plan.

## Area 2: Branch Lane, Astwith Lane and Hardstoft Common

- 7.68 This character area encompasses that part of the Astwith Conservation Area which lies to the west of the main settlement and includes the two lanes that connect to the B6039 as well as the small group of buildings located at the western edge of the conservation area at Hardstoft Common. This sub-area has a different character to the rest of Astwith as a result of the physical separation between the two areas and its proximity to the main road.

### Key Element – Local Roads and Settlement

- 7.69 The character of this area has changed significantly in the last two hundred years. The enclosure of the open agricultural fields made in-roads into the common land and the introduction of the turnpike road between Chesterfield and Tibshelf in the 1820s carved through these lands bringing further development across Hardstoft Common during the 19<sup>th</sup> century.
- 7.70 In contrast to Astwith which has the feeling of a ‘village’ environment, this character area is characterised by its openness and lack of built development. The exception is a small cluster of buildings at Hardstoft Common comprising three residential properties – Emmafield Cottage, Lane End Cottage, and Hillberry Farm – and a collection of ancillary buildings to the rear. There are agricultural fields on all sides and, due to the slightly higher topography of Hardstoft Common than the surrounding land there are good views across the wider landscape.



*Views of the buildings at Hardstoft Common looking south and north*

- 7.71 It would appear that the three properties post-date construction of the turnpike road, although William Senior's map of 1610 reveals that in the early 17<sup>th</sup> century there was a building at this location, probably a farm. However, no further record of the building seems to exist. There is no building shown on the 1839 Tithe Map which would suggest that the building/farm did not exist at that date and the plot was probably then redeveloped at some point in the 19<sup>th</sup> century as the 1877-78 Ordnance Survey map refers to a property called Prospect House.

- 7.72 Although all three main buildings have some historical interest they have all undergone significant alterations resulting in a loss of traditional character and as a result they have not been identified as Unlisted Buildings of Merit.
- 7.73 Cutting through this landscape and dominant in its setting is the B6039 Chesterfield Road. The road creates an important link between the dispersed communities lying to the south of Astwith. Its linear nature, lined with mature hedgerows and trees is its key characteristic.



*Chesterfield Road (B6039) looking south towards Hardstoft Common*

- 7.74 Access to Astwith is obtained from the B6039 via two lanes – Branch Lane and Astwith Lane. Due to their linear nature and formal character it seems more than likely that they are contemporary with the building of the turnpike road, so dated to sometime in the 1820s. Both lanes provide a very attractive ‘avenue’ approach into Astwith and are lined with hedgerows and mature trees. There are a number of lay-bys and pull-ins located along both lanes.
- 7.75 Astwith Lane and Branch Lane merge at a junction just to the west of Astwith which forms a small grassed triangle of land upon which stand several mature trees and a public bench. This area is considered to be an important open space and is recorded as such in the Features of Interest section.



*Branch Lane and the intersection with Astwith Lane*

- 7.76 Local residents raised concerns relating to highway issues. Firstly, it would appear that some drivers, particularly those of heavy vehicles, are being wrongly directed into Astwith by satellite navigation systems. The roads are unsuitable as a through route for certain vehicles and this leads to drivers having to manoeuvre to turn their vehicles round which has caused damage to some of the grass verges along Branch Lane and Astwith Lane. Although the County Highway Authority has installed 'Unsuitable for HGV' signs at both ends of Astwith Lane there is currently no weight restriction order on these routes. It would be appropriate to explore the options for restricting vehicular access into and through Astwith.
- 7.77 The second issue relates to concerns about the speed of vehicles approaching Astwith along Astwith Lane and Branch Lane. Whilst there is a speed restriction through the populated area of Astwith of 30mph the speed limit on the approaches is currently set at the national speed limit (60mph). By contrast the speed limit on the B6039 is 50mph and this anomaly was highlighted by the residents. It would seem appropriate to consider the option of implementing a speed restriction on the routes into Astwith that better reflects the rural nature of the roads.

## **THREAT 8**

The use of the local roads through the conservation area by heavy vehicles can have a detrimental impact on the character and appearance of the conservation area.

Equally, the excessive speed of some drivers along the approach roads to Astwith can have a detrimental impact on the character and appearance of the conservation area.

## **OPPORTUNITY 7**

Explore opportunities for traffic calming and/or traffic reduction measures in collaboration with Derbyshire County Council Highways and local residents.

- 7.78 Due to the historic nature of the local road network it is considered inappropriate to look at options that would necessitate realignment of the highway or widening of the roads. Any solutions would be expected to take into account the historic importance of the local road network and should not be detrimental to the character or appearance of the conservation area.

## **Key Element – Trees and Hedgerows**

- 7.79 Chesterfield Road is lined with mature hedgerows and trees which creates an attractive setting and enhances the character and appearance of the area. The trees lining both sides of Branch Lane and Astwith Lane form something akin to 'avenue' approaches into Astwith. The contribution that the trees alongside Chesterfield Road, Branch Lane and Astwith Lane make to the rural setting of the area was recognised in 1990 when the Council made a Tree

Preservation Order (TPO BOL/35) to protect many of the trees including species of beech, acer, sweet chestnut, oak, ash, holly and silver birch.<sup>4</sup>

- 7.80 Since this TPO was issued a small number of the trees covered by the TPO have been removed because they were either dead or dying. In some cases there may have been a requirement to replace the felled tree with a new tree of a suitable size and species. In addition there have been improvements to the mapping database and it would therefore be appropriate to undertake an up-to-date survey of the trees with a view to re-issuing the TPO.
- 7.81 It is proposed that this action should be undertaken at the same time as the re-survey of TPO BOL/35 that the Council has identified as a management plan action in the Hardstoft Conservation Area Appraisal and Management Plan which was adopted in February 2010.
- 7.82 Elsewhere in the conservation area there is a mixture of stands of trees as well as impressive individual specimens. Many of the field boundaries are interspersed with mature trees, of various species, some of which may be an indicator of an ancient, species rich hedgerow. It would seem appropriate to also undertake a survey of other trees not covered by TPO BOL/35 to determine whether they should also be subject to a Tree Preservation Order.

## **OPPORTUNITY 8**

Carry out a survey of the trees covered by TPO BOL/35 to determine their current status and re-issue the TPO accordingly. At the same time carry out a survey of other trees in the conservation area to determine whether they are worthy of protection by Tree Preservation Order.

- 7.83 It is important to recognise that, like trees, hedgerows can be of special importance. The Hedgerow Regulations 1997 afford certain hedgerows a degree of recognition and protection in a similar manner to a TPO for trees. These provisions give local planning authorities a way of preventing the removal of most substantial sections of hedgerow in the countryside, providing that they are deemed 'important'. The definition of 'important' relates to the archaeological, historical, landscape or wildlife value of hedgerows which are at least thirty years old. Policy ENV8 Development Affecting Trees and Hedgerows of the Bolsover District Local Plan is intended to cater for trees or hedgerows which are threatened by nearby development.

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<sup>4</sup> TPO BOL/35 covers a large area from south of Hardstoft to north of Stainsby Common. In total over 130 individual specimens are protected by the TPO.

## 8. Features of Interest

### Defined Elsewhere

#### Listed Buildings and Structures

None

#### Entries on the Derbyshire Historic Environment Record

None

#### Tree Preservation Orders

TPO BOL/35 (1990) – trees of various species located along the B6039, Branch Lane and Astwith Lane

### Defined in the Appraisal

#### Unlisted Buildings of Merit

The following buildings in the Astwith character area have been identified as buildings of special local architectural and historic interest:

- Poplar Farm
- Oak Tree Cottage
- Holly Cottage
- Rose Cottage
- Keepers Cottage
- Manor Farm Cottage
- Manor Farm and traditional outbuildings
- The Swallows
- Saunders Cottage and traditional outbuilding
- Eastfield Cottage
- Old Park View Cottage and traditional outbuildings
- The Grange farmhouse
- Yew Tree Farm farmhouse and traditional outbuildings
- Top Farm
- Barn Owl Roost, The Granary, Dove Loft, and Millstone Cottage
- former barns to the west of Yew Tree Farm

#### Important Open Spaces

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

- land to the south east of The Grange
- land to the west of Manor Farm

- land to the west of Saunders Cottage
- grassed boundary of Astwith Lane near Manor Farm Cottage
- land adjacent the intersection of Branch Lane and Astwith Lane

### Important Views

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

- views in both directions along Branch Lane and Astwith Lane
- views to the north and north east across open landscape
- views to the east and south from the edges of the settlement
- views across the Doe Lea Valley towards the halls at Hardwick
- views of the settlement from surrounding footpaths
- internal views of the street-scene along Astwith Lane

### 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 Astwith 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 Astwith 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 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). Other statements of national planning policy may also be relevant on a case-by-case basis.

### The Development Plan

- 10.4 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.
- 10.5 The Development Plan comprises 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
- 10.6 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 Astwith Conservation Area.
- 10.7 Further guidance and advice on the considerations applicable to development proposals affecting conservation areas, historic agricultural buildings, listed buildings and archaeological interests is available in the Council's Supplementary Planning Document entitled '*The Historic Environment*' (2006).

## The Need for Planning Permission

- 10.8 Where a decision (such as whether planning permission should be granted) relates to a site or building in the Astwith Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area, before reaching a decision.
- 10.9 Equally, development which is proposed outside the conservation area but would be likely to have a detrimental effect on the wider setting and/or the character and appearance of the conservation area will be assessed in accordance with the requirements of the development plan unless material considerations indicate otherwise.
- 10.10 Currently there are no Article 4 Directions, removing certain permitted development rights, in force in the Astwith Conservation Area. However, the buildings which have been converted to residential properties at Top Farm – Barn Owl Roost, The Granary, The Dove Loft, and Millstone Cottage – have, as part of the planning permission granted in 2000, had their permitted development rights removed in order that the Council can ensure future proposed alterations to these buildings continue to respect the character and appearance of the conservation area.
- 10.11 The importance attached to conservation areas and the statutory duty placed upon the Council to assess the impact of proposals on their special character are such that only detailed applications for planning permission are appropriate for sites within conservation areas. Therefore, the Council will often need to ask for detailed plans and drawings of new development before considering a planning application.
- 10.12 Special regard will be given to such matters as scale, height, form, massing, and respect for the traditional pattern of frontages, vertical or horizontal emphasis, and detailed design (e.g. the scale and spacing of window openings, and the nature and quality of materials). Other important considerations include whether the proposed development would preserve the historic settlement pattern, important open spaces, views, trees and hedgerows.
- 10.13 The Council will generally resist proposals to demolish buildings which make a positive contribution to the conservation area and will only grant planning permission and related conservation area consent where every alternative course of action has been properly investigated and discounted for sound and convincing reasons.
- 10.14 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.

## Protection for Trees and Hedgerows

- 10.15 The Appraisal has identified that there are a significant number of trees within the Astwith Conservation Area many of which are mature and dominant in the landscape. The trees make an important contribution to the character and appearance of the conservation area, particularly those situated alongside Chesterfield Road (B6039), Branch Lane and Astwith Lane. Their special interest has already been recognised and a large number of individual specimens are protected by a Tree Preservation Order (TPO BOL/35). The TPO also covers a large number of individual trees over a wide area between Astwith and Hardstoft.
- 10.16 Since the Tree Preservation Order was made in 1990 there have been improvements to the mapping database which necessitates a review of the TPO. A re-survey of the trees in the area should be carried out and the TPO subsequently re-issued. This action should be undertaken at the same time as the proposed re-survey of TPO BOL/35 which has been identified as a management plan action in the Hardstoft Conservation Area Appraisal and Management Plan which was adopted in February 2010. The existing TPO will remain in force until the TPO is re-issued.
- 10.17 Elsewhere in the conservation area there is a mixture of stands of trees as well as impressive individual specimens that are not covered by TPO. It would be appropriate to also undertake a survey of other trees to determine whether they should also be subject to a Tree Preservation Order.

### **ACTION 1**

Re-issue the Tree Preservation Order (BOL/35). In addition, carry out a survey of trees in the Astwith Conservation Area that are not currently protected by Tree Preservation Order.

### **KEY DATES**

October 2010: re-survey TPO BOL/35 and carry out a survey of other trees in the conservation area

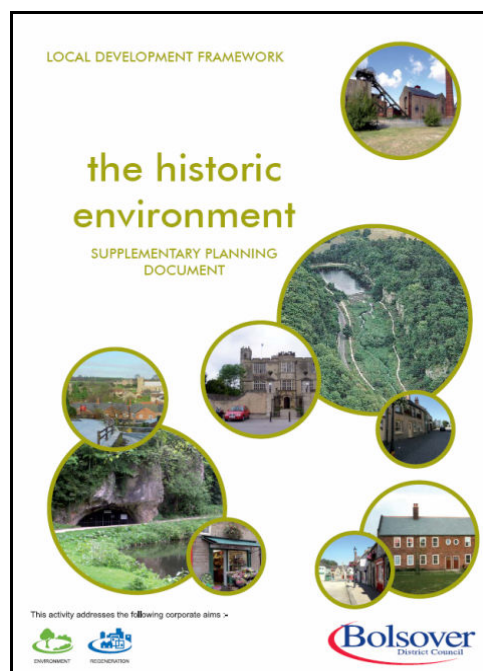
- 10.18 Trees within conservation areas that are not covered by Tree Preservation Orders are, subject to certain exemptions, covered by the generic protection conferred by Section 211 of the Town and Country Planning Act 1990. Within conservation areas, anyone intending lopping or felling a tree greater than 75mm diameter at 1.5 metres above ground level must give six weeks written notice to the local planning authority before starting the work. 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.
- 10.19 It is important to recognise that, like trees, hedgerows can be of special importance to the character and appearance of conservation areas. The Hedgerow Regulations 1997 afford certain hedgerows a degree of recognition

and protection in a similar manner to a TPO for trees. These provisions give local planning authorities a way of preventing the removal of most substantial sections of hedgerow in the countryside, providing that they are deemed 'important'. The definition of 'important' relates to the archaeological, historical, landscape or wildlife value of hedgerows which are at least thirty years old.

- 10.20 Protection for trees and hedgerows that might be affected by development proposals is provided for by the policies in the Bolsover District Local Plan and Policy ENV8 Development Affecting Trees and Hedgerows is particularly relevant in this respect.

### Further Guidance on Development in Conservation Areas

- 10.21 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.
- 10.22 As the whole of the Astwith Conservation Area is within the Open Countryside as defined by the Bolsover District Local Plan, the threat to the rural character of the area from normal urban development is considered to be low and limited to developments essential to the countryside.
- 10.23 In these exceptional cases, it is considered that sufficient general guidance on development in conservation areas and on development affecting listed buildings, historic agricultural buildings and archaeology is provided by the Historic Environment Supplementary Planning Guidance when taken together with the contents of the Appraisal.



## Enforcement and Monitoring

- 10.24 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.
- 10.25 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](http://www.bolsover.gov.uk).
- 10.26 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.
- 10.27 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

## 11. Buildings & Structures Needing Urgent and Non-Urgent Repairs

- 11.1 A small number of buildings and stone boundary walls have been identified in the Appraisal as in need of either urgent or non-urgent repairs in order to ensure their survival and continued contribution to the character and value of the Astwith Conservation Area.
- 11.2 The buildings have been identified as Unlisted Buildings of Merit. This means that they are considered to make a positive contribution to the special interest of the conservation area and are of local historic or architectural interest. Their future protection is considered to be important.

### Buildings at Risk - Barns to the west of Yew Tree Farm

- 11.3 The buildings which are of most immediate concern are two former barns located to the west of Yew Tree Farm – the buildings may once have formed part of the curtilage of the farm but are now in separate ownership. The Appraisal identifies that the buildings are historically important and reflect the agricultural traditions of the 18<sup>th</sup> and 19<sup>th</sup> century farming settlement. They are fine examples of traditional farmstead buildings built in the vernacular style using local materials.
- 11.4 Building A: is a stone-built former barn with a slate roof which has been partially converted to residential accommodation, although progress on the conversion work has been stalled for some time - planning permission was initially granted for the conversion works in 1976 and later renewed in 1982.

Building B: is a stone-built former barn with a pantile roof and is in a particularly poor state of repair.

- 11.5 In their current condition they do not make a positive contribution to the appearance of the Astwith Conservation Area. Ultimately they will continue to deteriorate in condition unless action is taken to preserve them.



*Building A*



*Building B*

- 11.6 The preservation of these buildings is considered to be important. It is therefore considered appropriate to explore the options for securing the long-term use of these buildings. As the buildings are in open countryside, acceptable new uses must be in accordance with national planning policy guidance and policies contained in the Bolsover District Local Plan.

Plan of Action: Due to the deteriorating condition of these buildings they have been added to the Council's Heritage at Risk Strategy. Building A has been categorised at Risk Grade 4 (Slow decay; no solution agreed), and Building B has been categorised at Risk Grade 4 (Slow decay; no solution agreed).

From initial discussions with the owner of the buildings it is understood that there is a desire to repair the buildings and bring them back into beneficial use. Further discussion with the owner will be needed to explore options for securing the long-term repair and maintenance of the buildings. It is considered that certain elements of their repair could be addressed through the Council's Historic Building Grant Scheme.

### **ACTION 3**

The Council has adopted its first Heritage at Risk Strategy in July 2010, which prioritises action on those buildings at the highest risk (Grades 5 and 6). Therefore, it is proposed that the buildings are added to the Heritage at Risk Register and their condition is monitored through the Enforcement surveys.

### **KEY DATE**

October 2010: Add the buildings to the Council's Buildings at Risk Register.

December 2011: Monitor the take-up of Historic Building Grants for repair works in the conservation area.

### **Vacant Buildings – Yew Tree Farm and The Grange**

- 11.7 The Appraisal identifies that there are currently two vacant farm properties in the conservation area. Both are stone-built and are fine examples of estate farms retaining many of their traditional features which should continue to be retained. At present the buildings are in a reasonable state of repair, although a programme of low-level maintenance needs to be maintained. There are recognised potential longer-term issues regarding the upkeep and condition of the buildings should they continue to remain uninhabited. It is considered appropriate to explore the options for securing the long-term future of these buildings.
- 11.8 The repair of Yew Tree Farm and its reuse, together with the reuse of The Grange, would be beneficial to the character and appearance of the conservation area. It would benefit the vacant properties in terms of continued upkeep if they were occupied or used. It will be important to continue to

monitor the situation to ensure the contribution to the character and appearance of the conservation area made by these buildings persists.



*Yew Tree Farm and The Grange – vacant farm buildings*

Plan of Action: Seek to secure the long term repair and maintenance of Yew Tree Farm. Discussion with the National Trust and agricultural tenant will be needed to explore options for securing appropriate future uses of both Yew Tree Farm and The Grange.

#### **ACTION 4**

Seek to secure the long-term repair, maintenance and future use of Yew Tree Farm and The Grange.

#### **KEY DATE**

On-going: Continue to monitor the situation.

#### **Boundary Walls**

- 11.9 The traditional stone boundary walls have been identified in the Appraisal as an important feature contributing to the character and appearance of the conservation area. However, there are a few places in the conservation area, particularly around the area in the centre of Astwith near the telephone kiosk and parish council notice board, where their condition is deteriorating. The loss of traditional stone boundary walls would detract from the character and appearance of the conservation area.
- 11.10 There is a danger that where walls have collapsed 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.



*Examples of stone walls requiring repair*

## **ACTION 5**

Identify the owners of the walls at risk and initiate discussions to begin to explore the option for securing the long-term repair and maintenance of the walls.

## **KEY DATE**

Outside current programme: Carry out an audit of the walls in the conservation area that are in a poor state of repair and initiate discussions with the relevant owners to secure their repair.

## 12. Enhancement Schemes

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

### Proposal - Historic Building Grant Scheme

- 12.2 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.
- 12.3 It is therefore considered appropriate to make grants available to the owners of the identified 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](http://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 6**

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 2011: Monitor the take-up of Historic Building Grants for repair and restoration works.

## Proposal – Traffic management

- 12.4 The Appraisal has highlighted that there are a number of highway and traffic management issues which have a detrimental impact on the character of the conservation area. In particular, local residents have identified problems relating to the use of the local roads into Astwith by inappropriately sized vehicles and the speed of traffic along Branch Lane and Astwith Lane.
- 12.5 The Appraisal has identified that the local road network has remained relatively unaltered since at least the early 19<sup>th</sup> century when the turnpike road across Hardstoft Common was built. Astwith Lane, which at one time was known as Bursick Lane, is considered to be a particularly old route that would have once been the main link to Hardwick across the common. This historical context means that it would be desirable to maintain the geography of the local road network and proposals to alter the layout would generally be considered to be inappropriate.
- 12.6 There will be a need to consider what measures, such as traffic calming, speed restrictions and signage might be introduced to reduce the impact of traffic on the environment of the settlement. Any proposed solutions would need to preserve the character of the conservation area.
- 12.7 Alongside this initiative, the District Council is already in discussion with the County Council regarding the impact of heavy goods vehicles in other conservation areas within the district. It is proposed that the issues in the Astwith Conservation Area are raised as part of those discussions.

### **ACTION 7**

Explore sensitive measures for reducing the impact of traffic in the conservation area with Derbyshire County Council Highways and local residents.

### **KEY DATE**

On-going: Raise issues in Astwith during discussions with Derbyshire County Council Highways regarding highway issues in other conservation areas in the district.

Date unknown: Based on the outcome of discussions with Derbyshire County Council Highways, arrange meeting with residents to look at options and measures available.

## Proposal – Improvements to the public realm

- 12.8 The Appraisal identifies that the area in the centre of Astwith where the telephone kiosk and other items of street furniture are concentrated has a cluttered and untidy appearance. In addition, the stone wall surrounding the parcel of land to the rear of this area is in places in a poor state of repair. The area as a whole currently has a negative impact on the character and appearance of the conservation area.
- 12.9 Local residents raised concerns about the quality and appearance of this area and in particular the state of the modern telephone kiosk (which has been vandalised) and standard yellow grit bin. There was a desire to see these items replaced with examples that are more in keeping with the qualities of the conservation area.
- 12.10 Due to the negative character of this area generally it is considered that it would be beneficial to look at how it might be improved generally rather than simply trying to address individual elements. It is therefore considered appropriate to look at the feasibility of implementing an enhancement scheme for this area of the public realm.
- 12.11 This work would have to be carried out in collaboration with Derbyshire County Council, Ault Hucknall Parish Council, BT and other statutory undertakers, and local residents. 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 8**

Prepare a public realm survey and explore sensitive measures to enhance the quality of the public realm in the centre of Astwith with appropriate bodies and local residents.

### **KEY DATE**

Outside current programme: Undertake public realm audit and contact appropriate bodies with a view to creating an enhancement scheme for this area. Investigate possible sources of funding

Outside current programme: Based on the outcome of those discussions arrange meeting with residents to look at options and measures available.

## Proposal – Untidy land

- 12.12 Local residents raised concerns about the condition of two other areas of privately owned land in the conservation area: the first area lies adjacent Astwith Lane to the south of Manor Farm Cottage and is known as Hills Orchard. The Council served a Section 215 Notice on the owner of the land in 2000 in order to get the land tidied of some of the items that were being stored there, including car parts and scrap materials. It may be appropriate to consider issuing a new Section 215 Notice in order secure further improvement to this area of land.
- 12.13 The second area is west of Yew Tree Farm adjacent the partially converted stone barn. Both areas of land can be seen from the public realm and in their current condition are considered to detract from the character and appearance of the conservation area.



*Areas of untidy land*

### **ACTION 9**

Seek improvement to the identified areas of untidy land

### **KEY DATES**

October 2010: Identify the owners of each area of land and contact them to initiate discussion regarding improving the condition of the areas of land

January 2011: Should no progress be made consider whether it is appropriate to request the Enforcement Team pursue improvements through a Section 215 Notice.

### 13. Monitoring Indicators

- 13.1 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 Astwith Conservation Area brought by designation and the preparation of the Conservation Area Appraisal and Management Plan.
- 13.2 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.
- 13.3 Each indicator will be monitored through the Annual Monitoring Report and the monitoring of each will begin on the 1<sup>st</sup> 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	0	First year
	A2	Number of Unlisted Buildings of Merit	26	First year
	A3	Number of entries on the Historic Environment Record (not covered by other designations)	0	First year
	A4	Number of Tree Preservation Orders made covering trees within the conservation area	1	First year

*Based on value in 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	3	First year
	B2	Number of monitoring surveys not carried out by stated key date	0	First year

*Based on value in document*

Indicator	Ref.	Measurement	Value	Change
Managing Positively	C1	Number of applications for planning permission determined where conservation area a statutory consideration	1	First year
	C2	Number of applications for conservation area consent determined	0	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 document*

## References

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