



To: Chair & Members of the Planning Committee

Tuesday, 9th November 2021

The Arc
High Street
Clowne
S43 4JY

PLEASE NOTE:

**PLANNING TRAINING FOR MEMBERS WILL
TAKE PLACE AT 10AM AND THE PLANNING
COMMITTEE MEETING WILL START AT 11AM**

Contact: Alison Bluff
Telephone: 01246 242528
Email: alison.bluff@bolsover.gov.uk

Dear Councillor

PLANNING COMMITTEE

You are hereby summoned to attend a meeting of the Planning Committee of the Bolsover District Council to be held in the Council Chamber, The Arc, Clowne on Wednesday, 17th November, 2021 at **1100** hours.

Register of Members' Interests - Members are reminded that a Member must within 28 days of becoming aware of any changes to their Disclosable Pecuniary Interests provide written notification to the Authority's Monitoring Officer.

You will find the contents of the agenda itemised from page 2 onwards.

Yours faithfully

A handwritten signature in black ink that reads "Sarah Steenberg".

Solicitor to the Council & Monitoring Officer

The logo for Bolsover District Council, featuring the word "Bolsover" in a large, black, serif font, with "District Council" in a smaller, black, sans-serif font below it. A black swoosh underline is positioned beneath the text.

We speak your language
Polish **Mówimy Twoim językiem**
Slovak **Rozprávame Vaším jazykom**
Chinese **我们会说你的语言**

**If you require this agenda in large print
or another format please call us on 01246 217753**

If you require an adjustment to enable you to participate in or access the meeting please contact the Governance Team at least 72 hours before the meeting starts.

**PLANNING COMMITTEE
AGENDA**

**Wednesday, 17th November, 2021 at 11:00 hours taking place in the Council Chamber,
The Arc, Clowne**

Item No.	PART 1 – OPEN ITEMS	Page No.(s)
1.	Apologies For Absence	
2.	Urgent Items of Business To note any urgent items of business which the Chairman has consented to being considered under the provisions of Section 100(B) 4(b) of the Local Government Act 1972.	
3.	Declarations of Interest Members should declare the existence and nature of any Disclosable Pecuniary Interest and Non Statutory Interest as defined by the Members' Code of Conduct in respect of: a) any business on the agenda b) any urgent additional items to be considered c) any matters arising out of those items and if appropriate, withdraw from the meeting at the relevant time.	
4.	Minutes To consider the minutes of the last meeting held on 13 th October 2021.	3 - 5
	<u>APPLICATIONS TO BE DETERMINED UNDER THE TOWN & COUNTRY PLANNING ACTS</u>	
5.	Application No. 21/00306/FUL - Demolition of existing industrial buildings and proposal for 32 dwellings (Mill Lane Oxcroft Lane junction), Bolsover.	6 - 26
	<u>REPORT OF THE PLANNING MANAGER (DEVELOPMENT CONTROL)</u>	
6.	Conservation Area Appraisals.	27 - 321

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee of the Bolsover District Council held in the Council Chamber, The Arc, Clowne, on Wednesday 13th October 2021 at 1000 hours.

PRESENT:-

Members:-

Councillor Tom Munro in the Chair

Councillors Derek Adams, Allan Bailey, Jim Clifton, Paul Cooper, Chris Kane and Duncan McGregor.

Officers:- Chris Fridlington (Assistant Director – Development), Jenny Owen (Legal Executive) and Alison Bluff (Governance Officer).

Also sat in the public gallery observing was Richard Scott (Enforcement Officer and Kay Gregory (Planning Officer).

PL15-21/22. APOLOGIES

There were no apologies for absence.

PL16-21/22. URGENT ITEMS OF BUSINESS

There were no urgent items of business to consider.

PL17-21/22. DECLARATIONS OF INTEREST

There were no declarations of interest made.

PL18-21/22. MINUTES – 15th SEPTEMBER 2021

Moved by Councillor Derek Adams and seconded by Councillor Duncan McGregor
RESOLVED that the Minutes of a Planning Committee held on 15th September 2021 be approved as a correct record.

PL19-21/22. APPLICATIONS TO BE DETERMINED UNDER THE TOWN AND COUNTRY PLANNING ACTS

20/00499/DETA2R – Change of use of agricultural buildings to granny flat and two holiday lets at Mill Pond House, Whaley Road, Langwith, Mansfield, NG20 9HS.

Committee considered a report presented by the Assistant Director - Development in relation to the above application.

PLANNING COMMITTEE

Officers had referred the application to Planning Committee to allow Members the opportunity to consider any potential flood risk issues associated with the site and proposed development given an outstanding Environment Agency objection.

The report provided details of the application and highlighted the key issues, and noted that the Local Planning Authority had worked proactively with the applicant for several months during processing of the application but had not been able to overcome the fundamental issues associated with the sites location in an area that was at risk of flooding.

The Supplementary Report noted at the time of the committee agenda publication there was an outstanding consultation response from the Environment Agency (EA). Following an email sent to them on the 21st September 2021, querying whether the EA would support the Council's decision should the application be refused and subsequently appealed, the EA had provided a response on 11th October 2021, confirming that they maintained their objection on the basis that the applicant had failed to provide sufficient information to enable the EA to confirm that the site would be safe in a flood event, and would support, provide guidance and comments to Bolsover District Council should the application be taken to appeal.

Mr Timothy Barker (Applicant) attended the meeting and spoke for the application.

It was noted by Members that the Environment Agency had not visited the site further to requests from the applicant.

Moved by Councillor Duncan McGregor and seconded by Councillor Chris Kane
RESOLVED that the Application be REFUSED

Reason for Refusal

1. Part Q.2 (1) of Class Q, Part 3, Schedule 2 of the Town and Country Planning General Permitted Development Order 2015 as amended, requires that where the development proposed is development under Class Q(a) together with development under Class Q(b), development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to 'flood risks on the site' (sub section d).

The building proposed for conversion, along with the site access and part of the driveway is sited within Flood Zones 2 and 3. The submitted Flood Risk Assessment which is deemed to be inadequate by the Environment Agency, does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 30 to 32 of the Flood Risk and Coastal Change section of the planning practice guidance, and therefore fails to adequately assess the flood risks posed by the development. Without the submission of necessary information by the applicant, the proposal is considered to be contrary to the provision of Class Q as potential flood depths are at this location are unknown.

Statement of Decision Process

The case officer has worked proactively with the applicant during processing of the application to try and overcome issues associated with the proposal. Whilst highway issues have been resolved, the applicant has not submitted adequate information to overcome the fundamental objection from the Environment Agency, with regards to

PLANNING COMMITTEE

potential flood risk issues, and as such the Local Planning Authority had no other option than to recommend the application for refusal.

Equalities Statement

Section 149 of the Equality Act 2010 places a statutory duty on public authorities in the exercise of their functions to have due regard to the need to eliminate discrimination and advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it (i.e. “the Public Sector Equality Duty”).

In this case, there is no evidence to suggest that the development proposals would have any direct or indirect negative impacts on any person with a protected characteristic or any group of people with a shared protected characteristic

Human Rights Statement

The specific Articles of the European Commission on Human Rights (‘the ECHR’) relevant to planning include Article 6 (Right to a fair and public trial within a reasonable time), Article 8 (Right to respect for private and family life, home and correspondence), Article 14 (Prohibition of discrimination) and Article 1 of Protocol 1 (Right to peaceful enjoyment of possessions and protection of property).

It is considered that assessing the effects that a proposal will have on individuals and weighing these against the wider public interest in determining whether development should be allowed to proceed is an inherent part of the decision-making process. In carrying out this ‘balancing exercise’ in the above report, officers are satisfied that the potential for these proposals to affect any individual’s (or any group of individuals’) human rights has been addressed proportionately and in accordance with the requirements of the ECHR.

(Planning Manager)

The meeting concluded at 1035 hours.

PARISH Old Bolsover Parish

APPLICATION Demolition of existing industrial buildings and proposal for 32 dwellings (residential development) at the former Mill Lane depot site (Revised proposals omit stopping up works to Mill Lane but retains land for the works as a possible future option; also new footpath connection added to Mill Lane Oxcroft Lane junction).

LOCATION Former Direct Services Depot Unit 2 Mill Lane Bolsover S44 6NP

APPLICANT Mr Ian Powell

APPLICATION NO. 21/00306/FUL **FILE NO.** PP-09730654

CASE OFFICER Mr Steve Phillipson

DATE RECEIVED 20th May 2021

SUMMARY

This is an application for full planning permission for 32 dwellings, comprised of two and single storey dwellings including 3 affordable houses on the old Council depot site at Mill Lane Bolsover. The application is recommended for approval because it complies with local plan and national planning policies and there are no adverse effects on its surroundings that are so harmful as to justify a refusal of planning permission.

The key issues to consider for this application are:

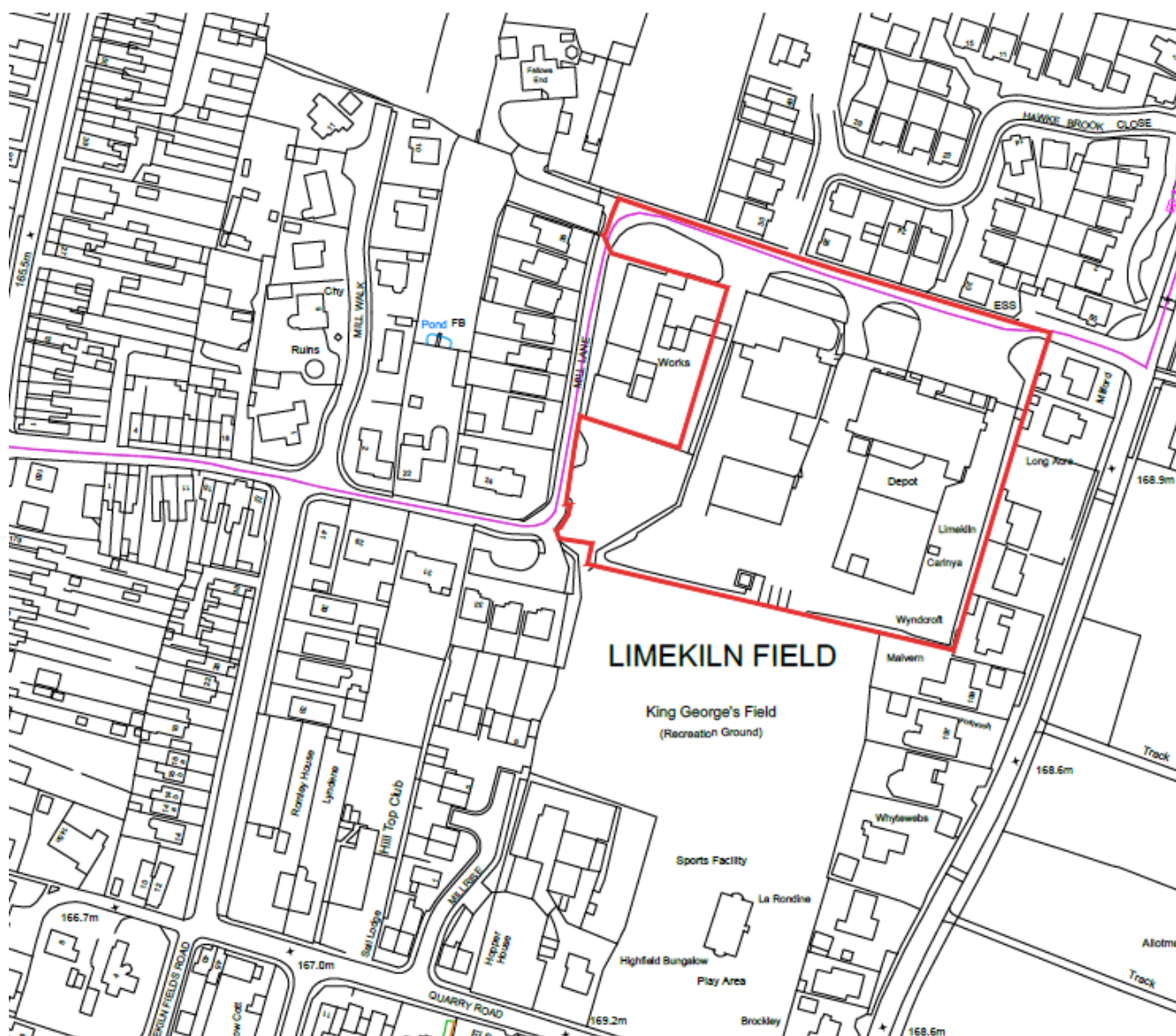
- the principle of the development;
- whether the development would have unacceptable impacts on the local highway system including Mill Lane;
- the quality of design, street scene and visual impact of the proposed development;
- amenity impacts;
- whether compatible with the adjacent land use at RRD and;
- impacts on local infra-structure.

Also surface water drainage issues are not yet fully resolved but an update on this will be provided before the meeting.

The application has been called in to planning committee by Councillor Nick Clarke and there are 14 public objections to the proposal. Concerns are centred on the substandard nature of Mill Lane and fears that the proposal will increase traffic without mitigating the effects. However accounting for the established industrial/depot use which could restart if permission is not granted for residential, the amount of increased traffic predicted is very low (1 vehicle every 30 minutes at peak times) and does not justify refusal. Some betterment to the existing highway system will be delivered in the form of a footpath link from Mill Lane to Oxcroft Lane and the opportunity to stop up Mill Lane in the future (should it prove to be appropriate) is being safeguarded for a period of 20 years by S106 agreement. There are no other highway safety reasons to withhold planning permission and the County Highway Authority does not object.

The proposal is policy compliant in other respects and so is recommended for approval.

Site Location Plan



SITE & SURROUNDINGS

The site of the former Council Direct Services Depot (including depot for refuse vehicles) amounting to approximately 1.4ha in area of brownfield land. The three buildings on site are utilitarian in appearance and finished in brick and corrugate cladding and roofing including asbestos. The site is otherwise mainly hard surfaced with parking areas to front and rear although there is some landscaping to Mill Lane frontage.

The site is accessed from Mill Lane which lacks a footpath connection to Oxcroft Lane. Further along its length to the west and south of the site, Mill Lane has sharp bends, is narrow and it relies on on-street parking for terraced properties in places and lacks a continuous footpath.

There is one adjacent commercial property to the northwest corner of the site (RRD) which is a warehouse and distribution use for a vehicle parts/accessories. Operating hours are not

restricted. Otherwise to the north and west sides of the site is 2 storey residential development and to the east side is 1 and 2 storey residential development. To the south side is an equipped recreation ground.

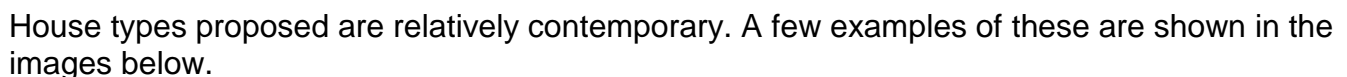
Definitive footpath 28 runs immediately adjacent to the west side of the site and then joins to Mill Lane to the west as well as the recreation ground to the south (See dotted line on the plan below).

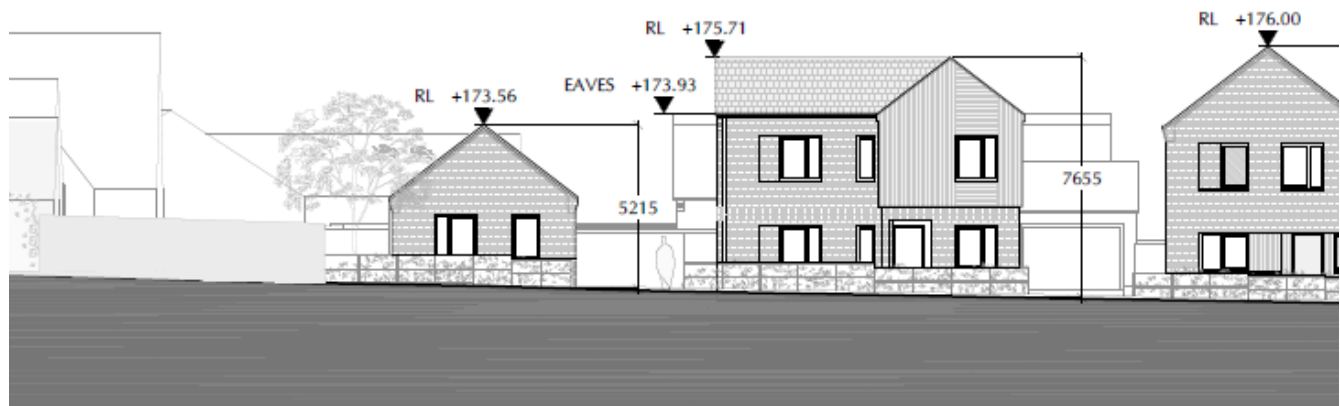


Demolition of the old depot buildings, removal of the hard surfaces and restoration of the site to enable a development consisting of the erection of 32 dwellings accessed from Mill Lane. 23 would be 2 storey and 9 single storey where adjacent to the lower scale properties on Oxcroft Lane. The proposed market housing will consist of 9 two bed, 17 three bed and 3 four bed dwellings. The affordable housing would consist of 3 two bed dwellings (affordable rent).

A surface water attenuation pond is proposed in the northwest corner of the site.

The revised version of the proposed layout no longer includes the provision of a turning head on Mill Lane and the stopping up of Mill Lane to traffic. However the design for the potential turning head has been provisionally agreed by the Highway Authority and the Applicant has agreed to set the land needed for these works aside for 20 years so that this development would not prevent the stopping up of Mill Lane at some future time (See later in this report for further consideration of this issue).





The Applicant has agreed to the following S106 obligations to address the additional infrastructure pressures that would result from the development:-

- Mill Lane turning head land shown outlined in red on plan 2747(08) G02 Rev A to be set aside for 20 years.
(note: Footpath link from Oxcroft Lane to be required by planning condition).
- Provision of 3 two bed affordable houses for rent agreed in line with policy LC2 requiring 10% on site.
- £27,840 for Open Space: Improvements to recreation ground at King George's Field, Quarry Road.
- £33,920 Quality Improvements to Playing Pitches: Invested in improving playing pitches and their ancillary facilities at Moor Lane and or Castle Leisure Park.
- £51,217.47 towards the provision of 3 infant places at Bolsover Infant and Nursery School + additional education facilities.
- £85,362.45 towards the provision of 5 junior places at Bolsover C of E Junior School + additional education facilities.
- £154,350.24 towards the provision of 6 Secondary places at The Bolsover School + additional education facilities.
- £15,360 towards increasing capacity at one or more of the following GP practices: Welbeck Road Health Centre; Castle Street Medical Centre; The Friendly Family Surgery).
- S106 Agreement monitoring £70 per trigger.

Viability summary provided indicating that stopping up works to Mill Lane would cost approximately £108,000 and this would reduce profit (on Gross Development Value) down from 15% to 13.5% and that 15% is the lowest level the Applicant is willing to go to in order to progress with a project.

AMENDMENTS

Revisions to improve urban design agreed.

Affordable housing offer amended from affordable home ownership to affordable housing for rent in line with policy LC2.

Works to stop up Mill Lane omitted but land set aside for future works if deemed appropriate.

Provision of footpath link to Oxcroft Lane added.

EIA SCREENING OPINION

The proposals that are the subject of this application are not Schedule 1 development and whilst they are an urban development project, they do not exceed the threshold as described in criteria 10b 2 of Schedule 2 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

The proposals are not in a sensitive location as defined by Regulation 2 and by virtue of their size and scale, they do not exceed the threshold for EIA development set out in Schedule 2.

Therefore, the proposals that are the subject of this application are not EIA development.

HISTORY

None relevant on site.

CONSULTATIONS

BDC Urban Design Officer

As amended there are no objections subject to conditions regarding:-

Materials; landscaping; boundary details; retention of front boundary treatments and agreed boundary treatments alongside Lime Kiln Fields; removal of permitted development rights for erection of new front boundary treatments or boundary treatments alongside Lime Kiln Fields.

BDC Environmental Health Officer

Contamination

19/08/2021 No objections regarding contamination subject to a condition regarding the implementation of mitigation works.

Noise.

Outstanding concern re noise from RRD loading area. Condition recommended re scheme for uprated ventilation for facing dwellings only.

BDC Drainage Engineer

No objections subject to conditions/notes re: SuDS maintenance, compliance with Part H Building Regs; reduced risk of flooding during construction.

BDC Streetscene

Consulted and reminder sent – No response to date.

BDC Leisure Officer

Seeks S106 contributions for leisure to account for the additional pressures on local facilities comprised of:-

- £27,840 for Open Space: Improvements to recreation ground at King George's Field, Quarry Road.
- £33,920 Quality Improvements to Playing Pitches: Invested in improving playing pitches and their ancillary facilities at Moor Lane and or Castle Leisure Park.

The Leisure Officer also comments on the lack of proposed public open space provision on site. He also suggests that it would be desirable to extend the diverted public footpath to the south of the site by constructing a new surfaced path across King George's Field to Quarry Road to a point opposite Stratton Road.

BDC Housing Strategy Officer

The affordable housing provision, 3 two bed units, is in line with the 10% policy requirement, however they have put forward that these units will be for affordable home ownership but usually we would ask for these units to be for affordable rent. *Now revised in line with policy as requested.*

Bolsover Ramblers Association

We note that this proposal will impact on the route of Bolsover footpath 28 and a short section of Bolsover footpath 29. No objections providing the changes to the footpath referred to above are dealt with in a formal manner.

BDC Economic Development

Request the inclusion of a planning condition to secure opportunities for skills, training and employment in the District.

DCC Highway Authority

No objections subject to conditions (appropriate conditions in recommendation section below).

It is noted that the proposed stopping up of Mill Lane has been removed from the scheme although land is to be retained / be available for this to be undertaken at a later date if deemed appropriate. The proposal will, however, provide for improvements to the junction of Mill Lane with Oxcroft Lane and provision of some pedestrian facility.

It is not considered that the scale of this development would cause demonstrable harm to the existing highway network whereby a recommendation of refusal would be sustainable.

A footpath diversion order will be required.

DCC Flood Risk Team

Awaiting information from the Applicant on SuDS basin location/design.

DCC Education

There would be a need to mitigate the impact of the proposed development on school places in order to make the development acceptable in planning terms. The County Council therefore requests financial contributions as follows:-

- £51,217.47 towards the provision of 3 infant places at Bolsover Infant and Nursery School + additional education facilities.
- £85,362.45 towards the provision of 5 junior places at Bolsover C Of E Junior School + additional education facilities.
- £154,350.24 towards the provision of 6 Secondary places at The Bolsover School + additional education facilities.

Designing Out Crime - Police

Whilst generally supportive of the scheme and the footpath diversion, the police raised a few minor issues regarding the guardianship of adjacent open land, roads and footpath links, including the likely extent of road adoption and street lighting provision in front of plots 24-26.

Derbyshire Wildlife Trust

No objections subject to conditions.

We have reviewed the Preliminary Ecological Appraisal. Sufficient information has been provided to enable the application to be determined. Conditions are requested re: nesting birds; precautionary check for bats; submission of a Biodiversity Enhancement Plan.

NHS -CCG

The NHS Derby and Derbyshire Primary Care Estates Strategy has identified this area of Bolsover as a high priority, with anticipated short term growth over the next 5 years creating capacity issues for the local practice facilities which collectively are fully utilised.

A S106 obligation of £15,360 is sought towards increasing capacity at one or more of the following GP practices:-

Welbeck Road Health Centre; Castle Street Medical Centre; The Friendly Family Surgery).

Chesterfield Hospital also requested the impacts on the Hospital be considered.

Old Bolsover Town Council

Members raised concerns over road safety and pedestrian safety on Mill Lane where no there are no pavements on part of the road.

Severn Trent Water

No response

PUBLICITY

Advertised in the press, site notice posted, 29 neighbouring properties consulted.

Initial Consultation

12 representations were received to the initial consultation. 3 of these raised no objections in principle provided that Mill Lane was stopped up to traffic as originally proposed. In addition the following concerns and objections were raised:-

Highway Safety

By far the most common concerns raised in representations related to the substandard condition of Mill Lane and highway safety. Stating that Mill Lane:-

Is narrow/single width; lacks passing places; has sharp bends; poor visibility round the bends; lacks a footpath in places; increased risks to pedestrians; incidents of vehicles scraping past and hitting the walls of houses fronting on to it; it has on street parking problems; increasingly

used as rat run with the new developments worsening the problem; suggests Mill Lane be stopped off or made one way; needs some form of traffic calming; large articulated lorries access Mill Lane despite the 7.7 tonne weight limit sign. Requests that the proposed stopping up of Mill Lane and turning heads are required prior to commencement of development.

More general highway safety concerns:-

Increased traffic on an unsuitable road infrastructure and impacts on highway safety;
Other new developments nearby also contribute to incremental increased traffic without parallel investment in road infrastructure;

Construction Traffic;

Speeding on Shuttlewood Road;

Increased traffic on single width Oxcroft Lane North;

Suggests Oxcroft Lane North and other roads be access only;

Increased traffic on the one way system Oxcroft Lane South;

Increased traffic air pollution;

Further development in the area should not be allowed until a proper modern road to Hill Top is provided;

Ways to reduce car usage and encourage walking and cycling should be considered;

Concern that an access for large vehicles to RRD and another property needs to be maintained.

Other Concerns

Not an allocated housing site in the local plan, no need for more housing.

Only 3 affordable houses will be provided.

Should be used to plant a small wood instead to reduce carbon.

Loss of employment Land.

Objects to the 3 new dwellings proposed on Mill Lane to the south of RRD.

Noise from construction.

Concern over safety re disturbance and removal process of the old asbestos on site.

Concern over possible piled foundations and disturbance.

Concern over disturbance of former landfill.

Requests single storey next to Oxcroft Lane bungalows.

The tree screen to Oxcroft Lane boundary should be retained.

Any trees removed should be replaced twice over.

Re-consultation (following revised proposals to omit stopping up works to Mill Lane but retain land for the works as a possible future option; also new footpath connection added to Mill Lane/Oxcroft Lane junction).

A Further 7 representations were received (5 from people who had commented initially making a **total of 14 representations from different people**):-

All of the second set of respondents objected to the omission of the stopping up proposals for Mill Lane that were initially proposed. Four of the residents stated that they did not initially have any objections to the planned housing provided that concerns regarding Mill Lane were taken seriously and mitigated.

Also concern raised that the footpath crossing of Mill Lane from the Jones Homes site is straight across from the proposed access junction to the development.

Representations were received from individual Councillors

Anne Clarke

Nick Clarke

Joan Dixon (DCC)

Mick Yates (DCC)

The representations made supported residents' concerns as listed above, in particular the need to mitigate traffic impacts on Mill Lane.

POLICY

Local Plan for Bolsover District 2020 ("the adopted Local Plan")

Planning law requires that applications for planning permission be determined in accordance with policies in the adopted Local Plan, unless material considerations indicate otherwise. In this case, the most relevant Local Plan policies include:-

- SS1 Sustainable Development
- SS3 Spatial Strategy and Distribution of Development
- LC2 Affordable Housing
- LC3 Type and Mix of Housing
- SC1: Development within the Development Envelope
- SC2 Sustainable Design and Construction
- SC3 High Quality Development
- SC7 Flood Risk
- SC9 Biodiversity and Geodiversity
- SC10 Trees, Woodland and Hedgerows
- SC11 Environmental Quality (Amenity)
- SC13 Water Quality
- SC14 Contaminated and Unstable Land
- ITCR3 Protection of Footpaths and Bridleways
- ITCR5 Green Space and Play Provision
- ITCR7 Playing Pitches
- ITCR9 Local Transport Improvement Schemes (a) Development of cycle network
- ITCR10 Supporting Sustainable Transport Patterns
- ITCR11 Parking Provision
- II1 Plan Delivery and the Role of Developer Contributions
- II2 Employment and Skills

National Planning Policy Framework ("the Framework")

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. The Framework is therefore a material consideration in the determination of this application and policies in the Framework most relevant to this application include:

- Chapter 2: Achieving sustainable development
- Paragraphs 47-48: Determining applications
- Paragraphs 55-58: Planning conditions and obligations
- Paragraphs 92, 93, 95 and 97: Promoting healthy and safe communities
- Paragraphs 104-108: Promoting sustainable transport

- Paragraphs 110- 113: Considering proposals – traffic impacts
- Paragraph 119, 120, 122 and 123: Making effective use of land
- Paragraph 124 and 125: Achieving appropriate densities
- Paragraphs 126-132 and 134: Achieving well-designed places
- Paragraph 152, 154 and 157: Meeting the challenge of climate change
- Paragraph 159 167 and 169: Planning and Flood Risk
- Paragraphs 174, 180 and 182: Conserving and enhancing the natural environment
- Paragraphs 183-188: Ground conditions and pollution

Supplementary Planning Documents

Supplementary Planning Document Successful Places: A Guide to Sustainable Housing Layout and Design (2013).

ASSESSMENT

Key issues

It is considered that the key issues in the determination of this application are:

- the principle of the development;
- whether the development would be provided with a safe and suitable access and the traffic impacts on the local highway system including Mill Lane;
- the quality of design, street scene and visual impact of the proposed development;
- amenity impacts;
- whether compatible with the adjacent land use at RRD and;
- impacts on local infra-structure.

These issues are addressed in turn in the following sections of this report

Principle

Although this site is not specifically allocated for residential development in the local plan, it is within the development envelope (or settlement framework) where policy SC1 will allow development provided that the criteria of that policy are met, i.e. the proposed development:-

- “is appropriate in scale, design and location to the character and function of the area.”*
Scale and design are considered in more detail below but subject to being deemed acceptable (as recommended) the location and function of the area is primarily residential and so the proposal is able to accord with this criterion.
- “does not result in the loss of a settlements last remaining community building...”*
Not applicable.
- “is compatible with and does not prejudice the use of adjacent sites”*
The location of RRD adjacent and issues of potential noise and disturbance are considered in more detail below, but it is recommended that the two land uses are compatible subject to a planning condition. Hence the development is considered able to meet this criterion.
- “accords with the other policies on the plan...”*
Considered below in this report.
- “would not have an unacceptable environmental impact”*
Considered below in this report.

Therefore subject to further consideration of the impacts the proposal is considered able to

meet the criteria of policy SC1 and so is acceptable in principle.

Development within the existing settlements is more sustainable due to the proximity of services and facilities and schools etc. Policy SS3 (Spatial Strategy and Distribution of Development) says that to achieve sustainable development the local plan directs development and service provision in accordance with a five tier hierarchy. Bolsover town is a first tier choice to achieve sustainable development.

Furthermore, this is a brownfield site which has fallen into disuse. The buildings are not attractive and detract from the character of the area. They contain quite a lot of asbestos and the site is beginning to be subject to vandalism. Policy SS1(b) (Sustainable Development) and the Framework encourage the re-use of previously developed land. Therefore it is considered that the redevelopment of this site for an appropriate alternative use and the delivery of additional housing is a benefit weighing in favour of approval.

Highway Safety and Traffic Impacts

Mill Lane and Local Highways

By far the most frequently raised concern set out in representations and by local councillors are issues relating to the use of Mill Lane and concerns over increased use of it by traffic. This is also the reason why the application has been called in to be determined by Planning Committee.

There are a number of issues with Mill Lane along its length between the Oxcroft Lane junction to the east and the Shuttlewood Road/Hill Top junction to the west. There are sections with no footpath, it is single width in places and narrow with on-street parking and tight bends lacking forwards visibility. It is certainly not a road that would meet modern standards in this location.

If the proposed development materially increases traffic on this substandard road to a point where there would be an unacceptable impact on highway safety that is not outweighed by the benefits then permission should be refused.

Framework para 111. *“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”*

In this case the developer has submitted a Transport Assessment (TA) with the application. Having regard to the authorised existing commercial/depot use of the site and the traffic that can be generated by that use, the conclusions of the TA are that the net change of traffic movements would be an increase of 2 two-way movements during the peak period of 1 vehicle every 30 minutes. The TA concludes that the proposed development would not trigger a severe impact in accordance with local and national policy and guidance, and that the additional traffic generated by the site would not materially impact upon how the surrounding highway network is currently operating.

The County Highway Authority has been consulted on the TA and they have confirmed its findings. DCC say that there is no evidence to suggest that the development would have a significant adverse effect on the capacity or safety of the local road network especially

considering the previous industrial use. DCC also say that some HGV traffic would be removed from what is now a predominately residential area.

With evidence to show that the proposal would not materially impact on the local roads, it is not then possible to require Mill Lane to be stopped up to traffic, because it is not “necessary” in planning terms, to deal with the impacts of this proposal to make the development acceptable.

The idea of exploring the merits of stopping up Mill Lane to traffic was promoted by Bolsover DC planning officers. Hence it was originally included as part of the planning application. However the County Highway Authority has advised as follows:-

“Whilst the principle of restricting through traffic on Mill Lane may be feasible, this is likely to require a traffic regulation Order to achieve – this will need to be the subject of further consultations with the public and other bodies, the outcome of which cannot be pre-empted or guaranteed at this stage. In addition, it would also seem that little consideration has been given to the consequences of restricting through traffic on Mill Lane or where any network trips may be diverted to – it is entirely feasible for vehicles to arrive at the Mill Lane / Shuttlewood Road junction via Quarry Road, Limekiln Fields Road and Mill Lane – this would increase traffic levels on adjacent streets (including Quarry Road where an existing play area is located). The impact on surrounding streets, where vehicles circumnavigate the severance of Mill Lane to through traffic, also needs to be considered and whether any mitigation is required along these routes.” DCC 13/08/2021.

In other words there is a separate legal process required to stop up a road and the outcome of that process is unknown and we don't really know yet whether stopping up Mill Lane is actually a good idea until more studies are undertaken and the Highway Authority can reach an informed view. Would it just move the problem elsewhere on the local road network?

However, Bolsover DC at Local Planning Authority needs determine the planning application which is before it now. So with regards to stopping up of Mill Lane:-

- i. it is not “necessary” to stop up Mill Lane to deal with the traffic impacts of this application; and
- ii. stopping up relies on a separate legal process outside BDC's control so it would not be possible to enforce a condition requiring it; and
- iii. further transport study work is required to assess the pro's and con's of doing so.

Therefore it is concluded that it would be unnecessary, unenforceable and unreasonable to require stopping up works as part of the current planning application.

However the Applicant has agreed to include a S106 planning obligation to set the land aside needed to undertake the works for a period of 20 years, such that the turning heads and stopping works could be undertaken at some future time if deemed to be appropriate. The obligation would not include funding.

This is considered to be a reasonable and proportionate requirement, otherwise this development could prejudice the option to stop up Mill Lane to traffic in the future if it is deemed to be needed. Furthermore some S106 funding for Mill Lane works is being held by DCC resulting from the Jones Homes development. This increases the feasibility of this

option being implemented in the future as the pressures on the local roads from the various new developments becomes more evident.

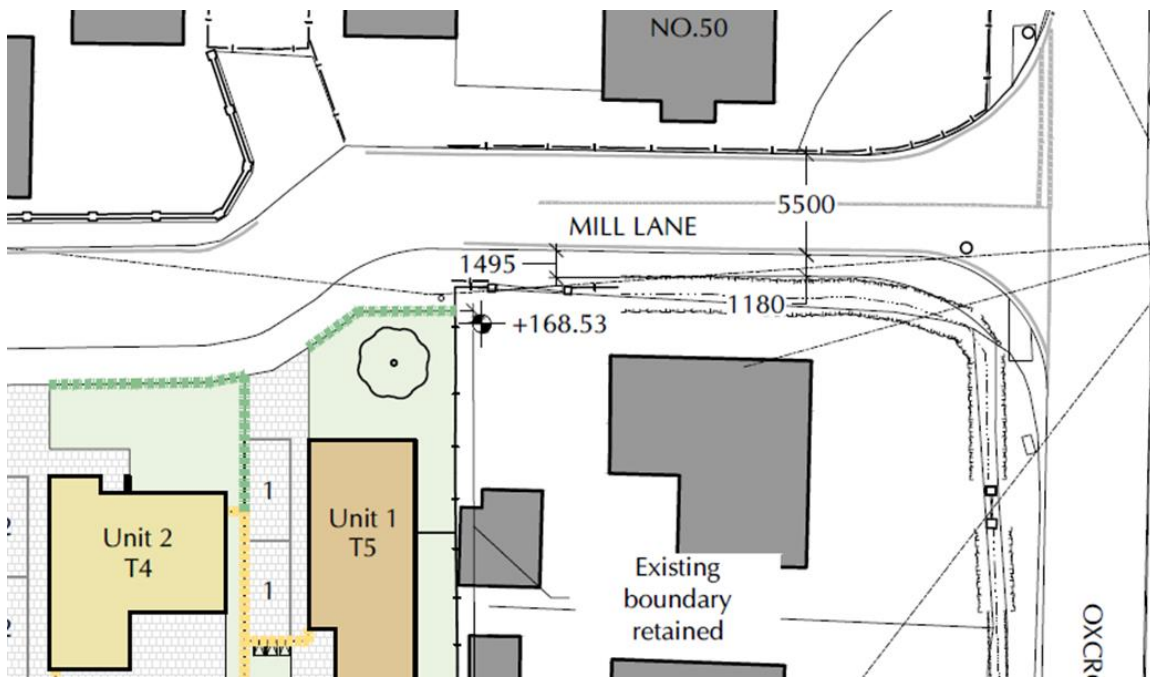
The New Estate Road and Junction

The County Highway Authority has no objections to the designs proposed for the new estate road and junction subject to conditions as recommended below. Therefore the designs are considered to be acceptable and would not result in harmful effects on highway safety. The highway conditions recommended are considered to be necessary with the exception of a condition preventing gates or other barriers on the individual driveways. It is considered that the decision to erect gates to a private drive is a matter that should be left to individual home owners. This is allowed under national permitted development rights and there is no special reason to remove such rights in this case.

Footpath Connections

With regard to the initial proposals, the County Highway Authority advised that the application site did not have adequate, surfaced pedestrian connections to Bolsover town centre. This is because there is no footway on Mill Lane to the east side of the site. This was a significant problem because the development would have materially increased the number of pedestrians on a section of road with no footway at the junction with Oxcroft Lane where visibility of pedestrians in the road would be restricted.

However the amended proposal now includes the provision of a footpath link on the south side of Mill Lane as shown below. In order to keep the road surface to a standard 5.5m width the footpath can only be 1.49m wide (instead of 2m as is normally required) but this is the best that can be achieved and is considered to deal adequately with the issue. The Highway Authority is satisfied with the revised proposal. A condition is required to ensure the footpath link is provided before any of the dwellings are occupied.



The Highway Authority and Leisure Officer would have also welcomed a surfaced footpath connection to the south across the recreation ground to Quarry Road. However this has not

been agreed due to the additional costs and the limited viability of the scheme which has been shown to be marginal. However there will be a surface footpath to Oxcroft Lane (see above) and there is a grass surface definitive footpath link to the south across the recreation ground. Therefore it is considered that the site will have adequate footpath connections to enable walking as a sustainable alternative means of travel to access the services and facilities within Bolsover.

A footpath diversion order will be required to re-route footpath 28 through the site. This is a separate legal process but the footpath diversion proposed is considered to be desirable given the nature of the current route passing between industrial buildings and next to palisade fencing. It is not currently well used, overgrown and unappealing. A tree lined route through the site as proposed is considered to be a more attractive and safer alternative route.

Cycling

Policy ITCR9 of the Local Plan aims to develop a Bolsover Town cycle network with routes sought on Mill Lane, Oxcroft Lane and Quarry Road. It is considered that the proposal will not affect the delivery a cycle network and it demonstrates that the local roads are considered to be suitable for cycle use as a sustainable alternative to the car.

Travel Plan

A Travel Plan has been prepared to encourage sustainable travel alternatives to the private car. A condition is recommended to encourage the review and implementation of its recommendations.

Conclusions on Highway Safety and Traffic Impacts

It is recognised that public concerns and those of local councillors are centred on the substandard nature of Mill Lane and fears that the proposal will increase traffic without mitigating the effects. However accounting for the established industrial/depot use which could restart if permission is not granted for residential, the amount of increased traffic predicted is very low (1 vehicle every 30 minutes at peak times) and not material to this planning decision. Some betterment to the existing highway system will be delivered in the form of a footpath link from Mill Lane to Oxcroft Lane and the opportunity to stop up Mill Lane in the future (should it prove to be appropriate) is being safeguarded for a period of 20 years by S106 agreement. The design of the estate road and junction proposed is acceptable and there are no other highway safety reasons to withhold planning permission.

Design, Streetscene and Visual Impact

The proposed development is largely two storey but responds well to the existing lower scale development on the Oxcroft Lane boundary by the provision of single storey bungalows along the whole eastern side of the site.

Policy SC3 of the local plan will permit developments provided that they:-

- a) Create good quality places that will integrate into its setting
- b) Respond positively to context and contribute to local identity in terms of height, scale, massing, density, layout and materials
- c) Protect important views
- e) Provide a positive sense of place through well designed streets appropriate to their context.
- f) Reduce crime

- h) Provide access for people with mobility difficulties
- j) Address opportunities for biodiversity
- n) Ensure a good standard of amenity in terms of privacy, light avoiding overbearing etc.

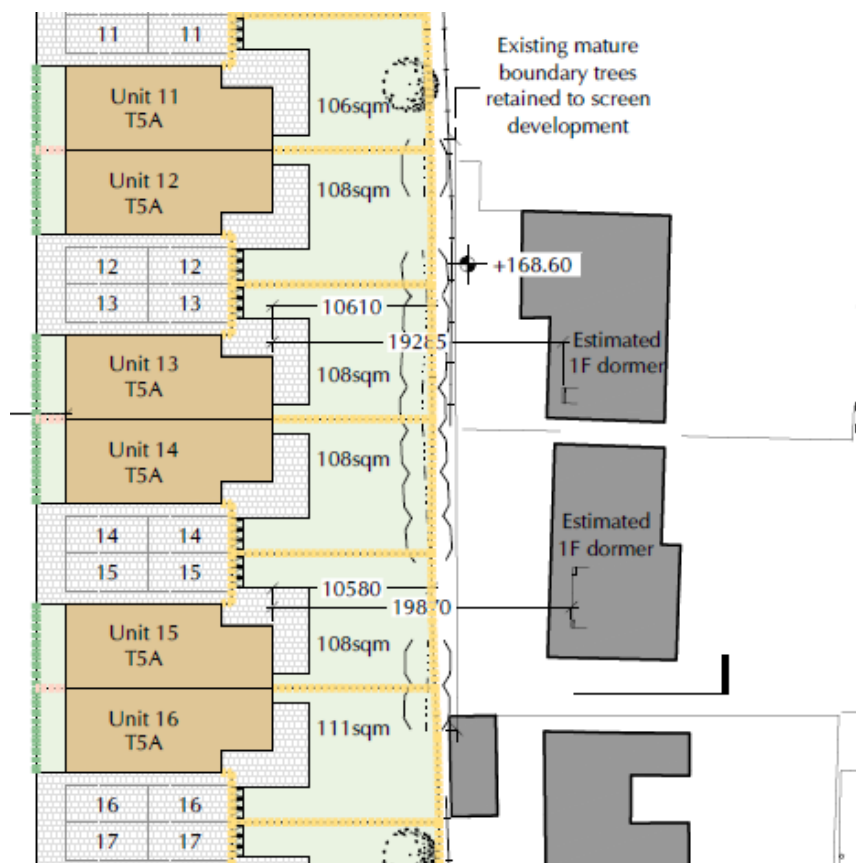
The proposed development has been designed and revised to meet these policy requirements and as amended the Urban Design Officer and Designing Out Crime Officer have no objections to the proposal. Accordingly it is considered that the above policy objectives and the similar objectives within the Framework have been met.

BDC Streetscene have been consulted on the regarding the proposals for bin lorry access and refuse collection points but have not commented. It is assumed therefore that the layout proposed will provide satisfactory arrangements.

Conditions are recommended below as necessary to deal with some of the design details.

Amenity Impacts

The proposal generally complies with the Council's spacing standards for separation distances between windows and garden sizes as set out in "Successful Places". There are two instances where the separation distance falls slightly below standard in relation to two existing dormer bungalows on Oxcroft Lane where a separation distance between windows of 19.2m and 19.8m are achieved whereas 21m should be provided. See image below:



However there is not a ground floor privacy issue due to the dividing fence and hedgerow,

and the proposed dwellings concerned (units 13-15) are single storey bungalows. The main privacy impact from the shortfall in separation distance would be that occupants of the proposed dwellings 13-15 may be overlooked from the upstairs dormer windows of the existing dwellings on Oxcroft Lane. Given the minor nature of the shortfall (1.5m) and that it is occupants of the proposed rather than existing dwellings that would be affected, it is considered that the shortfall would not justify refusal in this instance. Purchasers of the new dwellings would have the choice of whether they are happy with the arrangement or not.

Amenity and Compatibility with the Adjacent Land Use RRD

There is one adjacent commercial property to the northwest corner of the site (RRD) which is a warehouse and distribution use for a vehicle parts/accessories. Operating hours are not restricted.

The Environmental Health Officer is concerned that noise from RRD loading area and reversing beepers would be very close to proposed properties. Whilst closed windows would adequately mitigate the noise, there would be a problem if windows need to be left open during warm weather. He therefore advises that a condition is necessary to require a scheme for uprated acoustic ventilation to be agreed for some of the facing dwellings only (plots 6,7, 27,28,29). The condition is deemed necessary to comply with policy SC1(c) and SC11 of the local plan and the policies of the Framework which require existing businesses to be protected from complaint action from new dwellings locating nearby. The condition is also necessary to protect the amenity of the occupiers of the new dwellings.

Infrastructure Capacity and S106 Obligations

The capacity of the local road system has been considered above.

The proposal will bring additional residents into Bolsover which will result in additional pressures on local facilities and services. Where there is a capacity shortfall it is appropriate that developments should pay their way and make a proportionate contribution to the upkeep and expansion of these services.

In this instance the Applicant has agreed to the justified requests of consultees as supported by local plan policy and so it is considered that the additional pressures on local infrastructure resulting from the development will be adequately dealt with. The proposal is considered to be policy compliant in terms of affordable housing provision and the other S106 aspects listed

S106 obligation heads of terms have been agreed as set out in the "Proposal" section of this report above.

The Leisure Officer's comments regarding lack of public open space on site are noted, however this is a relatively small development of 32 dwellings and is located immediately adjacent to and existing public recreation ground. It is considered therefore that there is no planning need to provide additional public open space on site and that it would be better to use the commuted sums agreed to enhance the quality and facilities of the existing recreation ground adjacent.

It is noted that Chesterfield Hospital have requested the impacts on the Hospital be considered. However the Council's policies and supporting documents do not justify or quantify a contribution to secondary health at this time, it would not pass the national tests for

planning obligations set out in the CIL regulations and so has not been sought.

OTHER MATTERS

Surface Water Drainage

Disposal strategy includes discharge to the public sewer at an attenuated rate with on SuDS attenuation pond. Whilst the surface water drainage strategy proposed appears to be generally acceptable, there still some outstanding issues which need to be resolved. The Lead Local Flood Authority has raised concerns regarding the proximity of the proposed surface water attenuation basin to plot 29 to the south of it. Also clarification is sought on the relative ground levels to RRD on the west boundary and the implications this might have for the location of the SuDS basin.

Further information is awaited from the Applicant on these matters and Committee Members will be updated on this issue priory to the meeting.

Foul Water

Policy SS6 (k), requires the applicant to demonstrate that adequate sewerage infrastructure and capacity exists or can be provided as part of the development proposed in this application. The Applicant has provided evidence to show that Yorkshire Water have agreed in principle that foul water domestic waste can discharge to the 150 mm diameter public foul/combined sewer recorded in Mill Lane, at a point north of the site. Therefore it is assumed that the proposal to connect to the public sewage system is acceptable. A condition requiring the approval of drainage details is considered to be appropriate.

Ecology and Biodiversity

This is a brownfield site which mainly hard surfaced and so the impacts on biodiversity are not considered to be significant. One of the trees on the site frontage will be lost to create the access but the other retained. The hedgerow and trees on the east boundary to Oxcroft Lane are also to be retained.

Derbyshire Wildlife Trust have no objections subject to conditions requiring a Biodiversity Enhancement Plan to be agreed and implemented. DWT also request conditions requiring checks for nesting birds and a precautionary check for bats for building 3. However since these species are protected in other legislation separate from planning law it is considered that it is not “necessary” to duplicate protection by means of a planning condition and that an informative note would adequately deal with this concern.

Ground Conditions and Contamination

A condition to ensure that the ground is remediated to a standard suitable for residential use is considered to be necessary as recommended by the Environmental Health Officer.

Comments in representations about the presence of asbestos on the buildings to be demolished are noted. However, the methods of proper disposal of asbestos is governed in other legislation and policed by the HSE rather than the planning system.

Local Employment

The Economic Development Officer has requested the inclusion of a planning condition to secure opportunities during construction for skills, training and employment in the District.

This can be applied under policy II2 of the local plan.

Air Pollution

Unlikely to be materially affected given the modest size of the proposal and small increase in traffic predicted above the established/former use level.

Noise and Disturbance during Construction

Concerns raised in representations are noted. However some noise and disturbance during construction is inevitable and this is not a reason to withhold planning permission. A construction management plan condition can assist with agreeing reasonable working hours to reduce potential problems and should also help to manage the parking and routing of construction traffic given the known problems with Mill Lane.

CONCLUSIONS

The proposal is considered to be acceptable in principle resulting in the redevelopment of a brownfield site within the development envelope. The criteria of policy SC1 have been considered above and the development has been found to be compliant with those criteria.

It is recognised that public concerns and those of local councillors are centred on the substandard nature of Mill Lane and local highways and fears that the proposal will increase traffic without mitigating the effects. However accounting for the established industrial/depot use which could restart if permission is not granted for residential, the amount of increased traffic predicted is very low (1 vehicle every 30 minutes at peak times) and not material to this planning decision. Some betterment to the existing highway system will be delivered in the form of a footpath link from Mill Lane to Oxcroft Lane and the opportunity to stop up Mill Lane in the future (should it prove to be appropriate) is to be safeguarded for a period of 20 years by S106 agreement. The design of the estate road and junction proposed is acceptable and there are no other highway safety reasons to withhold planning permission.

The residential designs proposed are considered to be good and compliant with Successful Places design guide. The provision of additional housing is welcome and there are no significant amenity impacts likely that cannot be dealt with by condition. The additional pressures on local services and facilities will be mitigated by means of policy compliant S106 obligations.

No other environmental impacts have been identified that would warrant the refusal of planning permission.

The proposed development therefore accords with the policies of the local plan as well as the National Planning Policy Framework.

RECOMMENDATION

The current application be APPROVED subject to prior entry into a S.106 legal agreement containing the following planning obligations:-

- Mill Lane turning head land shown outlined in red on plan 2747(08) G02 Rev A to be set aside for 20 years.
- Provision of 3 two bed affordable houses for rent.
- £27,840 for Open Space: Improvements to recreation ground at King George's Field,

Quarry Road.

- £33,920 Quality Improvements to Playing Pitches: Invested in improving playing pitches and their ancillary facilities at Moor Lane and or Castle Leisure Park.
- £51,217.47 towards the provision of 3 infant places at Bolsover Infant and Nursery School + additional education facilities.
- £85,362.45 towards the provision of 5 junior places at Bolsover C of E Junior School + additional education facilities.
- £154,350.24 towards the provision of 6 Secondary places at The Bolsover School + additional education facilities.
- £15,360 towards increasing capacity at one or more of the following GP practices: Welbeck Road Health Centre; Castle Street Medical Centre; The Friendly Family Surgery).
- S106 Agreement monitoring £70 per trigger.

AND subject to the following conditions listed in precis form below, to be formulated in full and reported to committee in the update report:-

- Start within three years.
- List of approved plans and documents.
- Implementation of the site remediation strategy and provide a validation report.
- Biodiversity Enhancement Plan.
- Employment Scheme.
- Approval surface water drainage details.
- Approval of foul water drainage details.
- Long term maintenance of SuDS features.
- Prior to the occupation of units 6, 7, 27, 28 and 29 a scheme for uprated acoustic ventilation.
- Approval of external materials, including samples.
- Hard and soft landscaping and its implementation – to include retention of the trees and hedges as shown on the approved plan.
- Maintenance of landscaping.
- Details of boundary treatments including elevations.
- A requirement to retain front boundary treatments and agreed boundary treatments alongside the recreation ground (to prevent removal of front boundary treatments and the erosion of the character of the development).
- Removal of PD rights for erection of front boundary treatments or boundary treatments alongside the recreation ground, unless otherwise agreed in writing by the LPA (to prevent erection of ad-hoc boundary enclosures against the playing field where a common approach to the treatment of these areas has been agreed to achieve an attractive and consistent appearance).

Plus the following Highway Conditions

- Construction Management Plan to be approved.
- Wheel cleaning.
- Details of Mill Lane/Oxcroft Lane junction works and footpath provision prior to occupation.
- Construction details of the residential estate road.
- Implementation of details of the residential estate road.

- Provision of road junction and visibility splays.
- Provision of parking and turning space as approved plan.
- Retention of parking and garage spaces for use.
- The proposed driveways to the access off Mill Lane shall be no steeper than 1:14.
- Details of future management and maintenance of the proposed streets.
- Revised Travel Plan to be agreed.

Equalities Statement

Section 149 of the Equality Act 2010 places a statutory duty on public authorities in the exercise of their functions to have due regard to the need to eliminate discrimination and advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it (i.e. “the Public Sector Equality Duty”).

In this case, there is no evidence to suggest that the development proposals would have any direct or indirect negative impacts on any person with a protected characteristic or any group of people with a shared protected characteristic.

Human Rights Statement

The specific Articles of the European Commission on Human Rights (‘the ECHR’) relevant to planning include Article 6 (Right to a fair and public trial within a reasonable time), Article 8 (Right to respect for private and family life, home and correspondence), Article 14 (Prohibition of discrimination) and Article 1 of Protocol 1 (Right to peaceful enjoyment of possessions and protection of property).

It is considered that assessing the effects that a proposal will have on individuals and weighing these against the wider public interest in determining whether development should be allowed to proceed is an inherent part of the decision-making process. In carrying out this ‘balancing exercise’ in the above report, officers are satisfied that the potential for these proposals to affect any individual’s (or any group of individuals’) human rights has been addressed proportionately and in accordance with the requirements of the ECHR.

Bolsover District Council

Planning Committee

17th November 2021

Conservation Area Appraisals

Report of the Planning Manager (Development Control)

Classification: This report is public

Report By: Sarah Kay / Julie-Ann Middleditch

Contact Officer: 01246 242265 / 01246 242342

PURPOSE / SUMMARY

- To seek approval for the adoption of the following Conservation Area Appraisals
 - Elmton Village
 - Elmton with Creswell
 - Hardwick & Rowthorne
 - Southgate House
 - Stainsby
 - Upper Langwith
 - Whitwell
 - Tibshelf
- To seek Committee approval to the proposed amendments to the Conservation Area boundary at Tibshelf

RECOMMENDATIONS

1. That the Conservation Area Appraisals for Elmton Village, Elmton with Creswell, Hardwick & Rowthorne, Southgate House, Stainsby, Tibshelf, Upper Langwith and Whitwell be adopted by the Council and the authority to make any minor amendments to these documents be delegated to the Planning Manager (Development Control) and Heritage Conservation Manager.
2. That the proposed amendments to the Conservation Area of Tibshelf be designated as a Conservation Area, as an extension to the Tibshelf Conservation Area to be known as Extension Number 1.

Approved by the Portfolio Holder – Corporate Governance

IMPLICATIONS

Finance and Risk: Yes ☒ No ☐

Details:

The main cost arising from these proposals is the cost of officer time. There are no other significant financial implications.

There is a reputational risk if the Council does not actively monitor and evaluate its designated Conservation Areas and the effectiveness of the associated Article 4 Directions.

There is a risk of harm to the special qualities of the District's Conservation Areas if they are not actively monitored and up to date Conservation Area Appraisals are not in place.

On Behalf of the Section 151 Officer

Legal (including Data Protection): Yes ☒ No ☐

Details:

The Council is placed under a statutory duty by the Planning (Listed Buildings and Conservation Areas) Act 1990 to undertake periodic reviews of Conservation Area Appraisals, which are also required by national planning policies set out in the National Planning Policy Framework.

There are no data protection issues arising from these proposals and all third party representations on these proposals will be dealt with in accordance with the Planning Service's privacy statement.

On Behalf of the Solicitor to the Council

Staffing: Yes ☒ No ☐

Details:

The Planning Service has been funding additional resource to carry out these appraisals through the appointment of a 2nd Heritage Conservation Manager (0.8FTE – until March 2022) because the established post holder (0.6FTE) has insufficient capacity to carry out this work.

On behalf of the Head of Paid Service

DECISION INFORMATION

Decision Information	
Is the decision a Key Decision? A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds: BDC: Revenue - £75,000 <input type="checkbox"/> Capital - £150,000 <input type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i>	No
Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)	No
District Wards Significantly Affected	Ault Hucknall, Barlborough, Clowne East, Elmton with Creswell, Langwith, Scarcliffe, Tibshelf and Whitwell
Consultation: Leader / Deputy Leader <input checked="" type="checkbox"/> Cabinet / Executive <input type="checkbox"/> SAMT <input type="checkbox"/> Relevant Service Manager <input checked="" type="checkbox"/> Members <input type="checkbox"/> Public <input checked="" type="checkbox"/> Other <input checked="" type="checkbox"/>	Yes Details: Click here to enter text.

Links to Council Ambition (BDC)/Council Plan (NED) priorities or Policy Framework including Climate Change, Equalities, and Economics and Health implications.
All.

REPORT DETAILS

1 Background

- 1.1 Bolsover District Council has a duty under section 69(2) of the Planning (Listed Buildings and Conservation Area) Act 1990 to review its designated Conservation Areas from time to time and assess the suitability of further areas for designation.
- 1.2 The National Planning Policy Framework advises that heritage assets should be conserved in a manner appropriate to their significance (paragraph 189). The guidance goes on to state that local planning authorities should ensure that a conservation area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Conservation Area Appraisals

- 1.3 A Conservation Area appraisal is a statement of significance that provides the supporting justification for a Conservation Area designation. It is a statement of what defines the character and appearance of a Conservation Area, identifying those elements in particular which are significant.
- 1.4 An appraisal gives a conservation area designation greater weight in appeals. It informs the Local Plan, providing the necessary detail to support Conservation policies. In providing an understanding of the particular significance of an area, an appraisal supports the Council in its obligation to 'preserve or enhance' when making decisions on development proposals.

Appraisal Coverage

- 1.5 There are 27 Conservation Areas in Bolsover District, 17 of which have formally adopted appraisals (identified with an * below). It is intended that all of the District's conservation areas will have a formal written appraisal.
- Aspley Grange *
 - Astwith *
 - Barlborough
 - Belph *
 - Bolsover *
 - Carnfield Hall *
 - Clowne *
 - Creswell *
 - Elmtun
 - Elmtun with Creswell Farmsteads
 - Hardstoft *
 - Hardwick and Rowthorne
 - Markland and Hollin Hill Grips *
 - Newton *
 - Old Blackwell *
 - Palterton
 - Pleasley Park and Vale *
 - Pleasley Village
 - Scarcliffe *
 - Southgate House
 - Stainsby
 - Steetley *
 - Stony Houghton *
 - Tibshelf
 - Upper Langwith
 - Whaley *
 - Whitwell *
- 1.6 In November 2019 6 appraisals were reported to Planning Committee inc. Barlborough, Bolsover, Palterton, Pleasley Village, Tibshelf and Clowne. That report also included a recommendation to amend the boundary of the Barlborough and Tibshelf; the carrying out of an appraisal of the suitability of

the Oxcroft settlement for Conservation Area status; and a commitment that 6 further appraisals covering Hardwick & Rowthorne, Upper Langwith, Southgate House, Stainsby, Elmtun, and Elmtun with Creswell Farmsteads would follow this work stream alongside a review of Whitwell.

- 1.7 This report details those further 8 appraisals.
- 1.8 Within the Tibshelf Conservation Area, there were two proposed boundary changes considered by planning committee in November 2019. However there are two further proposed boundary changes to be considered by this committee. Both are proposed extensions to the Conservation Area.
- 1.9 The first extension relates to numbers 2, 3 and 4 Trail View, a modern development that post-dates the conservation area designation in 1979. The boundary presently includes number 1 Trail View, only half of number 2 Trail View and excludes numbers 3 and 4 Trail View entirely. It does however include the garages attached to number 4. It is proposed to amend the boundary so that the conservation area includes the remainder of number 2 as well as numbers 3 and 4. It is considered that this would acknowledge their contribution to the character and appearance of the conservation area in respect of their design quality as well as providing a more logical boundary on the ground.
- 1.10 The second extension is to include the former Methodist Church, a non-designated heritage asset. It was constructed in 1863 with a later Art Deco frontage dating from the 1930's. Its frontage is of particular note in terms of the quality of the Art Deco design. It is also unusual as a later addition to a Victorian church. The building is imposing and this, along with its architecture contributes towards its significant townscape contribution on the High Street frontage.
- 1.11 A plan of the Tibshelf Conservation Area extensions is attached to this report as Appendix 9. Local Members and the Parish Council and those property owners affected by the proposed boundary changes were consulted on the proposed boundary changes in August 2021. No objections were received.
- 1.12 Now these appraisal works are completed, all of the District's 27 designated Conservation Areas are supported by a Conservation Area Appraisal document.
- 1.13 It is still proposed that the appraisal of Oxcroft is taken forward and as indicated this will happen following on from the completion and ratification of the appraisals of the existing designations. Once drafted, this will be brought before Planning Committee for further consideration.

Promotion

- 1.14 It is proposed to publicise the appraisal documents through the individual Parish Councils. The Parish Councils will be advised to promote the documents by way of a notification on the Parish Notice board/the Parish

Council web page, directing residents to the Bolsover District Council website where electronic copies of the document(s) are posted.

2 Conclusions and Reasons for Recommendation

- 2.1 The appraisal review was prioritised because these Conservation Area are considered to be under most development pressure and where further development is likely to cause most harm to the special qualities of the respective designated Conservation Areas. The draft appraisals can be viewed online.
- 2.2 In defining the significance of each Conservation Area, the appraisals will enable prospective applicants and other agencies to understand the aims of the Council in designating the individual conservation areas and will act as a guide as to how this should be reflected in their approach to potential development proposals.
- 2.3 When assessing development proposals against conservation policies in the Local Plan, the appraisals will enable the Council to have a detailed understanding of the particular significance of each conservation area as a heritage asset against which a proposal is considered.

3 Recommendation

- 3.1 That the Conservation Area Appraisals for Elmton Village, Elmton with Creswell, Hardwick & Rowthorne, Southgate House, Stainsby, Tibshelf, Upper Langwith and Whitwell be adopted by the Council and the authority to make any minor amendments to these documents be delegated to the Planning Manager (Development Control) and Heritage Conservation Manager.
- 3.2 That the Committee approves the proposed amendments to the Conservation Area of Tibshelf as shown be designated as a conservation area, as an extension to the Tibshelf Conservation Area to be known as extension number 1.

DOCUMENT INFORMATION

Appendix No	Title
1.	Elmton Village
2.	Elmton with Creswell
3.	Hardwick & Rowthorne
4.	Southgate House
5.	Stainsby
6.	Upper Langwith
7.	Whitwell
8.	Tibshelf
9.	Map of Tibshelf Conservation Area Extensions

	<p>Please note: Due to their size, the appendices have not been printed and circulated with the agenda. They can however be viewed online via the agenda on Mod.Gov</p> <p>A hard copy is also available to view at The Arc (Planning Department) or from Governance on request.</p>
<p>Background Papers (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)</p>	
N/A	

Elmton Conservation Area Appraisal

March 2020

Contents	
Policy Context	2
Introduction	6
Elmton: An Overview	7
Historic Origins	8
Landscape Character	15
Townscape Character	16
Key Buildings and Archaeology	22
Views	29
Traffic and Movement	32
Summary	33
Sources	34



Policy Context

National

Central Government Guidance on the Historic Built Environment is contained within Section 16 of the National Planning Policy Framework (2021), Conserving and Enhancing the Historic Environment. The guidance advises that heritage assets should be conserved in a manner appropriate to their significance. When considering Conservation Areas the guidance states that local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

It is the view of Bolsover District Council that Elmtun has the special architectural or historic interest that justifies its designation as a Conservation Area.

Local

The National Policy embodied in the NPPF is taken forward at a Local level in the Local Plan for Bolsover District (March 2020). The policies that address the conservation of the Historic Environment are included in Chapter 7, Sustainable Communities.

- **SC16** - Development Within or Impacting Upon Conservation Areas
- **SC 17** – Development affecting Listed Buildings and Their Settings

- **SC18** – Scheduled Monuments and Archaeology
- **SC19** – Bolsover Area of Archaeological Interest
- **SC20** – Registered Parks and Gardens
- **SC21** – Non Designated Local Heritage Assets

Complementary supporting Local Guidance includes; The Historic Environment Supplementary Planning Document (March 2006) which gives District-wide guidance on Development and the historic built environment and Historic Environment Scheme (February 2008 and November 2011)

Purpose of document

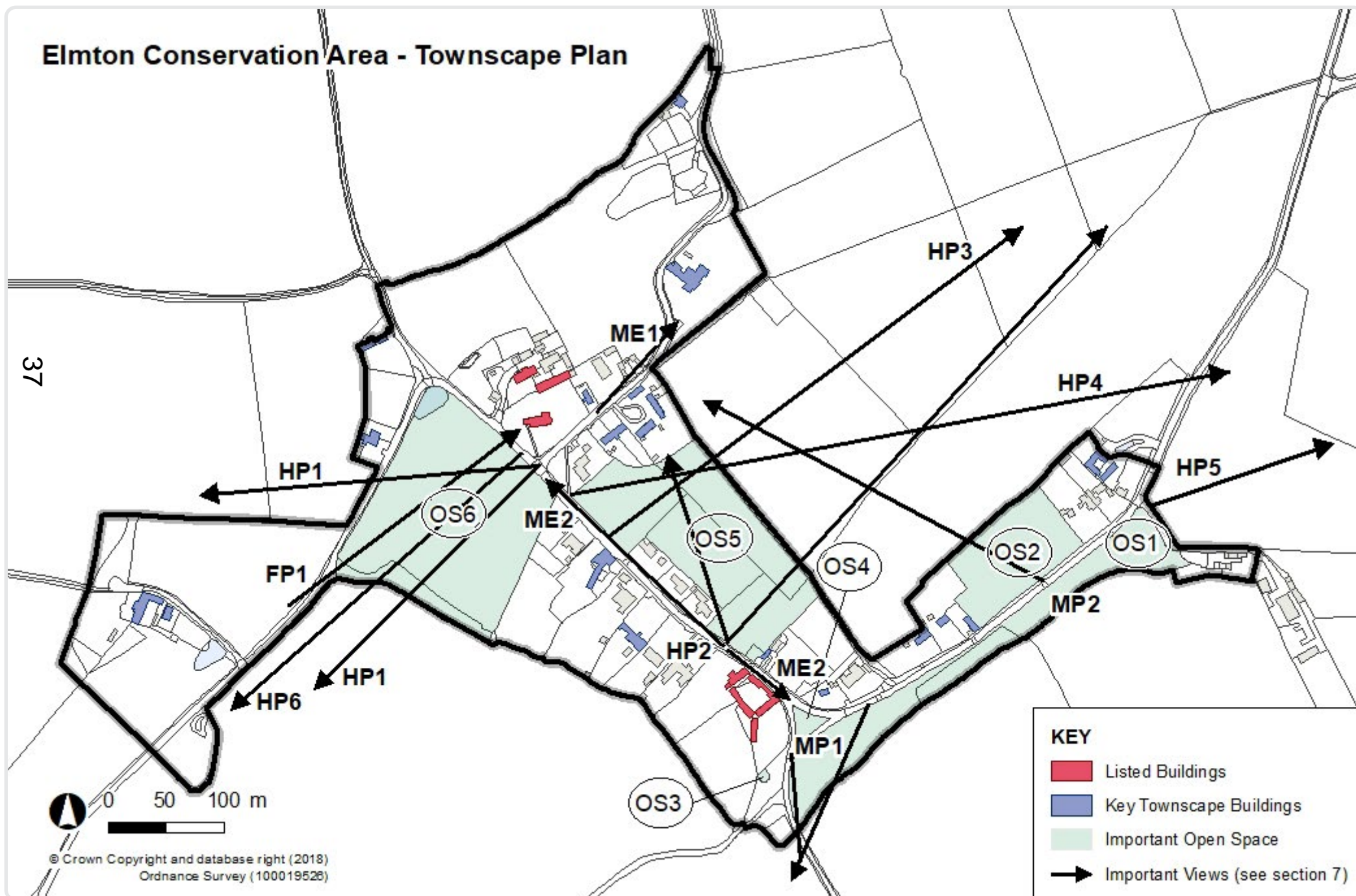
This Appraisal defines the particular significance of the historic, architectural, landscape and townscape elements of Elmtun Conservation Area.

Elmton Conservation Area

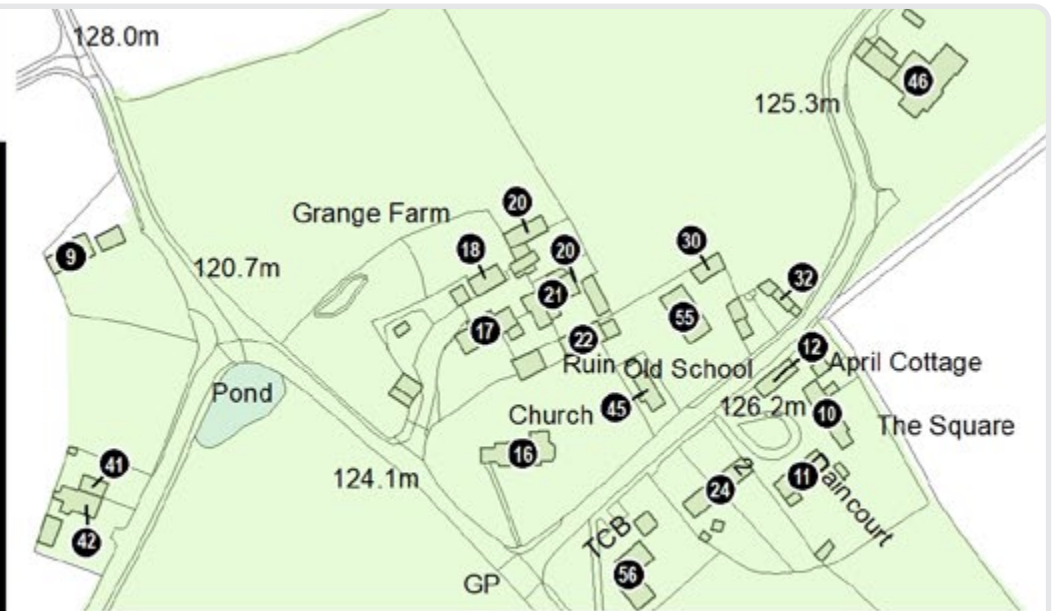
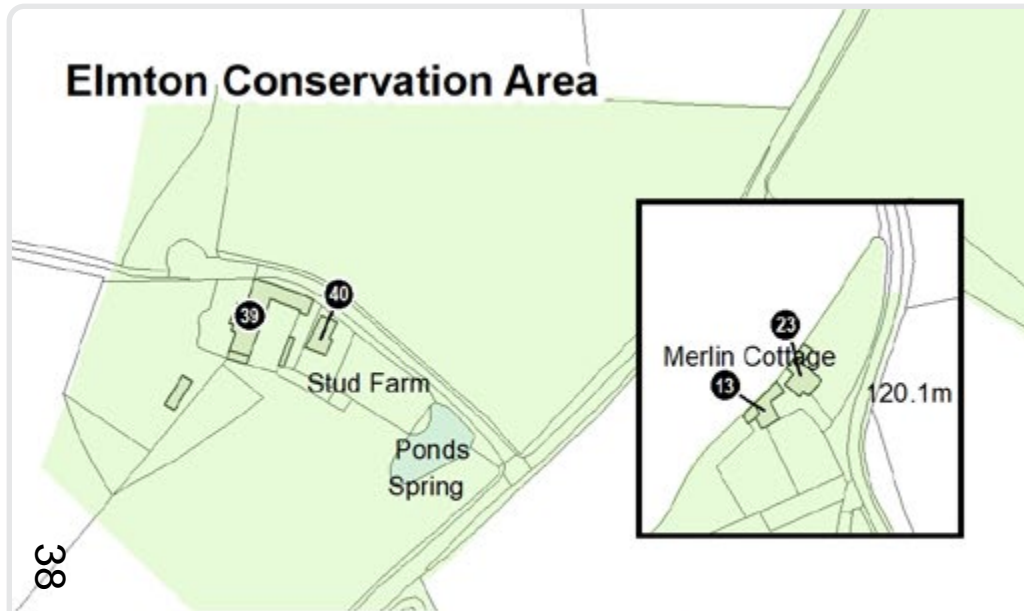
36



Elmton Conservation Area - Townscape Plan



Elmton Conservation Area



1.0 Introduction

The purpose of this document

This Appraisal is a statement of what defines the character and appearance of the Elmton Conservation Area, identifying those elements in particular which are significant to its character and appearance. The Appraisal should be read in conjunction with the Historic Environment (LDF Supplementary Planning Document).

Document layout

Overview is the broad context of the Conservation Area designation.

Historic Origins is a brief historic overview noting the surviving buildings from each century. This will enable an appreciation of rarity as being key to significance along with an understanding of the historic relevance of the surviving building types. Each building is numbered and cross referenced on the plan of Building Reference Numbers.

Landscape Character provides the context for the wider setting of the Conservation Area with regard to the geology, morphology and historic land use and settlement pattern.

Townscape Character opens with a general character statement. Where there are character areas within the designated area each individual character area is identified and defined. This section identifies what is key about the townscape, the buildings, boundaries, building materials, the trees and the open spaces.

Key Buildings are those buildings that make a significant contribution to the character and historical importance of the conservation area. They are either listed buildings or identified as Key Townscape Buildings. The section is set out in chronological order and the numbering corresponds to that of the Historic Origins section.

Views relates back to the earlier Landscape Character section. Important views are identified and the reason stated.

Traffic and Pedestrians sets out the characteristics of roads, pavements and parking in the Conservation Area.

The final Summary sets out the key components of significance. An expansion of this can be found at the end of each of the previous sections.



2.0 Elmton: An Overview

The village of Elmton is a long standing farming community with Anglo Saxon and possibly earlier origins. The village remained a thriving agrarian settlement until the late 20th century notwithstanding the dispersal of a number of its farmsteads in the 18th and 19th centuries into the surrounding enclosed lands. The Conservation Area has a strong landscape component to its character.

Designation date: July 5th 1978

Suitability of boundary: as part of this appraisal the boundary of the Conservation Area was reviewed and is considered to remain relevant.

Map: *Conservation Area*



3.0 Historic Origins

In putting together an overview of the historic origins of Elmtun village various sources were referenced and are noted at the end of the appraisal. Information from the village Interpretation Panels commissioned by the Parish Council has also contributed.

Elmtun lies in an area of very early settlement dating from before the last Ice Age. The factor most likely to have influenced its location was the presence of water. To the west of the village a pre-historic route ran along the edge of the Magnesian limestone. The route was later to offer an easy path for potential raiders. Elmtun lay a little way from it.

Medieval settlement

The Anglo Saxon name for the village was Helmetune, after the large number of elm trees in the locality at that time. The suffix tun/ton meaning enclosed village/farmstead/manor. The preponderance of Elm trees would have resonated with the pagan beliefs of the Anglo Saxons. Along with the yew, the elm's mythology was intimately bound up with death and the transition into the Underworld and its mystical protection against evil. Elm wood was also traditionally used to make coffins.

Elm trees are some of the tallest and largest native trees. As well as their widespread use in hedges, their stature made them imposing landmarks and boundary markers. In these times, Elm was valued for its role in wool dyeing. A yellow dye could be derived from the elm, and the leaves were fed to livestock when other fodder was scarce. Elm also

provided medicinal cures. The inner bark was especially effective when chewed or boiled to produce a liquid treatment for colds and sore throats, while the boiled bark was also used to treat burns

Following on from the Anglo Saxons and throughout the medieval period Elmtun prospered. By 1086 there was a church and a priest provided by the Lord of the Manor to serve what was a thriving agricultural community. Elmtun was a nucleated village comprising farmsteads clustered together along what is now Main Road. The medieval street plan incorporated a 'back lane'; a roadway running parallel to Main Road. In Elmtun there may have been two Back Lanes, one on each side of the Main Road which together with Main Road provided a rectangular framework for the development of the village. The Conservation area boundary corresponds to their location.



Between the Main Road and the Back Lanes the individual burgage plots comprised arable land held and cultivated in long narrow strips. They were usually used for small scale activities such as livestock or orchards. The Back Lanes divided the village and burgage plots from the main agricultural area of the Open Fields, Common Pasture and Wastes beyond.

In the 16th century the Manor of Elmtun went through a succession of owners. The lands of Elmtun included glebe land and rights that were however held for the benefit of the Church and so outside of Manorial rights. In 1536 the income of the vicarage from the Rectory tithes was substantial and included a total of 260 sheep gates and 30.5 beast gates, 60 acres of arable land, a meadow and a large area of woodland. It is evident from this that the grazing on Markland common, particularly sheep grazing, was a major factor in the economy of Elmtun at that time and that from this the Church benefitted significantly.

Documentary archives list the Manor of Elmtun as having 20 houses with associated land and outbuildings together with a water powered corn mill and a pinfold. The Manor was large by 16th century standards. In 1596 it was sold by royal licence to Francis Rodes from nearby Barlborough Hall.

Legacy: The surviving fabric from this time represent the earliest settlement and Elmtun's agrarian origins. They comprise the Well, the Pinfold and The Cottage. Building Reference numbers **(1)** to **(3)**. All are considered to be of Significance (see Section 6.0: Key Buildings).

17th Century

In 1601 on the death of Thomas Fanshawe, Thomas Rodes, the son and successor of Francis Rodes, purchased the freehold of the Rectory of Elmtun together with other lands. Throughout the century Thomas Rodes and then his successor continued with the steady purchase of lands in Elmtun and neighbouring Creswell.

By the late 17th century the only other in the area with an interest in the land was the vicar. Throughout the century, life in the thatched village of Elmtun would have continued as it had done for centuries. The assembling of lands by the Rodes was however to be the harbinger of great change.



Legacy: In 1601 Thomas Rodes, the son and successor of Francis Rodes, purchased the freehold of the Rectory of Elmtun together with other lands. Throughout the century

he and then his successor continued with the steady purchase of lands in Elmtun and neighbouring Creswell.

18th Century

In 1730, Heathcote Rodes was awakened to the possibility of comprehensive Enclosure in Elmtun. The extensive glebe lands were however not under his entire control.

The vicarage at Elmtun was a thatched building with an integral barn, a cow house, a small thatched stable and an adjoining croft. In 1731 a new vicar, Mr Hartshorne took on Elmtun parish, holding the living alongside that of Upper Langwith. Rev Hartshorne however chose to live at Upper Langwith.

Heathcote Rodes persuaded him to surrender his income rights at Elmtun, together with all of the glebe except the vicarage house and adjoining croft. In return the vicar was to have regular cash payments throughout the year.

Now it was no longer fettered by ecclesiastical income rights Rodes began the re-division and enclosure of the open fields.



It is likely he firstly grouped the holdings of his village tenants', assigning them the newly enclosed strips of pasture on Markland Grips in lieu of their former pasture rights there. This initial enclosure and general re-arrangement took place between 1732 and 1735. At this stage, all of the Elmtun farms retained farm buildings in the village centre.

In 1760 the steeple and west end of Elmtun church collapsed.

No mention was made by the parish or the vicar of the impropriated tithes which rendered Rodes liable for the rebuilding. The medieval church was pulled down and a simple one, that which survives today, built in its place, completed in 1771. Without contribution from the Lord of the Manor, the cost of the works was found by other Parishes in Derbyshire, Nottinghamshire and Yorkshire.

Archives of the time indicate that there was a small village school at Elmtun, though it was not endowed. The schoolmaster, William Buxton, was also a farmer. His son Jedediah Buxton, a farm labourer was a natural mathematical genius. In 1754 at the age of 47 his mental acuity was tested and confirmed by the Royal Society.



His reputation spread beyond Elmton when two years later, he was featured in The Gentleman's Magazine. He died in 1772 at the age of 65.

As late as 1793 Elmton village still retained the character of its origins as an Anglo-Saxon nucleated settlement. The surrounding landscape however bore little

resemblance to the original farmed strips of land, open wastes and grazed commons.

As well as the village farmsteads having holdings in the newly enclosed lands, there were pioneering new farmsteads remote from the villages of Elmton and Creswell.

Mixed farming was labour intensive. Although it was documented that 20 farm tenants had their home in Elmton village, it is likely that the bulk of the labour for the newly created farms lived in nearby Creswell. Late in the century Rodes built a Manor House north of the church, on the site of a former farmstead.

Legacy: this time in the history of the village saw it continue to flourish. Along with the parish church, the buildings comprise a range of dwellings and farm buildings. The majority of the buildings in the conservation area date from



this time and number 23 in all. They are Building Reference numbers (5) to (27). Of these over half are considered to be of Significance (see Section 6.0: Key Buildings).

19th Century

In 1822 the Revd. Francis Foxlow became the new clergy for the parish of Elmton. He was also the Rector of Ordsall Parish. He was non-resident in both livings, living instead at Staveley Hall. The parsonage at Elmton was described by him at that time as "a small thatched cottage in decent repair, the habitation of a labourer and perfectly unfit for a clergyman". During his vicariate the churchyard was kept tidy by grazing sheep in it. When he died c.1841 he left money to build a new vicarage. However, the bequest remained unused as his successor was also non-resident, living instead at Shireoaks

In 1829 the resident trades and professions in Elmton parish included 7 farmers, a schoolmaster, a blacksmith, a wheelwright, and the inn keeper of the Plough and Dove Inn, who was also a wheelwright. By 1846 the Plough and Dove Inn had been renamed the Elm Tree Inn. There were also 2 more farmers, 2 shopkeepers and a gamekeeper as well as a farm bailiff. In 1850 The Green was enclosed. In 1854, having invested heavily in the area and with enclosure completed, Rodes sold the Manor of Elmton to the Duke of Portland. At the close of his stewardship, the township of Elmton was thriving and comprised 37 houses.

The Duke continued with agricultural reform, focusing his efforts on the dispersal of farmsteads into the newly enclosed lands. Some farmsteads were taken out of Elmton

altogether to be built anew as isolated Model Farms. Some of the former village farmhouses survived as cottages but most were cleared away. Elm Tree Farm, one of the older village farmsteads remained and was joined by Green Farm, built to the north east on the edge of the village.

The Duke invested in village life. An increase in the vicar's stipend in the mid 1850's was followed in 1881 by the building of a new vicarage east of the church completed in 1884. It was built with the benefit of Foxlow's legacy, and a little land was added to the glebe to make a parcel of 4 acres. The Directory of the time had claimed that some of the finest elms ever to exist had been grown in the village of Elmdon. The new incumbent of the vicarage however felled the celebrated elm trees in the churchyard and grounds. The Directory also talked of the miserable state of education in Elmdon and its neighbourhood. The Duke planned a parochial day school to replace it.

During the first years of the Dukes tenure, the numbers of trades in the village continued to increase. The new trades included a spade and shovel maker and a tailor along with a cow keeper and another gamekeeper. The overall population of Elmdon mid-century was however almost static at around 214. In contrast, and significantly, the population of nearby Creswell, had increased in the same period to around 300. The Duke of Portland therefore built his day school for the parish in the larger village of Creswell.



As time went on, Creswell became ever more the centre of social and economic activity for the wider area and Elmdon contracted. By 1881 the only trades' people left in Elmdon were the licensee of the Elm Tree Inn, a shopkeeper, a blacksmith, a woodman, and a farmer who was also the miller. The 10 farmers that were listed were for the most part living in the dispersed farmsteads outside of the village. The position stayed much the same in 1891 and again 1895 except that a vicar was now resident. In 1894 the Duke re-seated the church, and the parishioners added a vestry and organ chamber.

In 1895 in neighbouring Creswell, the Bolsover Colliery Company was sinking the mine shaft which in conjunction with the coming of the railway was to lead to Creswell's rapid development with a sharp increase in population. Changes in Elmdon over the same time period were on an altogether different scale. By 1897 the village had a new Sunday-School, paid for by the Duke and located between the church and the vicarage. The Manor House north of the

Church which was built at the end of the previous century on the grounds of a former farmstead was converted to a farmhouse. It became the second Grange Farm. With the majority of farmsteads no longer in the village, it is likely that the pinfold fell out of use at this time. By the end of the century, the former crossroad linking Oxcroft Lane with the lane to Bolsover was closed and fenced across.

Legacy: the period is marked primarily by the building of cottages, though there are also outbuildings from this time. The surviving buildings number 19 in all. They are Building Reference numbers (28) to (46). Of these over a quarter are considered to be of Significance (see Section 6.0: Key Buildings).

20th Century

By 1908, the impact of Creswell's growth on Elmtun became more apparent. The vicar had moved to Creswell leaving only a curate in charge of Elmtun, which with the closure of the corn mill, now had only the Elm Tree Inn and a blacksmith. The majority of the framers occupied the dispersed farms in the wider enclosed lands. Following fifty years of steady decline the village was no longer thriving and by 1922 it had also lost its curate. The Elm Tree Inn remained along with a wheelwright and a blacksmith. Elm Tree Farm was reputedly the base for Boxing Day pheasant shoots around the village and hosted Edward VIII before he became King.

In 1941 the village was passed on to the Chatsworth Estate. Although agriculture was picking up nationally from the early 20th century slump, the small holders and blacksmith

of Elmtun had gone. There was a milk seller and the Elm Tree Inn. From the post war increase in car ownership, villages such as Elmtun became popular for commuters. Later in the century, as farm holdings nationally continued to increase in size, farmsteads became redundant. In 1975 Elm Tree Farm, one of the oldest farmsteads in the village, ceased to be a farm. At around the same time, Dutch Elm Disease was to kill the remaining elms that gave the village its name.



This period is characterised by the conversion of farm buildings to residential use, the extension of traditional residential properties to create larger dwellings and the building of new houses, mainly bungalows, on the Main Street frontage.

Legacy: The buildings from this time characterise the evolution of Elmtun from agricultural village to commuter settlement. Building Reference numbers (47) to (56). None are considered to be of Significance (see Section 6.0: Key Buildings).

21st Century

There are no working farms in the village. The loss of farming activity has significantly changed its ambience of Elmtun. Some of the earlier lanes survive as bridle paths or tracks. In 2012 the community of Elmtun planted an elm tree on The Green to celebrate the Golden Jubilee of Queen Elizabeth II.

Historic Significance

- An historic agrarian settlement with origins that predate the Anglo Saxon period.
- A settlement with surviving historic fabric dating from the 16th century.

4.0 Landscape Character

The landscape is a key component of the character and appearance of a settlement. The underlying geology influences the natural landforms, features and natural vegetation. These in turn influence the nature of man's activities over the centuries including the very nature of settlement. Landscape is therefore integral to sense of place and a key component that underpins character and appearance.

The enclosure and farming of the landscape around Elmton village created what is today known as the Limestone Farmlands of the Magnesian limestone plateau. It is a simple yet distinctive agricultural landscape of gently rolling land. The free draining and fertile soils have led to the continuing tradition of arable farming. Long distance views are characteristic of the landscape, due to the gentle relief, lack of hedgerow trees and large arable fields. The hedge lined large regular fields and straight roads, are typical of lands enclosed between the mid18th and mid19th centuries.

The change in the character from pastoral to arable that took place as a result of enclosure was to be extended further during the Second World War when large areas of land were ploughed for the war effort. Thereafter, National and European farming policies have sustained an intensive arable landscape. The connection between the village and the wider landscape is strong and remains undiminished.

Landscape Significance

- The characteristic gentle roll of the underlying landscape is perceptible within the village along the slope of Main Street as well as from the many views out of the village along its length.
- The later 18th early 19th century landscape of mainly arable character has remained relatively unchanged.
- Hedge lined field boundaries contribute significantly to the character of the landscape setting.
- Trees in the form of woodland planting or within the hedgerows contribute to the wider landscape setting.
- In its contribution to the character of the conservation area, the landscape is equal to that of the buildings.



The character of an area is derived from the combination of a variety of things; historic street pattern, land use and activities within this pattern, individual or groups of buildings, their settings and the contribution of local building materials and architectural details, the quality of open and public spaces and underlying landscape quality. In addition to a place's essential character, the appearance of an area derives from how well the characteristic elements are maintained, and presented.

Townscape

The townscape components that contribute to the character of an area essentially comprise buildings their form and design, boundaries, trees and spaces. Traditional building materials are a key component of local identity. Established trees are significant for their historic legacy as well as amenity value. Significant trees are often acknowledged by the designation of a Tree Preservation Order. The significant townscape elements are marked on the Townscape Plan.

Reference: Townscape Plan

The Conservation Area is not subdivided into Character Areas. However, the four thoroughfares that comprise the village have distinct characters.

Spring Lane There are very few buildings on Spring Lane, but all are significant in their contribution to the townscape. Characteristic of this thoroughfare is its winding nature and open frontages. The underlying landscape thereby makes

a significant visual contribution to its townscape. Looking towards the village from the high point at Elmton Farm, it is the church and not the village that is the focal point. As Spring Lane falls and winds towards the Church it is lost from view, to reappear dominating the foreground where Spring Lane joins Main Street at the bend in the road. The church sits on higher land. Its architectural style is spare and monumental. It is the focal point on this route into the village. The underlying landscape and the way that buildings sit upon it contributes significantly to the character of this thoroughfare.



Markland Lane has a close knit character due to the enclosure provided by the narrowness of the lane, coupled with the trees and stone boundary walls along its length. As elsewhere in the village the buildings are set back from the road. Unlike elsewhere in the village they are relatively close

together and predominantly two storey. They are also a more visible component of the townscape with similarities in building scale and character being a defining characteristic. This thoroughfare has the highest overall architectural quality with over half of the buildings considered to be Key Buildings.



Wood Lane is characterised by low density development, focusing along one frontage. As the village is approached, hedges and trees are a significant visual component as is the open area of The Green. Buildings along Wood Lane date primarily from the 19th century. Properties are for the most part obscured from view. Vehicular accesses are characteristically wide, so give glimpses into the gardens, though the view is usually terminated by an ancillary building, usually a garage. That properties are set back into the site, fronted by gardens contributes towards their lack of prominence in the townscape. The exception are the barns to The Elms which directly front the lane with their traditional blank elevations. They are a significant component of the historic townscape being highly conspicuous traditional agricultural buildings.



Main Road is the only thoroughfare that includes buildings from all periods. Nearly half of all of the buildings in the conservation area are along Main Road. In its width, it conveys the character of a main village street. Its curve contributes to the townscape in creating visual interest with a view that extends long its length. Traditional former farmsteads are built fronting the road. These are in the minority with most properties set behind, sometimes large, front gardens. Two paddocks on its northern frontage enable panoramic views. Overall there is a spaciousness to its character. The character of Elmtown being a traditional agricultural village is most obvious at the junction with Wood Lane with the traditional farm buildings group of Elm Tree Farm, elsewhere along Main Road it is the low limestone boundary walls that are the significant historic townscape feature. Looking along Main Road from Elm Tree Farm towards the Elm Tree Inn, the skyline is characterised by trees and buildings contributing in equal measure to the townscape.

Traditional Buildings

Farmsteads: There are four former farmhouses in the conservation area. They date from the 17th to the 19th century. The majority of traditional farm buildings have been converted to residential or associated uses. The farmsteads make a significant townscape contribution in conveying the agrarian origins of the village.. The survival of traditional materials and the retention of the key features that identify the original use of former agricultural buildings is a significant factor in their contribution to the townscape.



Cottages: There are a range of traditional cottages located throughout the conservation area. Most are built of squared limestone. A number have been extended or else combined; with two cottages being knocked through to create one property. The resultant impression is that the majority of houses in the conservation area are large residential properties. This has undermined the potential contribution of the traditional hierarchy of building types as part of the townscape tapestry. However, the retention of traditional

materials and employment of traditional architectural references has ensured that a number of the buildings make a significant positive contribution to the character of the conservation area.

Boundaries

The boundaries throughout the conservation area comprise limestone boundary walls with half round copings. The walls are low enough to enable views, though when fronting properties are usually supplemented by garden trees and hedges. The contribution of stone boundary walls to the townscape is significant. Their contribution is enhanced by the fact that the buildings are set well back from the road frontage, reducing the immediacy of their own townscape presence.



Materials

Traditional building materials are a key component of local identity.

Natural stone: The local material of Magnesian limestone is a durable building material. When newly cut it is white in colour, though with weathering it fades to grey. Traditional buildings are constructed of this stone, which has stood the test of time well, evidenced by the quality of the

facades and the lack of later rendering. As the predominant traditional building material it used for both buildings and walls, Magnesium limestone therefore contributes significantly to the character of the conservation area.

Brick: Brick buildings are in the minority. The 19th century buildings are characteristically of red brick. Those from the 20th century are buff brick. Red brick chimneys are a feature of some stone buildings.

Slates and Tiles: Early traditional buildings are roofed with clay pantiles or if residential sometimes plain clay tiles. The pantiles in particular have a brilliant red/orange colour. When stone buildings are roofed with clay pantiles the combination gives the buildings a certain distinctiveness that resonates a pre industrial townscape. Blue slate is also used on a number of traditional buildings. Concrete tiles are primarily used on 20th century residential buildings. They have been used on only a few traditional residential properties. When traditional cottages are roofed with concrete tiles it is usually as a substitute for pantiles. In this their visual heaviness and flat patina do not contribute positively to the character and appearance of the building or the area as a whole. The smoothness and uncharacteristic shiny patina modern slate substitute lacks visual depth.



Across the conservation area, traditional roofing materials predominate, in all cases the colour and patina of natural materials contributes to the character of the conservation area.

Sheeting: fibre and metal sheeting is characteristic of agricultural buildings from the 20th century. Of the 20th century steel framed and sheeted structures, the earlier types such as the half-round hay shelter on Wood Lane have an aesthetic that contributes to the traditional character of the townscape.

Trees and Planting

Trees in the landscape, singularly in hedgerows and in woodland groups are a component of the immediate and wider setting of the conservation area. Within the conservation area, trees are a component part of the garden setting of residential properties. The depth of front gardens encourages their prevalence. As well as by their number, the long established nature of a number of trees also gives them prominence in the townscape. The loss of many of

the established elms to the character of the village in the 1970's was significant, historically and in townscape terms. Notwithstanding, trees and planting remain a defining characteristic of the conservation area.



Open spaces

The key open spaces take a variety of forms.

OS1: The Green was enclosed in 1850 and is a registered Village Green. It comprises a grassed area with trees with an open frontage to the road and a hedged boundary with the agricultural land beyond. In 1887 an Elm tree was planted on it in commemoration of the Golden Jubilee of Queen Victoria. Destroyed by lightening, it was replaced in 2012 by another Elm in commemoration of the Golden Jubilee of Queen Elizabeth II. As an area of public open space the location of The Green is unusual in that it is not within the village core. In townscape terms it relates as much to the landscape as it does the settlement. The provision of seating imbues a character more redolent of an amenity space. It has historic importance. Its townscape contribution is less

clearly defined save that it has maintained the historic open frontage along Wood Lane.

OS2: Paddock off Wood Lane contributes as an open frontage that allows long distance panoramic views of the historic agricultural landscape setting. It also enables picturesque views to the rear of properties fronting Markland Lane in a landscape setting. As a traditional boundary the stone boundary wall enclosing the paddock along the road contributes significantly to its visual quality.

OS3: The Pinfold is unusual in that it is both an historic structure and an historic open space. It is known to date from at least the 16th century. It therefore has historic significance. The traditional enclosing of the space with the stone wall and a gate creates a distinctive historic townscape feature.

OS4: Junction of Wood Lane and Main Road A large triangular area of lawn marks the junction of Wood Lane with Main Road. It is bound by roads on all three sides and is planted as a wildflower meadow. It has both visual and amenity value.

OS5: Paddock facing former Elm Tree Farm and Elm Tree Inn. This contributes as an open frontage that allows long



distance panoramic views of the historic agricultural landscape setting. It also enables picturesque views to the rear of properties fronting Markland Lane in a landscape setting. As a traditional boundary the stone wall enclosing the paddock along Main Road contributes significantly to its visual quality.

OS6: Church Field is an open frontage that allows long distance panoramic views of the agricultural landscape setting. The undulations shorten the view but the visual contribution of its contours and the areas of woodland planting are significant. That Main Road/Spring Lane follow the slope of the land as it falls, rises and wraps around the space enhances its contribution to the landscape setting of the conservation area. This site has historic interest as the possible location of Neolithic settlement.



Townscape Significance

- The traditional character of farmsteads and cottages from the 18th and 19th centuries is a significant component of the historic townscape
- The traditional building material of limestone makes a significant contribution to the townscape.
- Limestone boundary walls are a significant unifying component within the historic townscape.
- Trees contribute to both the townscape and landscape setting of the conservation area.
- A variety of open spaces of historic/townscape significance contribute to the open character of the townscape.
- Due to the open character of the village, the landscape and townscape integrate at points throughout the conservation area.



6.0 Key Buildings and Archaeology

The historic character of Elmtun derives from its agrarian origins with a range of buildings that include examples of pre and post enclosure farmsteads and traditional cottages. At the village core The Elm Tree public house is a key building, not least for its longevity and its continuance in use as a pubic house for nearly two centuries. Buildings that make a particular contribution to the character of the conservation area include Listed Buildings and those buildings considered Key Townscape Buildings (KTB). Over half of the buildings in the conservation area are considered to be Key Buildings.

Medieval

1) The Old Well (KTB) restored in 1985, the Old Well is the location of one of the natural springs that served the village from earliest times. As well as providing a water supply, the natural springs would have held mystical significance for the Anglo Saxon settlers. Of significance or its historic importance.

2) The Pinfold (KTB) dates from at least 1584. It is a stone built gated structure of an unusual semi-circular shape. It was partially rebuilt in 1984 and in 2019 a full reconstruction was undertaken although it was reputedly originally much taller. Although rebuilt, it is of significance as a key historic structure from the medieval origins of the village which contributes to the historic townscape.



3) The Cottage (KTB) is the oldest building in the village, reputedly dating from the 16th century. Stone and clay tile with tall brick chimneys. Originally a tenanted farmhouse, it was later to be the home of the village schoolmaster and his son Jedediah Buxton, an 18th century mathematical genius. Although extended, the original building remains legible due to the subservience and similarly simple design of the later additions. Of significance for its historic interest by way of its longevity and historic association and in its contribution to the townscape in its characteristically simple vernacular style.

17th Century

4) The Elm Tree Inn (KTB) a 17th century farmstead which became a public house c.1829, becoming the focus of life along with the church. There was a blacksmith and wheelwright's workshop at the rear. Originally named the

Plough and Dove Inn, it became the Elm Tree Inn in 1846. A gargoyle from the demolished medieval parish church is embedded in the wall at the rear.



18th Century

5) Former barn to Elm Tree Farm (Grade II curtilage)

stone and pantile ormer barn now in residential use. Of significance for its historic interest and townscape contribution as a key building in an historic farmstead group.

6) Former outbuilding to Elm Tree Farm (Grade II curtilage)

stone and blue slate former outbuilding now in storage use. Of significance for its historic and architectural interest as part of a farmstead group.

7) Former cart shed to Elm Tree Farm (Grade II curtilage)

stone and pantile former cart shed now in use as garage/storage as ancillary to dwelling in former barn. Of significance for its architectural and historic interest in its own right and as part of a farmstead group.

8) Former outbuilding to Elm Tree Farm (Grade II curtilage)

a stone single storey range that fronts Main Road with vehicular access through to an enclosed private yard. Also provides covered storage space. Original pantile roof since partly replaced with blue slate. Of significance for its historic and architectural interest as part of a farmstead group and its townscape contribution.

9) **Rose Cottage (KTB)** a stone cottage with a blue slate roof with 19th century single storey stone and pantile addition. A simple vernacular building that was originally likely to have been a pair of labourers' cottages. Of significance for its historic interest by way of its longevity and in its contribution to the townscape being of a characteristically simple vernacular style.

10) **April Cottage (KTB)** a stone and pantile detached residence of a size that at the time would have been suitable for a yeoman farmer. It forms a group with Dain Court, a property of similar size at right angles to April Cottage. On the third side of the 'square' an agricultural building. Of significance for its architectural and historic interest and in its contribution to the townscape.

11) **Dain Court (KTB)** a stone and pantile detached residence of a size that at the time would have been suitable for a yeoman farmer. It forms a group with April Cottage, a property of similar size at right angles to Dain Court. On the third side of the 'square' an agricultural building. Of significance for its architectural and historic interest and in its contribution to the townscape.

12) Outbuilding, The Square (KTB) a stone and pantile single storey agricultural building. It forms a courtyard group with Dain Court and April Cottage. It retains the character of its origins. Of significance for its architectural and historic interest and in its contribution to the townscape.

13)

14) The Barn, Wood Lane (KTB) a majestic stone and pantile threshing barn since converted to residential use. Of significance for its historic interest and townscape contribution as a key building in an historic farmstead group.

15) The Byre, Wood Lane (KTB) a stone and pantile stable block since converted to residential use. Of significance for its historic interest and contribution as a traditional building in an historic farmstead group.

16) Church of St Peter (Grade II*) Completed in 1771 as a replacement for the medieval parish church. It is an ashlar sandstone construction consisting of a nave, and a chancel with a bell turret at the west, as opposed to a tower. It has hipped and gabled welsh slate roofs with a stone coped gable with moulded kneelers. The low west turret rises only a short way above the nave roof. It is of minimal ornament, and in its overall presence, almost monumental in its design. Of significance for its architectural and historic importance, listed for group value.



17) Grange Farmhouse (Grade II) dating from the late 18th century when it was built as a Manor House by Rodes on the site of a former farmstead. A grand residence of two storeys and five bays built of coursed squared sandstone with sandstone dressings, with a plain tile roof with ashlar ridge and gable stacks. 'Converted' to a farmhouse by the Duke of Portland the close of the 19th century. Of significance for its architectural and historic importance.

21) Barn to Grange Farm (Grade II) 18th century built of coursed squared sandstone with sandstone dressings. Pantile roof. The elevation to the churchyard is blind apart from one doorway at the east end, with flat arch and plank door. Various irregular openings to the farm yard. Of significance for its architectural and historic importance, listed for group value.

22) Merlin Cottage (KTB) a stone cottage with the original pantile roof since replaced with concrete tiles. A simple vernacular building that was originally likely to have been a

labourer's cottage. Of significance for its historic interest by way of its longevity and in its contribution to the townscape being of a characteristically simple vernacular style.

23) Willow Cottage, Markland Lane, The Square (KTB)

semi-detached cottage built of random coursed sandstone with a pantile roof. Windows altered during the late 19th century. Of significance for its historic interest by way of its longevity and in its contribution to the townscape being of a characteristically vernacular style.

24) Number 1 The Square, Markland Lane The Square (KTB)

semi-detached cottage built of random coursed sandstone with a concrete roof. Windows altered during the late 19th century. Of significance for its historic interest by way of its longevity and in its contribution to the townscape being of a characteristically vernacular style.

25) Former Carriage House to Elm Tree Farm (KTB) a single storey coursed squared rubble stone building. A pantile roof with a chimney at the rear. The gable end which faces the road and Elm Tree Farm on the opposite frontage, has a pair of doors. Built as a carriage house, it is now a community building and used at Well Dressings. The Old Well is next to the building. Of significance for its historic importance and contribution to the townscape.



26) Elm Tree Farmhouse (Grade II) Elm Tree farmstead is recorded on a map of 1722 and is reputedly one of the earliest farmsteads in the village. The farmhouse is a late 18th century replacement for an earlier thatched building. The house is built of coursed squared sandstone with sandstone dressings. Welsh slate roof with ridge and gable stacks. It follows the medieval orientation of its predecessor with its gable end fronting the road. Of significance for its architectural and historic importance.

19th Century

27) Outbuilding at the Elms, Wood Lane (KTB) an early 19th century traditional agricultural range of coursed squared rubble that retains the character of their origins. A highly visible group of buildings as they directly front Wood Lane. In this and the unaltered appearance of their blank facades they contribute significantly to the historic townscape. In combination with The Elms it is a particularly picturesque group with historic value.

28) The Elms, Wood Lane (KTB) an early 19th century traditional cottage of coursed square rubble with a slate roof. Traditional multi paned sash windows. A vernacular building that is of significance for its architectural importance. In combination with its outbuilding it is a particularly picturesque group with historic value.

32) Former farmhouse at Calico Farm (KTB) a substantial stone and clay tile former farmhouse with decorative bargeboards to oversailing eaves to the gable ends and dormer roofs. Built by the Duke of Portland in the late 19th century it is a highly stylised building, characteristic of the time. It is of significance for its architectural and historic importance.

35) Holly Cottage, Wood Lane (KTB) a stone and clay tile former cottage, since extended on either side. Decorative bargeboards on oversailing eaves to the gable ends. The plain tile roof has a fish scale detail. Built



by the Duke of Portland in the late 19th century it is a highly stylised building, characteristic of the time. The extensions have not unduly impacted on its architectural significance as the original building remains legible. It is of significance for its architectural and historic importance.

36) Elm Tree Cottage, Wood Lane (KTB) a stone and clay tile cottage. Decorative bargeboards on oversailing eaves to the gable ends, porch and dormer roofs. The plain tile roofs have a fish scale detail. Built by the Duke of Portland in the late 19th century it is a highly stylised building, characteristic of the time. It is of significance for its architectural and historic importance.

38) Elmton Farm, Spring Lane (KTB) stone and blue slate farmhouse built by the Duke of Portland. Of significance for its architectural quality, its contribution as a picturesque component part of a traditional farming landscape and its historic importance.



39) Cherry Tree Barn, Spring Lane (Key Townscape Building) stone and pantile Threshing barn and stables built by the Duke of Portland in the mid to late 19th century. Although converted, of significance for its contribution as a picturesque component part of a traditional farming landscape and its historic importance.

40) Spring Cottage, Spring Lane (KTB) stone and clay pantile semi-detached cottage with gables and tall chimneys defining characteristics. A Key Building for its architectural quality, its contribution as a picturesque component part of a traditional farming landscape and its historic importance.

41) The Cottage, Spring Lane (KTB) stone and clay pantile semi-detached cottage with gables and tall chimneys defining characteristics. A Key Building for its architectural quality, its contribution as a picturesque component part of a traditional farming landscape and its historic importance.



44) Sunday School, Markland Lane (KTB) a redbrick building with ashlar dressings and a blue slate roof. The building is single storey and of a domestic scale. The details of its design; porch and openings have an ecclesiastical resonance. Extended at the rear but with a street elevation that retains its original architectural presence. A key building for its historic importance and architectural contribution.

45) Elmton House Markland Lane (KTB) a grand villa built in the Regency style with shallow pitched blue slate roofs and rendered facades. Regency architecture was typified by the use of stucco. Its use rapidly increased early in the century as means of imitating stone. Elmton House is typical of the style with its low pitched roofs of gabled or hipped construction. Welsh slate was the preferred roofing material of the style, forming a striking contrast with the walls when these were of pale coloured stucco. The simplicity of a uniform stuccoed facade painted white, cream or buff provided the perfect foil to the use of plain, slightly projecting bands and restrained ornament as is evident on this building. A Key Building for its architectural contribution and historic association with the Duke of Portland.

Map: Building Reference Numbers

Archaeology

There are no known archaeological assets within the Conservation Area. Elmtun is not one of eleven settlements in the district which are considered to have particular potential for medieval archaeology, though the Elmtun research Project is ongoing.

Elmtun Research Project

The Elmtun Research Project is the longest running project of MBarchaeology which was established in 2008 to specialise in Community Archaeology, Education & Research and work throughout Nottinghamshire & Derbyshire.

The aim of the Elmtun Research Project is active research into the prehistoric and Medieval landscape of Elmtun. Initially it involved research into the Medieval village, church and possible castle site with fieldwork concentrated on two sites; Field One (see Open Space OS5) linking Markland Lane and Wood Lane behind the Main Road frontage and Field Two, Church Field (see Open Space OS6) located facing the church at the bottom of Main Road where it turns to Spring Lane.



A further Landscape Survey revealed more insight in terms of the early phases of settlement. At Church Field they showed the full extent of an Early Neolithic double bank and ditch, with their termination towards what is thought to be the old river valley. It was concluded that this would appear to suggest that the river was still flowing in that period. There was also further evidence for the 12th century onwards for the development of the village with a second Back Lane, possible related trackways, boundary plots and toft/croft plots all being visible. Post-Medieval features were noted at Church Field (OS6) in the form of field boundaries, and further field boundaries and possible settlement plots were noted at Site One (OS5), which may predate the Medieval village and be part of the Late Saxon settlement known as 'Helmetune' in the Domesday Survey of AD1086. If so, these would be the first traces of the Saxon village discovered (a link to the illustrated report can be found under Sources at the end of this Appraisal).

In December 2018 a further three years of funding was given to work in partnership with the Elmtun Community Association to undertake further excavation & fieldwork to finish off the Medieval village research. The project resumed in the spring of 2019 and will run until the end of 2021.

Maps: Townscape Plan

7.0 Views

The visual relationship of buildings to spaces creates a 'view'. The combined contribution of the views contributes to the overall setting. The stronger the views; from the quality of the buildings and boundaries and spaces, the greater is the sense of place. It is the sense of place that underpins the designation of a conservation area.

Maps: Townscape Plans

Panoramic views

A panoramic view gives a perspective to the viewer that is not merely visual. The connection to the landscape is both physical and visceral. The long distance panoramic view can be breath taking. Its expansive nature imbues an inner stillness. In contrast a middle distance panoramic view creates a backdrop and with this more enclosing. Panoramic views make a significant contribution to any setting. The views are classified as either highly significant (HP) or moderately significant (MP) and are noted on the Townscape Appraisal.

HP1: View from Markland Lane across Church Field the view across undulating open fields to the south and west is significant as a picturesque view of farm buildings set within an historic agricultural landscape.

HP2: View north east from Elm Tree Farm the view across the paddock extends to a long distance view across a gently undulating landscape with Creswell on the horizon.

A characteristic of the view is the lack of tree cover which enables the view to be long distance. Significant in its contribution to the landscape setting.



HP3: View north east from the Elm Tree Inn is a long distance view across a paddock and open fields. This view is significant for the foreground contribution of the traditional village buildings that front Markland Lane which combine with garden trees to create a picturesque timeless view.



HP4: View from Kirklee is a long distance view across a paddock and open fields towards Creswell. The village buildings frame the view. The view is significant in conveying the immediacy of the connection between the village and the wider landscape.

HP5: View north east from The Green is a gently rising view across hedge lined agricultural fields. Significant for the picturesque quality of the farmland landscape.



HP6: View southwest from the Churchyard is an elevated view that is significant for its highly picturesque and

breathhtaking quality which is enhanced by the elevated height of the churchyard. That the road is consequently hidden from view further enhances the timeless quality of the view.

MP1: Views from Oxpasture Lane are long distance views significant for the picturesque quality of the curve of the lane/track and the contribution of trees. Moderately significant as the breadth and the depth of the panorama is less than other views.

MP2: Views from The Green to the north-west medium and long distance views across the former burgage plots towards Markland Lane. Moderately significant due to inconsistency in depth and width of view.

Enclosed views

An enclosed view is a short to medium distance view channelled by buildings along a road or track, it is usually stopped by either; a building, trees/planting or a wall. Where the underlying terrain is flat, the enclosed view has a static quality. On sloping terrain the combination of slope and the visual termination of the view creates drama. Where the road or track curves the drama of the enclosed view is heightened. The views are classified as either highly significant (HE) or moderately significant (ME) and are noted on the Townscape Appraisal.

ME1: View along Markland Lane is an enclosed view created by the narrowness of the lane framed by the stone walls and trees along either side. Moderately significant as the relatively low height of the walls and inconsistency in tree cover reduces the strength of the

enclosure and the curve of the road. Although the curve gives the view a dynamic quality it results in a weakness of closure at its termination.

ME2: view along Main Road is an enclosed view created by the consistency of the stone boundary walls along both frontages. Where there are properties, garden trees contribute to the enclosure. Where there are not, the open paddocks and long distance views diminish the enclosure. Moderately significant due to the inconsistency in the strength of enclosure.

Glimpsed Views

A ~~glimpsed~~ view is a view through a gap in the frontage. The view can be a short, a medium or long but what unifies all glimpsed views is that they take the viewer by surprise. Glimpsed views are necessarily framed views. The quality of that frame, be it the architecture of the buildings or the qualities of the boundaries or vegetation on either side, impacts on the overall quality of the glimpsed view. Glimpsed views are classified as either highly significant (HSG) or moderately significant (MSG) and are noted on the Townscape Appraisal.

Glimpsed views are not a significant feature of the townscape in Elmtun.

Focal Points

A focal point can be manmade such as an architectural or monumental feature or it can be a natural point of focus created by the landscape. Sometimes both combine. Standing Crosses and War Memorials are usually positioned

to create a focal point. Sometimes buildings are designed to take advantage of a focal point to create a strong presence in the townscape. Focal Points are classified as either highly significant (HFP) or moderately significant (MFP) and are noted on the Townscape Appraisal.

FP1: View of St Peters Church

At the approach to the village along Spring Lane the Church of St Peter is at the centre of the view. The monumental design makes a strong architectural statement in its simplicity. The fall of the land from the viewpoint and the positioning of the Church on higher land gives the view a dynamic quality. The view is significant for its strength and quality as a focal point.



Setting Significance

- The interconnectedness of village and landscape; in particular the range of panoramic views out of the village is a defining characteristic of the Conservation Area.
- The quality of the view of St Peters Church on entering the conservation area at Spring Lane is outstanding.

Pedestrian

Pavements are not consistent throughout the conservation area. Main Road has a pavement along one frontage with a narrow verge on the other. Markland Lane has pavements to both frontages, though after the church, only on one. Wood Lane doesn't have pavements with a verge on one side and The Green on the other. The pedestrian experience differs greatly between thoroughfares. Main Street being the most conventional. Markland Lane with its narrowness and lack of traffic creates a feeling of the roadway and pavements being almost interchangeable. Whereas Wood Lane with no pavement and fast traffic is a hostile pedestrian environment notwithstanding the width of The Green. That the pedestrian is not fully catered for does however maintain an atmosphere of a pre industrial time which is significant in terms of the character of the conservation area as experience by the pedestrian.



Vehicle

The impact of traffic varies throughout the conservation area with the Main Road being the busiest. Overall, traffic does not impact significantly on the character of the conservation area.



Parking

Public parking is not a characteristic of the conservation area save for the car park to the Elm Tree Inn. The car park sits behind the building for the most part and does not impact unduly on the character of the conservation area. Properties have off road parking. On street parking is evident along Markland Lane near to the Church and Community Centre. Overall, parked cars do not impact on the character of the conservation area.

9.0 Summary

The Elmton Conservation Area is characterised by:

- An unspoilt historic farmland setting which makes a significant contribution to the character of the conservation area
- A high quality of vernacular buildings from the 16th to the 19th century reflecting its agricultural origins
- An open character overall with open frontages and low development density
- A character based on the traditional materials of Magnesium limestone and clay
- A sylvan character from both the established trees within the village and the woodlands beyond
- An interconnected townscape and landscape

10.0 Sources

The Local Development Framework Historic Environment Supplementary Planning Document (Bolsover District Council)

Historic Farmsteads Preliminary Character Statement: East Midlands Region (English Heritage and Countryside Agency 2006)

Landscape Character Appraisal: Landscape Character Descriptions No4. Nottingham,

Derbyshire and Yorkshire Coalfield (Derbyshire County Council)

Chapter 3: Historic Origins

Primary

K. Cameron, The Place Names of Derbyshire, 1959

LL. Jewitt, ed., The Domesday Book of Derbyshire 187

W. Dugdale, Monasticon Anglicanum, ed. J. Caley, H. Ellis, and B. Bandinel

VI, pt.1, 1846.Taxatio Ecclesiastica.....P. Nicholai IV c.1291, 1801

Valor Ecclesiasticus.....Henrici VIII, 1817

M.R. Austin, ed., The Church in Derbyshire in 1823/4, 1974

Rodes, papers, Derbyshire Record Office

Land tax assessments, Derbyshire Record Office

Glebe terriers, Derbyshire Record Office

Elmton parish registers, Derbyshire Record Office

G. Sanderson, Twenty miles round Mansfield, 1835

O.S. editions various

[Trees for Life: Elm Mythology and Folklore webpage](#)

Secondary

J.C. Cox, "Ancient Earthworks", Victoria County History, I 1905

Edward Tristram, "The Promontary Forts of Derbyshire", Derbyshire Archaeological Journal XXXIII, 1911

I. Jeayes, Derbyshire Charters, 1906

G. E. C., Complete Peerage IV, 1919

J. C. Cox Notes on the Churches of Derbyshire, 1875

D. Lysons, S. Lysons, Magna Britannia V Derbyshire, 1817

Derbyshire Directories:

S. Glover, 1829; S. Bagshaw 1846; F. White 1857; Bulmer 1895; Kelly 1881, 1891, 1895, 1908, 1922, 1932, 1941

Chapter 4: Landscape Character

Landscape Character Appraisal: Landscape Character
Descriptions No4. Nottingham,
Derbyshire and Yorkshire Coalfield
(Derbyshire County Council)

Chapter 6 Key Buildings and Archaeology

[University of the West of England: Domestic Architecture
1700-1960](#)

[MBArchaeology: Elmtun research Project](#)

[MBArchaeology: Elmtun Revealed! Report on archaeological
survey work undertaken September 2016 – June 2017](#)

Elmton with Creswell Farmsteads Conservation Area Appraisal

March 2020



	Policy Context	2
1.0	Introduction	10
2.0	Elmton with Creswell Farmsteads: An Overview	11
3.0	Historic Origins	12
4.0	Landscape Character	17
5.0	Townscape Character	18
6.0	Key Buildings and Archaeology	24
7.0	Views	30
8.0	Traffic and Movement	34
9.0	Summary	35
10.0	Sources	36

Policy Context

National

Central Government Guidance on the Historic Built Environment is contained within Section 16 of the National Planning Policy Framework (2021), Conserving and Enhancing the Historic Environment. The guidance advises that heritage assets should be conserved in a manner appropriate to their significance. When considering Conservation Areas the guidance states that local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

It is the view of Bolsover District Council that Elmtun with Creswell Farmsteads has the special architectural or historic interest that justifies its designation as a Conservation Area.

Local

The National Policy embodied in the NPPF is taken forward at a Local level in the Bolsover Local Plan (March 2020). The policies that address the conservation of the Historic Environment are included in Chapter 7, Sustainable Communities.

SC16 – Development Within or Impacting Upon Conservation Areas

SC 17 – Development affecting Listed Buildings and Their Settings

SC18 – Scheduled Monuments and Archaeology

SC20 – Registered Parks and Gardens

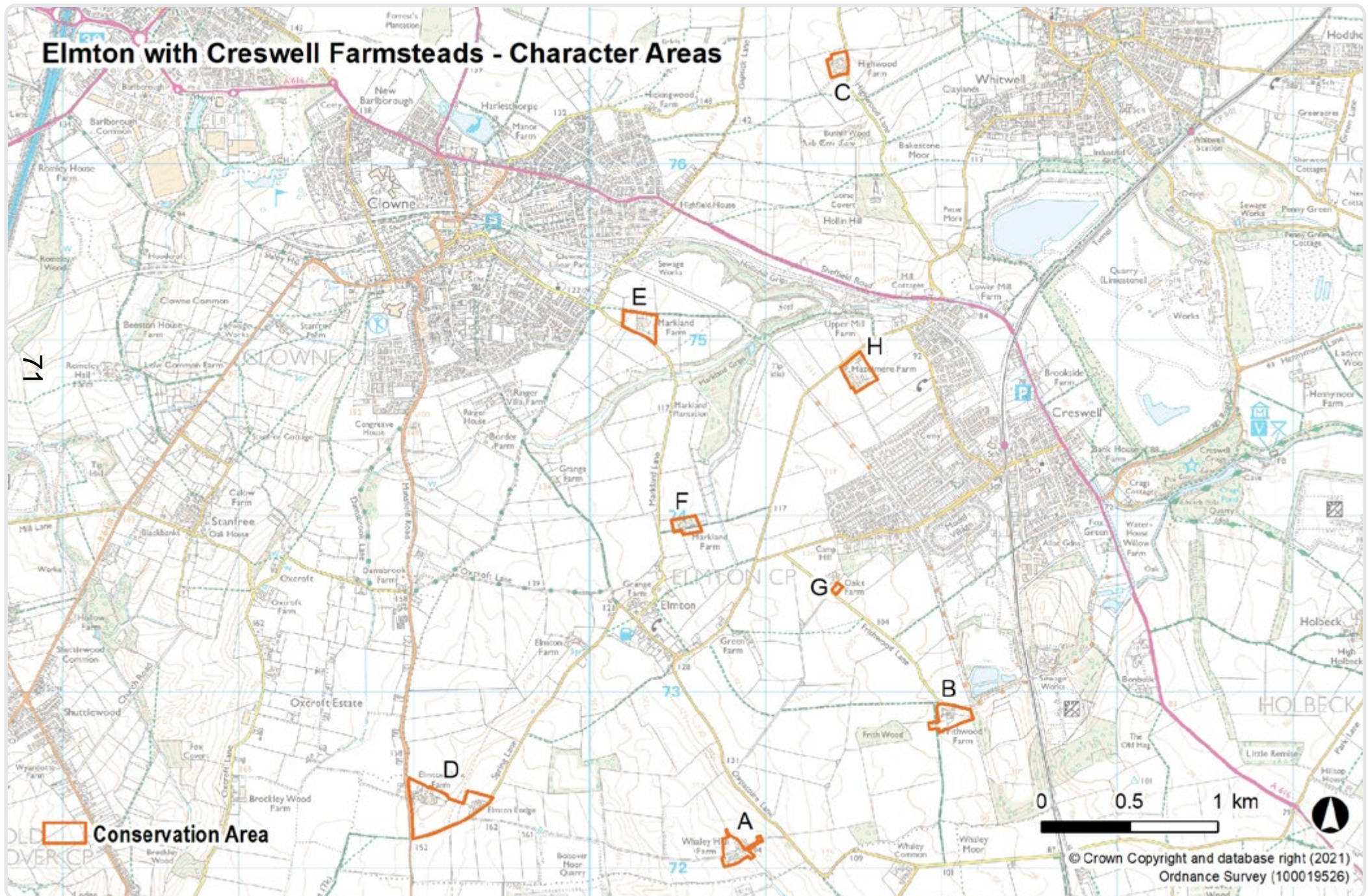
SC21 – Non Designated Local Heritage Assets

Complementary supporting Local Guidance includes; **The Historic Environment Supplementary Planning Document (March 2006)** which gives District-wide guidance on development and the historic built environment and **Historic Environment Scheme (February 2008 and November 2011)**

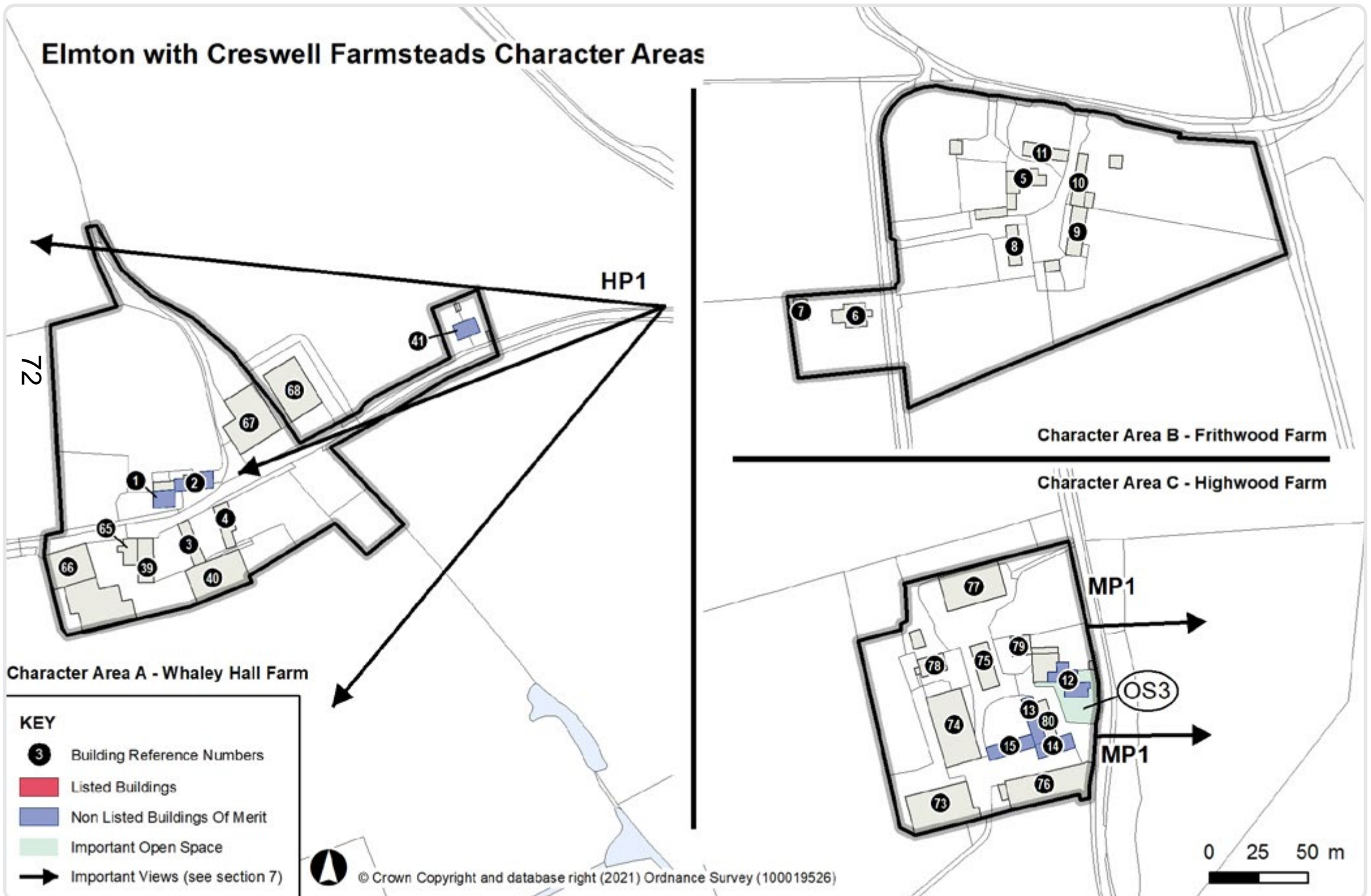
Purpose of document

The Appraisal defines the particular significance of the historic, architectural, landscape and townscape elements that support the Elmtun with Creswell Farmsteads Conservation Area designation.

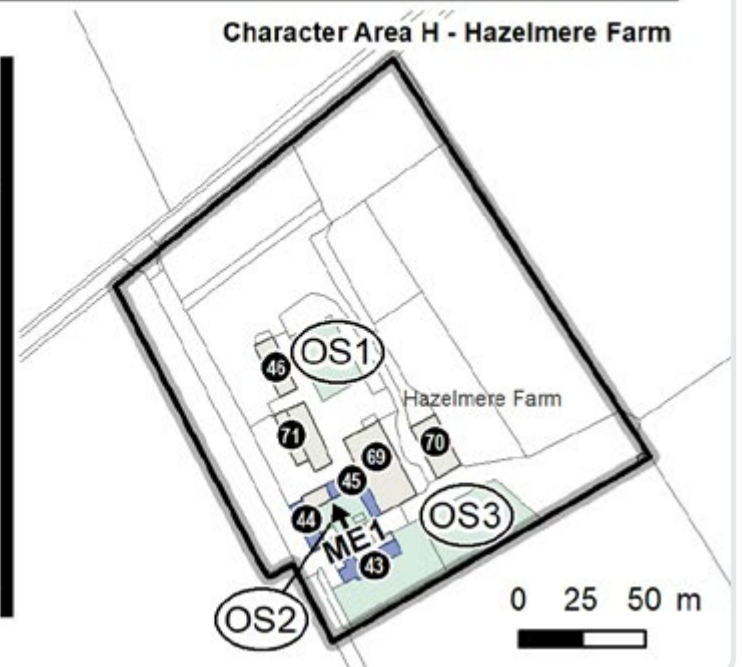
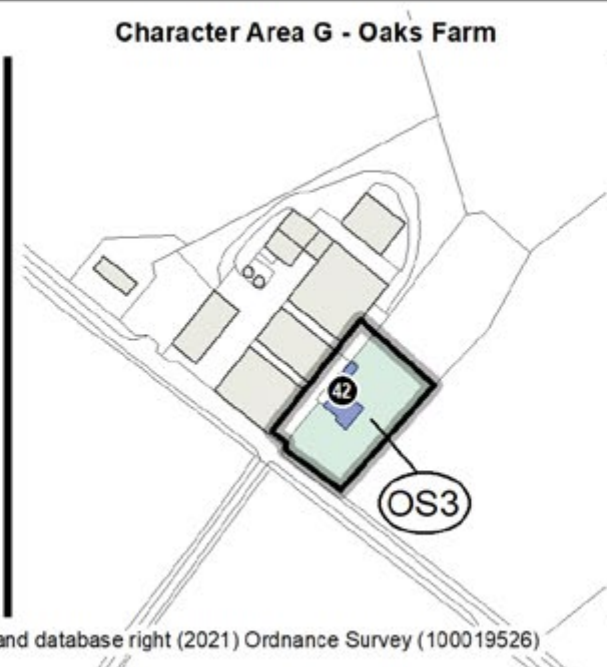
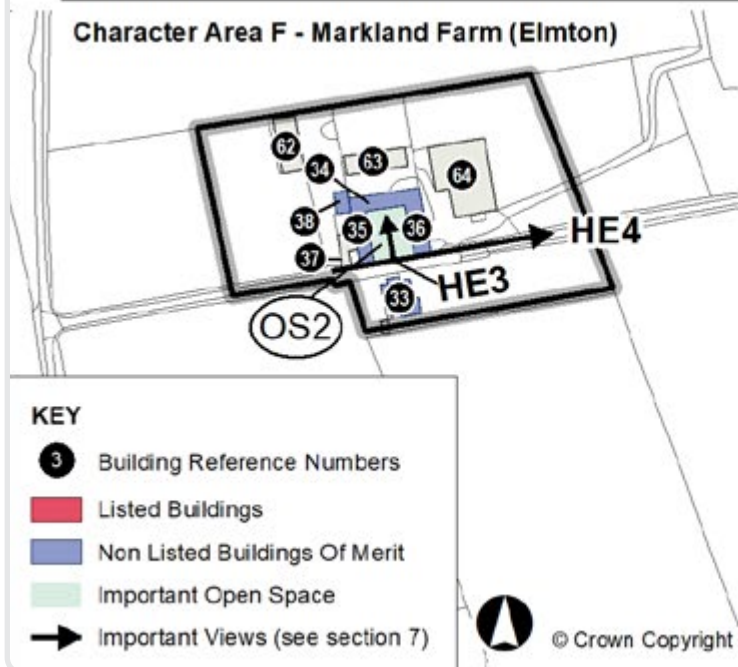
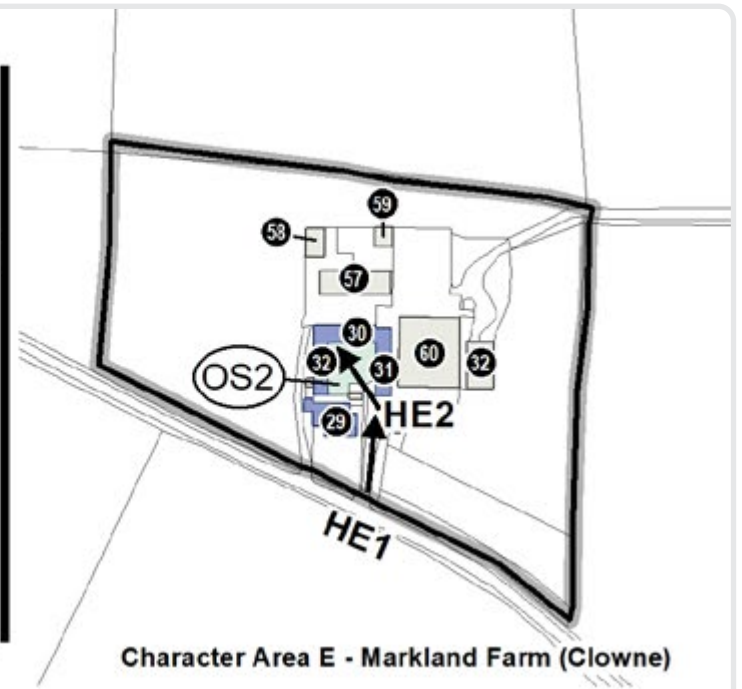
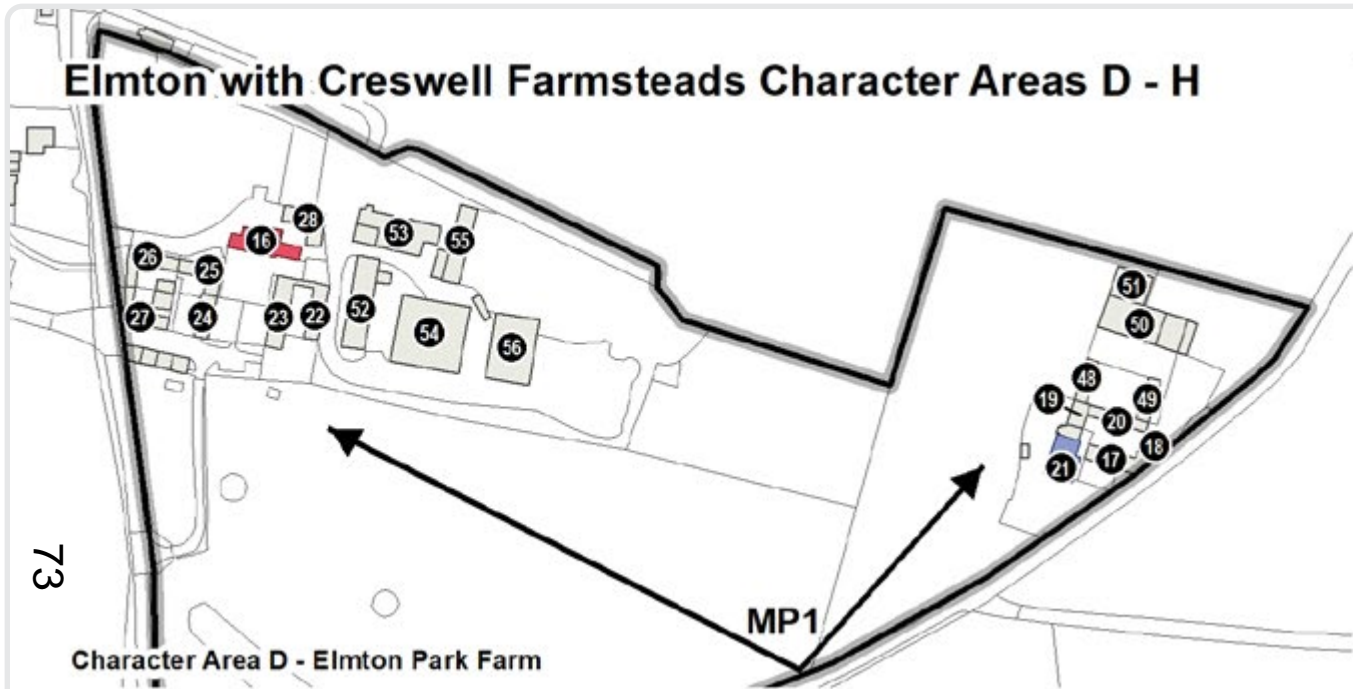
Elmton with Creswell Farmsteads - Character Areas



Elmton with Creswell Farmsteads Character Areas



Elmton with Creswell Farmsteads Character Areas D - H



- KEY**
- Building Reference Numbers
 - Listed Buildings
 - Non Listed Buildings Of Merit
 - Important Open Space
 - ➔ Important Views (see section 7)

© Crown Copyright and database right (2021) Ordnance Survey (100019526)

1.0 Introduction

The purpose of this document

This Appraisal is a statement of what defines the character and appearance of the Elmton with Creswell Farmsteads Conservation Area, identifying those elements in particular which are significant to its character and appearance. The Appraisal should be read in conjunction with the Historic Environment (LDF Supplementary Planning Document March 2006).

Document layout

Historic Origins is set out in chronological order. Under each century is a summary of the key surviving buildings from that period. As well as longevity this will enable an appreciation of rarity as being key to significance along with an understanding of the historic relevance of the surviving building types. Each building is numbered and cross referenced on the plan of Building Reference Numbers.

Landscape Character provides the context for Setting in respect of the geology and historic settlement pattern.

Townscape Character opens with a general character statement. Where there are character areas within the designated area each individual character area is identified and defined. This section identifies what is key about the townscape, the buildings, boundaries, building materials, the trees and the open spaces.

Key Buildings are those buildings that make a significant

contribution to the character and historical importance of the conservation area. They are either listed buildings, non-listed buildings of merit or buildings protected under an Article 4 direction. The section is set out in chronological order and the numbering corresponds to that of the Historic Origins section.

Views relates back to the earlier Landscape Character section. Important views are identified and the reason stated.

Traffic and Pedestrians sets out the characteristics of roads, pavements and parking in the Conservation Area.

The final Summary sets out the key components of significance. An expansion of this can be found at the end of each of the previous sections.



2.0 Elmton with Creswell Farmsteads: An Overview

The Conservation Area comprises a collection of eight farmsteads dating from the late 18th and 19th centuries that relate geographically to the historic settlements of Elmton and Creswell.

That the farmsteads are remote from the villages is significant. Their dispersal marks the move away from the medieval Open Field system with farmsteads at the core of village life. The complementary aim of increasing efficiency led to planned layouts, usually centred on an enclosed farmyard. This contrasted with earlier farmsteads with their organic growth reflected in a more haphazard arrangement of buildings and a variety in building materials.

The farmsteads sit within a rolling arable agricultural landscape with each identified as a separate character area. The character areas do not share a common boundary.

The special character and appearance of the conservation area is based on the collective value and joint contribution of each farmstead character area, and the linking thread of their history and landscape setting.

Designation date: July 1991

Suitability of boundary: as part of this appraisal the boundaries of the Conservation Area were reviewed. It is considered at this time that the boundaries of the 6 character areas from the original designation remain relevant. However, following this appraisal it is proposed that two additional character areas are included for Frithwood

Farm and Highwood Farm, both 18th century farmsteads.



Archive research reveals four further contemporary farmsteads which for historic completeness are part of this geographical group. Grange Farm (near Creswell) now Ringer Lane Farm, is an outlying farmstead from the time of the Duke of Portland. It is however included within the Markland and Hollinhill Grips Conservation Area and is therefore discussed in that appraisal. Grange Farm and Green Farm in Elmton, are both from the time of the Duke of Portland and Brookside Farm along with its estate dwellings in Creswell, is an early Rodes farmstead added to by the Duke of Portland. However, unlike the farmsteads within this Conservation Area, these three farmsteads are within settlements. They are therefore discussed within the respective village Conservation Area Appraisals.

Map: Conservation Area

Historic Significance

The conservation area reflects the transition of farming in the area through the period of enclosure. It includes the earliest compact farmsteads that located away from the villages through to the later planned farmsteads.

In putting together an overview of the historic origins of Elmtun with Creswell Farmsteads, the histories of the adjacent villages of Elmtun and Creswell necessarily form its basis. Sources are referenced at the end of the appraisal.

Elmtun lies in an area of very early settlement dating from before the last Ice Age. The village was named Helmetune in Anglo Saxon times after the large number of elm trees that were a major feature at that time. Records suggest settlement here had prospered from the late Old English period. Neighbouring Creswell was an agricultural hamlet until the 18th century when the road through the village was improved and declared a turnpike road (now the A616 Sheffield Road). The turnpike road put Creswell on the map and with the benefit of passing trade was to encourage its further development.

Both Creswell and Elmtun originated as nucleated villages comprising farmsteads clustered together along the village street, with open arable fields extending beyond the street frontage. The arable land was held and cultivated in long narrow strips and beyond it was the common pasture and wastes.

Medieval settlement

In the 16th century the Manor of Elmtun with Creswell went through a succession of owners. In 1601 John Rodes of nearby Barlborough Hall purchased the rectory of Elmtun

together with other lands making the Rodes family the owner of much of Elmtun and that part of Creswell that lay in Elmtun parish.

Legacy: none

17th Century

John Rodes died in 1639. His successor(s) continued to purchase land until by the late 17th century the Rodes owned practically the whole of the land in Elmtun and most of the land in the associated part of Creswell. Having begun across the country in the middle-ages, the economic advantages of enclosing land; permitting the choice of crops and selective breeding of stock, was already widely recognised. Enclosure was to become a significant component in the evolution in farming practices. It was to forever change the rural landscape as well as the economic and social dynamics of agriculture. Piecemeal enclosure was already evident in Elmtun, albeit undertaken informally and on a limited scale.

Legacy: the legacy of this period for the Conservation Area is not in its buildings but in the beginnings of the land assembly undertaken by the Rodes family which was of comprehensive enclosure.

18th Century

In the 18th century parliament passed the Enclosure Acts. It was a process that put an official end to the traditional rights formally held in the Open Field system including the grazing of livestock on the Commons. As enclosure progressed, Rodes created new field patterns and lay new roads transforming what was pastoral common and wastelands to the unified agricultural landscape that characterises the area today.

Initially Rodes allocated the newly enclosed holdings to the larger tenants. These tenants still had their main buildings in Elmton village. By the end of the 18th century there were however a small number of pioneering farmsteads, newly established away from the villages, colonising the newly enclosed wastes. These pioneering self-sufficient Rodes farmsteads comprised; Whaley Hall Farm and Frithwood Farm to the south and Highwood Farm, located to the north near the Whitwell border.



Legacy: the farmsteads from this period represent the earliest of the outlying compact farms. The surviving traditional buildings number 15 in all and comprise Building Reference Numbers **(1)** to **(15)**. Of these, 7 are considered to be of particular Significance (see Section 6.0 Key Buildings).

19th Century

The Rodes family continued enlarging and redefining field boundaries into the 19th century. Following on from their pioneering farmsteads they built Elmton Park Farm (c1824) and Elmton Lodge Farm (c1828). The latter being the last of the outlying farmsteads to be built by them.

By 1850, Elmton Common was finally enclosed. In 1854 having invested heavily in the area, the Rodes family sold the Manor of Elmton and Creswell to the Duke of Portland. The Duke of Portland continued with the development of dispersed farmsteads and also made his mark within the newly enclosed arable landscape. Existing woodland was retained, managed and new woodland planted for the specific purpose of providing habitat and favourable shooting conditions for game.



The stewardship of the Duke of Portland coincided with the growing national movement toward the development of Model Farms. They were the embodiment of the new efficiency in farming practices; functional buildings which were purposefully laid out as a set piece to achieve more effective farming methods with increased production. The fertile and free-draining soils of the Magnesian limestone farmlands provided an ideal location. The Duke was one of the 'great improving landlords' of the day and embraced the Model Farm concept as such. His main impetus, as with his peers, was the efficiency of production, he was not noted as being an innovator.

The Duke had inherited from Rodes the five outlying farmsteads of Whaley Hall Farm, Frithwood Farm, Highwood Farm, Elmton Park Farm and Elmton Lodge Farm. Initially he improved Elmton Park Farm in line with the Model Farm ideal. It was reputedly one of the best in the area at that time and its new occupier a local land agent, who was likely that of the Duke.

In the 30 years between 1854 and 1884 the Duke built a number of new Model farmsteads that included; Markland Farm at Elmton, located just off Markland lane on the crossroad to Elmton Common, Markland Farm at Creswell which was built further north beyond the Grips and Hazelmere Farm due south east on the other side of the Grips. The Oaks farmstead was built on the enclosed land between Elmton and Creswell.

Later and to the west of The Oaks, came Green Farm (Elmton Conservation Area). Grange Farm which occupied

the former Manor House in Elmton was relocated to the north west of the village on Ringa Lane, now Ringa Farm (Markland and Hollinhill Grips Conservation Area). Maps show that by 1884 the dispersal of the farmsteads from the nucleated villages into the surrounding farm land was almost complete.

Legacy: the farmsteads from this period within the conservation Area number six and comprise two early 19th century compact farms built by the Rodes family and four of the mid to late 19th century Model Farms built by the Duke of Portland. The surviving traditional buildings number 32 buildings in all and comprise building numbers **(16)** to **(47)**. Of these, 20 are considered to be of particular Significance (see Section 6.0 Key Buildings).

20th Century

The early 20th century slump in farming was reflected in the Directory for 1932. By 1941, although agriculture was picking up in the area, the small holders had gone. As well as the ever increasing size of land holdings, modern farming in the 1950's, influenced by practices in America impacted on the character of farmsteads nationally with the addition of larger, steel framed agricultural buildings. At the end of the century the possibility of farmsteads being taken out of agricultural use came with the conversion of Frithwood Farm.



Legacy: the buildings from this period reflect changes in agricultural practices mid-century with large prefabricated building for both storage and shelter added to the traditional farmstead ranges. They are significant in their number comprising over 38% of the buildings within the conservation area. They number 31 buildings in all; building numbers (48) to (80).

21st Century

The area remains part of Derbyshire's best arable land and still grows a comparatively high proportion of grain crops. The landscape setting in the modern day is of large grain filled fields sweeping to the horizon in its seasonal rotations. The tenant farms that remain in agriculture now form part of the Chatsworth Estate of the Duke of Devonshire.

Since the conservation area designation in 1991, changes have been minimal overall, with the farmsteads mostly remaining in agricultural or associated rural uses. A large

number of the traditional buildings survive although underused, superseded by 20th century steel framed and sheeted buildings.

In this century Elmton Park and Elmton Lodge, have been taken out of agricultural use. Their traditional farm buildings have been converted for residential/commercial use and with this the large framed structures of the 20th century have mostly been removed. The loss of the ambience which is intrinsic to the farmstead is gone forever with a change of use. The conversion of farmsteads thereby undermines the fundamental character of the Conservation Area.

Legacy: aside from garaging for cars on the converted farmsteads, the new buildings from this century comprise a timber and sheeted office building on the Hazelwood Farmstead.

Significant Historic Characteristics

- An historic landscape setting that represents a fine surviving example of the 18th century enclosure of arable lands.
- A collection of dispersed farmsteads with a linking historical thread dating from the earliest dispersal from the villages in the 18th century to the mid to late 19th century Model Farms.

The landscape is a key component of the character and appearance of a settlement. The underlying geology influences the natural landforms, features and natural vegetation. These in turn influence the nature of man's activities over the centuries including the very nature of settlement. Landscape is therefore integral to sense of place and a key component that underpins character and appearance.

The enclosure and farming of the landscape around Elton and Creswell created what is today known as the Limestone Farmlands of the Magnesian limestone plateau. The Farmlands are a simple yet distinctive agricultural landscape of gently rolling land. The free draining and fertile soils have led to the continuing tradition of arable farming. Long distance views are characteristic of the landscape, due to the gentle relief, lack of hedgerow trees and large arable fields. The hedge lined large regular fields and straight roads, which are a feature of the landscape are typical of lands enclosed between the mid18th and mid19th centuries.

The change in the character from pastoral to arable that took place as a result of enclosure was to be extended further during the Second World War when further large areas of land were ploughed for the war effort. Thereafter, National and European farming policies have sustained an intensive arable landscape. The connection between the farmsteads of the late 18th and 19th centuries and the wider landscape remains relatively undiminished.

Significant Landscape Characteristics

- A later 18th early 19th century landscape of mainly arable character that has remained relatively unchanged.
- Isolated farmsteads in a landscape setting
- Hedge lined field boundaries that contribute significantly to the character of the landscape setting.
- Trees in the form of woodland planting or within the hedgerows which contribute to the wider landscape setting.
- The open rural landscape is the linking feature that connects them and provides the common setting to each and all.

5.0 Townscape Character

The character of an area is derived from the combination of a variety of things; historic street pattern, land use and activities within this pattern, individual or groups of buildings, their settings and the contribution of local building materials and architectural details, the quality of open and public spaces and underlying landscape quality. In addition to a place's essential character, the appearance of an area derives from how well the characteristic elements are maintained, and presented.

Applied to this Conservation Area, the particular characteristics of farmstead groups; their layout, the combination of building types and the interconnectedness of buildings, open spaces and landscape is what defines the townscape.

Character Areas

The designated area comprises 6 distinct character areas based on each of the farmsteads with 2 further character areas proposed.

Maps: Townscape Character Areas

A. Whaley Hall Farm and Estate Cottages. This character area is located in an outlying portion of the original Elmton estate. It is an early compact farm and as such is characterised by its loose form and variety in building materials. The late 18th century farmhouse and attached dairy has a high level of surviving detail and vernacular charm. The pair of 19th century workers cottages with

stable/tack room at the rear also contribute to the character of the area in their architectural completeness. The farmhouse and dairy are stone and the workers cottages brick. All have clay tile roofs. Few of the traditional farmstead buildings survive intact. The limestone walls to the threshing barn and two other barns survive but their roofs are sheeted. There is a large modern agricultural hay barn over former stack yard to south. Modern agricultural buildings are located throughout the farmstead and are conspicuous by virtue of both their scale and number.

There are 11 buildings in this character area. They are predominantly traditional buildings, with 4 dating from the 18th century and 3 from the mid to late 19th century. They include one of the oldest farmhouses in the conservation area. Together with its open form, the range in ages of the buildings is a component of its character. Although the plain clay tiles on residential properties are outnumbered by the sheeting on the agricultural buildings, this traditional material contributes significantly to the character of the area.



Nearly half of the buildings within this character area are considered Key Buildings and include the farmhouse, the attached former dairy and the workers cottages. The architectural character of the farmstead is a combination of traditional vernacular and modern utility buildings. That the farmstead remains in agricultural use contributes to its ambience and as such is a significant component of its character. The landscape setting of this character area is of particular note; the lie of the land results in the farmstead being highly visible within the landscape.

B. Frithwood Farmstead. This proposed new character area was one of the three pioneering self-sufficient farmsteads, dating from the late 18th century built by Rodes. As with Whaley Farm, it is located in an outlying portion of the original Elmton estate. Consistent with its age it has a characteristic open irregular form.

There are 9 buildings in the character area. Limestone and clay pantile predominate. This farmstead is no longer in agricultural use, having been converted to residential use at the start of the 21st century. The names of the residencies; the Carriage House, Barn, Stables and Dovecote indicate that it may have been a substantial farmstead in its day, though with some caution as Dovecotes are not a feature of this area or other farmsteads in the group. On residential conversion, the 20th century agricultural storage buildings were removed.

Its remoteness from the villages is confirmed by a pair of agricultural workers cottages near to the farmstead group. The character of its landscape setting is imbued

with its origins as wasteland, more so than any other of the farmstead settings. The change of use to residential has however impacted significantly in diluting its historic ambience and overall sense of place.

There are 7 buildings in this character area. The conversion of the farmstead to a residential use has resulted in modifications to the buildings across the site. None of the buildings are therefore considered Key Buildings.

C. Highwood Farm. This proposed new character area comprises one of the three pioneering farmsteads dating from the late 18th century built by Rodes. As with Whaley Farm and Frithwood Farm it is outlying. It comprises a stone and pantile range of traditional buildings. Consistent with its age it has a characteristic open irregular form.



There are 12 buildings in this character area. Although the majority date from the mid to late 20th century, at the core of the farmstead, four of the 18th century buildings survive including the farmhouse. Notwithstanding the size and number of 20th century buildings, the underuse of the traditional buildings and overgrown spaces, the historic character of the Highwood farmstead resonates strongly. All 4 surviving 18th century buildings retain their traditional materials of limestone and clay pantile and are considered to be Important Townscape Buildings.

D. Elmton Park and Elmton Lodge Farm Character Area is the largest of the character areas due to the inclusion of the farmland between the two farmsteads. It comprises Elmton Park and Elmton Lodge Farm, both of which date from the early 19th century. Limestone is the building material that characterises the area. Sheet piling and clay pantile are common roofing materials. Elmton Park farmhouse is listed. It is of a formal architectural design. Its traditional farm buildings have been converted to residential use and the former farmyards converted to domestic gardens, with consequent sub-division.



Despite the retention and re-use of its traditional buildings, the prevalence of domestic use across the site results in a domestic not and not an agricultural character overall. The change in character of the farmyards that are the key open spaces in the 'townscape' of a farmstead fundamentally alters the relationship between buildings and spaces. As well as the loss of openness within the farmstead, residential use has created an increase in development density. Through investment in residential conversion the character of the former farmstead is also uncharacteristically 'tidy'.

The farmhouse at Elmton Lodge Farm is also of a formal design. The traditional farm buildings of this smaller farmstead have been converted to commercial use. The retention and conversion of the traditional farm buildings has ensured that the traditional setting of the farmhouse is retained for the most part. However, as with Elmton Park, the overall ambience has changed with the loss of traditional agricultural uses.

There are 22 buildings in this character area. Traditional buildings from the early 19th century predominate, though over one third, date from the 20th century. Four buildings are considered Key Buildings and include the listed farmhouse and curtilage listed barns of the Elmton Farm farmstead.

E. Markland Farm near Clowne. A mid to late 19th century Model farmstead still in agricultural use which comprises the original components and a farmhouse that has many surviving architectural features. The farmstead range conforms to the traditional layout of a Regular Courtyard Plan, a layout that is typical of the large architect designed

model farms of the great estates and predominantly of 19th century date, characterised by a single phase of development. The farmstead comprises a linked range of buildings arranged around a single U shaped yard to the rear of the farmhouse. Together with the layout, a significant component of its character is the survival of the traditional building materials of limestone and blue slate.



The farmhouse has its rear gable facing the farmyard. The blank external elevations of the agricultural buildings is characteristic of a regular courtyard plan farmstead in an arable area with the only exception being the large door of the cart-shed facing outwards to the fields. To the north of the traditional group is a large modern agricultural hay barn on the stack yard and to the east large modern cattle sheds adjacent original farmstead. There are two prefabricated 20th century domestic single garages.

There are 10 buildings in this character area. Five buildings date from the mid to late 19th century and five from the mid to late 20th century. Traditional buildings are constructed of limestone with blue slate roofs. Twentieth century buildings are built of cement blocks, timber clad with sheeted roofs. Notwithstanding the 20th century steel framed agricultural sheds located around it, the character of the original Model Farm as a set piece remains. All of the Model farmstead buildings are considered to be Important Townscape Buildings. That the farmstead remains in agricultural use contributes to its ambience and is a significant component of its character.

F. Markland Farm near Elmton. As with its namesake near Clowne, Markland Farm near Elmton is a mid to late 19th century Model farmstead which comprises original components and a farmhouse that has many surviving architectural features. The farmstead range conforms to the traditional layout of a Regular Courtyard Plan, a layout that is typical of the large architect designed model farms of the great estates and predominantly of 19th century date, characterised by a single phase of development. The farmstead comprises a linked range of buildings arranged around a single U shaped yard. Together with the layout, a significant component of its character is the survival of the traditional building materials of limestone and blue slate.

Unlike its namesake near Clowne, the agricultural buildings at Markland Farm near Elmton have numerous openings on the external elevations of the range, a characteristic which is more typical of pastoral farming. The multi-functional range of traditional buildings supports this view as does the

number of cart sheds. The farmhouse is also separate from the agricultural range located on the facing side of a wide track. Its rear elevation faces onto the farmstead range with the front private elevation facing out over the surrounding fields. There are a number of large modern agricultural buildings; a hay barn in the stack yard to the north; a hay barn in a detached field to the west and a cattle shed adjacent to the original farmstead to the east.



There are 9 buildings in this character area. Six buildings date from the mid to late 19th century and three date from the mid to late 20th century. Traditional buildings are constructed of limestone with blue slate roofs. The traditional stables, cart sheds and the threshing barn retains their character. The more modern buildings include an early 20th century cart shed and large storage buildings. All of the Model Farmstead buildings are considered to be Important Townscape Buildings. That the farmstead remains

in agricultural use contributes to its ambience and its character.

G. The Oaks. This is the smallest of the character areas; comprising only the surviving 19th century farmhouse. The significance of this character area is therefore fundamentally reliant on the character of the farmhouse itself and its residential curtilage as well as its wider landscape setting. The limestone and blue slate farmhouse is of a formal architectural design characteristic of a mid 19th century farmhouse. It is in near original condition with most elements surviving and with reasonably sympathetic adaptations. This is key in terms of the significance of this character area.

The loss of context in terms of the original farmstead buildings impacts on the contribution of the Oaks as a traditional farmstead to the character of the Conservation Area. However, the farmhouse with its garden sits well on its own merits. The proximity and scale of the framed and sheeted agricultural sheds from the 20th century has a detrimental impact on the immediate setting of the character area.



H. Hazelmere Farm. A mid to late 19th century Model farmstead which comprises many original components and a farmhouse that has many surviving architectural features. The farmstead range conforms to the traditional layout of a Regular Courtyard Plan, a layout that is typical of the large architect designed model farms of the great estates and predominantly of 19th century date, characterised by a single phase of development. The farmstead comprises a linked range of buildings arranged around a single U shaped yard. Alongside the layout, a significant component of its character is the survival of the traditional building materials of limestone and blue slate.

The farmhouse is located separate from the agricultural range located across a wide track. Its rear elevation faces onto the track with the main private elevation facing out over the surrounding fields. As with Markland Farm near Elmton, the Hazelmere farmstead has numerous openings on the external elevations of the range which is typical of pastoral farming, although modifications to the external elevations over the years are apparent.



There are 10 buildings in the character area, late 19th century traditional buildings and those from the mid to late 20th and 21st century are equal number. The contribution of the traditional materials of blue slate and limestone is diluted by the sheeting that predominates on the newer storage buildings, due to their relative scale and proximity. Nearly half of the buildings within this character area are considered Key Townscape Buildings. They comprise the farmhouse and the historic range that survives at the core of the farmstead.

Although the layout of the original Model Farm as a set piece remains, there are factors that dilute its historic character overall, notably the proximity and scale of the 20th century buildings and the loss of some architectural detail and later blockwork additions of the traditional farm buildings. That the farmstead remains in agricultural use contributes to its ambience and its character.

Townscape

The townscape components that contribute to the character of an area essentially comprise buildings their form and design, boundaries, trees and spaces. Traditional building materials are a key component of local identity. Established trees are significant for their historic legacy as well as amenity value. The significant townscape elements are marked on the Townscape Character Plans.

Maps: Townscape Plans

Buildings

There is a high survival rate amongst traditional buildings across all of the farmstead groups in the Conservation Area. The majority are no longer used for the purpose for which they were built, with storage the most common use in the modern day. There are a range of traditional building types common to all of the farmsteads.

Threshing Barn: Traditionally used to house and thresh grain crops and historically the central point around which the other farm buildings related. It is characteristically the largest of the traditional building in a farmstead group; its size a likely reflection on the size of farm holding when the farmstead was originally built.



Significant characteristics: The significant external features of the building type are; the threshing doors, pitch holes and air vents. The threshing doors are located either side of the threshing floor. The full height of the main door is the most prominent architectural feature of the building type; enabling waggons to enter the building for unloading, daylight for threshing and the wind to enter for winnowing. Facing it on the opposite side of the threshing floor is a smaller door which enabled the through draught for winnowing. If only one door then it is the case that threshing was partly mechanised, with a winnowing machine. The pitch holes are window like openings used for pitching corn or hay into the barn off a cart. They could also provide ventilation and light; particularly useful if there is only a single door to the threshing floor. Pitch holes were initially shaped in the form of a square. This changed in around 1825 to be circular as more practical in terms of getting the corn through the hole without losing grain from the heads. The air vents in the walls were to prevent the crops from growing mouldy. In stone barns they are characteristically slits or single holes. The holes were square in shape but from the mid eighteenth century triangular forms appeared. Internally, the threshing floor is the main feature which runs across the barn with

a full height void above. The bays either side would have provided storage space for grain and may include a first floor.

Cow House: at the time of the farmsteads being built the number of cattle being kept nationally was increasing. This was due to cows giving a better financial return than corn after 1815. As well as providing meat and dairy products, the keeping of cows could have been for producing manure for crops and for ploughing and carting. Once inside the building cattle are kept tethered. Of the various types of building to accommodate cattle, the Cow House is the most important. Across the Conservation Area traditional cow houses have been lost, replaced in the mid to late 20th century with large steel framed cattle sheds. The only surviving traditional cow house is at Hazelmere Farm.

Significant characteristics: The building was usually approached from the main yard for ease of disposing of manure. A type typical of the early 19th century was single storey although earlier cow sheds had a loft above. Characteristically windowless, a few had windows at the back for pitching manure directly onto adjoining fields. In the mid 19th century early windows were small or semi-circular closed by shutter though in some areas glass slates/tiles provided the daylight for cleaning. Ventilation was provided by holes or slits. Occasionally ridge venting tiles were used and very rarely, a louver.

Stables: in this farming area the stabling would have been for the waggon horses that were used for agricultural work. Historically the size of the stables was linked to a number of

factors; the use of oxen versus horses for farm work, the size of the arable holding and the ease of tilling all had a bearing on the numbers of horses needed and therefore the size of the stables. The compact nature of an enclosed farmstead, as with all of the Elmton with Creswell Farmsteads, potentially reduced the numbers of horses required. However, this was to change nationally later in the 19th century with the use of horse engines to drive machinery. None of the Conservation Area farmsteads progressed to horse engines.



Significant characteristics: typical of the building type are wide doors sometimes with a horse shoe pinned above and windows closed by shutters or a louver. Most early stables were two storey with a hay loft, although stables built after 1775 were likely to be single storey. There are many internal features that distinguish this building type, the most ubiquitous being the partitions between the stalls.

Piggery: traditionally pigs were found on most farms. They ate what would otherwise be wasted and in turn they fattened quickly. The location of the sty, near the farmhouse was for ease of feeding.

Significant characteristics: the sty was a small box without a door with a small yard off it of a similar size. The box being big enough for one or two pigs or a sow and her litter. The building was low, reflecting the heights of the pigs. The feeding trough was in the yard, often with a chute for pouring the swill. Sometimes a hen loft was put above the sty. This kept both hens and pigs warm which was good for raising litters. The types of roofs varied; gabled or lean too.



Dairy: the dairy was a building used to convert milk to butter and cheese.

Significant characteristics: It normally formed part of the house. There may be an adjoining room with racks where the cheese matured. Rarely it's a separate building in which case it may well be ornate. Regulations since 1885 (about the time that milk trade became unrestricted) resulted in many being altered from their original form.

Cartshed: an open fronted single storey building to provide shelter for carts and other equipment.

Significant characteristics: facing out toward the

surrounding fields. Divided into bays that are defined by pillars of brick, stone or timber. As a building type that retains its usefulness to the modern day, cartsheds often survive in fair condition. A picturesque building type with a character that is archetypal of a pre industrial agricultural age.

Boundaries

Boundary treatments are characteristically 4ft limestone walls. Where they are employed, their use is mainly to enclose one side of the farmyard, or else defining the boundaries of the private gardens to the farmhouse/ workers cottages. In those cases where the farmstead abuts a road, stone walls form the boundary and continue into the site at the point of access. As a townscape feature, the stone boundary walls contrast with the hedgerows that more commonly define the surrounding field boundaries. An exception is Whaley Hall Farm, where the workers cottages are assimilated into the landscape with a garden boundary defined by hedgerow. The traditional walls that define spaces within or around a farmstead group are a significant component of the historic layout.



Materials

Traditional building materials are a key component of local identity. In all cases the colour and patina of natural materials contribute to the character of the conservation area.

Natural stone: The local material of Magnesian limestone is a durable building material. When newly cut it is white in colour, though with weathering it fades to grey. Early traditional farmstead buildings are almost exclusively constructed of this stone, which has stood the test of time well, evidenced by the quality of the facades and the lack of later rendering. As the predominant traditional building material Magnesian Limestone contributes significantly to the character of the conservation area.

Brick: The use of brick is unique to Whaley Hall Farm where it is used for the late 19th century agricultural workers dwellings.



Clay: Pantiles have a brilliantly red/orange colour. The combination of stone buildings with clay pantiles gives the buildings a certain distinctiveness when viewed within the

landscape. The 18th and early 19th century farmsteads were roofed with clay pantiles and plain clay tiles. Clay was replaced with blue slate where the farmsteads were 'improved' by the Duke of Portland.

Blue Slate: Slate appeared as a roofing material on farmsteads from the mid to late 19th century. The exception to this are the farm workers cottages of Whaley Farm which although date from the late 19th century are roofed in clay. This is likely an aesthetic decision taken at the time, to match the cottages to that of the 18th century farmhouse. Slate survives as a material on the vast majority of mid to late 19th century buildings. The small number that have lost their slate roofs have been sheeted. Early 19th century buildings have slate roofs from their 'modernisation' in the mid to late 19th century.



Sheeting: fibre and metal sheeting is characteristic of agricultural buildings from the 20th century. It is cost effective and enables large structures to be constructed

relatively quickly. It differs from traditional construction in that profile sheeting can be used on both the roof and walls. As well as their dominance due to scale, the resultant buildings are usually lacking in any aesthetic due to the limited architectural quality and visual dullness of the material. The mid-20th century half-round roofed shelters often still used as hay barns are an exception to this as are the earlier Anderson shelters often used for storing machinery. Of the 20th century steel framed and sheeted structures, the earlier types have an aesthetic that contributes to the farmstead character. Sheeted buildings constitute around a third of all of the buildings in the designated area. All of the farmsteads in the Conservation Area have one or more sheeted buildings.

Trees and Planting

Trees in the wider landscape, singularly in hedgerows and in woodland groups are a component of the immediate and wider setting of the conservation area. Within the farmstead, trees are sometimes a component part of the garden setting of the farmhouse. Trees and planting are not a defining characteristic within the conservation area boundaries, they are however an intrinsic component of the historic and aesthetic landscape setting.



Open spaces

Open spaces in the form of farmyards are the key component of the 19th century Model farmstead layout. They are at the core of the farmstead plan, around which the buildings are positioned relative to each other and the surrounding farmland. Open spaces have functional significance as traditional working areas for the management of both livestock and arable. Farmyards can range from fully enclosed spaces surrounded by buildings to more open yards served by one or two buildings. As the only private area on the farmstead, the farmhouse garden is also a key open space.

OS 1: Working Yards: Yards within and around the farmstead comprising open spaces that functioned for stacking crops and moving livestock and vehicles. Usually on the perimeter they were used for stacking corn with other small enclosures for parking machinery. Unlike livestock yards, they are not characteristically enclosed. Working yards were often built on in the mid to late 20th century with large metal framed agricultural buildings.

OS 2: Livestock Yards: These are traditional holding areas for containing livestock, particularly cattle, onto which buildings (especially shelter sheds and other stock buildings) face. They are characteristically enclosed spaces.

OS 3: Garden: a component of the historic farmhouse curtilage. Gardens have a character that is separate and distinct to that of the farmstead and surrounding landscape. If the farmhouse fronts the main access the garden is usually screened from the working areas of the farm by

hedges or low walls. In layouts where the farmhouse backs on to the farmstead buildings, the front garden is hidden from view looking out over the surrounding farmland. As such its character as a private space as distinct from the surrounding fields is more strongly conveyed.

Significant Townscape Features

- The contribution of the surviving traditional buildings to the character of the conservation area is highly significant; both within the farmstead groups of which they form and as part of the historic farming landscape.
- Given the isolated location of the farmsteads, the interconnectedness of farmstead and landscape is an intrinsic and therefore significant component of farmstead character.
- The clear distinction in character between the earlier Rodes farmsteads and the Duke of Portland farmsteads is highly significant.
- The surviving traditional building materials of stone, clay and slate are a significant characteristic.
- Traditional boundary treatments are a significant in defining key spaces and also for their aesthetic contribution.
- Open spaces and farmstead buildings are functionally and visually interdependent and highly significant.

6.0 Key Buildings and Archaeology

The historic character of Elmton with Creswell Farmsteads derives from a collection of traditional farmstead groups from the late 18th and early to mid-19th century. Buildings that make a particular contribution to the character of the conservation area comprise the surviving traditional farmstead buildings. They include listed buildings and those buildings considered Important Townscape Buildings (ITB). There are 26 Key Buildings within the Conservation Area.

Maps: *Building Reference Numbers*

18th Century

1) Whaley Hall Farmhouse (Important Townscape Building) A farmhouse built of local stone with a plain tile roof. It has distinctive margin light casement windows to all sides and decorative chimney stacks. The farmhouse is in original condition with most elements surviving. It has a private front garden to the west of the farmhouse enclosed by a stone wall. There is a formality about its design. It is in original condition with most architectural elements surviving. The offset farmyard is to the south east of the farmhouse, separated from it by a track. The farmhouse is significant in its architectural quality and its contribution to the picturesque quality of the townscape of this character area.



12) Highwood Farm Farmhouse (Important Townscape Building) a stone and blue slate farmhouse (originally clay roof) with attached dairy at the rear. Flush vertical casements of 3 over 3 panes to the main house elevation, side hung casements to the rear building of 3 panes each. Further attached asymmetrical stone rear extension of enclosed storage with an integral open shelter. Significant for its age, completeness and components of its evolution over time as well as its contribution as a key component of an 18th century farmstead.

13) Highwood Farm Threshing Barn (Important Townscape Building) a stone and pantile building obscured at the front elevation by a later lean too building. Similarly obscured at the rear by an overgrown yard area. Threshing door openings remain. Significant for its age, completeness

and contribution as a key component of an 18th century farmstead.

14) Highwood Farm Stables (Important Townscape Building) a stone and pantile two storey building with a hipped roof. A number of window and door openings to both floors, some with joinery. External brick staircase accessing hay loft. Yard elevation completely obscured by overgrowth. Significant for its age, completeness and contribution as a key component of an 18th century farmstead.



15) Highwood Farm Cart Shed (Important Townscape Building) a stone and pantile single storey building with a characteristically open front. To the left hand side, timber posts define bays. To the right hand side there are stone pillars with doors to openings. Where the cart shed abuts the stables the front is filled in with concrete blockwork. Although altered it remains evidently a historic cart shed and is significant for its age and contribution as a key component of an 18th century farmstead.

Early 19th Century

16) Elmtun Park Farmhouse (grade II) A grand farmhouse built of coursed squared sandstone with sandstone dressings. Blue slate roof with ashlar chimney stacks at each gable. The gables are coped with stone and have plain kneelers. A central door is flanked on each side by two margin-light sashes under wedge stone lintels. There are five similar windows above and above them are three similar but smaller windows.

21) Elmtun Lodge Farmhouse (Important Townscape Building) A substantial farmhouse built of limestone with blue slate hipped roofs. Built on a double pile plan with a two story extension at the rear. Windows throughout are side opening casements with gothic tracery pattern (not original). A substantial farmhouse significant for the architecture of its traditional Georgian plan form and roof and its contribution as the key component of a farmstead in a landscape setting.

Mid to late 19th Century

29) Markland Farmstead near Clowne Farmhouse (important townscape building). A substantial 3 bay double-pile early 19th century Georgian farmhouse built of local stone with a Welsh Slate roof. Its architectural detailing is of note; with its distinctive cruciform casement windows to all sides, decorative chimney stacks and a front door with a stone canopy. It has a private front garden enclosed by a stone wall. It is architecturally significant as a farmhouse in original condition with most elements surviving. It is also significant historically as a component of an early 19th century Model Farm that remains a working farm with a high degree of survival overall that includes its layout and form.

30) Markland Farmstead near Clowne Threshing Barn limestone with a blue slate roof. With most characteristic elements surviving, the building is architectural significant. It also has historic and townscape significance as a key component part of a 19th century Model Farm.

31) Markland Farmstead near Clowne Stables built of local stone with a blue slate roof. The stable is significant on its own merits as a traditional stable block with characteristic architectural elements surviving. It also has significance as a key component part of an early 19th century Model Farm.

32) Markland Farmstead near Clowne Cart shed built of local stone with a blue slate roof. The cart shed is significant on its own merits with characteristic architectural elements surviving. It also has significance as a key component part of an early 19th century Model Farm.

33) Markland Farmstead near Elmton Farmhouse (important townscape building). A double –pile early 19th century Georgian farmhouse built of local stone with a blue slate roof. It has small pane casement windows to rear and sides (similar to The Oaks Farmhouse) and decorative chimney stacks. The farmhouse is in original condition with most elements surviving and with sympathetic alterations. It has a private front garden enclosed by a stone wall with fine wrought iron pedestrian gates given access to the track.



The farmstead was developed either side of an intersecting east-west track bounded by stone walls. The U shaped farmyard is south facing, to the north of the lane and open to it.

34) Markland Farmstead near Elmton Central Threshing Barn and cart shed (important townscape building) built of local stone with a Welsh slate roof. The building is architectural significant with most characteristic elements surviving. The threshing barn is unsymmetrical – a local variation. It has historic and townscape significance as a key component part of an early 19th century Model Farm.



35) Markland Farmstead near Elmton Cow Houses (important townscape building) built of local stone with a Welsh slate roof. It has historic and townscape significance as a key component part of an early 19th century Model Farm.

36) Markland Farmstead near Elmton Stables (important townscape building) built of local stone with a Welsh slate roof. The building is significant as a traditional stable block with most characteristic elements surviving. It also has significance as a key component part of an early 19th century Model Farm.

37) Markland Farmstead near Elmton Piggery (important townscape building) built of local stone with a blue slate roof. It has historic and townscape significance as a key component part of an early 19th century Model Farm.

38) Markland Farmstead near Elmton (important townscape building) open cart shed built of local stone with a blue slate roof. It has historic and townscape significance as a key component part of an early 19th century Model Farm.

41) Whaley Hall Farmstead Cottages (important townscape buildings) brick built semi-detached cottages with a plain clay tile roof and brick and tile outbuildings at the rear. Surrounded by a hedge. Historic and townscape significance as a key component of the evolution of this farmstead as well as its undiminished architectural character and historic setting.



42) The Oaks Farmhouse (important townscape building) is an informal mid-19th century 2 bay cruciform plan Georgian farmhouse built of limestone with a blue slate roof. It has small pane casement windows to rear and sides (similar to The Markland near Elmton Farmhouse), decorative chimney stacks and front door canopy. The farmhouse is mostly in original condition with most elements surviving and reasonably sympathetic adaptations. It has historic significance as the surviving farmhouse of a traditional working farm commissioned by the Duke of Portland.



43) Hazelmere Farmhouse (important townscape building) a mid19th century Georgian farmhouse built of limestone with a blue slate roof. A linear building with front and rear projections, possibly comprising an attached workers cottage. It has distinctive patterned casement windows to all sides (similar to The Oaks and Markland Farmhouse) and decorative chimney stacks. An extensive stone wall partially encloses a private front garden. A U shaped farmyard is to the rear of the farmhouse. The farmhouse is in original condition with most elements surviving. It has historic and townscape significance as a key component part of an early 19th century Model Farm that has a high degree of survival overall that includes its layout and form.

44) Hazelmere Farmstead Cowshed (important townscape building) built of local stone with a Welsh slate roof. The building is architectural significant with most characteristic elements surviving. It also has historic and townscape significance as a key component part of a mid19th century Model Farm that has a high degree of survival overall.

45) Hazelmere Farmstead Stables (important townscape building) built of local stone with a blue slate roof. The building is architectural significant with most characteristic elements surviving. It also has historic and townscape significance as a key component part of a mid19th century Model Farm that has a high degree of survival overall.

47) Hazelmere Farmstead Threshing Barn (important townscape building) built of local stone with a blue slate roof. It is of an asymmetric design. The building is architectural significant with most characteristic elements surviving. It also has historic and townscape significance as a key component part of a mid19th century Model Farm that has a high degree of survival overall.

Archaeology

There are no known archaeological assets within the Elmton with Creswell Farmsteads Conservation area.

Maps: Townscape Plans

7.0 Views

The visual relationship of buildings to spaces creates a 'view'. The combined contribution of the views contributes to the overall setting. The stronger the views; from the quality of the buildings and boundaries and spaces, the greater is the sense of place. It is the sense of place that underpins the designation of a conservation area.

The farmsteads have a visual significance that extends beyond the farmstead groups, as they contribute as component parts of an historic agricultural landscape. Within the farmsteads the enclosed views from the formal open space of the farmyard are a defining characteristic, as is the strong visual connection between the farmstead and the surrounding landscape. Farmstead setting is one of contrast from the strong enclosure of the farmyard at its centre to the expansive panorama of the wider landscape setting.



Maps: Townscape Plans

Panoramic views

A panoramic view gives a perspective to the viewer that is not merely visual. The connection to the landscape is both physical and visceral. The long distance panoramic view can be breath taking. Its expansive nature imbues an inner stillness. In contrast a middle distance panoramic view creates a backdrop and with this more enclosing. Panoramic views make a significant contribution to any setting. The views are classified as either highly significant (HP) or moderately significant (MP) and are noted on the Townscape Appraisal.

HP1: Looking towards Whaley Farm

The Whaley Farm character areas sit within a rolling agricultural/arable landscape. The view of the farmstead from the access on higher land is the definition of a farmstead set within the landscape. It is a highly picturesque panoramic view with the long curved track, wooded horizon and patchwork of rolling open arable fields providing the wider setting. Although the traditional farmstead layout is obscured and diluted to some extent by large 20th century farm buildings, the character of the traditional farmstead buildings prevail and contribute significantly. A component of the view is the physical separation of a pair of workers dwellings which sit in splendid isolation half way down the track.

HP2: Looking away from Highwood Farm

Highwood Farm is on a rise overlooking Whitwell across the open fields. The gently sloping nature of the limestone farmlands landscape, the hedgerows that define the enclosed field boundaries and small groups of trees is conveyed in this view.

MP1: Views of Elmtun Park and Elmtun Lodge

A panoramic view from locations along Mansfield Road and Spring Lane which contains both of the farmsteads and the farmland between and around them. The view is enabled by the relative flatness of a gently undulating landscape. Significant for the view of two traditional farmsteads in their landscape setting as well as its relatively unspoilt character overall. Only moderately significant because it does not have the dynamic quality of a panorama from higher land or the immediacy of a panorama with strong visual interest in the middle distance.

Enclosed views

An enclosed view is a short to medium distance view channelled by buildings along a road or track, it is usually stopped by either; a building, trees/planting or a wall. Where the underlying terrain is flat, the enclosed view has a static quality. On sloping terrain the combination of slope and the visual termination of the view creates drama. Where the road or track curves the drama of the enclosed view is heightened. The views are classified as either highly significant (HE) or moderately significant (ME) and are noted on the Townscape Appraisal.

Enclosure is a defining characteristic of the Courtyard Plan upon which the majority of the farmsteads are based. The purpose of the farmyard being to contain livestock. The characteristic enclosed views common to all of the farmsteads relate to the farmyard(s). Another characteristic enclosed view relates to the access from the public road into the farmstead.

HE1: Entrance at Markland Farm near Clowne

The farm entrance from Markland Lane is announce by curved stone walls. Further into the site along the entrance track there are trees on either side with grass beneath. The view is closed by farm buildings. The entrance is wide and the surface un-metalled. All of these components contribute to the significance of this view as a traditional farmyard entrance.

HE2: Farmyard at Markland Farm near Clowne

The significance of this enclosed view is from the visual quality of the farm buildings combined with the characteristic open space of the farmyard.

HE3: Farmyard at Markland Farm near Elmtun

The significance of this enclosed view is from the visual quality of the farm buildings combined with the characteristic open space of the farmyard.

HE4: Farm track Markland Farm near Clowne

This layout is of a farmhouse separated from the farm buildings by a wide farm track. The view along the track is enclosed along its length by the stone wall to the farmhouse garden one side and the buildings and stone wall that

encloses the farmyard on the facing side. The consistency in the use of stone for all boundaries and buildings is a significant component of the view as is the low stone wall to the farmyard which maintains enclosure across it. The closure of the view by the undulating and uncompromised wooded farming landscape is significant.

ME1: Farmyard at Hazelmere Farm

This is a significant enclosed view due to the farm buildings in combination with the open space of the farmyard. The traditional quality of the space and enclosure has been compromised to an extent by more recent blockwork constructions within the farmyard. The view is therefore moderately significant.

ME2: Sheffield Road

Sheffield Road is a dynamic linear space that runs through the centre of the Brookside Farm and Estate Cottages Character Area. Its width and the constant traffic along it makes it a significant component of the overall character of the area. As a wide linear space it has a strong townscape presence, although moderate due to the variations in the form that the enclosure takes along its length.

Glimpsed Views

A glimpsed view is a view through a gap in the frontage. The view can be a short, a medium or long but what unifies all glimpsed views is that they take the viewer by surprise. Glimpsed views are necessarily framed views. The quality of that frame, be it the architecture of the buildings or the qualities of the boundaries or vegetation on either

side, impacts on the overall quality of the glimpsed view. Glimpsed views are classified as either highly significant (HSG) or moderately significant (MSG) and are noted on the Townscape Appraisal.

There are no significant glimpsed views in the Conservation Area.

Significant Characteristics of Setting

- The interconnectedness of farmstead and landscape; views out of the farmsteads and views of the farmsteads are a defining characteristic of the Conservation Area.
- The contrast of the enclosed spaces of the farmstead and the expansive views that surround it are a key characteristic
- The formal open space of a farmyard enclosed by farm buildings, is a defining characteristic of the Conservation Area.



Pedestrian

Pedestrian access is traditionally along farm tracks shared with vehicles. Pavements are not a traditional feature of farmsteads or the wider setting of the open countryside. Pedestrian access across the surrounding fields is way marked but not surfaced.

Vehicle

In the main, the farmsteads have a single point of access which constrains the volume of movement to and from the site. Some farmsteads stand alongside or sit astride a road or track giving public access through the centre of the farmstead.



Parking

Public parking is not a characteristic of the farmstead layout. The provision for vehicle parking on the traditional farmstead was by way of open cart sheds, buildings which have formed part of the farmstead group from earliest times.

In the modern day agricultural vehicles are parked under cover in large sheds usually located between the traditional range and the open fields. Single garages for domestic vehicles were erected on some farmsteads in the 20th century. They are not always in close proximity to the farmhouse and are more usually on the edge of the farmstead group.

9.0 Sources

The Local Development Framework Historic Environment Supplementary Planning Document (Bolsover District Council)

Historic Farmsteads Preliminary Character Statement: East Midlands Region (English Heritage and Countryside Agency 2006)

Landscape Character Appraisal: Landscape Character Descriptions No4. Nottingham, Derbyshire and Yorkshire Coalfield (Derbyshire County Council)

Chapter 3: Historic Origins

Primary

K. Cameron, The Place Names of Derbyshire, 1959

LL. Jewitt, ed., The Domesday Book of Derbyshire 187

W. Dugdale, Monasticon Anglicanum, ed. J. Caley, H. Ellis, and B. Bandinel

VI, pt.1, 1846. Taxatio Ecclesiastica.....P. Nicholai IV c.1291, 1801
Valor Ecclesiasticus.....Henrici VIII, 1817

M.R. Austin, ed., The Church in Derbyshire in 1823/4, 1974

Rodes, papers, Derbyshire Record Office

Land tax assessments, Derbyshire Record Office

Glebe terriers, Derbyshire Record Office

Elmton parish registers, Derbyshire Record Office

G. Sanderson, Twenty miles round Mansfield, 1835

O.S. editions various

Secondary

J.C. Cox, "Ancient Earthworks", Victoria County History, I 1905

Edward Tristram, "The Promontary Forts of Derbyshire",
Derbyshire Archaeological Journal XXXIII, 1911

I. Jeayes, Derbyshire Charters, 1906

G. E. C., Complete Peerage IV, 1919

J. C. Cox Notes on the Churches of Derbyshire, 1875

D. Lysons, S. Lysons, Magna Britannia V Derbyshire, 181

Derbyshire Directories:

S. Glover, 1829; S. Bagshaw 1846; F. White 1857; Bulmer 1895;
Kelly 1881, 1891, 1895, 1908, 1922, 1932, 1941

Chapter 4: Landscape Character

Landscape Character Appraisal: Landscape Character Descriptions No4. Nottingham,

Derbyshire and Yorkshire Coalfield (Derbyshire County Council)

Hardwick and Rowthorne Conservation Area Appraisal

October 2021

Policy Context	2
Introduction	9
Hardwick and Rowthorne: An Overview	10
Historic Origins	11
Landscape Character	18
Townscape Character	20
Key Buildings and Archaeology	30
Views	41
Traffic and Movement	46
Summary	47
Sources	48



Policy Context

National

Central Government Guidance on the Historic Built Environment is contained within Section 16 of the National Planning Policy Framework (2021), Conserving and Enhancing the Historic Environment. The guidance advises that heritage assets should be conserved in a manner appropriate to their significance. When considering Conservation Areas the guidance states that local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

It is the view of Bolsover District Council that Elmtun with Creswell Farmsteads has the special architectural or historic interest that justifies its designation as a Conservation Area.

Local

The National Policy embodied in the NPPF is taken forward at a Local level in the Local Plan for Bolsover District (March 2020). The policies that address the conservation of the Historic Environment are included in Chapter 7, Sustainable Communities.

SC16 - Development Within or Impacting Upon Conservation Areas

SC 17 – Development affecting Listed Buildings and Their Settings

SC18 – Scheduled Monuments and Archaeology

SC19 – Bolsover Area of Archaeological Interest

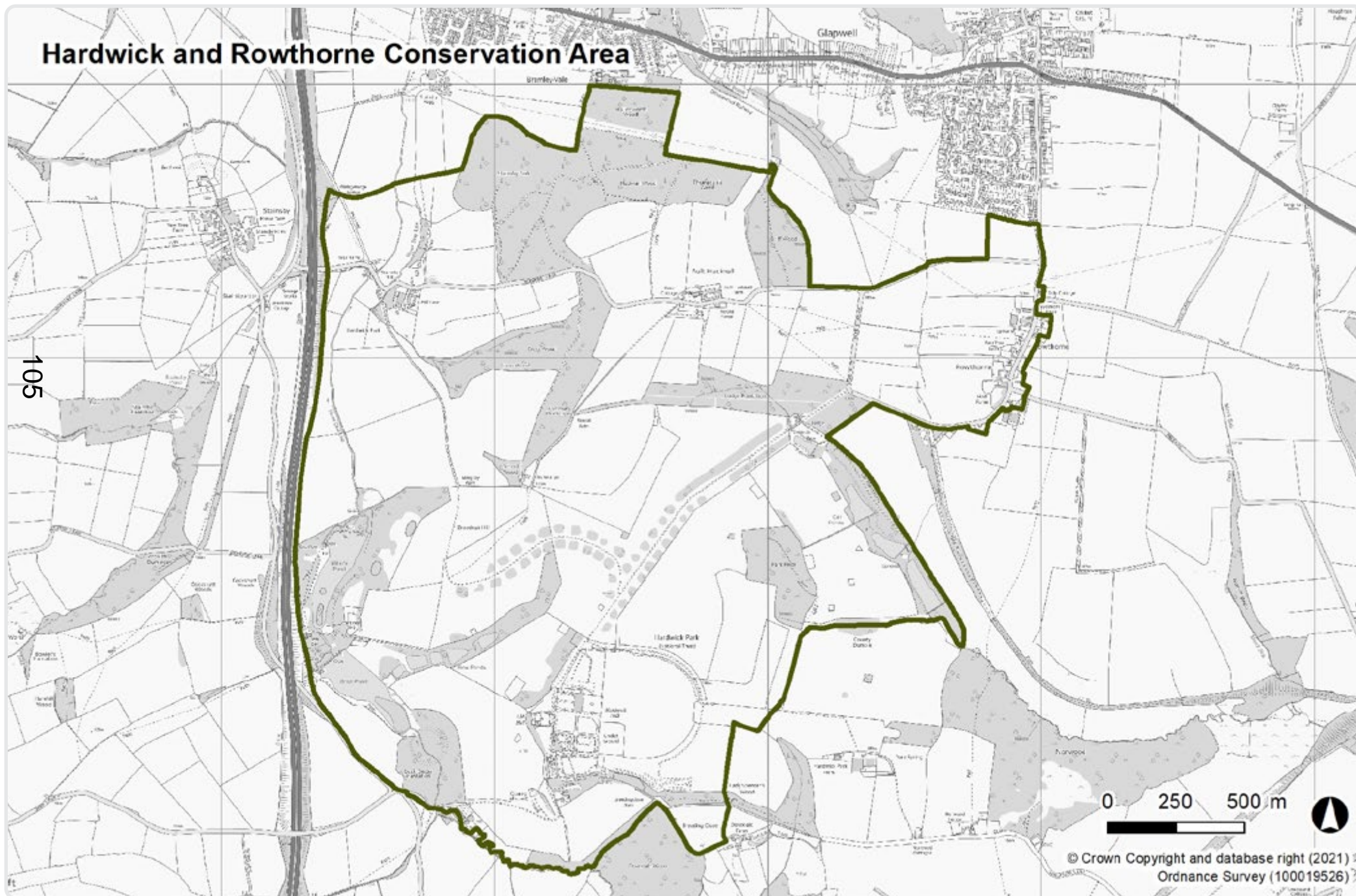
SC20 – Registered Parks and Gardens

SC21 – Non Designated Local Heritage Assets

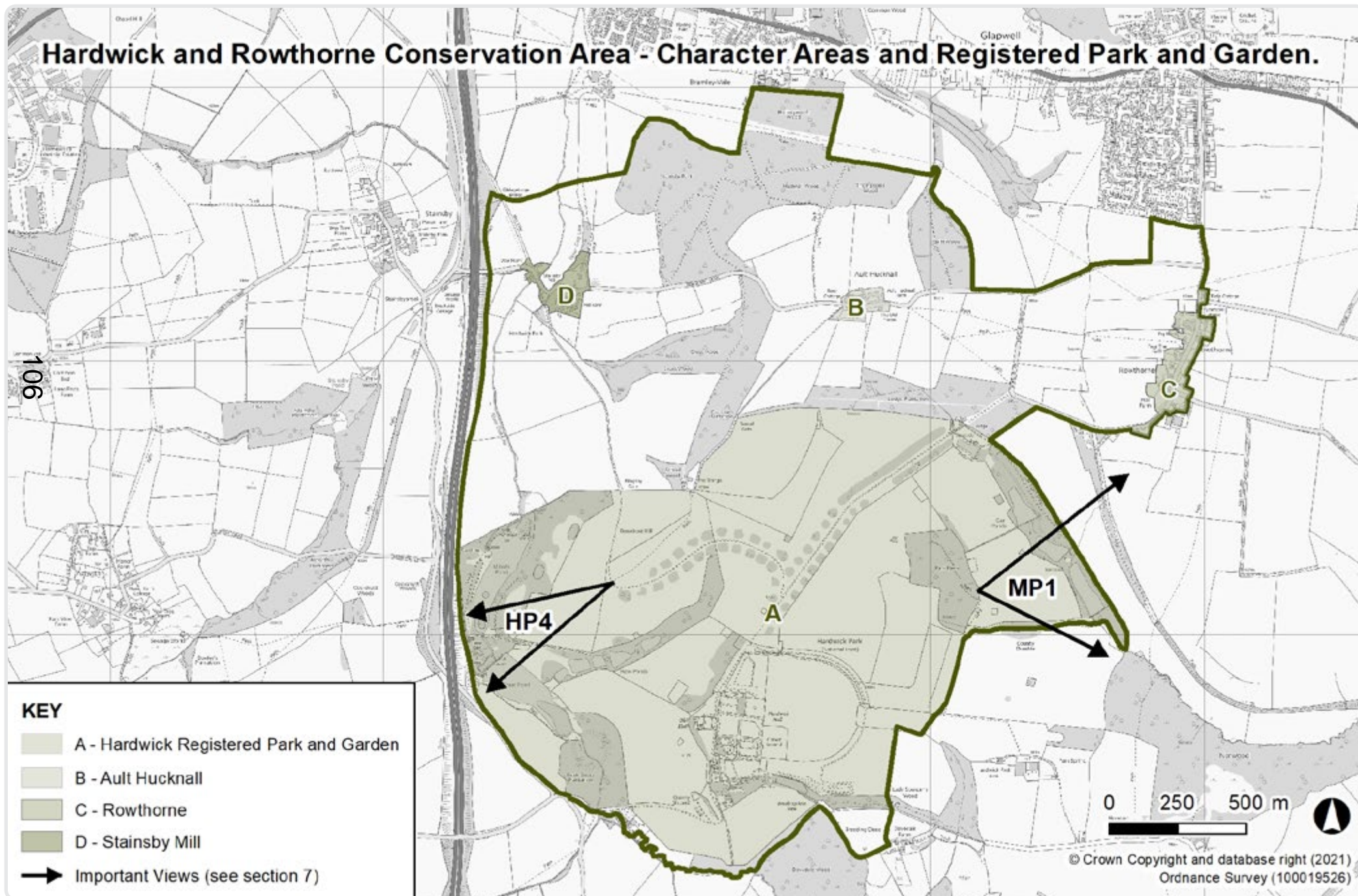
Complementary supporting Local Guidance includes; The Historic Environment Supplementary Planning Document (March 2006) which gives District-wide guidance on Development and the historic built environment and Historic Environment Scheme (February 2008 and November 2011)

Purpose of document

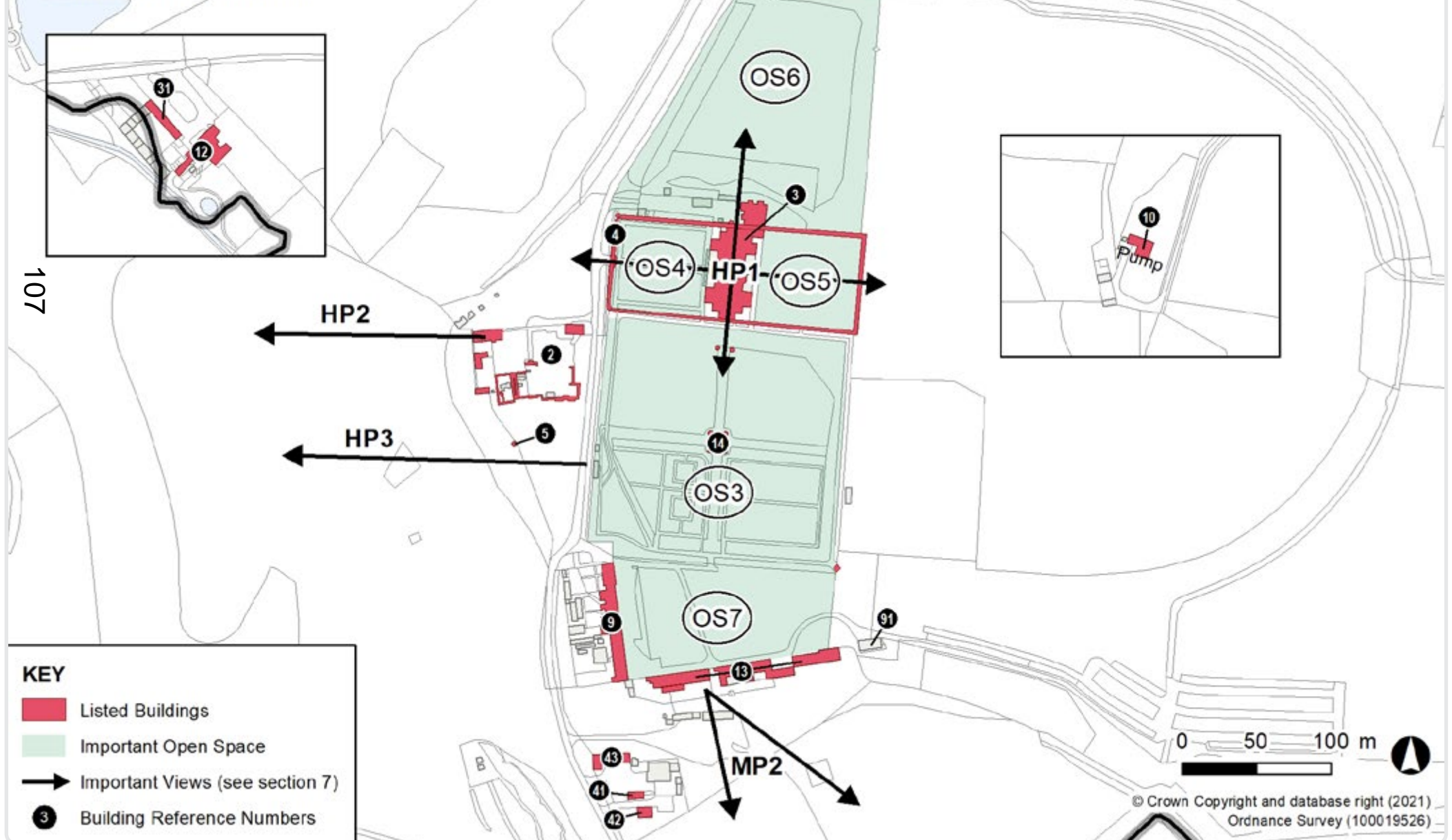
This Appraisal defines the particular significance of the historic, architectural, landscape and townscape elements of the Hardwick and Rowthorne Conservation Area.



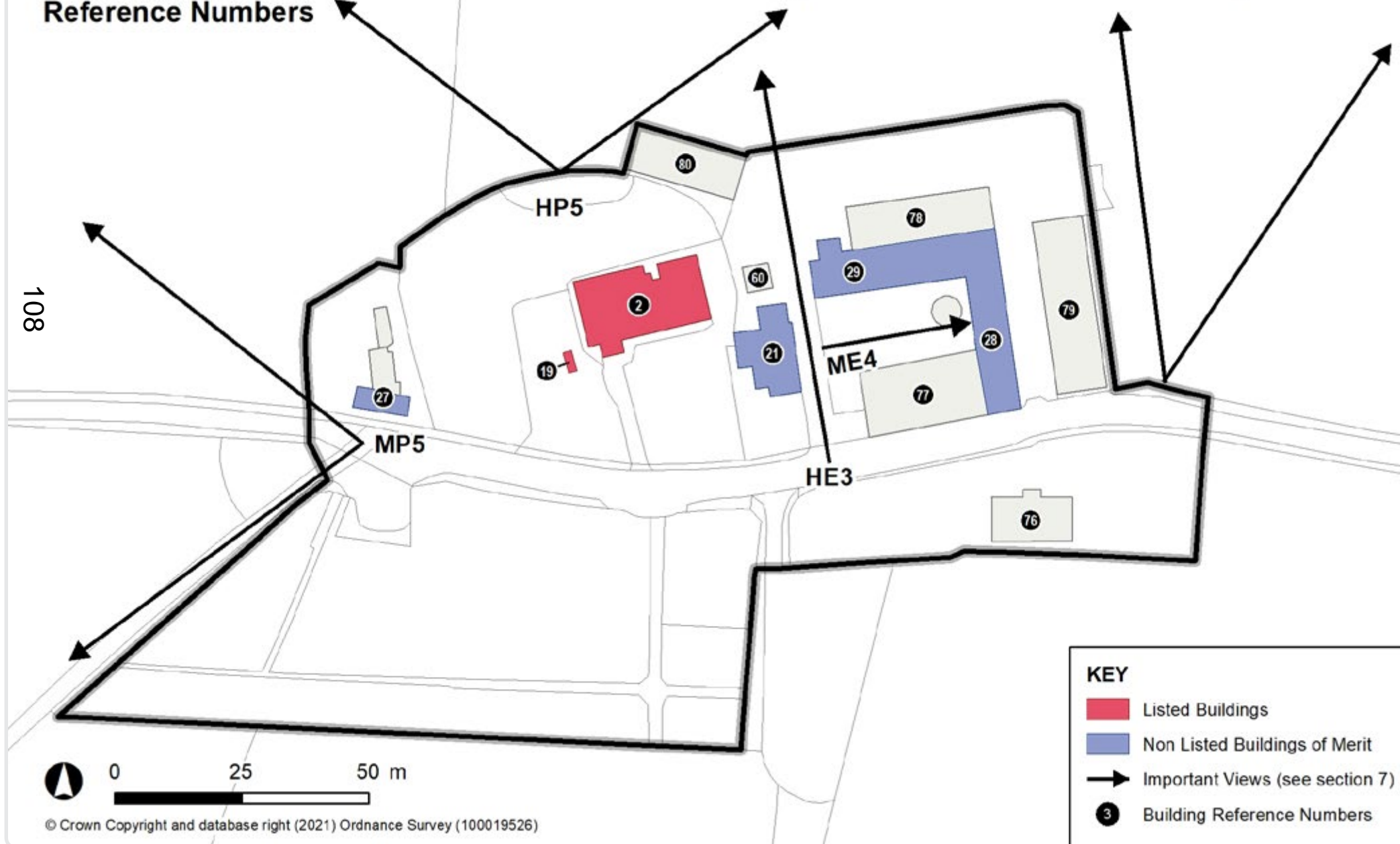
Hardwick and Rowthorne Conservation Area - Character Areas and Registered Park and Garden.



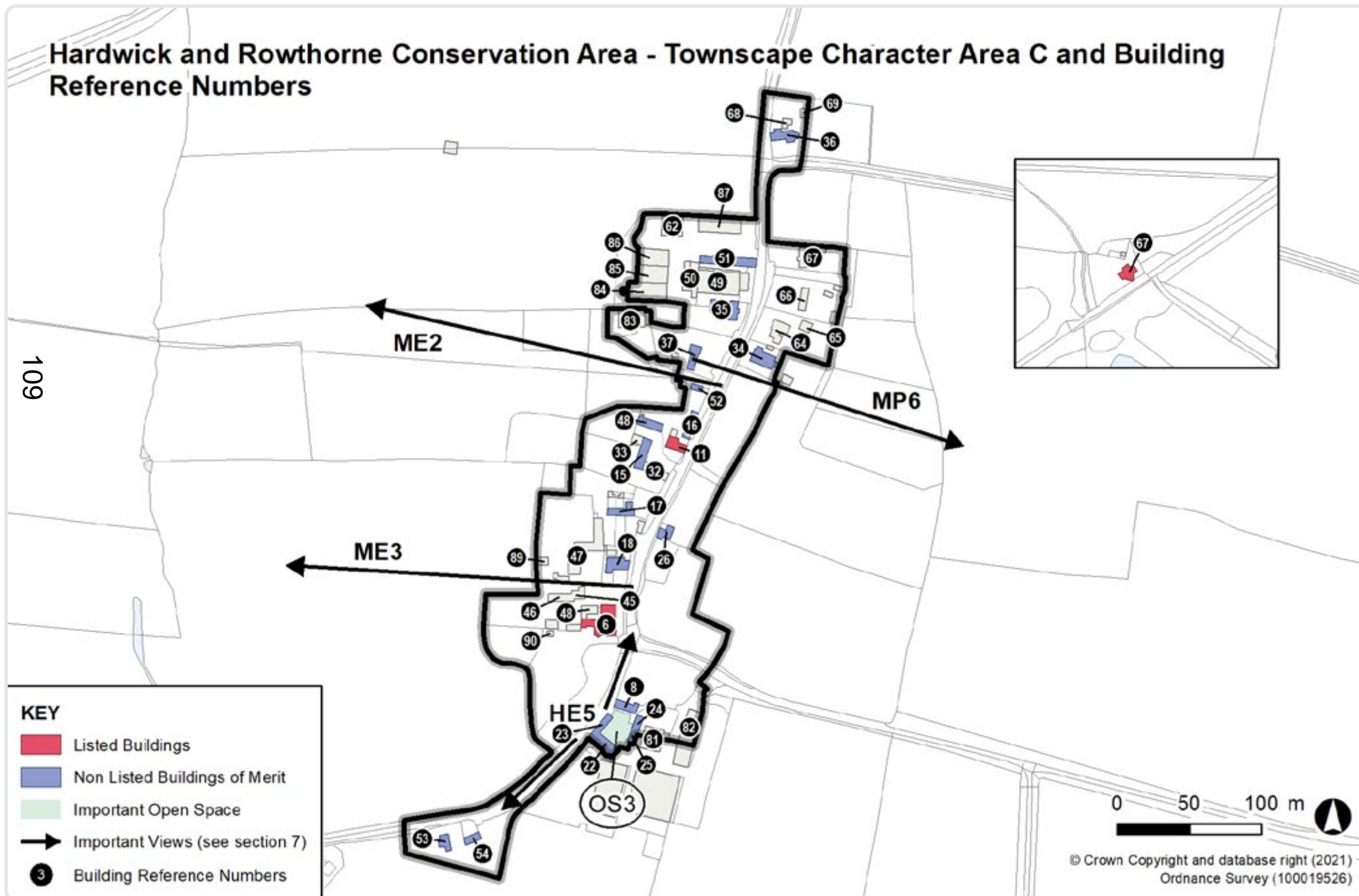
Hardwick and Rowthorne Conservation Area - Townscape Character Area A and Building Reference Numbers.



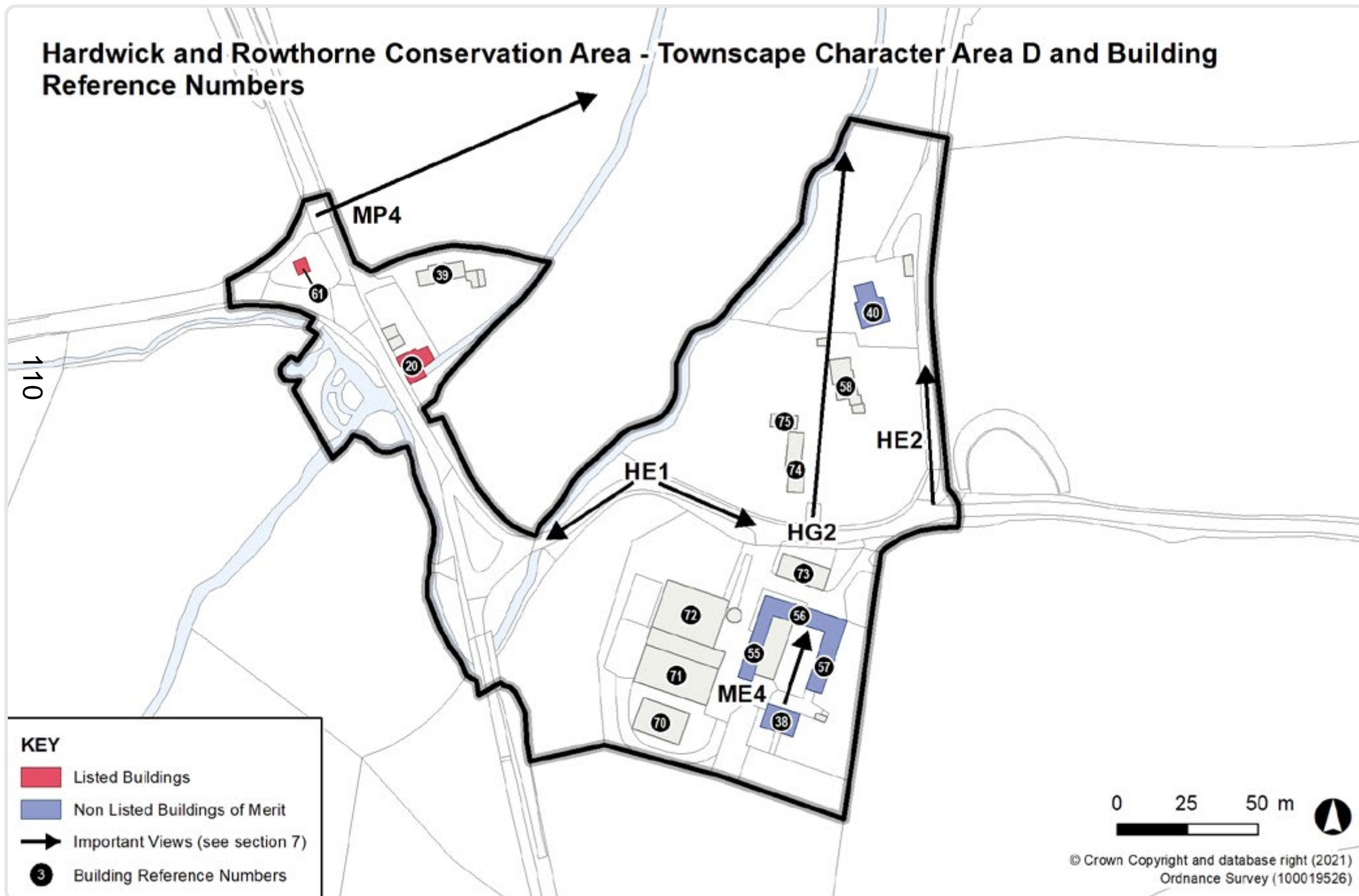
Hardwick and Rowthorne Conservation Area - Townscape Character Area B and Building Reference Numbers



Hardwick and Rowthorne Conservation Area - Townscape Character Area C and Building Reference Numbers



Hardwick and Rowthorne Conservation Area - Townscape Character Area D and Building Reference Numbers



1.0 Introduction

The purpose of this document

This Appraisal is a statement of what defines the character and appearance of the Hardwick and Rowthorne Conservation Area, identifying those elements in particular which are significant to its character and appearance. The Appraisal should be read in conjunction with the Historic Environment (LDF Supplementary Planning Document).

Document layout

Historic Origins is set out in chronological order. Under each century is a summary of the key surviving buildings from that period. As well as longevity this will enable an appreciation of rarity as being key to significance along with an understanding of the historic relevance of the surviving building types. Each building is numbered and cross referenced on the plan of Building Reference Numbers.

Landscape Character provides the context for Setting in respect of the geology and historic settlement pattern.

Townscape Character opens with a general character statement. Where there are character areas within the designated area each individual character area is identified and defined. This section identifies what is key about the townscape, the buildings, boundaries, building materials, the trees and the open spaces.

Key Buildings are those buildings that make a significant contribution to the character and historical importance of the conservation area. They are either listed buildings, non-

listed buildings of merit or buildings protected under an Article 4 direction. The section is set out in chronological order and the numbering corresponds to that of the Historic Origins section.

Views relates back to the earlier Landscape Character section. Important views are identified and the reason stated.

Traffic and Pedestrians sets out the characteristics of roads, pavements and parking in the Conservation Area.

The final Summary sets out the key components of significance. An expansion of this can be found at the end of each of the previous sections.

2.0 Hardwick and Rowthorne: An Overview

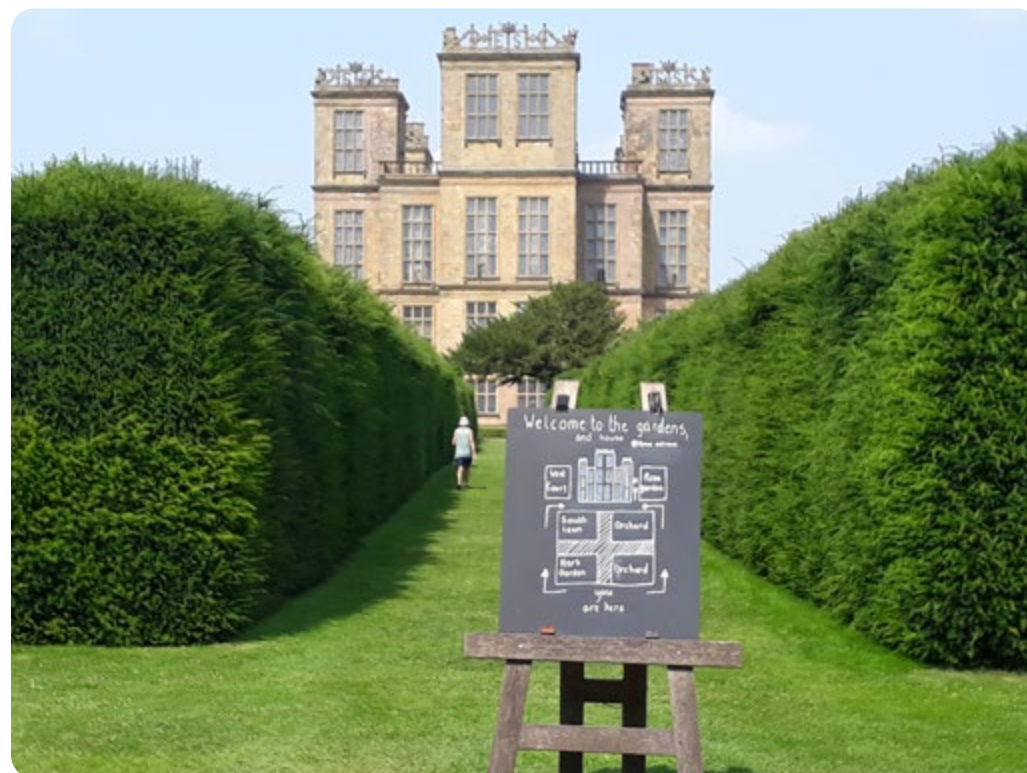
At the core of the designated area is Hardwick Hall, an Elizabethan Country House and its companion property Hardwick Old Hall, a Tudor Mansion. Both are of national importance. Beyond the Halls, gardens and parkland, the designated area comprises the wider landscape and three small settlements within the Hardwick Estate comprising Rowthorne, Ault Hucknall and Stainsby Mill. The rolling arable landscape and the limestone ridge that runs through it has particular historic significance in that without the visual prominence provided by the ridge, it is unlikely that the Halls would have been built in this location.

The farmed and wooded landscape remains relatively unspoilt as does the character of its vernacular buildings. The variety and quality of views also contributes significantly to the sense of place that underpins the conservation area designation. The high architectural quality and national historic importance of the Halls are the jewels in the crown.

Designation Date: 29th March 1974

Suitability of boundary: as part of this appraisal the boundary of the Conservation Area was reviewed and is considered to remain relevant. For the purpose of this appraisal four character areas within the designated area have been identified.

Map: Conservation Area



3.0 Historic Origins

In putting together an overview of the historic origins of Hardwick and Rowthorne, literature produced by the National Trust and Study's commissioned by them has formed the basis of this section along with information from English Heritage in respect of Hardwick Old Hall and that from the website for Chatsworth House.

Medieval settlement

Domesday (1086) is the first recorded mention of settlement in the area. Hardwick was recorded then as the hamlet of Herdwick meaning 'sheep farm' and Rowthorn as the hamlet of Rugetorn meaning 'rough thornbush'. These place names along with those of other hamlets in the area indicate that it was rolling wooded country within which there was piecemeal colonisation. Settlement included outlying farms and a sheep farm on the high ground. The location of a mill in Stainsby dates from the 13th century and an inn at the location of the present Hardwick Inn reputedly dates back to the 15th century.



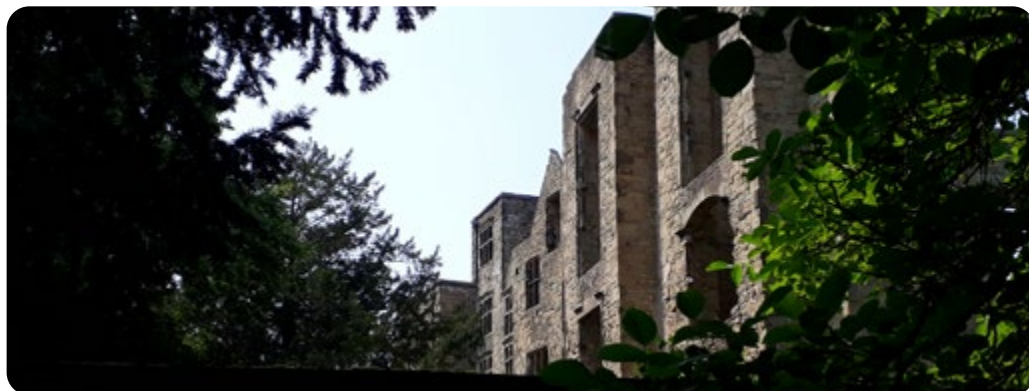
Legacy: The only known surviving building from this time comprises the Parish Church of St John the Baptist at Ault Hucknall, Building Reference number **(1)**. The building is considered to be of Significance (see Section 6.0: Key Buildings)

16th Century

With the growth of clearing and the increase of settlement, Hardwick was to reach the status of manor, as did both Rowthorne and Stainsby. It passed through various hands to those of the Hardwick family. It was to be inherited eventually by Elizabeth (1527-1608), the third daughter and co-heiress of John Hardwick. In turn she brought it into the family of her second husband, Sir William Cavendish whom she married in 1547. Cavendish was from Suffolk where he had prospered as a commissioner to Henry VIII for the dissolution of the monasteries. He was persuaded by Bess to sell the former monastic lands he had amassed and move to Derbyshire. With the help of his wealth, they bought Chatsworth Manor in 1549 and 3 years later began to build the first house on the site. Sir William died in 1557.

Chatsworth House was to be Bess's home until her estrangement from her fourth husband, George Talbot, the 6th Earl of Shrewsbury, whom she had married in 1567. Following the separation, Bess purchased from her brother the former family manor at Hardwick and bought up most of the surrounding land in the area. It included the manor of Rowthorne, bought in 1583 and the manor of Stainsby

bought at the same time. At some date she also purchased the patronage and impropriate rectory of Ault Hucknall. In 1587 the Courts awarded her Chatsworth House and a sizeable income from her estranged husband.



Bess then went on to build Hardwick (Old) Hall. The exact date of construction is not known but it was between 1587 and 1596. The Hall drew on the latest Italian innovation in house design and was radically modern. A significant departure from convention was that it was the first great English house to be constructed with the Great Hall at right-angles to the main façade. In 1590, the year that George Talbot died, Bess went on to start another building nearby, the present day Hardwick Hall, intended as a companion building to the first mansion. The (new) Hall was completed in 1597.

The 'new' Hall was one of the first great houses in the country to be architect designed. The architect, Robert Smythson, was responsible for many great houses nationally including the nearby Bolsover Castle. Although a near contemporary to the Old Hall, the symmetry of the

new Hall was in complete contrast, a new idea at the time. It was also one of the first where the quarters designed for the servants and the nobility and their distinguished guests were separated into three different levels. Their relative status indicated by each storey being higher than the one below. This was amplified in its architectural expression by the increasing height of the windows that in themselves were a prominent feature of its architecture. The park and gardens to the Hall with pavilions and a gatehouse were set out and built between 1591 and 1597 and were also likely designed by Smythson.



From 1593 the manorial lands were managed as the Hardwick Estate. The enclosure of land had already begun across the country, which saw changes in farming practice. Enclosure resulted in the division or consolidation of what had been communally farmed fields, meadows, pastures,

and other arable lands. On Enclosure, the lands became owned and managed thereby creating legal property rights to land that was previously considered freely available to all. Bess favoured Enclosure as it brought her additional revenue. Several of the field boundaries from this time remain today. These mature hedgerows are a feature of the landscape.

Legacy: The surviving historic assets from this time comprise the Halls and the Parkland and Garden together with its structures as well as the original Hall Farm farmhouse in Rowthorne. They number 6 buildings in all, comprising around 6% of all buildings in the conservation area. Building reference numbers **(2)** to **(8)**. All are considered to be of Significance (see Section 6.0: Key Buildings)

17th century

Bess of Hardwick died in 1608 and her son William Cavendish the first Earl of Devonshire, inherited that portion of her estate which included Hardwick. Hardwick Hall was not however the principal seat of the family, which was Chatsworth House. Chatsworth was later to be inherited by him on the death of his older brother in 1616. Hardwick was used as an occasional retreat for hunting and a sometime dower house.

Notwithstanding this, by 1610 the enclosure of open arable fields on the Hardwick Estate that had been started by Bess, was well underway. The Estate also expanded during this time with outbuildings, stables and cottages to the Hall together with farms at Rowthorne and Ault Hucknall. Late

in the century the park and gardens to Hardwick Hall were partly remodelled.



From 1667 regular stagecoach services had opened up the opportunity of countrywide travel to the wider public with coaching inns providing refreshment, lodging, and fresh horses. The present day Hardwick Inn dates from this time. Thomas Hobbes, the mid17th century philosopher, political scientist and free thinker died at Hardwick in 1679 aged 91, having insisted on moving there with the family a few weeks before his death. He had been the tutor to the second and third earls of Devonshire. In 1694 the estate was passed on to the first Earl's great-grandson also named William, who was in turn created 1st Duke of Devonshire.

Legacy: The surviving buildings from this time are characterised by farmhouses and cottages and also includes the Hardwick Inn. They number 7 buildings in all, around 7% of all buildings in the conservation area. Building

Reference numbers **(8)** to **(14)**. All are considered to be of Significance (see Section 6.0: Key Buildings).

18th Century

As an established Estate, the agricultural landscape and villages within and around Hardwick had not been impacted by Enclosure in the same way as the majority of the rest of the country. The estate lands retained the lanes and some pastoral common, less affected by the changing of field patterns and the laying of new roads that was creating a unified agricultural landscape across much of the country.

The present day Stainsby Mill dates originally from the mid 18th century though it was to be much rebuilt in the following century. A number of the surviving traditional farmsteads that comprise the present day settlement of Rowthorne also date from this time. In 1724 the second Duke converted an early 17th century residence on Broadoak Hill to a school, a building now known as The Grange.

Although continuing to invest in the Hardwick Estate, Chatsworth House remained the preferred residence of the Dukes. In the 1750's the Old Hall was subsequently partially dismantled. Over time it became ruinous and in 1793 its open interior was planted with specimen trees; a likely response to the Picturesque ideal prevalent at the time.

Legacy: The surviving buildings from this time comprise agricultural buildings in the main as well as cottages. They number 13 buildings in all, comprising over 14% of buildings

in the conservation area. Building Reference numbers **(15)** to **(27)**. All are considered to be of Significance (see Section 6.0: Key Buildings).

19th Century

By 1846 the Duke was lord of all manors in the parish and owned 90% of it. The Directory of the day listed the inhabitants of Hardwick as a park and game keeper, a schoolmaster, the licensed victualler at The New Inn, a farm bailiff and two farmers. Across the parish, the remainder of the population comprised mainly farmers.

The Industrial Revolution was sweeping the country and impacted on agricultural-based industries such as corn milling which underwent considerable technical development. Consistent with the mores of the time, Stainsby Mill was substantially rebuilt and upgraded to incorporate advances in mechanisation, thereby increasing its efficiency. The national drive toward increasing mechanisation was reflected elsewhere in new building types on the Estate. A saw mill with an engine house and chimney was built due south of the Hall; located next to a quarry that supplied stone for the Estate.



The century saw the growing national movement toward the development of Model Farms. They were the embodiment of new efficiencies in farming practices; functional buildings which were purposefully laid out as a set piece to achieve more effective farming methods with increased production. The Duke was one of the 'improving landlords' of the day and as such embraced the Model Farm concept. His main impetus, as with his peers, was the efficiency of production. As well as implementing the planned farm layout, he adopted the approach of dispersing village farmsteads into outlying areas. However, in this, the Hardwick Estate was treated differently to his wider landholdings. On the Estate, the village centres remained the preferred location, adopting instead for an approach of upgrading existing farmsteads. The housing of steam or water-powered machinery was at the cutting edge of developments in 19th century farmstead design. Unlike some modernisers of the day, the Duke did not however go as far as increasing mechanisation within the farmsteads.

Legacy: The surviving buildings from this time comprise mainly agricultural buildings from the modernisation of the farmsteads along with residential and industrial buildings. They number 33 buildings in all. Comprising over 36% of all buildings in the conservation area, this century is the most represented in terms of traditional buildings in the conservation area. Building Reference numbers **(28)** to **(59)**. Nearly all are considered to be of Significance (see Section 6.0: Key Buildings).

20th and 21st Centuries

In April 1919 a War Memorial Committee was formed to consider the recommendation of Ault Hucknall Annual Parish Meeting that a local war memorial be raised. The Committee applied for a piece of land in the road junction near Stainsby Mill for the erection of a memorial cross. The plot was subsequently gifted by the Duke of Devonshire.



During WWII an airfield was prepared in Hardwick Park by Rendell, Palmer and Tritton. It consisted of a 16 acre parking area which could accommodate up to 65 aircraft with a 1000 yard grass runway. The airfield opened in 1941. In 1943 the whole park was transferred to the control of the airborne forces for safety reasons, due to live ammunition. After the war, no trace of it was left.

Modern farming in the 1950's influenced by practices in America, impacted on the character of farmsteads. The increasing size of fields, land holdings and herds resulted in the addition to traditional farmsteads of larger steel framed agricultural buildings to accommodate livestock and machinery.



In 1950, the unexpected death of the 10th Duke of Devonshire with the subsequent death duties caused the sale of many of the Devonshire assets and estates. At this time, Hardwick Hall was occupied by the widow of the 9th

Duke, Evelyn, Duchess of Devonshire. In 1956 the decision was taken to hand the house over to HM Treasury in lieu of Estate Duty. In 1959 the Treasury transferred the estate to the National Trust which had been founded in 1895 to "promote the permanent preservation for the benefit of the Nation of lands and tenements (including buildings) of beauty or historic interest". Under their ownership the Duchess remained in occupation of the Hall until her death in 1960.

The guardianship of the Old Hall was taken on by the Ministry of Works. The remit of the Ministry was to make a national collection of buildings and structures that together told the story of the history of Britain. With preservation a main priority, the Ministry carried out a major programme of stabilisation. In 1984 the Ministry became English Heritage. Alongside the ongoing repairs and restoration, making the Old Hall and its story accessible to the general public became a complementary priority.



The construction of the M1 in the late 1960's dissected the Hardwick Estate with access maintained by a local road

going underneath the motorway via a tunnel. At the end of the century, as farm land holdings increased further, some village farmsteads were taken out of agricultural use and the conversion of former agricultural buildings to residential use became increasingly widespread.

Legacy: the new buildings from this period reflect changes in agricultural practices mid-century with the majority comprising large prefabricated buildings added to traditional farmstead ranges. It also includes a small number of garages for residential properties



The main legacy of the century is however historic; the end of over 400 years of ownership of the Hardwick Estate by the Cavendish/Devonshire family. The aim of the National Trust is to continue to protect and care for the Hardwick Estate in a way that brings benefit to the wider public. Within this, the overriding and complementary aim is

to ensure that the future of the Hall is cared for and the natural environment that comprises the historic park and garden continues to thrive. The Old Hall is also owned by the National Trust although managed by English Heritage. As such its repair, restoration and public benefit also remains a priority.

Historic Significance

- An historic estate of over 600 years standing
- Two pioneering examples of 16th century grand house design built either side of the watershed of a burgeoning architectural profession
- A 16th century informal parkland that survives for the most part intact as an example of a great estate landscape.
- A wider landscape setting that survives as a fine example of pre 18th century enclosure.
- Formal gardens that are a well preserved example of Renaissance landscaping.

The landscape is a key component of the character and appearance of settlement. The underlying geology influences the natural landforms, features and natural vegetation. These in turn influence the nature of man's activities over the centuries including the very nature of settlement. Landscape is therefore integral to sense of place and a key component that underpins its character and appearance. This section has been completed from the Hardwick Setting Study (Atkins: March 2016) which in turn referenced the Derbyshire Landscape Character Appraisals (Derbyshire County Council).

There are four distinct Landscape Character Areas (as defined in the Derbyshire Landscape Character Assessment: Derbyshire County Council 2003) that cover the conservation area.

Map: Landscape Character Areas

1. The Nottinghamshire and Derbyshire Coalfields: Wooded Farmlands Landscape Character Area. The western portion of the parkland is included within this character area. It is a gently undulating landscape, rising to the plateau of the Magnesian Limestone Ridge. The wider landscape features are characterised by mixed farmlands, prominent tree cover and species rich hedgerows, with sparsely scattered farmsteads and the remnants of ancient enclosure and medieval strip fields.
2. The Nottinghamshire and Derbyshire Coalfields: Estate

Farmlands Landscape Character Area. Includes the most westerly edge of the conservation area including some of the parkland as it bounds the M1 motorway. It is characterised overall as having a broad, gently undulating landform, mainly featuring arable cropping farmland with localised blocks of woodland and small villages, hamlets and scattered farmsteads. The long distance views offered by the open landscape are also a defining characteristic.

3. The Southern Magnesian Limestone: Limestone Farmlands Landscape Character Area. Hardwick Hall, the Old Hall and the eastern parkland are included in this character area along the low ridgeline through the villages of Hardstoft, Astwith and Stainsby. It is a gently rolling limestone plateau, the majority of which is arable farmland, broken up by large and medium estate woodland. A nucleated settlement pattern and a proliferation of historic buildings are identified as a defining characteristic, as are long distance views across the plateau and panoramic views to the west across the valleys.
4. Limestone Farmland Landscape Character Area (Nottinghamshire Landscape Character Appraisal) sits to the east of the designated area and so forms part of its wider setting. The views towards it from the conservation area are framed by wooded skylines. It shares a number of characteristics with the Limestone

Farmland areas in Derbyshire to the west, such as regular patterns of large hedged fields and large estate woodlands and belts of trees.



5. The Park and Gardens of Hardwick Hall are a designed landscape character area that includes, walled and open gardens a deer park and hunting grounds. The formal gardens and informal parkland have considerable aesthetic value as a well preserved example of Renaissance landscaping, with some alterations and additions from the 18th, 19th and 20th centuries that reinforce and contribute to the garden's aesthetic significance. The park also has strong historical significance as an example of a great estate landscape. The Hardwick parkland has not undergone extensive landscaping or redesigning since being laid out. The experience of the parkland is therefore much as it would have been in previous centuries.



Landscape Significance

- The limestone scarp above Doe Lea Valley that runs through the designated area is the key landscape feature.
- A landscape of mainly arable character with large scale fields and frequent views of wooded skylines.
- A landscape that includes the Park and Gardens to Hardwick Hall, a historically significant designed landscape.
- The presence of the Halls on the skyline contributes to the overall landscape setting.
- An overall open landscape where hedge lined field boundaries, hedgerow trees, ancient woodlands and later landscape planting contribute significantly.

5.0 Townscape Character

The townscape character of an area is derived from a variety of things; historic street pattern and land uses, individual and groups of buildings and the contribution of local building materials and architectural details. Open and public spaces and the underlying landscape contributes to townscape setting.

In the Hardwick Hall and Rowthorne Conservation Area, the contribution of the townscape and landscape are intertwined more so than in any conservation area in the district, with the landscape setting comprising a large proportion of the designated area. Throughout, the high quality architecture and range of vernacular buildings contributes towards its high quality with the two key buildings of Hardwick Old Hall and the architect designed, Hardwick Hall, at its core.

Character Areas

The Hardwick and Rowthorne Conservation area comprises four distinct character areas; The Halls, Ault Hucknall, Rowthorne and Stainsby Mill.

Maps: Townscape Character Areas

A. The Halls, Park and Gardens: The long standing ruin of the Old Hall retains a presence that is only diminished by the proximity of its companion. Its high visual quality comes from the patina of the rough-hewn quality of the sandstone and it's still majestic form. Its companion, the nearby Hardwick Hall with its associated estate

buildings, is an architectural masterpiece. The striking features of its exterior are the imposing height, the symmetry of the facades, the towers, and the extensive windows. The large expanses of glass are its defining feature. With their location at the edge of the scarp, the long distance views from the Halls west across Derbyshire is a key component of the townscape. The tarmac road that services the Halls creates a strong visual separation between the two buildings.



The landscape of the parkland to Hardwick Hall contributes significantly to the character of this area. The upper park, in close proximity to the Halls, is characterised by expansive views across the open grassland of the park bounded by tree belts at its edges with views, in certain locations, out of the park across

the plateau farmland. The lower park is characterised by dramatic views up the slopes of the ridgeline toward the Hall with distant views much reduced by the topography and woodland. The proximity of the M1 motorway impacts on the tranquillity of the lower park. All of the buildings within this character area are considered Key Buildings. The landscape setting is of particular note with the parkland and gardens included on the National Register of Historic Parks and Gardens (grade I)

- B. Ault Hucknall:** A hamlet comprising a church, a farmstead, a manse and a cottage. The immediate surrounding landscape is flat and the buildings are spread out along a straight road. Limestone walls front the road along with those of traditional agricultural buildings. The walls strengthen the definition of the settlement as distinct from the wider landscape setting. That the buildings are strung out along the road results in an impact that belies its diminutive size.



All 4 main buildings are of historic significance. The boundary of the character area is drawn to include...

It is a highly picturesque character area of a high townscape quality with the Church of St John the Baptist at its centre. The very low development density and open nature is a key characteristic.

- C. Rowthorne:** A linear village on the eastern edge of the former Hardwick Estate. Its long standing links to the Estate evident in it having one of the oldest surviving buildings in the conservation area, the former Hall Farm farmhouse which is a contemporary of the stables and cottages at Hardwick Hall. The village retains the overall open form characteristic of an agrarian settlement. Although not all of the farmsteads have remained in agricultural use, their conversion and reuse has maintained their contribution to the townscape in their overall form. That there remain working farms



contributes significantly to the ambience and historic character of the village as an agrarian settlement. That they are highly visible at the entrance to the village increases their impact. Rowthorne comprises one long street with small building clusters or individual properties in a garden setting. Stone boundary walls are a significant townscape component in both their prevalence and townscape prominence.

- D. Stainsby Mill:** A hamlet that lies to the south east of Stainsby. It comprises the mill, a collection of cottages and a farmstead. It's unspoilt verdant setting and the narrow roads that lead to it and through it bestow a timeless quality. The rise and fall of the land and the hidden nature of many of the buildings add to its visual charm. The sound of the river contributes to the ambience of a settlement that is as much about the natural landscape as the buildings within it. A single farmstead remains in agricultural uses on higher land, with the water mill at the valley bottom. Limestone and tile are the predominant building materials, though render has been used in places. Walls are a feature of the mill site but elsewhere boundaries are natural, formed by hedges and trees.

The landscape underpins the character of the area within which the visually iconic watermill resonates a distinct vernacular charm. The low density of development overall, with buildings nestling in the landscape away from the road frontage, is a key characteristic that sets Stainsby Mill apart from the other character areas.



Townscape

The townscape components that contribute to the character of an area essentially comprise the range of buildings types with their form and design, boundaries, trees and spaces. Traditional building materials are a key component of local identity. Established trees are significant for their historic legacy as well as amenity value.

Reference: Townscape Plans

Buildings

There is a high survival rate of traditional buildings across the Conservation Area. The quality and range of building types that reflect a country house estate is a key characteristic. Along with the Halls, the farmsteads, cottages and industrial buildings combine to form a high quality relatively unspoilt built environment.

The Halls: as the centrepiece of a country estate, that there are two magnificent buildings in such close proximity is a

defining feature. The contribution of the buildings is many layered; the quality of their architecture, the contrast of ruin and a fully operational house and their sheer monumental size. Their proximity emphasises all of these qualities that along with the wider landscape and the managed setting of the park and gardens creates a unique ensemble. Within the environs of the Halls the completeness and unspoilt nature of the townscape is highly significant.

Farmsteads: as an area that continues in agriculture as its main land use, the estate farmsteads contribute significantly to its character. Many traditional agricultural buildings survive. Some predate the time of enclosure others are 19th century planned farmsteads and some a hybrid of the two. The survival of complete ranges of traditional agricultural buildings, including the farmhouse is a significant factor in their overall contribution to the townscape. All are located in settlements. Not all remain in agricultural use with a number converted to residential use.



Cottages: Located throughout all character areas, cottages range from the 16th century architect designed cottages at Hardwick Hall to a range of vernacular buildings across the settlements, dating from the 17th through to the 19th centuries. Although Rowthorne and Hardwick Hall has cottages in groups, elsewhere they are more usually singular buildings in a garden setting. Those still under the ownership of the Estate span the centuries and retain the characteristic blue paint scheme.



Industrial Buildings: As a working Estate, industrial buildings are an integral component of Hardwick. Farmsteads are necessarily part of this with Stainsby Mill an historic building type associated with agriculture before it was an industry. A mill on the site of Stainsby Mill therefore dates back to a time before the Estate. Mills were found in all rural communities in the medieval period with over 6,000 at the time of Domesday. The present day mill dates from the 17th century although significantly rebuilt in the 19th

century. The mill provided flour for the estate. Having ceased use it was brought back into use during the 1990's by the National Trust as a fully functioning water mill.



Within the grounds of the halls there is a group of industrial buildings comprising an engine house, sawmill and attached chimney dating which date from the 1860s. This complex of buildings provided the cut stone for the buildings of Hardwick Hall and estate. The stone quarry being located close by, due south of the yard. The group has significant architectural quality as a set piece of Victorian industrial architecture. They continue in use today as a stone yard for the maintenance of the estate buildings, as well as a venue for craft skills courses. Along with the mill these industrial buildings contribute significantly to the tapestry of the historic townscape of the Estate and conservation area. That they all remain operational in their historic use contributes to their significance.

Boundaries

Boundaries vary across the conservation area. A key townscape feature of the Ault Hucknall Character Area are stone walls of 3-4 feet high with half round copings. Walls are also a key townscape feature of Rowthorne. The retaining stone walls on the way into the village from the south contribute significantly to the sense of arrival. The continuous wall along the eastern road frontage is also a significant townscape feature along with the many stone walls that form property boundaries.



In contrast, hedges, trees and planting predominate along the property boundaries in the Stainsby Mill character area and thereby assimilate the settlement into the landscape, a key feature of its character. At its core, the Mill is however bounded by stone walls on both sides of the road with the bridge over the watercourse, a significant component of its townscape and historic setting. Unlike the other character areas, fences and railings are also a feature at Stainsby Mill.

In the open countryside that surrounds the settlements which comprises the vast majority of the conservation area, hedgerows most commonly define the field boundaries. Some hedgerows are of historic importance from the time of enclosure whilst others particularly within the Wooded Farmland Landscape predate that time. These have significance as ancient hedgerows.

Materials

Traditional building materials are a key component of local identity. In all cases the colour and patina of natural materials contribute to the character of the conservation area.

Stone: The Halls and majority of traditional buildings and boundary walls are constructed from the local Coal Measures Sandstone. It is a soft stone which has not always stood the test of time well depending on the bedding of the original stone, with erosion a feature. Throughout the conservation area its natural character remains intact with later rendering rare. As the predominant traditional building material it contributes significantly to the character of the conservation area. Its brown/orange hue contributes towards its picturesque charm. The War Memorial at Stainsby Mill is of Millstone Grit, a coarser sedimentary rock. The name derives from its use in earlier times as a source of millstones for use principally in watermills, such as that at Stainsby.

Stone Slate: Significant for its rarity, there are 13 properties within the conservation area with Derbyshire slate roofs, a sandstone slate. It creates an imposing vernacular roof that

contributes to the visual and historic quality of the buildings where it is used and the conservation area as a whole.

Pantiles and clay tiles: pantiles predominate as the traditional covering for the roofs of traditional agricultural buildings. Their red/orange colour in combination with the coal measures sandstone gives the buildings a certain distinctiveness that resonates agrarian townscape. A feature of the conservation area on some 18th and 19th century agricultural buildings is a stone slate eaves course(s) to pantile roofs. Plain clay tiles are found on a number of 19th century residential properties. Where fishtail clay tiles are used they contribute to the architecture of the building in their ornament.

Blue Slate: Slate appeared in the area as a roofing material from the mid to late 19th century. Blue slate is found on a range of building types across the conservation area.



It is the predominant roofing material in Ault Hucknall. Blue slate on earlier buildings are likely to have been replacements for stone or pantile roofs. Where 18th century farmsteads were 'improved' by the Duke of Portland, blue slate replaced pantiles as a roofing material.

Sheeting: fibre and metal sheeting is characteristic of agricultural buildings from the 20th and 21st centuries. It is cost effective and enables large structures to be constructed relatively quickly. It differs from traditional construction in that profile sheeting can be used on both the roof and walls. As well as their dominance due to scale, the resultant buildings are usually lacking in any aesthetic due to the limited architectural quality. The mid 20th century half-round roofed shelters often still used as hay barns are an exception to this as are the earlier Anderson shelters often used for storing machinery. Of the 20th century steel framed and sheeted structures, these earlier types have an aesthetic that contributes to the farmstead character. All of the farmsteads in the Conservation Area have one or more sheeted buildings.

Trees and Planting

The majority of the wider estate landscape is a gently rolling limestone plateau with arable farmland broken up by large and medium size estate woodland. There are also trees singularly within hedgerows. The Parkland planting comprises scattered trees, clumps and patches of woodland. A steep hill to the south and west of the Hall is well covered with mature trees and around 600 metres from the hall trees are all that remains of a duck decoy in

the south-west corner of the park. Trees are not a feature of the formal gardens of Hardwick Hall although in West Court there is a cedar of nearly 200 years standing which was one of a pair.



Trees form the backdrop to each of the character areas with trees in the landscape forming part of the immediate townscape as well as the wider setting. Within settlements garden trees contribute to the setting of a number of traditional cottages which are most often detached and within generous plots.

Open spaces

Villages

Open spaces are not an historic feature of the settlements within the conservation area. Historic open spaces within the villages therefore relate to those of the planned farmstead layouts. Open spaces are at the core of the planned farmstead, around which the buildings are

positioned relative to each other and the surrounding farmland. The spaces have functional significance as traditional working areas for the management of both livestock and arable. Farmyards can range from fully enclosed spaces surrounded by buildings to more open yards served by one or two buildings. In contrast, working yards/stack yards are not enclosed facing out over the farmland beyond.



OS 1: Working Yards: Yards within and around the farmstead comprising open spaces that functioned for stacking crops and moving livestock and vehicles. Usually on the perimeter they were used for stacking corn with other small enclosures for parking machinery. Unlike livestock yards, they are not characteristically enclosed. Working yards were often built on in the mid to late 20th century with large metal framed agricultural buildings.

OS 2: Livestock Yards. These are traditional holding areas for containing livestock, particularly cattle, onto

which buildings (especially shelter sheds and other stock buildings) face. They are characteristically enclosed spaces.

Hardwick Park and Gardens

Historically significant open spaces. The deer park at Hardwick is of seven-hundred acres, fenced by partly continuous iron and wood paling. The parkland probably has medieval origins, extended in 1665-6. The east side of the park today is largely open pasture land with scattered trees, clumps and patches of woodland, and lime avenues planted in 1925.



The north-east boundary is sheltered by Car Plantation, with Car Ponds along the inner edge. The east side of the park is shown on William Senior's map of 1610 as 'Launde' (an open, usually grassy area among trees) which then extended to a point c. 500m east of the Hall; it was considerably extended in 1665-6. The west side of the park is hilly, well covered with mature trees, and ridge and furrow is visible on some of the level areas west of the Old Hall. A chain of four ponds is situated c. 500m west of the

Hall. They feed into the Great Pond to the west, and Miller's Pond, the largest pond, lies to the north-east. The latter two ponds were in existence by the 1630s, and extensive remodelling took place in 1860-1. In the south-west corner of the park there is an elliptical bank planted with trees, which is the remains of a duck decoy of 1860.

The gardens to Hardwick Hall also have historic significance being an early example of formal garden enclosures. They comprise 5 distinctive open spaces.

OS3: South Orchard: is the south garden to Hardwick Hall, which is walled and laid out with quartering alleys edged with clipped yew and hornbeam hedges which centre on a rondpoint. Recesses cut into the hedges of the rondpoint at the angles between the alleys form alcoves sheltering C18 statues. There is a gateway leading to the stable yard entrance. A second entrance to the stable yard is aligned with the alleys which run north/south across the garden. There is a corner pavilion of similar design to those in the West Court at the south-east corner of the garden. This is probably the site of the original kitchen garden.

OS4: West Court: A walled forecourt on the west side of Hardwick Hall. A gatehouse is aligned with the west front of the Hall and there are pavilions in the north-west and south-west angles of the forecourt walls, all these structures being crowned with elaborate strapwork cresting. The walls are surmounted by shaped stone crenellations. The courtyard has a stone-flagged path flanked by lawns between the gatehouse and the entrance to the Hall.



OS5: East Court: this walled court has opposed gateways in the north and south walls which have stone gate piers with bold capitals. The garden is grassed and there is a central basin constructed in 1913 to provide a reservoir of water for firefighting. There is a ha-ha of c 1930 along the east side of the court which has low topiary yew hedges along the top of it. A central opening affords views to the east and to the avenues in the eastern part of the park.

OS6: North Orchard: a sub-rectangular walled enclosure marked North Orchard on the 1610 map which was grassed and used as a car park up until 2012. There is a pavilion in the east wall which balances the pavilion at the south-east corner of the South Orchard.

OS7: Courtyard: a complex of stables, ancillary buildings and cottages ranged around a walled courtyard with a central lawn.

Townscape Significance

- A loosely developed settlement dispersed with fine buildings and a superb landscape setting.
- A traditional agrarian character of farmsteads and cottages from the 18th and 19th centuries
- The traditional materials of stone walls and clay roofs which convey its pre industrial origins.
- Limestone boundary walls are a key feature.
- The colour and patina of natural materials contribute to the character of the conservation area.
- Trees are important in their contribution to both the townscape and landscape setting.
- An integrated historic townscape and landscape.



Key Buildings and Archaeology

The historic character of Hardwick and Rowthorne Conservation Area derives from it being a long standing country house estate. Buildings that make a particular contribution to the character of the conservation area comprise the two Halls and three of the estate villages. Key Buildings comprise Listed Buildings and those buildings considered Key Townscape Buildings (KTB). There are 50 Key Buildings within the Conservation Area.

Map: Building Reference Numbers

Medieval

- 1. Church of St John the Baptist (grade I)** Parish church. C11, C14, C15. The Church was adopted as the estate church and continued in this use through the 17th, 18th and 19th centuries. Restored 1885-88 by William Butterfield. Coursed rubble sandstone with sandstone dressings and quoins. Welsh-slate roof with stone coped gables. A blocked C11 west doorway has an incised lintel with a scene of St George and the Dragon. There is medieval stained glass dated 1527 in the chapel east window, depicting the Crucifixion.

16th Century

- 2. Hardwick Old Hall (grade I)** Country house, now derelict. Early C16 and 1587-90. Coursed rubble sandstone and ashlar. Roofless. Remains of coped gables and parapets. Four and five storeys over a basement storey. Although it survives as a shell, it

retains its magnificence, a reflection of Bess of Hardwick's status and aspirations. There are substantial remains of decorative plasterwork by Abraham Smith. It stands on the edge of a bluff from which the land falls away precipitously to the west.



- 3. Hardwick Hall (grade I)** Country house 1590-1597 stands on a platform south-west of the centre of the site. The Hall is one of the finest and best-preserved houses of its type in the country, and has been described as 'the supreme triumph of Elizabethan architecture' Alterations 1788. Service wing 1860 by S. Rollinson of Chesterfield. Sandstone ashlar, leaded roofs hidden behind parapets. H-plan with a double stepped extension at each end. Two storeys, with three storey towers, each over a basement storey.

The plan of Hardwick is exceptional for its date, having the hall placed symmetrically and at a right angle to the facade.

4. **Gazebo and Garden Walls (grade II)** Walls and lodges enclosing the gardens in two rectangular enclosures. 1590-97 probably by Robert Smythson. Sandstone ashlar. Polygonal lodge to the west and triangular bastion-like banqueting house. The entrance has a chamfered round-arch and square tower-like central section.
5. **Conduit House (grade II)** dating from between 1587-90 for Bess of Hardwick. Sandstone ashlar. Square in plan. A large round-arch on each side, the angle piers treated with elementary capitals and bases. On the north and south sides there are walls to half height.
6. **Hall Farm Rowthorne (grade II)** former farmhouse now numbers 1 and 2 Rowthorne Hall and Rowthorne Hall. Late C16, extensively remodelled in 1844. The original building of the late C16 that faces the road is of coursed squared sandstone with sandstone dressings and comprises the east elevation. It is of four bays. The later addition of 1844 faces south at right angles to the original farmhouse and is built of ashlar. It is of three bays almost symmetrical and of two storeys with attics. It has a stone slate roof. Chimney stacks, with paired ashlar diamond shafts.



7. **Hardwick Park and Garden (grade I)** Walled gardens with pavilions and a gatehouse probably designed by Robert Smythson in the 1590s. Partly remodelled in the late C17. The parkland comprises around 440ha of parkland which falls to the south and east from a plateau. It probably has medieval origins. There are 3 main entrances. The drives of Blingsby Gate and Rowthorne Gate were laid out 1822/4, with the associated platoons planted c 1825. At Rowthorne Gate there is an entrance lodge. A further entrance from the south is immediately to the north of the Hardwick Inn. It has gates from which the drive enters the courtyard beside the Hall.

17th Century

8. **Ault Hucknall Farmhouse and attached workers cottages (KTB)** stone and rendered farmhouse with a blue slate roof. Of significance as an early component of a traditional farmstead range.



9. **Cottages sw of Hardwick Hall (grade II)** Range of cottages. C17, C18 and C19, built of coursed squared sandstone with sandstone dressings. Stone slate roof with coped gables. There three ridge stacks, three lateral stacks, and gable stacks. Two and three storeys. East elevation of seventeen irregular bays with a range of mullioned and transomed windows. The windows mostly have diamond leaded lights.
10. **The Grange, Hodmire Lane (grade II)** House dating from the early C17 with alterations from 1724 when converted to a school and with C19 additions. Built of coursed squared sandstone with sandstone dressings

and quoins. Stone slate and machine tile roofs with stone coped gables. Stone and brick gable chimney stacks with shafts in pairs and triplets. It has an off-centre doorway with C20 glazed door and timber latticework porch. There is also a central C20 glazed porch to the east elevation. Cement rendered range to west

11. **Pear Tree Farmhouse, Rowthorne (grade II)** dates from C17 and was remodelled in the mid C19. Built of coursed squared sandstone with sandstone dressings. It's welsh slate roof has stone coped gables with brick chimney stacks on the ridge and gable end. It has an off-centre C19 entrance. The remains of C17 lobby entrance plan are evident, with the original entrance blocked.



12. Hardwick Inn, Hardwick Park (grade II) C17, C18 and mid-C19. Built of coursed squared sandstone with sandstone dressings. Stone slate roof, stone coped gables and stone ridge and gable end chimney stacks. Two storeys and attics. Off-centre doorway with chamfered stone surround and overhead with a studded plank door. The windows have diamond-pattern leaded lights. The Inn lies on the southern edge of the parkland and first appeared on Senior's map in 1610. The alterations and additions from the 18th and 19th centuries are evidence of its continued use. It is an important part of the estate landscape for local people and for those visiting Hardwick.

13. Range of outbuildings walls and stables Hardwick Hall (grade II*) outbuildings and stables. C17 and C19. Built of coursed squared sandstone with sandstone dressings. Stone slate roofs with stone coped gables. Two ashlar ridge chimney stacks. Irregular one and two storey ranges, forming the south side of a large enclosed courtyard. At the east end is a cart hovel and a shed with plank doors. Projecting six bay range to west and a recessed symmetrical two-bay unit. There are various doorways and mullioned windows. Central clock turret in two square stages. The lower stage contains the clock, and has a pyramidal roof narrowing to the upper, bell-stage with an ogee roof and weather vane.

18th Century

14. Group of six statues in the gardens of Hardwick Hall (grade II) Group of six lead statues to the south of the

hall. Two at the end of a walk and four around a central junction of two walks. Dating from the 18th century they were brought to Hardwick from Chatsworth in 1868. Moulded ashlar plinths and stepped square bases. The statues are of various male and female antique figures, said to be Salome, Bacchus and the four Muses.

15. The Granary (KTB) a stone and slate former granary to Pear Tree Farm converted to residential use. Its traditional materials of construction make a significant contribution to the townscape, with the scale and visibility of the building. Also of historic significance as a component of a traditional farmstead group.



16. Annex at Pear tree Farm (KTB) stone and pantile former stable and cart shed now residential use. It occupies a prominent position on the road frontage. That it retains its original form and traditional materials of

stone and pantile contributes to its significance. Also of historic significance as a component of an 18th century traditional farmstead group.

- 17. The Square numbers 1-3 (KTB)** a terrace of three stone cottages with a machine tile roof. The smaller end cottage has a gable stack, the other two share a central stack. Extensions at the rear. Part of a picturesque group that once fronted a farmyard along with the adjacent barn. Of significance historically as a group of traditional agricultural workers dwellings and significant in architectural terms in that they retain their character



- 18. Holly Tree Cottage (KTB)** formerly one property now a pair with Rose Cottage. Built of stone with a machine tile roof. Holly Cottage has gable end fronting the road with a brick stack. Rose cottage has a brick stack mid roof.

Later windows. Of significance for its contribution to the historic townscape in its traditional cottage form and character.

- 19. Chest Tomb, Church of St John the Baptist (grade II)** c1719. Sandstone ashlar. Plain chest of slabs of ashlar. Flat slab top with moulded edge. Square inlaid panel with relief carving of a coat of arms and tools of a joiner or mason, including an axe, hammer, pair of dividers, shovel and a drill. Inscribed R:N: 1690 : I:N 1719
- 20. Stainsby Mill (grade II)** c1850 watermill, restored to working order 1991-1992. Built of coursed sandstone and ashlar with a stone slate roof and gabled roof dormer. Stone entrance doorway with a plank door and recessed and chamfered mullion windows. Probably the best example of a complete working mill driven by a water wheel in Derbyshire. The road to Hardwick Hall forms the dam wall, with water passing below to the water wheel and, at one time, to a set of turbines used to pump water to the Hall. The main mill building is in two parts, the main portion adjacent to the road contains the mill machinery with the water wheel in a gabled extension on the south side, whilst to the eastern end is the kiln.
- 21. Field Lane Cottage (KTB)** former workers cottages to Hall Farm now farmhouse following the conversion of the Hall Farm farmstead. Stone and pantile. Of significance as a component of an early farmstead range which has retained its traditional character and materials.

22. Stables and Barn to Hall Farm (KTB) stone and pantile with traditional openings and traditional joinery. Of significance as a component of an early farmstead range which has retained its traditional character and materials.

23. Stables and Barn to Hall Farm (KTB) stone and pantile with traditional openings and traditional joinery. Of significance as a component of an early farmstead range which has retained its traditional character and materials.

24. Former Dairy to Hall Farm (KTB) stone and pantile with traditional openings and traditional joinery. Of significance as a component of an early farmstead range which has retained its traditional character and materials.

25. Stable and cart shed to Hall Farm (KTB) stone and pantile with traditional openings and traditional joinery.



Of significance as a component of an early farmstead range which has retained its traditional character and materials.

26. Stable and Enclosure Rowthorne Lane (KTB) stone and pantile with traditional openings and traditional joinery. Of significance as a traditional building which has retained its traditional character and materials. Its relative isolation on an otherwise open frontage gives it townscape prominence which thereby enhances its contribution.

19th Century

27. Rose Cottage, Ault Hucknall (KTB) an early 19th century cottage of stone with a stone slate roof. Leaded lights in stone mullioned windows. Upper rooms in roof with gabled dormers. A highly picturesque building. Significant for its high vernacular quality.

28. Granary at Alt Hucknall Farm (KTB) Stone and slate with traditional openings and joinery. Of significance as a component of an early farmstead range which has retained its traditional character and materials.

29. Former Cow Shed at Ault Hucknall Farm (KTB) stone and slate with later openings. Of significance as a component of a planned farmstead range which has retained its traditional materials.

30. Rowthorne Lodge (grade II) North lodge to Hardwick Hall. Mid C19. Built of coursed squared sandstone with sandstone dressings and quoins. Hipped stone slate roof with lateral ashlar stack and moulded finials. A has

a square plan, set in lozenge fashion. Each elevation has a 2-light stone mullion window. Lower wing to south has a doorway with chamfered surround and a plank door with rectangular overlight.



- 31. Courtyard Outbuilding and Stables to Hardwick Inn (grade II) Mid C19.** Built of coursed squared sandstone with sandstone dressings. Stone slate roof with stone coped gables and one ridge stack. East elevation of six irregular bays. The tall gabled bay in the centre has two round-arched entrances with chamfered ashlar surrounds and plank double doors. There is a single light window above with a chamfered stone surround. Elsewhere there are 2-light chamfered mullion windows. A doorway with shallow triangular-arched lintel, and panelled door. It has a broad cart entrance with a pair of double doors.

- 34. The Old School House Rowthorne (KTB)** Former school built of stone with a plain clay tile roof with over-sailing eaves. Large windows with dressed stone surrounds. Significant for its history as a school and its architectural quality.

- 35. Top Farm Farmhouse Rowthorne (KTB)** stone and blue slate with parapet gables. Stone details above window openings suggest an earlier building possibly remodelled in the 19th century. Workers cottage at the rear. Of significance as an early component of a planned farmstead range which has retained its traditional character and materials.

- 36. Dale Cottage Rowthorne (KTB)** stone and blue slate with parapet gables. Tall and substantial brick chimney. Boundary wall adds to its overall picturesque quality. It has the look of a toll bar cottage. Of significance in the contribution of its traditional cottage form and scale to the townscape.

- 37. Haven Hill Rowthorne (KTB)** constructed of stone with fish scale plain tiles to main roof and over-sailing eaves. T-shape in plan with a gable as a front elevation feature. Substantial brick chimney. 20th century garage and porch. Significant for its overall architectural quality.



- 38.** Mill Farm Stainsby Heath (KTB) Farmhouse stone and blue slate double pile farmhouse with gables fronting. Stone parapet to roof with massive square chimneys. An imposing building overall. Three storeys including attic rooms. Of significance for its architectural quality and as a component of a model farm layout.



- 40. Stainsby Mill Cottage (KTB)** stone and blue slate estate cottage at the end of a track. Over sailing eaves typical of the period. Traditional joinery. Significant for its overall architectural quality.
- 41. Shed to North of Engine House and Saw Mill Hardwick Park (grade II)** Shed. 1861. A single storey building of coursed squared sandstone with sandstone dressings. Pantile roof. The west elevation has a single round-arched opening. The south elevation, a 3-light chamfered mullion window, and the north elevation has a plain doorway with plank door, and casement window.
- 42. Engine House, Saw Mill and attached Chimney at Hardwick Saw Mill Hardwick Park (grade II)** Engine house, saw mill and chimney. Built in 1860, possibly by S. Rollinson. Coursed squared sandstone with sandstone dressings. Stone slate roof with stone coped gables. Gabled west elevation of two bays. Round-arched entrance with plain ashlar surround and pair of plank doors. Attached to the east is a tall circular stone chimney, with moulded band and cornice at the top.
- 43. Joiner's Shop to the north of Saw Mill (grade II)** mid C19 joiner's shop, now offices and stores. Built of coursed squared sandstone with sandstone dressings. Welsh slate and machine tile roofs, Single ridge stack. An L shaped range with a west elevation of a symmetrical two- bay front. Central doorway with chamfered ashlar surround and panelled door. Flanked by 3-light recessed and chamfered mullion windows. South elevation of six irregular bays. Projecting gabled

bay to the left. Three former cart entrances divided by square piers. They are now blocked by C20 glazed and timber partitions.

48. Former stable and cart shed at Pear Tree Farm

Rowthorne (KTB) stone and pantile barn, with stone eaves detail. Traditional timber joinery. Significant in retaining its traditional character.



51. Granary at Top Farm Rowthorne (KTB) early 19th century coursed stone rubble with blue slate roof. First floor loading openings and winch housing. Of significance as a component of an early planned farmstead range which has retained its traditional character and materials.

52. Stable and cart shed at Haven Hill (KTB) stone and pantile stand-alone traditional building which has visual charm. Of significance for its un-altered appearance which imbues a picturesque quality to the townscape.

53. Keepers Cottage Rowthorne (KTB) stone and slate with over-sailing eaves. T shaped plan with gable a front elevation feature. Substantial brick chimney. Significant for its overall architectural quality.

54. Outbuildings to Keepers Cottage (KTB) stone and pantile single storey range. Of significance for its visual charm as an unaltered traditional outbuilding.

55. Barn at Mill Farm (KTB) stone and pantile cow shed with sheeted roof on the rear, still in use. Of significance as a component of an early planned farmstead range which has retained its traditional character and materials for the most part, although an extension on the farmyard elevation has undermined its contribution.

56. Barn at Mill Farm (KTB) stone and slate with full height opening for machinery access to farmyard. Of significance as a component of an early planned farmstead range which has retained its traditional character and materials.

57. Barn at Mill Farm (KTB) stone and stone roof former stables. Of significance as a component of an early planned farmstead range which has retained its traditional character and materials for the most part, although an extension on the farmyard elevation has undermined its contribution.



20th Century

61. Ault Hucknall War Memorial (grade II) executed by George Platts of Stainsby, who was also responsible for the war memorials at Danesmoor, Dronfield and New Houghton (all in Derbyshire). Approximately 3m tall, it is built of Stancliffe stone from Darley Dale and consists of an obelisk rising from the shallow cornice of a square plinth. The plinth stands on a square, three-stepped, base. Previously railed, the area around the memorial is gravelled and now enclosed by a chain suspended from nine timber posts. All the inscriptions are incised and filled with black paint. The memorial was unveiled at a very well-attended Parade Service by the Marquess of Hartington on 14 November 1920. An additional inscription commemorating those who fell in the Second World War was added to the memorial following that conflict. It stands on a small green at the junction of three roads near Stainsby Mill.



Archaeology

There is one Scheduled Monument in the Conservation Area, Hardwick Old Hall. Three sites of known archaeological interest on the Derbyshire Heritage Register include, Hardwick Quarry B, the Site of Stainsby Deer Park and the Site of Hardwick Deer Park.

Hardwick Old Hall (Monument number 1015889)

Reasons for Designation: An Elizabethan Great House. Great houses were built throughout the medieval and early post medieval periods and were the residences of high-status non-Royal households. They had domestic rather than military functions and show little or no sign of fortification, even of a purely cosmetic nature. Great houses share several of the characteristics of royal palaces, and in particular shared similar characteristics of size, sophistication, and decoration of the architecture. Despite later stone-robbing, the ruins of Hardwick Old Hall survive well and retain many original architectural features. The

historical context of many of these features are recorded in the numerous, surviving documentary sources. Its great height, large windows, unconventionally placed hall, unusual staircases, great chambers and decorative plasterwork are of particular interest. The hall, staircase and plasterwork are innovative and provide prototypes for features later incorporated into the New Hall.

Hardwick Hall Quarry B, Hardwick Park (HERS Monument Record MDR13600) Post-medieval (1540-1900) sandstone quarry

A large stone quarry due south of the sawmill and associated buildings used as the main source of sandstone for the Hall. It is quite open with a few trees and was likely a working quarry until the early part of the 20th century. It is shown on the 1st edition 25" Ordnance Survey map of c.1830. Modern maps show it as disused. That there is a quarry in the grounds is consistent with such great houses such as Hardwick that would generally have obtained their stone from within a 3 mile radius. It is also consistent with the fact that often quarries would be opened specifically to supply a building. The sandstone is in thick beds of a buff ochre colour just below the Clowne Coal Measures.

Stainsby Park (site of) (HERS monument Record MDR5960) Medieval (1066-1539) Deer Park

The park of Stainsby manor probably enclosed soon after the granting of free warren in 1199; an arrangement whereby the sovereign would have permitted the owner of the park to kill game in return for their stewardship of the land on behalf of the sovereign. The park was once within

the ancient Royal Forest between the Erewash and the Trent which was deforested in 1225. The valley of the River Dow Lee separates it from the village and manor. The park is on a hilltop and circles the settlement of Ault Hucknall forming a sweep of near continuous woodland, adjoining Hollingworth Wood, Hucknall Wood, Thompson's Wood and Gryf Wood.

Hardwick Park (HERS Monument Record MDR6070) Medieval to Stuart (1066-1665) Deer Park, Medieval to post medieval (1066-1900) Ridge and Furrow, 1925 Avenue (Landscape Feature), Post medieval (1540-1900) Pond, Victorian Decoy Pond.

As with Stainsby Park (above) Hardwick Park was a medieval park within the Royal Hunting Forest which was deforested in 1225. The present Hardwick Park encloses the old and new Hardwick Halls. It is an area of open parkland, with veteran trees, woodland and pond. Of particular note are the well-preserved sections of pale and internal ditch located by Blingsby Gate in the north.

Maps: Townscape Plan

7.0 Views

The visual relationship of buildings to spaces creates a 'view'. The combined contribution of the views contributes to the overall setting. The stronger the views; from the quality of the buildings and boundaries and spaces, the greater is the sense of place. It is the sense of place that underpins the designation of a conservation area. The work undertaken by Atkins and presented in the Hardwick Setting Study of 2016 has informed this section.

Hardwick Hall was deliberately sited in a location that enabled it to see and be seen. It occupies a highly distinctive and commanding location on the edge of the scarp slope above the head of the Doe Lea Valley to the west. As well as prominence over the Doe Lea Valley the Hall is visible from across the limestone plateau landscape to the east. The resulting prominence, and local dominance, in the landscape is an important aspect of its setting and significance.

Map: Townscape Plan

Panoramic Views

A panoramic view gives a perspective to the viewer that is not merely visual. The connection to the landscape is both physical and visceral. The long distance panoramic view can be breath taking. Its expansive nature imbues an inner stillness. In contrast a middle distance panoramic view creates a backdrop and with this is more enclosing. Panoramic views make a significant contribution to any

setting. The views are classified as either highly significant (HP) or moderately significant (MP) and are noted on the Townscape Appraisal.

HP1: The Roof of Hardwick Hall. The leaded roofs (formerly stepped) create a platform with 360 degree views across the surrounding countryside that are immediately accessible from a substantial staircase. A visit to the rooftop was and is once more a key aspect of visiting the Hall and historical accounts of visits to Hardwick demonstrate the impact that such views had on visitors.

HP2: Views west from the Old Hall and viewing platform.

Views across to the Derbyshire peaks. Highly significant due to the distance of the view and the landscape quality of the Derbyshire Peaks.



HP3: Views west from grassed western terrace Hardwick Hall. Views across to the Derbyshire peaks. Highly significant due to the spectacle of Hardwick Hall in the

foreground, the drama and distance of the view and the landscape quality of the Derbyshire Peaks.

HP4: Views west from Blingsby Gate, Hardwick Park.

Views across to the Derbyshire peaks are highly significant because of their dramatic quality.

HP5: View north from the Churchyard of St John The Baptist, Ault Hucknall.

A view of rolling hills into the far distance within which buildings are nestling. The land falls steeply away from the viewpoint and rises again with a wooded slope forming the horizon. Highly significant due to its picturesque quality.

HP6: View north from Ault Hucknall Lane. A view of rolling hills into the far distance within which buildings are nestling. The quality of the foreground view is not picturesque, however Bolsover Castle is visible on the horizon which makes this a highly significant view.

MP1: Views from Broadoak Hill, Hardwick Park. Views towards the halls to the south, the parkland to the east and Derbyshire to the west. Moderately significant due to the strength of the panorama being filtered by the landscape.

MP2: Views south from Stableyard Terrace, Hardwick Hall.

Views across the Stanley Valley. Moderately significant as they are not as wide ranging as the views to the west and are terminated by a defined ridge edge which demarks the head of the Doe Lee Valley. The views feature the open rolling agricultural landscape running up to the Tibshelf. The views are largely rural and agricultural in nature.

Photo: 8 Hardwick Hall view south from stable yard

MP3: Views east from Park Piece woodland. Located in the upper park the location offers tranquil views across the rural parkland and plateau. Moderately significant due to the location of the viewpoint off the beaten track.

MP4: View west from War Memorial, Stainsby Mill.

A wooded hillside closes the view. It is a high quality landscape. The drama of the view is enhanced by the proximity and height of the hillside relative to the viewpoint. Moderately significant due to the foreground hedge limiting the width of the view.

MP5: View West from Rose Cottage, Ault Hucknall. A view across open fields to a wooded backdrop in the mid distance. Moderately significant due to the trees along Hodmire Lane splitting the centre of the view.

MP6: View east off Rowthorne Lane at Poplar Beech, Rowthorne. A view across and open space and open fields. The horizon is a tree and shrub field boundary in the medium distance. Moderately significant due to the quality of the landscape and its featureless character.



Enclosed Views

An enclosed view is a short to medium distance view channelled by buildings along a road or track, it is usually stopped by either; a building, trees/planting or a wall. Where the underlying terrain is flat, the enclosed view has a static quality. On sloping terrain the combination of slope and the visual termination of the view creates drama. Where the road or track curves the drama of the enclosed view is heightened. The views are classified as either highly significant (HE) or moderately significant (ME) and are noted on the Townscape Appraisal.

HE1: Views along Hodmire Lane, Stainsby Mill. A narrow winding lane with established trees either side, the crowns of which touch in places. The slope of the road and the shadow created by the trees at the centre of the view increases the drama of the view. Highly significant view due to the strong sense of place at the core of the settlement of the natural landscape.



HE2: View from Hodmire Lane down the entrance track to Stainsby Mill Cottage. A long sunken track which slopes down from Hodmire lane. The steep fall of the slope terminates the view and adds drama to it. That it is un-metalled gives the track a timeless quality. This and the visual quality of the trees creates a highly significant enclosed view.



HE3: View north at the entrance to Ault Hucknall Farm. View channelled by the farmhouse and farmyard wall. A wooded hillside closes the view. The traditional farm buildings and landscape quality creates a highly picturesque view. Highly significant due to the townscape quality of the enclosure and the landscape backdrop.

HE4: The Square. A highly picturesque view comprising a space primarily enclosed by a row of workers cottages and a traditional barn with stone walls enclose the other

two frontages. The space opens onto Rowthorne Lane. The quality of the architecture and materials creates a highly significant view.

HE5: Views along Rowthorne Lane at Hall Farm. The southern entrance/exit to the village with established trees and substantial stone walls along its frontages. The curve of the lane and fall of the land adds drama, as does the shade of the trees. Coming into the village, the farmhouse closes the view. The strong enclosure and the quality of the walls, buildings and trees creates a highly significant view.



ME1: View into the farmyard at Ault Hucknall Farm. A traditional enclosed stockyard. The original openness of the space has been undermined by a silo at the end of the yard. The quality of the enclosure is also undermined by the encroachment of a modern addition to the traditional building on its southern side. A moderately significant view due to these changes.

ME2: View north at Haven Hill, Rowthorne. View along a track between buildings to open fields beyond and a wooded horizon. Moderately significant due to the

weakness of the enclosure provided by single storey buildings and the distant closure of the view.

ME3: View north at the former Hall Farm, Rowthorne. View through a gap between farmstead buildings to open fields. Trees on the horizon close the view. The foreground is picturesque but the weakness of the enclosure results in a moderately significant view.

ME4: View into the farmyard at Mill Farm Stainsby. A traditional enclosed stockyard. The quality of the enclosure is undermined by the encroachment of a modern addition to the traditional building on its southern side. A moderately significant view due to this.

Glimpsed Views

A glimpsed view is a view through a gap in the frontage. The view can be a short, a medium or long but what unifies all glimpsed views is that they take the viewer by surprise. Glimpsed views are necessarily framed views. The quality of that frame, be it the architecture of the buildings or the qualities of the boundaries or vegetation on either side, impacts on the overall quality of the glimpsed view. Glimpsed views are classified as either highly significant (HG) or moderately significant (MG) and are noted on the Townscape Appraisal

HG1: Views from along Blingsby Gate glimpsed views of the Hall on the horizon from the principle approach across the wooded parkland. Highly significant due to the landscape and architectural quality of the view with the Hall at its centre.

HG2: View into Abbotts Croft. A view through the shrubbery and tree framed entrance. Abbotts Croft, a traditional sandstone dwelling sits in the mid ground with the sylvan backdrop of a wooded hillside beyond. Highly significant view due to its picturesque composition.



Significance of Setting

- A key component of the significance of the conservation area is the quality and range of views
- The topography of the landscape enables a range of panoramic views
- The high quality of the landscape within the conservation area is a significant contributory factor
- The Hall makes is a key feature in views from the surrounding landscape, and far reaching outward views from the Hall in all directions are possible.

Pedestrian

Much of the Conservation Area is open countryside where public rights of way allow safe pedestrian access. Within the settlements, pavements are generally on one side of the road and narrow. The parkland to Hardwick Hall which includes woodland as well as open areas is open to roaming. The Gardens are accessible to the public. The pedestrian experience in the conservation area is one that allows immersion in a range of natural environments, away from everyday life.

Vehicle

The roads in the conservation area are in the main unmarked narrow winding lanes. Traffic varies throughout the conservation area. Vehicular access to the Halls results in large amounts of traffic through the settlement of Stainsby Mill at the 'way in' and at the Hardwick Inn where visitors exit. Elsewhere in the conservation area traffic is mainly from local and from those visiting the area to walk in the countryside. At Stainsby Mill, visitors' park their cars along an unmade dead-end road at one end of the hamlet. Vehicles follow a one way route through the parkland of the Halls.

Parking

There are areas for public parking in the conservation area; at the Hardwick Inn, the cemetery at Ault Hucknall, along the road at Stainsby Mill and within a parking area to the east of Hardwick Hall. Elsewhere cars park in small groups along the roadside in the open countryside near to public rights of way. In the settlements, on street parking is not an issue and so cars do not impact on the character of villages.



9.0 Summary

The Hardwick and Rowthorne Conservation Area is characterised by:

- The considerable historic significance and architectural importance of the Halls with Hardwick Hall's prominence within the landscape a component.
- The extent to which the houses, parkland and estate have remained substantially unaltered.
- A rich history which resonates in the modern day due to its continuation as a managed Estate.
- A limestone scarp that adds visual drama to a high quality landscape of mainly arable character with pastures and wooded skylines.
- A high quality townscape and landscape throughout comprising a range of traditional building types and dynamic views.



10.0 Sources

The Local Development Framework Historic Environment
Supplementary Planning Document (Bolsover District
Council)

Section 3: Historic Origins

The Hardwick Setting Study: Atkins 2016

<https://derbyshireheritage.co.uk/towns-and-villages/ault-hucknall>

<https://www.british-history.ac.uk/os-1-to-10560/derbyshire/031/nw>

<https://www.british-history.ac.uk>

<https://www.historyextra.com/period/tudor/bess-of-hardwick-schemer-social-climber-scourge-of-elizabeth-i>

<https://www.chatsworth.org/about-chatsworth/history-of-chatsworth/16th-century>

Chapter 4: Landscape Character

The Hardwick Setting Study: Atkins 2016

Landscape Character Appraisal: Landscape Character
Descriptions (Derbyshire County Council)



Southgate House Conservation Area Appraisal March 2020

	Policy Context	x
1.0	Introduction	x
2.0	Southgate House: An Overview	x
3.0	Historic Origins	x
4.0	Landscape Character	x
5.0	Townscape Character	x
6.0	Key Buildings and Archaeology	x
7.0	Views	x
8.0	Traffic and Movement	x
9.0	Summary	x
10.0	Sources	x

Policy Context

National

Central Government Guidance on the Historic Built Environment is contained within Section 16 of the National Planning Policy Framework (2021), Conserving and Enhancing the Historic Environment. The guidance advises that heritage assets should be conserved in a manner appropriate to their significance. When considering Conservation Areas the guidance states that local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

It is the view of Bolsover District Council that Elmtun has the special architectural or historic interest that justifies its designation as a Conservation Area.

Local

The National Policy embodied in the NPPF is taken forward at a Local level in the Local Plan for Bolsover District (March 2020). The policies that address the conservation of the Historic Environment are included in Chapter 7, Sustainable Communities.

SC16 - Development Within or Impacting Upon Conservation Areas

SC 17 - Development affecting Listed Buildings and Their Settings

SC18 - Scheduled Monuments and Archaeology

SC19 - Bolsover Area of Archaeological Interest

SC20 - Registered Parks and Gardens

SC21 - Non-Designated Local Heritage Assets

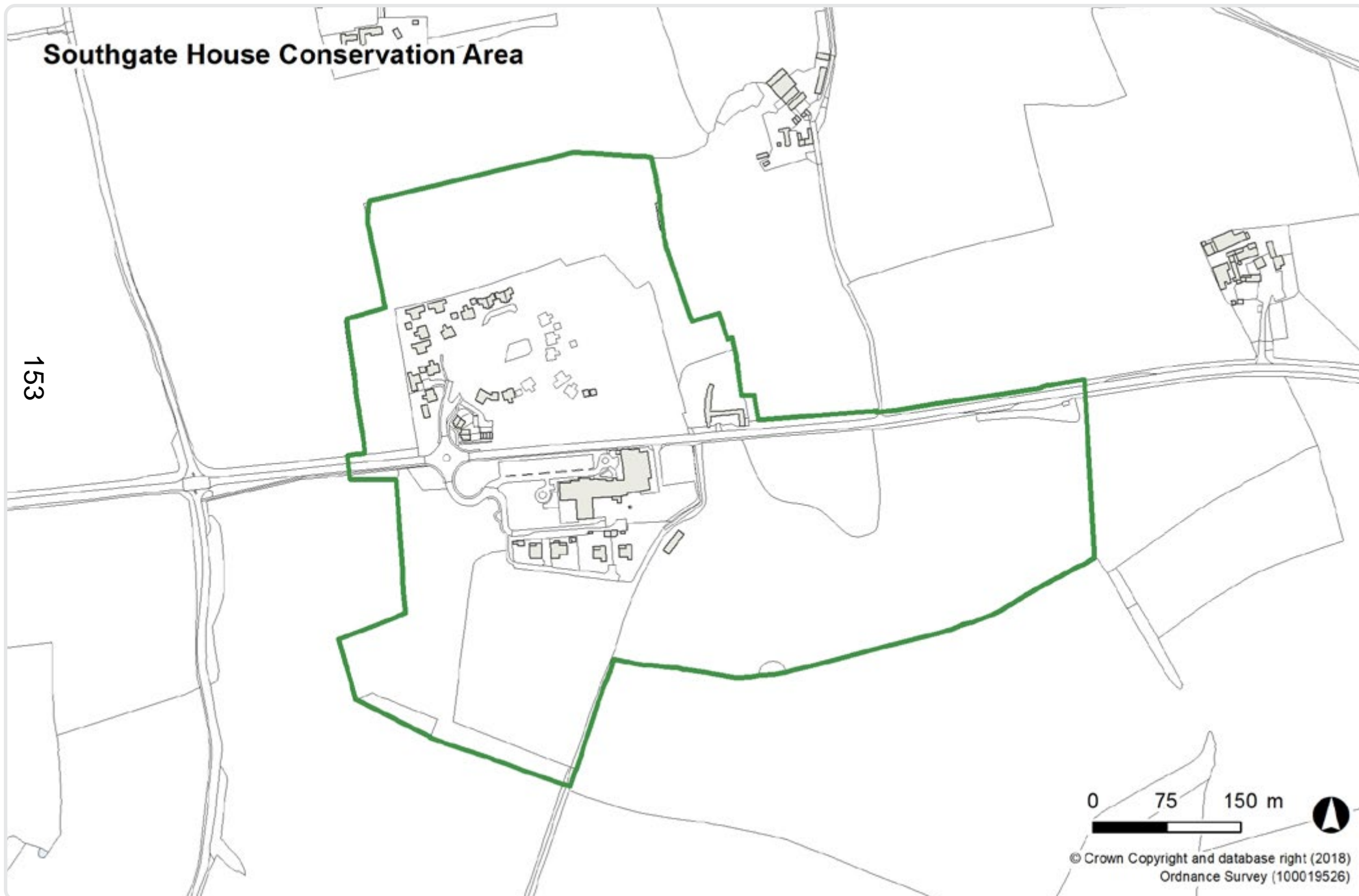
Complementary supporting Local Guidance includes; The Historic Environment Supplementary Planning Document (March 2006) which gives District-wide guidance on Development and the historic built environment and Historic Environment Scheme (February 2008 and November 2011)

Purpose of document

This Appraisal defines the particular significance of the historic, architectural, landscape and townscape elements of the Southgate House Conservation Area.

Southgate House Conservation Area

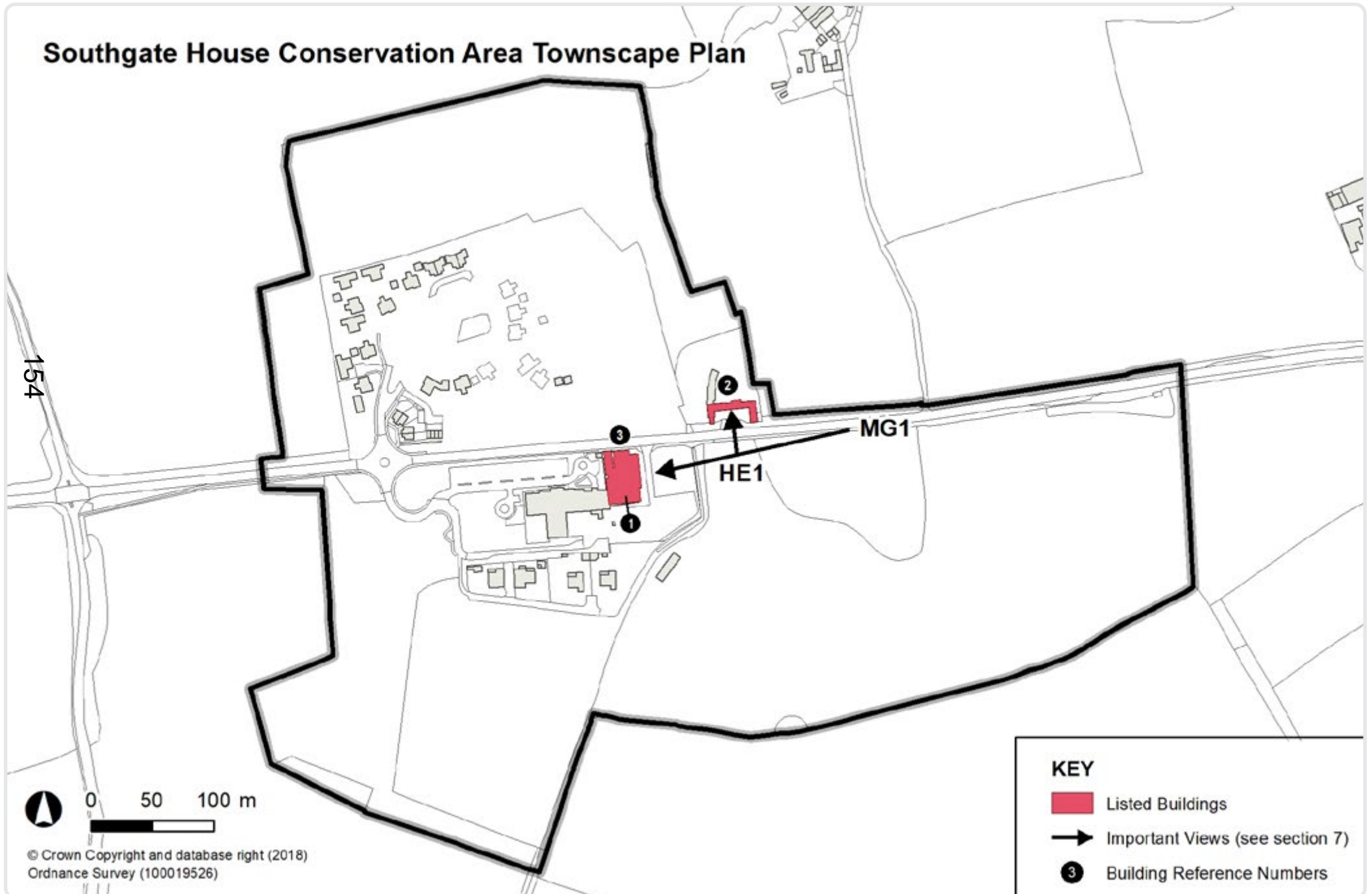
153



0 75 150 m

© Crown Copyright and database right (2018)
Ordnance Survey (100019526)

Southgate House Conservation Area Townscape Plan



1.0 Introduction

The purpose of this document

This Appraisal is a statement of what defines the character and appearance of the Southgate House Conservation Area, identifying those elements in particular which are significant to its character and appearance. The Appraisal should be read in conjunction with the Historic Environment (LDF Supplementary Planning Document).

Document layout

Overview is the broad context of the Conservation Area designation.

Historic Origins is a brief historic overview noting the surviving buildings from each century. This will enable an appreciation of rarity as being key to significance along with an understanding of the historic relevance of the surviving building types. Each building is numbered and cross referenced on the plan of Building Reference Numbers.

Landscape Character provides the context for the wider setting of the conservation area with regard to the geology, morphology and historic land use and settlement pattern.

Townscape Character opens with a general character statement. Where there are character areas within the designated area each individual character area is identified and defined. This section identifies what is key about the townscape, the buildings, boundaries, building materials, the trees and the open spaces.

Key Buildings are those buildings that make a significant contribution to the character and historical importance of the conservation area. They are all listed buildings.

Views relates back to the earlier Landscape Character section. Important views are identified and the reason stated.

Traffic and Pedestrians sets out the characteristics of roads, pavements and parking in the Conservation Area.

The final Summary sets out the key components of significance. An expansion of this can be found at the end of each of the previous sections.



Southgate House: An Overview

The present day Southgate House dates from 1787. It is located in the open countryside due north of Clowne and the village of Harlethorpe. It is a fine example of a Georgian Country House; a style that came about due to the relative peace and prosperity of the age. Southgate House underwent many changes of use in the 20th century, but throughout it has retained, in essence, the presentation of a country house consistent with its origins.

The Conservation Area has been drawn to include the House and its immediate curtilage together with the nearby stable block and workers cottages and surrounding sylvan landscape setting.

Designation date: November 1989

Suitability of boundary: as part of this appraisal the boundary of the Conservation Area was reviewed and is considered to remain relevant.

Maps: Conservation Area



3.0 Historic Origins

In putting together an overview of the historic origins of Southgate House the work of Christiane Müller-Hazenbos M.A. a German Egyptologist and archaeologist forms the basis of this section. Her thesis and book, Southgate House; a Derbyshire Country Mansion and its Inhabitants through the Centuries (2014) is primarily a social history telling the story of Southgate House and its inhabitants from the mid-18th century until today. Within it the house is viewed as providing a microcosm of the social history of England over several centuries.

18th century

The original Southgate House was built within the Harlesthorne estate in the early 18th century. It was owned by Emmanuel Richardson. This early house was likely of timber framed construction. It was built when the 'country house' as a building style was emerging. By this time there was no longer a pressing need for a defensible home. The aristocracy therefore lavished their wealth on houses that were instead designed to impress.

The house was purchased by George Staniforth (1694-1764), a man whose life and connection to Southgate House is well recorded. On his death he left the house to his son, Charles, an eminent man who was a surgeon and also on the Canal Commission. Charles Staniforth owned the house for just 7 years, dying in 1771.

In 1786, the house was demolished to make way for a new more impressive house, which was completed a year later. The new Southgate House was a 'polite building' in the Palladian style. It was advertised to let by Charles's widow. Henry Bowden of Beighton Fields Priory near Renishaw rented it and later purchased it from her.

Legacy: The surviving buildings from this time comprise Southgate House and the former stables and farmworkers cottages nearby on Worksop Road now Southgate Cottages; Building Reference numbers **(1)** to **(3)** respectively. All are considered to be of Significance (see Section 6.0: Key Buildings).



19th Century

Henry Bowden remained in residence until in 1833 at which time his son, John Bruno Bowden took over Southgate House on leaving Beighton Fields Priory.

John Bruno Bowden was a socially prominent man; in 1841 he became the High Sheriff of Derbyshire. At that time Southgate House had 8 servants and the family members numbered 7. This level of family occupation remained more or less as such until 1879 when after nearly 100 years of the family's occupation, his son John E Butler-Bowden moved out and put the house to auction. It laid empty, until 3 years later when it was renovated and re-advertised to let. In 1883 the Fowler family from Wittington Hall, Chesterfield moved in as tenants. and John E Butler-Bowden bought and resided at Toll Bar Cottage.

Legacy: There are no new buildings from this time, the renovations to the Hall in 1882 would likely have related to repairs/replacement of architectural joinery.

20th Century

By the turn of the century the Butler-Bowden family had returned to Southgate House. In 1901 John Erdswick Butler-Bowden added the Chapel adjacent to the house. The House stayed in the ownership of the Butler-Bowden family until 1938 when the entire estate including the House, farmsteads and cottages was sold to the Sitwell family of Renishaw Hall. A year later the House was requisitioned for the war effort and became housing for British military personnel. Up until 1948 it was also a Prisoner of War camp

for German and Italian prisoners. Between 1948 and 1961 the Nissan Huts left over from the "Southgate Camp" were to be let as accommodation to miners and homeless people.

In 1955, the House was purchased from the Sitwells by the Van Dyk family. Two years later the site was opened as a plant nursery. Greenhouses were located on land both sides of Worksop Road with the retail unit behind the House. In 1966, the House was opened as the Southgate House Hotel. The nursery was still operational By 1969 the Hotel was sold and by 1975 it had become the Van Dyk Hotel. Throughout the 1970's the new owners employed managers to run the Hotel until selling it to Mansfield Brewery late in the decade. The brewery owned the hotel for around 20 years.

Legacy: There is one surviving building from this time, the Chapel attached to Southgate House, Building Reference number (4). It is considered to be of Significance (see Section 6.0: Key Buildings).



21st Century

In 2002, the Hotel was bought by a leisure company along with the Eyre family. In 2011 the nursery that occupied most of the site was closed down. In 2019 work started on a large housing estate on the site of the former glasshouses due north of Worksop Road. At the same time, within the curtilage of the former Southfield House, the former garden centre buildings were demolished and a large extension to the hotel use constructed along with a walled garden and car park.



Historic Significance

- A fine example of a Georgian Country House.
- A strong historic connection with the Bowden family of Derbyshire that extends over 150 years.
- An historic house that has a varied and interesting 20th century social history.

4.0 Landscape Character

The landscape is a key component of the character and appearance of a settlement. The underlying geology influences the natural landforms, features and natural vegetation. These in turn influence the nature of man's activities over the centuries including the very nature of settlement. Landscape is therefore integral to sense of place and a key component that underpins character and appearance.

The landscape around Southgate House are the Limestone Farmlands of the Magnesian limestone plateau. The Farmlands are a simple yet distinctive agricultural landscape of gently rolling land. The free draining and fertile soils have led to the continuing tradition of arable farming. Long distance views are characteristic of the landscape, due to the gentle relief, lack of hedgerow trees and large arable fields. The hedge lined large regular fields and straight roads, which are a feature of the landscape are typical of lands enclosed between the mid18th and mid19th centuries. It is likely that the long straight A619 that runs along the side of the House was put in at this time.

The change in the character of the landscape from pastoral to arable that took place as a result of enclosure was to be extended further during the Second World War when large areas of land were ploughed for the war effort. Thereafter, National and European farming policies have sustained an intensive arable landscape. The connection between

Southgate House and the wider landscape looking to the east is strong and remains undiminished.



The landscape provided a perfect setting for Southgate House with its long distance pastoral views. The plantation planting in close proximity to the house is likely from the time of the second Southgate House, to augment its landscape setting in a naturalistic way.

Landscape Significance

- Large areas of landscape woodland planting.
- A later 18th early 19th century landscape of mainly arable character that has remained relatively unchanged.
- Trees in the landscape from the wider woodland planting, as well as singular trees and those within the hedgerows which all contribute to the wider landscape setting.

5.0 Townscape Character

The character of an area is derived from the combination of a variety of things; historic street pattern, land use and activities within this pattern, individual or groups of buildings, their settings and the contribution of local building materials and architectural details, the quality of open and public spaces and underlying landscape quality. In addition to a place's essential character, the appearance of an area derives from how well the characteristic elements are maintained, and presented.

Townscape

The townscape components that contribute to the character of an area essentially comprise buildings their form and design, boundaries, trees and spaces. Traditional building materials are a key component of local identity. Established trees are significant for their historic legacy as well as amenity value. Significant trees are often acknowledged by the designation of a Tree Preservation Order. The significant townscape elements are marked on the Townscape Plan.

Reference: Townscape Plan

Buildings

The Conservation Area is characterised by its focus on just one key group of buildings. A Country House together with its ancillary buildings of a former stables, coach house and workerscottages.



Boundaries

Boundaries within the conservation area relate to the brick and limestone walled garden of the former Southgate House, mostly rebuilt. The former stables, coach house and workers cottages are enclosed by a low coursed squared sandstone wall (grade II). Elsewhere, field boundaries are marked by trees and hedges.



Materials

Natural stone: As a predominant traditional building material stone contributes significantly to the character of the conservation area. There are two local stones both from sedimentary rock. Coal Measures sandstone from the nearby Doe Lee Valley is brown or orange in colour. The Magnesian limestone from the farmlands of the plateau is white in colour when newly cut, though with weathering it fades to grey. The sandstone is the building stone for the farmstead group including the boundary wall. The limestone is sculpted into ashlar blocks and used as decorative bands and surrounds to the openings of Southgate House.

Render: Southgate House is rendered. Render was a traditional finish for buildings of the Regency period, which post-dates the building of Southgate House. It may likely have been a stone house, subsequently rendered.

Brick: The use of brick is limited to the chimneys of the former workers cottages at Southgate Cottages.

Slates: Traditional buildings in the conservation area are roofed with blue slate. A common material from the mid-19th century. Across the conservation area, traditional roofing materials predominate.

Trees and Planting

Square Plantation is a large area of woodland planting to the far north of Southgate House across from the A619 which wraps around the historic curtilage of the House along its western side. It is an enclosing landscape element and a significant component of the historic garden setting of

Southgate House. Beyond to the east and south, trees in the wider landscape occur singularly in hedgerows and also in woodland groups. Their maturity and the long distance open views gives them prominence. The woodland planting that abuts Southgate Cottages is protected by a Tree Preservation Order (ref: TPO BOL/2).



Open spaces

The garden was integral to the Country House concept and landscape design emerged as a profession at this time. The gardens of many houses came right up to the front door. Open views allowed a seamless view from the house to the countryside beyond. The ha-ha, a ditch that enabled unobstructed views whilst preventing cattle and sheep from encroaching into the grounds was a landscape feature of the times. At Southgate House the ha-ha remains as evidence of the extent of the front garden, though the once open view from the house is now obscured by trees and the development of an outside seating area for the hotel.

Similarly, the extensive rear garden curtilage of Southgate House retains very little of its historic character, save for the remaining trees that embrace the extent of its curtilage.

The wider curtilage was developed and redeveloped during the 20th century with the latest development comprising a large residential development north of the A619 and a large extension to the hotel use to the rear of the house.

Townscape Significance

- The high architectural quality of Southgate House and its former stables, coach house and workers cottages. Limestone and blue slate as the traditional building materials. In all cases the colour and patina of natural materials contributes to the character of the conservation area.
- The wall to the former stables, coach house and workers cottages is a significant historic townscape element.
- Woodland planting is a key feature of the historic setting.

Key Buildings and Archaeology

Southgate House is a Georgian Country House set within a wider planted woodland setting. In close proximity are the former stables and workers cottages. Beyond are the arable limestone farmlands. All of the traditional buildings in the conservation area are listed and all are considered to be Key Buildings.

18th Century

1) Southgate House (grade II): is a small country house, now a hotel was built in the late C18. Its walls are of painted render with stone bands at plinth and first floor levels. It has a hipped Welsh slate roof with chimney stacks hidden in the roof valley. It is three storeys in height and the front elevation has three symmetrical bays. The centre bay projects and is topped by a pediment. At the ground floor it has a central tripartite entrance with round-arched fanlight over the doorway, above it, to the first floor is a broad Venetian window with an ashlar surround and above that is a central tripartite window, its centre light having a segmental arched head. Through all three floors the central features are flanked by glazing bar sashes with keystones.

Southgate House is built in the Palladian style. Palladianism was characterised by uniformity and consistency. Within this the treatment of the facades developed over time. As well as taste and fashion, building controls impacted on the external architecture. The prominent eaves cornice that was a characteristic of the early houses was banned following the Building Act of 1707 in order to reduce the risk

of fire. In its place, the roof was half hidden by a parapet wall with a cornice of brick or stone. Another Building Act of 1709 required that the window frames, instead of being nearly in the same plane as the brick face were to be set back four inches leaving a reveal of brickwork which gave a sense of solidity to the walls. The early eighteenth century also saw the widespread use of sash windows replacing casement windows. Unlike casements, sash windows could be opened without disrupting the classical facade. The two vertically sliding frames usually contained six panes of hand blown 'crown' glass and these usually varied in proportion according to the dimensions of the window. The main floor was variously the first and or ground floor.



By the mid-eighteenth century, the first floor was established as the main floor – the 'Piano Nobile' and had the highest ceilings and tallest windows. In the late eighteenth century, at the time when Southgate House was built, the principle floor returned to ground level.

The main entrance formed the dominant ornamental feature of the façade. The front door to Southgate House is however relatively understated in this regard. It does not have the heavy door surround of early 18th century doorcases but instead has a triple partite glazed design that mirrors the Venetian design of the first-floor windows. It does have the glazed semi-circular fanlight window over the door which had first appeared in Georgian residences in the 1720s.

It is not clear whether the render finish to the walls of Southgate House follows on from a traditional stucco finish, an external cement coating which came about at around the time of the construction of the house following the Building Act of 1774 when a number of patented stuccos became available. It was to be used early in the next century to imitate stone by the careful scoring of the surface to imitate blocks. The simplicity of a uniform stuccoed facade painted white, cream or buff provided the perfect foil to the use of plain, slightly projecting bands and restrained ornament. Welsh slate was to become the preferred roofing material and formed a striking contrast with the walls when these were of pale coloured stucco.

19th Century

2) Stables including wall to south enclosing stable yard, Worksoop Road - (grade II) Dating from the mid 19th century now in residential use as three properties. Pair of workers cottages, stables and coach house, and walls. Mid C19. Coursed rubble sandstone with sandstone dressings and quoins. Welsh slate roofs with stone coped gables with moulded kneelers. Brick ridge and gable stacks. One and

two storeys. A long range and two cross ranges enclosing a courtyard. Of significance for its architectural quality, traditional materials and completeness. A highly picturesque traditional group. Also of significant historic value by association with Southgate House.



20th Century

5) Chapel to Southgate House (curtilage listed) an early 20th century family chapel attached to and accessed through Southgate House. Rendered with a blue slate pitched roof. Windows reflect the pattern of fenestration of the house. Of historic significance as a family chapel of its time and for its association with Southgate House. Of architectural significance as a well-considered and executed design that complements the house in its quality.

Archaeology

There are known archaeological assets within the Conservation Area following an excavation of the land due north of the A619. Findings were uncovered during the excavation of the wider curtilage of Southgate House ahead of building work on the residential development. The findings indicate a multi-phase site of regional significance with activity from the late Neolithic period right through to the late Medieval period. The oldest features on the site was possibly tribal boundaries dating back to the Neolithic period. Copper alloy artefacts, including pins for cloaks and dresses, from the Roman and Medieval period were also among the finds. Further evidence of human activity from the Roman period was also uncovered in the form of a Roman road which ran through the site, a Romano-British well structure and fragments of Romano-British pottery. Two possible Anglo-Saxon Grubenhaus, or pit-houses, were uncovered as well as pottery and a brooch from Medieval times.

Map: Townscape Plan

7.0 Views

The visual relationship of buildings to spaces creates a 'view'. The combined contribution of the views contributes to the overall setting. The stronger the views; from the quality of the buildings and boundaries and spaces, the greater is the sense of place. It is the sense of place that underpins the designation of a conservation area.

Map: Townscape Plan

Panoramic Views

A panoramic view gives a perspective to the viewer that is not merely visual. The connection to the landscape is both physical and visceral. The long-distance panoramic view can be breath taking. Its expansive nature imbues an inner stillness. In contrast a middle-distance panoramic view creates a backdrop and with this more enclosing. Panoramic views make a significant contribution to any setting. The views are classified as either highly significant (HP) or moderately significant (MP) and are noted on the Townscape Appraisal.

Historically, the notable panoramic views would have been from the front of the house across the surrounding landscape. A ha-ha provided the necessary stock control so that the views were not obscured by fencing. However, these key views have since been obscured by development at the front of the house to provide an outside dining area.



Enclosed views

An enclosed view is a short to medium distance view channelled by buildings along a road or track, it is usually stopped by either; a building, trees/planting or a wall. Where the underlying terrain is flat, the enclosed view has a static quality. On sloping terrain the combination of slope and the visual termination of the view creates drama. Where the road or track curves the drama of the enclosed view is heightened. The views are classified as either highly significant (HE) or moderately significant (ME) and are noted on the Townscape Appraisal.

HE1: View into the former stable yard off A619 is an enclosed view created by the open yard surrounded by

buildings on three sides and the low wall at the front of the view. Highly significant due to the historic completeness with all elements of enclosure surviving and for the high overall visual quality of the ensemble. The woodland backdrop adds to the enclosure as well as providing a sylvan setting which adds a picturesque quality.

Glimpsed Views

A glimpsed view is a view through a gap in the frontage. The view can be a short, a medium or long but what unifies all glimpsed views is that they take the viewer by surprise. Glimpsed views are necessarily framed views. The quality of that frame, be it the architecture of the buildings or the qualities of the boundaries or vegetation on either side, impacts on the overall quality of the glimpsed view. Glimpsed views are classified as either highly significant (HSG) or moderately significant (MSG) and are noted on the Townscape Appraisal

MG:1 Views of Southgate House from the A619 approach are glimpsed views from between the trees that have grown along the A619 frontage. Although there is a pavement from which the views can be seen, given the nature of the environment, they are more likely viewed from a passing car. The glimpse would therefore be fleeting and increasingly oblique as the House is approached, hence only moderately significant.

Focal Points

A focal point can be manmade such as an architectural or monumental feature or it can be a natural point of focus created by the landscape. Sometimes both combine. Standing Crosses and War Memorials are usually positioned to create a focal point. Sometimes buildings are designed to take advantage of a focal point to create a strong presence in the townscape. Focal Points are classified as either highly significant (HFP) or moderately significant (MFP) and are noted on the Townscape Appraisal

Historically and critically, the house would have been a focal pointing the landscape. The previous trajectory of the road from the west may well have impacted on the location of the house, to enhance this view. However, the straightened trajectory of the road and the planting of trees along its frontage negates the possibility of the House being a focal point in the landscape on the approach.



8.0 Traffic and Movement

Pedestrian

Although there is a pavement alongside the A619 southern frontage, as a country house in a pastoral setting, pavements are not a traditional feature of the conservation area.

Vehicle

The conservation area is dissected by the A619. The road connects the industrial towns of the east midlands with the Peak District, terminating at the A6 in Bakewell. Within 2 miles of the conservation area it provides access to the M1 at junction 30. The impact of traffic is therefore a constant and has a major impact on the overall ambience and character of the conservation area.

Parking

As the House is in use as a hotel, public parking is a characteristic feature of the conservation area. The car park sits behind the hotel alongside the A619 and also on the side of the hotel that backs on to open countryside. Parking therefore impacts significantly on the character of the conservation area. The impact of parking in relation to the housing development on the north side of the conservation area will be mitigated to an extent by garaging and the visual separation of separate plots.



9.0 Summary

The Southgate House Conservation Area is characterised by:

- An unspoilt historic farmland setting which makes a significant contribution to the character of the conservation area
- The high architectural quality of the traditional buildings.
- A character based on the traditional materials of Magnesium limestone, blue slate and render.
- A sylvan character from the established trees.

170



10.0 Sources

The Local Development Framework Historic Environment Supplementary Planning Document (Bolsover District Council)
Landscape Character Appraisal: Landscape Character Descriptions No4. Nottingham, Derbyshire and Yorkshire Coalfield (Derbyshire County Council)

Chapter 3: Historic Origins

Primary <http://staniforthfamily.com/GeorgeStaniforth.html>

Chapter 4: Landscape Character

Landscape Character Appraisal: Landscape Character Descriptions No4. Nottingham, Derbyshire and Yorkshire Coalfield (Derbyshire County Council)

Chapter 6 Key Buildings and Archaeology

https://fet.uwe.ac.uk/conweb/house_ages/flypast/print.htm

Stainsby Conservation Area Appraisal

April 2021

Contents	
Policy Context	2
Introduction	5
Stainsby: An Overview	6
Historic Origins	7
Landscape Character	12
Townscape Character	13
Key Buildings and Archaeology	17
Views	23
Traffic and Movement	26
Summary	27
Sources	28



Policy Context

National

Central Government Guidance on the Historic Built Environment is contained within Section 16 of the National Planning Policy Framework (2021), Conserving and Enhancing the Historic Environment. The guidance advises that heritage assets should be conserved in a manner appropriate to their significance. When considering Conservation Areas the guidance states that local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

It is the view of Bolsover District Council that Stainsby has the special architectural or historic interest that justifies its designation as a Conservation Area.

Local

The National Policy embodied in the NPPF is taken forward at a Local level in the Local Plan for Bolsover District (March 2020). The policies that address the conservation of the Historic Environment are included in Chapter 7, Sustainable Communities.

SC16 - Development Within or Impacting Upon Conservation Areas

SC17 – Development affecting Listed Buildings and Their Settings

SC18 – Scheduled Monuments and Archaeology

SC19 – Bolsover Area of Archaeological Interest

SC20 – Registered Parks and Gardens

SC21 – Non Designated Local Heritage Assets

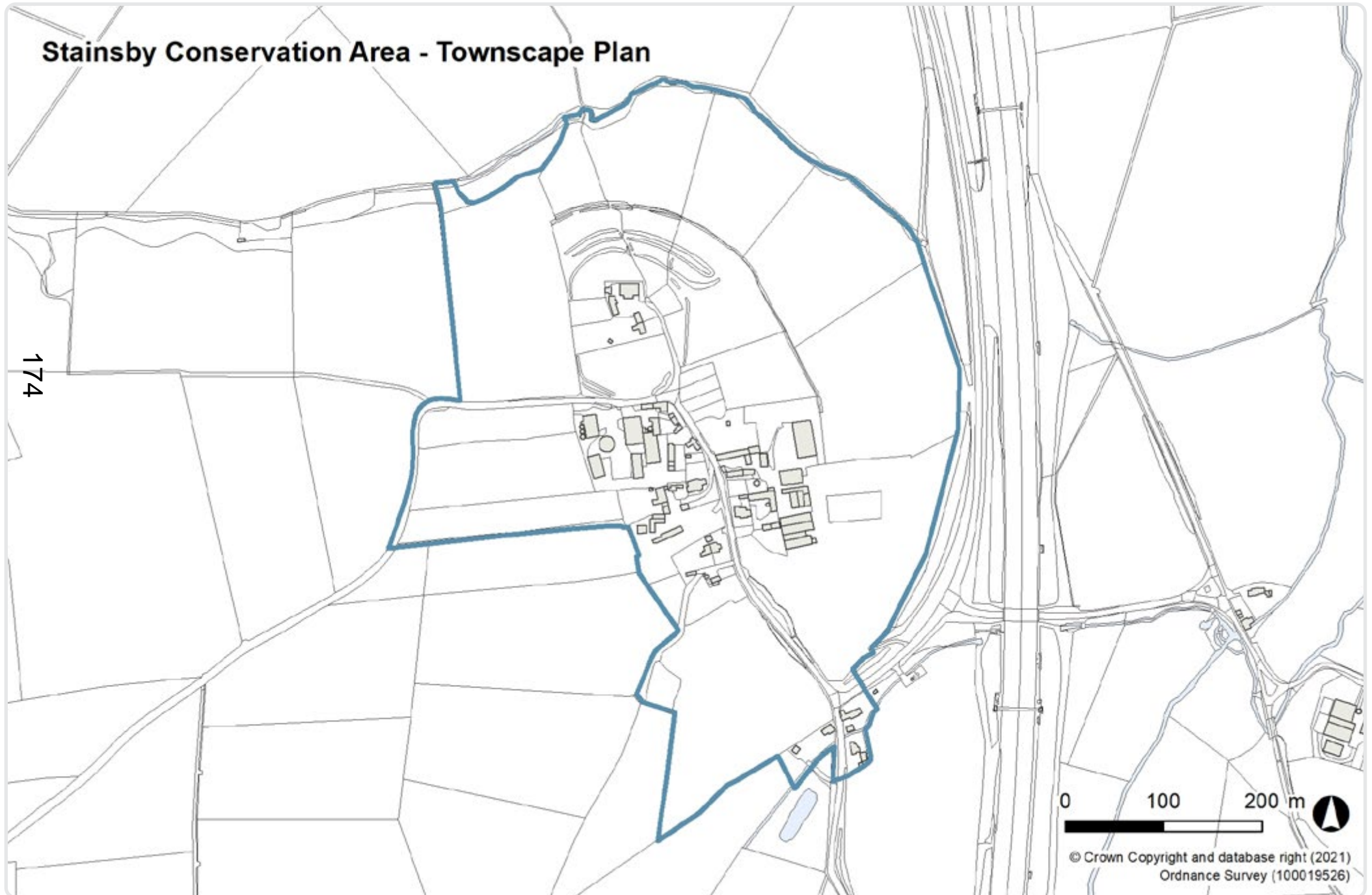
Complementary supporting Local Guidance includes; The Historic Environment Supplementary Planning Document (March 2006) which gives District-wide guidance on Development and the historic built environment and Historic Environment Scheme (February 2008 and November 2011)

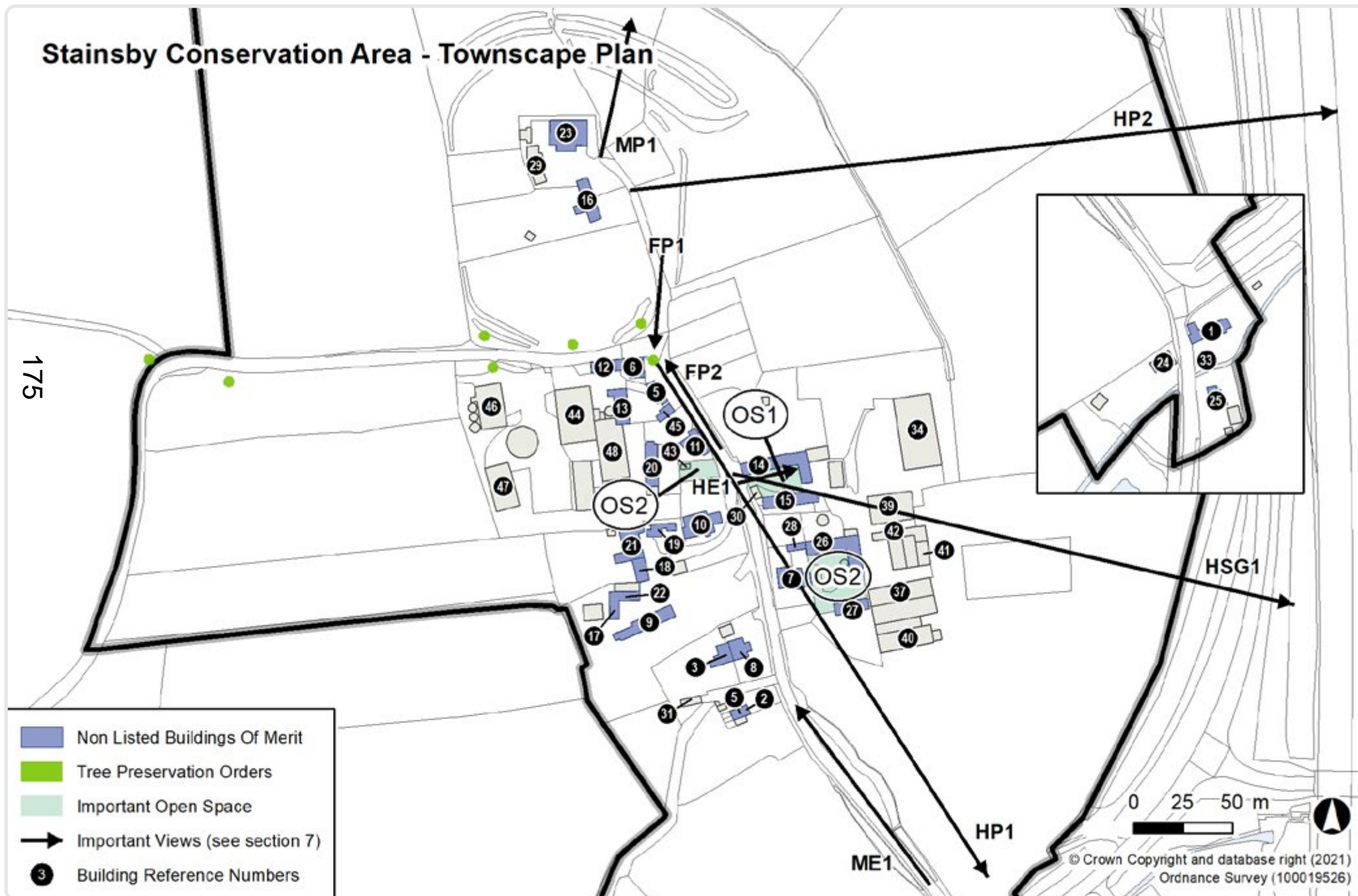
Purpose of document

It is intended that this Conservation Area Appraisal will inform the above policies of the Local Plan for Bolsover District, enabling the policies to be applied in an informed way with respect to each individual conservation area. To this end the Appraisal defines the particular significance of the historic, architectural, landscape and townscape elements that support the Elmtun Conservation Area designation.

Stainsby Conservation Area - Townscape Plan

174





1.0 Introduction

The purpose of this document

This Appraisal is a statement of what defines the character and appearance of the Stainsby Conservation Area, identifying those elements in particular which are significant to its character and appearance. The Appraisal should be read in conjunction with the Historic Environment (LDF Supplementary Planning Document).

Document layout

Historic Origins is set out in chronological order. Under each century is a summary of the key surviving buildings from that period. As well as longevity this will enable an appreciation of rarity as being key to significance along with an understanding of the historic relevance of the surviving building types. Each building is numbered and cross referenced on the plan of Building Reference Numbers.

Landscape Character provides the context for Setting in respect of the geology and historic settlement pattern.

Townscape Character opens with a general character statement. Where there are character areas within the designated area each individual character area is identified and defined. This section identifies what is key about the townscape, the buildings, boundaries, building materials, the trees and the open spaces.

Key Buildings are those buildings that make a significant contribution to the character and historical importance of the conservation area. They are either listed buildings, non-

listed buildings of merit or buildings protected under an Article 4 direction. The section is set out in chronological order and the numbering corresponds to that of the Historic Origins section.

Views relates back to the earlier Landscape Character section. Important views are identified and the reason stated.

Traffic and Pedestrians sets out the characteristics of roads, pavements and parking in the Conservation Area.

The final Summary sets out the key components of significance. An expansion of this can be found at the end of each of the previous sections.

2.0 Stainsby: An Overview

Stainsby village lies due south east of an earlier medieval settlement which survives as earthworks. The present-day village dates mainly from the 18th and 19th centuries. 20th century development takes the form of large agricultural buildings, extensions to some traditional properties and the conversion of others.

The village retains its character as a traditional agricultural hamlet with the undulating pastoral landscape a significant component. The Conservation Area boundary has been drawn to include the present-day village and surrounding fields together with the former settlement, which covers around a quarter of the designated area and is protected as a Scheduled Ancient Monument. The village has a long association with the close by and visible Hardwick Hall, an Elizabethan Country House.

Designation Date: 5th July 1978

Suitability of boundary: as part of this appraisal the boundary of the Conservation Area was reviewed and is considered to remain relevant.

Map: Conservation Area



In putting together an overview of the historic origins of Stainsby the list description on the Schedule of Monuments has been referenced as well as survey information provided by The National Trust.

Domesday (1086) is the first recorded mention of settlement in the area, recorded then as Steinesbei; a moated settlement with banks and ramparts. Agriculture was the most significant part of the English economy. The 12th and 13th centuries was a time of great economic growth. As a manorial complex Stainsby would have been the focal point of manorial life in the area. At the end of the 13th century nine inhabitants of Stainsby were recorded as being eligible to pay taxes.

By the 15th century, the manor was held by the Sauvage family. By this time and continuing on into the early 16th century Stainsby was one of the largest and wealthiest manors in the area. Many of the Sauvage family played key roles in the king's armies and in wider society. One was involved in the last plot to kill Queen Elizabeth I in order to put Mary Queen of Scots on the throne. This failed plot, which was ultimately to result in the execution of Mary, was led by the Babington family of Dethick. The involvement of the Sauvage family resulted in many of the family also being executed.

What remains of the manorial complex including the chapel is an extensive Scheduled Ancient Monument (see under Archaeology in the Key Buildings and Archaeology Section).

16th century

In 1583 Stainsby was bought by Elizabeth (1527-1608), the third daughter and co-heiress of John Hardwick. Bess had purchased the manor from her brother. It included the Manor house which was the former family home along with most of the surrounding land in the area. The manor of Rowthorne was bought at the same time along with the patronage and impropriate rectory of Ault Hucknall.

In 1587 the Courts awarded Bess a sizeable income from her estranged 4th husband. She then went on to build Hardwick (Old) Hall. This was closely followed by its companion, Hardwick (new) Hall which was completed in 1597.

The Medieval Manor house is believed to have been located at the brow of the hill at Stainsby. Eventually Bess was to dismantle it to provide stone for construction work on Hardwick (Old) Hall.



The former Manor House is possibly what comprise the upstanding remnants of a much earlier building that are

incorporated in the former School House. The adjacent below ground remains indicate a large building which may also belong to the former Manor House. In a field to the south of the School House are the earthwork remains of further manorial buildings and other structures. The site of the former chapel also survives as an earthwork located a little distance away, west of Yew Tree Farm.

Legacy: there are no surviving buildings from this century.

17th century

Early in the 17th century the manor was passed on to William Cavendish, the first Earl of Devonshire, who in 1608 had inherited Hardwick Hall after the death of his mother, Bess of Hardwick.

At this time, Stainsby along with other villages in the parish retained considerable remnants of its medieval field pattern. Seniors Map (1609) illustrates Stainsby at that time as comprising an orchard and 13 crofts of which 10 were burgage plots (long crofts).

Probate inventories throughout the 17th and the following century suggesting arable remained favoured in the locality of Stainsby.

Legacy: The physical legacy of this time is in the one remnant of a medieval burgage plot within the village and the surrounding Enclosed field pattern. There are no known surviving buildings from this time although it may be that 'later' buildings include evidence of an earlier structure. The former school house is such a building (see Section 6 Key Buildings)

18th century

In the 18th century parliament passed the Enclosure Acts which put an end to traditional agricultural rights across the country. Common grazing was ended and the common land was entitled to one or more owners. As an established Estate the agricultural landscape and villages within and around Hardwick were not impacted on in the same way. Farmsteads remained located within established settlements unlike elsewhere where there was the dispersal and construction of new farmsteads in outlying areas. The estate lands also retained the lanes and pastoral common, less affected by the changing of field patterns and the laying of new roads that was creating a unified agricultural landscape across much of the country.

Stainsby comprised seven farmsteads at this time. Their organic growth reflected in a non-uniform layout. The end of the century saw the growing national movement toward the development of Model Farms. They were the embodiment of the new efficiency in farming practices; functional buildings which were purposefully laid out as a set piece to achieve more effective farming methods with increased production. The Duke was one of the 'great improving landlords' of the day and as such embraced the Model Farm concept. His main impetus, as with his peers, was the efficiency of production.

Stainsby Farm was significantly remodelled at this time with a new farmhouse built on to the previous one and its outbuildings replaced in a central yard arrangement. Manor Farm dates from this time and followed a courtyard

arrangement of buildings. This time saw development at the bottom of the village between Stainsby and Stainsby Mill with Brook Cottage and outbuildings.



Legacy: The surviving buildings from this time comprise existing and former farmsteads. They number 16 buildings in all, comprising a third of all buildings in the village. Building Reference numbers **(1)** to **(16)**. All are considered to be of Significance (see Section 6.0: Key Buildings).

19th Century

This was a century of significant change in Stainsby with 1847 seeing diversification within its agricultural community. A joiner and a boot and shoe maker were the first to locate, followed 10 years later by a corn miller, a joiner, two stone-masons, a woodman and three shoe makers. It is likely that Stainsby's growth was to service the nearby Holmwood Colliery which lay to the west of the village. At that time there were 8 farmers listed in the village, one of whom was also a coal-master.

In the mid-century the estate remodelled Stainsby Farm with a new grand farmhouse attached to the existing 18th century one at right angles. With it a new range of outbuildings to replace the earlier ones, reflecting the planned farmstead approach to agricultural production.

In the 1860's the main parish school was moved from Hardwick to Stainsby. The school was provided by the Duke of Devonshire with free places for 80 girls and boys. It utilised buildings on the site of the former Manor, which was then a farmstead. The Stainsby Schoolmaster was also the registrar for the Pleasley sub-district. The village remained a hive of activity, as together with 7 farmers there was a miller/farmer, a flour dealer, a shop keeper, a boot maker, a carpenter and a wheelwright. By 1881 the parish population had grown to 747 and it is probable that most lived in that part of the parish centred on Stainsby.

Over the next 20 years the growth of the colliery settlement at Doe Lee was to have an impact as Doe Lee became the larger settlement and the natural focus of activity. In 1890 the Duke of Devonshire signed over the land and existing school buildings to the District School Board on a 99 year lease on the proviso that they provided a new building. A new school was built at Stainsby to hold 200 boys with a further new school at Doe Lee to take Girls and Infants.



181

Legacy: The surviving buildings from this time include cottages at Mill Lane, the former School and traditional agricultural buildings. They number 12 buildings in all, comprising around a quarter of all buildings in the village. Building Reference numbers **(17)** to **(28)**. All are considered to be of Significance (see Section 6.0: Key Buildings).



20th and 21st Centuries

By 1908 the decline of Stainsby as the centre of the parish became obvious when Kelly's Directory records only a sub-registrar and 3 shop keepers. There were 6 in agricultural occupations; a cow keeper, 5 farmers, and a farmer/miller. By 1941 Stainsby comprised 8 farmers and a small holder. During the interwar period an additional timber building had been added to the school site to provide a communal hall and kitchen but by mid-century the school was to become redundant. It closed, to be leased eventually by The Scouts Association.

In 1950, the unexpected death of the 10th Duke of Devonshire, with the subsequent death duties, caused the sale of many of the Devonshire assets and estates. At this time, Hardwick was occupied by Evelyn Duchess of Devonshire, the widow of the 9th Duke. In 1956 the decision was taken to hand the house over to HM Treasury in lieu of Estate Duty. In 1959 the Treasury transferred the house to the National Trust. The Duchess remained in occupation until her death in 1960.

The mechanisation of farming that had started in the 19th century gathered pace in the 20th century. Influences from America also impacted on farming practice. Increased mechanisation and larger holdings brought the need for larger buildings to store both machinery, produce and larger herds.

In the late 1960's the construction of the M1 dissected the Hardwick estate. This left Stainsby village on the one side and the Hall and Stainsby Mill settlement on the other, with

access to Stainsby maintained by a tunnel underneath the motorway.

Legacy: The physical legacy of this time is in the large agricultural buildings that characterise the changes in farming practice from the mid 20th century. Due to their location the impact of these modern portal framed steel clad buildings on the traditional character of the village is not significant. With the relative position of the village on higher land, the construction of the M1 has a legacy that is ever present in the background traffic noise and the views to the east of its constant motion.

The significant historic legacy of this time is the change in ownership and management of Stainsby as an historic estate village. Although the National Trust have retained some properties and lease them to tenants, others have been sold to private owners with covenants in place to acknowledge and protect the village's distinct character.

The buildings from these centuries number 22 in all, comprising nearly one half of all buildings in the village. Building Reference numbers **(29) to (49)**

Significant Historic Characteristics

- A village with a rich archaeological legacy
- An historic estate village with a continuing association with Hardwick Hall
- A long standing agrarian settlement evident in the surviving historic farmsteads that define its character

4.0 Landscape Character

The landscape is a key component of the character and appearance of a settlement. The underlying geology influences the natural landforms, features and natural vegetation. These in turn influence the nature of man's activities over the centuries including the very nature of settlement. Landscape is therefore integral to sense of place and a key component that underpins character and appearance.

Stainsby sits within the Estate Farmlands of the South Yorkshire, Nottinghamshire and Derbyshire Coalfields. The area is generally characterised by open agricultural fields with occasional trees. The landscape is formed by the Middle Coal Measure Series. The landform of low ridges and valleys reflect the alternating bands of sandstone, shale, mudstone and coal. The landscape of this area is visibly broader and more gently undulating than other parts of the coalfield.

The soils have traditionally supported mixed farming, but owing to the gentle and more subdued landform, arable cropping has dominated. Pastoral land is a local occurrence reflecting slightly greater undulations in landform and is particularly notable in the wider Stainsby landscape. Pasture exists around Stainsby itself, which likely indicates the influence of its traditional estate management.



This wider landscape forms an important aspect of the setting of Hardwick Hall, with the east side of the ridge and land falling to the floor of the Doe Lea Valley forming a key element of significant views to the west from both Halls and from the western terrace of Hardwick Hall. It is significant that some of the finest and most dynamic views of the Halls can be had from within the locality of Stainsby including from within the village itself.

Significant Landscape Characteristics

- A broad, gently undulating landform with mixed farming dominated by arable cropping
- Sparse tree cover with localised woodland blocks and occasional single trees
- Hedgerows enclosing medium size, semi-regular fields
- An open landscape with long distance views which significantly include those of Hardwick Hall on the horizon.

The character of an area is derived from the combination of a variety of things; historic street pattern, land use and activities within this pattern, individual or groups of buildings, their settings and the contribution of local building materials and architectural details, the quality of open and public spaces and underlying landscape quality. In addition to a place's essential character, the appearance of an area derives from how well the characteristic elements are maintained and presented.

Townscape

The townscape components that contribute to the character of an area essentially comprise buildings their form and design, boundaries, trees and spaces. Traditional building materials are a key component of local identity. Established trees are significant for their historic legacy as well as amenity value. Significant trees are often acknowledged by the designation of a Tree Preservation Order. The significant townscape elements are marked on the Townscape Plan.

Reference: Townscape Plan

Traditional Buildings

Farmsteads: the character of Stainsby is defined for the most part by historic farmsteads. There were once seven farmsteads within the village. One was demolished in the 20th century and three others have been converted to residential use. The majority of the agricultural buildings are

traditional, with each differing in terms of their contribution to the historic townscape. All contribute in their use of vernacular materials and detailing. Three farmsteads remain in agricultural use. In this they are significant in maintaining the ambience of Stainsby as an historic agrarian settlement.



Yew Tree Farm

The traditional coal measures sandstone buildings of Yew Tree Farm are close to the road frontage with large modern agricultural buildings behind. The farmhouse and attached barn abut Hawking Lane with the low garden wall following the curve of the road and extending for some distance. This is a substantial farmstead group overall comprising buildings from the 18th and 20th centuries. The traditional buildings are most prominent being on the road frontage but the 20th century buildings are most prevalent, occupying most of the site. The orientation of the traditional buildings indicate an early farmstead that grew organically as opposed to the later planned farmsteads

of the 19th century. The use of coal measures sandstone across the group of traditional buildings, traditional roofing materials and timber joinery contributes significantly to their visual quality and contribution to the conservation area. Their prominence directly on the road frontage and at the entrance to the village adds to their townscape contribution.

Manor Farm

The traditional coal measures sandstone buildings of 19th century Manor Farm occupy a prominent position on the brow of the hill. The farmstead is a planned layout typical of the time based around a loose courtyard with the farmhouse side-on to the road with attached cart shed and stables and barn facing. A small workshop partially closes the view at the end of a small farmyard when viewed from the access off Hawking Lane. When viewed from the entrance the range of traditional roof materials alongside the use of stone and traditional joinery contribute along with the layout to a picturesque farmstead group. The traditional hierarchy of building sizes also makes a significant contribution to its overall character. Twentieth century buildings are behind this traditional group on the hillside and are not obvious from the farm entrance.



Stainsby Farm

Built in the early 18th century Stainsby Farmhouse was significantly extended in the 19th century with a substantial new farmhouse building attached at right angles. The wider farmstead comprises a range of traditional and more modern agricultural buildings. The former are arranged in an open courtyard with more modern buildings behind, extending along the hillside. The unusual and imposing form of the farmhouse dominates the character of this particular farmstead. The not insubstantial sandstone slate roofs are a significant vernacular detail.

Cottages: Although there are a number of cottages in the conservation area many were not built as cottages; some are former farmhouses whilst others are converted former farmstead buildings. The early original cottages are concentrated at the lower end of Hawking Lane and at Mill Lane. Their age range defies comparison in terms of the local vernacular. There is therefore not a typical style of the building when it comes to cottages with the character of some reflecting their former agricultural use. Consistent across all however is their sandstone construction and the use of pantile (sometimes but rarely slate) for roofs.

Former School and School House: are located outside of the main body of the village at the site of the medieval settlement. The schoolhouse, a former farmhouse, predates the school. As with all of the buildings of the village they are constructed from coal measures sandstone.

Boundaries

Drystone walls front the roads within the village and define the extent of 17th century settlement. Once outside the traditional confines, walls give way to hedges as the boundary treatment. The surrounding fields are hedge lined with occasional trees. Stone walls are also a feature within converted farmstead sites where they define property clustilages. Traditional walls are topped with half round copings



Materials

Stone: The majority of traditional buildings and boundary walls are constructed from Coal Measures Sandstone. It is a soft stone which has not always stood the test of time well depending on the bedding of the original stone, with erosion a feature. Throughout the village the natural character of the stone remains intact without later rendering or painting. As the predominant traditional

building material it contributes significantly to the character of the conservation area. Its brown/orange hue contributes towards the picturesque charm of the village.

Slates and tiles: pantiles predominate as the traditional covering for roofs. Their red/orange colour in combination with the coal measures sandstone gives the buildings a certain distinctiveness that resonates agrarian townscape. The roof of Stainsby Farm is significant for the rarity of its traditional roof covering of Derbyshire Stone slate, an imposing vernacular roof that contributes to the visual and historic quality of the building and the conservation area as a whole. Blue slate, a 19th century import into the area is used on a small number of properties. All traditional materials make a positive contribution to the visual quality of the townscape.

Trees and Planting

Trees are a significant component of both the Stainsby townscape and landscape. They add to the historic enclosure and character of the holloway at the entrance to the village from Mill Lane. Similarly at the top of the village, the tree cover in the field opposite Holly Cottage and Yew Tree Farm contributes to the townscape, enclosing the lane along with the facing buildings. At the former school site the established trees create a sense of place as a backdrop to the buildings. In the immediate surrounding landscape, trees follow the line of the watercourse that defines the conservation area boundary. The contribution of trees overall is in their contribution to enclosure as a component of Stainsby' sense of place.

There are 7 trees in the Conservation Area protected by Tree Preservation Orders including the tree at the junction at the head of the village where Hawking Lane splits to continue on to the site of the former school. This particular tree has significant townscape value as a focal point.



Open spaces

As an agricultural hamlet, traditional open spaces in Stainsby are few but significant and relate to traditional farmyard layouts and the remnants of a surviving burgage plot.

OS1: the farmyard to Manor Farm is a traditional enclosed open space with traditional buildings on three sides that includes the farmhouse. There is a small 20th century outbuilding on the fourth side, at the location of the boundary wall fronting Hawking Lane. The open space is visible from Hawking Lane. The survival of the traditional buildings that provide the enclosure adds significantly to its contribution as a high quality open space.

OS2: the former burgage plot adjacent to Holly Cottage is a partially surviving medieval plot bounded by stone walls. It has historic importance as a remnant of the early origins

of the village. It has townscape importance in the strength of its visual character (notwithstanding its truncation) contrasting as it does with the open agricultural fields of the surrounding farmland.

OS3: the farmyard to Stainsby Farm is a traditional enclosed open space with buildings on four sides that includes the farmhouse. The relative location of buildings creates a more open enclosure than is the case at Manor Farm. This farmyard is also not visible from outside of the farmstead. Nonetheless, the survival of the traditional buildings that provide the enclosure adds significantly to its contribution as a high quality open space.

Significant Townscape Features

- Traditional farmstead buildings underpin the character of the conservation area.
- Coal Measures Sandstone contributes to townscape character in its visual quality and its prevalence.
- Clay Pantiles contribute to townscape character in visual quality and prevalence.
- The stone roof of Stainsby Farmhouse is singularly significant for its rarity.
- Stone boundary walls contribute to the historic townscape and distinguish the extent of settlement from the hedge lined field 19th century field boundaries of the surrounding farmland.
- Trees are significant in contributing to townscape enclosure and landscape setting.

6.0 Key Buildings and Archaeology

Stainsby comprises two settlements: the site of the former village and the present-day settlement that was the consequence of its relocation in the 18th century. Buildings that make a particular contribution to the character of the conservation area include those buildings considered Key Townscape Buildings (KTB). Over half of the buildings in the conservation area are considered to be Key Buildings.

18th Century

1. **Stainsby Brook Cottage (KTB)** a stone built cottage with a later slate roof and modern design timber windows, also conservatory to original front elevation. Of significance for its age and traditional materials.
2. **Outbuilding to Rose Cottage (KTB)** stone built formerly with a stone roof, now gone. Of significance for its age and traditional materials.
3. **Rose Cottage (KTB)** semi-detached (with Devonshire Cottage) stone built with a stone/slate roof. Of significance for its age, traditional materials and the surviving traditional vernacular detail of a cat slide roof.
4. **Outbuilding to Yew Tree Farm (KTB)** stone and pantile outbuilding. Of significance for its age and traditional materials.
5. **Outbuilding to Yew Tree Farm (KTB)** stone and pantile outbuilding. Of significance for its age and traditional materials.
6. **Yew Tree Farmhouse (KTB)** stone built with later slate roof. Of significance for its age, traditional materials and architectural joinery.





7. **Stainsby Farmhouse (KTB)** stone built with a stone roof. Dating from the 18th century with a substantial 19th century addition/ remodelling. Both the original farmhouse and the new building are built of coal measures sandstone. The critical difference is that the addition is built of ashlar blocks in contrast to the coursed squared rubble of the earlier building. Also significant is that the new farmhouse provides for a front elevation that faces across the landscape towards Hardwick Hall. The remodelled Stainsby farmhouse has an altogether more grand presentation. Its ashlar sandstone frontage along with a central projecting gabled bay and substantial brick chimneys reflects a move away from the vernacular towards a more aspirational 'polite' presentation. Of significance for its age, traditional materials and architectural joinery. The stone slate roof is of particular importance in its particular contribution to the building and townscape and its rarity.



8. **Devonshire Cottage (KTB)** semi-detached (with Rose Cottage) stone built with a stone/slate roof. Of significance for its age, traditional materials and the surviving traditional vernacular detail of a cat slide roof.
9. **Bow Wood End (KTB)** former Hillside Farm built of stone and pantile. Of significance for its age and materials.
10. **Hawthorne Cottage (KTB)** former farmhouse built of stone and pantile. Of significance for its age and materials.



- 11. Holly Tree Cottage (KTB)** former farmhouse built of stone with a slate roof with brick chimneys. It dates from the 18th century with a 19th century two storey extension and front porch with stepped access. A coal measures sandstone boundary wall encloses a rear garden and a separate burgage plot to the side. Of significance for its age and materials.
- 12. Barn to Yew Tree Farm (KTB)** stone and pantile. Of significance for its age, surviving traditional openings and architectural detail.
- 13. Outbuilding to Yew Tree Farm (KTB)** stone with sheeted roof. Of significance for its age.
- 14. Barn at Manor Farm (KTB)** an L-shaped range of stone and pantile stable and hay loft with a workshop with a plain clay tile roof. Of significance for its age, surviving traditional openings and architectural detail.
- 15. Manor Farmhouse (KTB)** stone with later slate roof. Of significance for its age and architectural detail.
- 16. School House (KTB)** 18th century stone (likely earlier) with later slate roof. Former farmhouse then school house. Of significance for its age, surviving traditional openings and architectural detail. Also thought to include remains of earlier manor house in a cruck frame.

19th Century

- 17. Outbuilding at Bow Wood End (KTB)** stone and pantile. Of significance as part of a traditional farmstead group.
- 18. Brunts Farm former stable (KTB)** attached to number

20 built of stone and pantile. Retains an external stepped access to former hayloft. Of significance for its townscape contribution as a former agricultural building.



- 19. Ivy Cottage (KTB)** stone and pantile early farmstead building. Of significance as part of a traditional farmstead group. Of significance as part of a traditional farmstead group.
- 20. Barns to Holly Tree Farm (KTB)** stone and pantile. Of significance for its age, traditional openings and architectural joinery.
- 21. Former Outbuilding at Brunts Farm (KTB)** attached to number 17 built of stone and pantile. Of significance as part of a traditional farmstead layout.
- 22. Outbuilding at Bow Wood End (KTB)** stone and pantile. Of significance as part of a traditional farmstead group.



- 23. The Boys School (KTB)** Built in 1895 of coursed rustic dressed sandstone with plain clay tile roof. Originally built as a single storey school later converted to a Scout Centre (1986) with first floor and ground floor dormitories. Gabled dormers containing full height windows to most elevations. Decorative terracotta tiles to upper gable. Fine ashlar surrounds to door and window openings. Simple hood moulds over most windows, but scrolling above that with the date-stone on the east elevation. The word 'Boys' on a decorative ashlar lintel flanked by flat pilasters above the entrance. It sits on the site of the former Stainsby Manor House, on the highest point and looks over open fields to the north. The site is slightly remote from the main village whose main street lies to the south. The internal architecture of the building is much altered, however with the survival of its external architecture it remains significant as an example of its type and time.



- 24. Cobblers Cottage, Mill Lane (KTB)** built of stone with fish-scale roof tiles of clay. The design quality of the roof and chimney contributes towards what is a picturesque building. Of significance for its contribution to the townscape.



- 25. Brookside Cottage, Mill Lane (KTB)** rendered walls with a slate roof. Traditional joinery and over sailing

eaves contribute to a building of architectural quality with a 19th century resonance. Of significance for its townscape contribution.

26. Stainsby Farm Outbuilding B (KTB) c.1850 Two storey L-shaped range of farm buildings around a yard to the north east of the farmhouse. Coursed dressed sandstone blocks with ashlar surrounds for openings. Green Slates of diminishing courses to all slopes except the west slope of the full height barn range which has diagonally laid concrete tiles of earlier 20th century. The north south range was originally a full height barn. The east west range is a series of stables with hayloft over and formerly had an integral cart shed. A stone stair runs across the width of the building providing access to the hayloft and through access to the opposite side of the building where the land level is higher.

27. Stainsby Farm Outbuilding (KTB) built between 1871 and 1884. Two single storey buildings end to end with the eastern one slightly earlier, though there may be very little difference in date. The door of the eastern building has been widened to form a garage door adjacent to the stable, but was probably formerly a tack room and stable. The western building is a series of three animal sties with integral stone feeders which probably served as pigsties. Bird opening and perch to the loft. This building is later than the other traditional farm buildings of the Stainsby farmstead. It occupies the site of a former building connected with the adjacent plot whose tenant's house was demolished in 1871.



28. Stainsby Farm Outbuildings (KTB) 1850. Of two parts with an original former threshing barn comprising the shorter east range with a later longer addition at right angles facing the farmhouse. Both built of coal measures sandstone with the latter retaining a blue slate roof. Original window and pitching openings have ashlar surrounds with later inserted windows having only cills and lintels. Similarly, original doors have ashlar lintels and surrounds which comprise a tall jamb with square blocks to the base and top with later doors tending to have lintels only. The door to the main stabling area has a round head formed of quoins as do the original full height barn door openings. It is possible that the main building and its added lean-to were used as a cottage as a cottage was described in early 20th century inventories. These show that it had at least two rooms up and down and a separate domestic part of the farmstead was mentioned in census returns for 1871. The chimney on the gable end has been added in brick and the stone lean-to has a fireplace which utilises one of the flues. These may have been originally outbuildings

converted for domestic purposes a few years later. The west full height barn door has been blocked and the cart shed altered to provide open stabling.

Archaeology

Stainsby medieval village and open field system is a Scheduled Ancient Monument (List Entry Number: 1016352). The monument includes the deserted remains of the medieval village of Stainsby and part of its surviving open field system, situated on the east bank of the Stainsby Beck. The former village survives as a series of earthworks and buried remains in the fields south and east of Stainsby Grange Farm.



Maps: Townscape Plan

7.0 Views

The visual relationship of buildings to spaces creates a 'view'. The combined contribution of the views contributes to the overall setting. The stronger the views; from the quality of the buildings and boundaries and spaces, the greater is the sense of place. It is the sense of place that underpins the designation of a conservation area.

Map: Townscape Plan

Panoramic Views

A panoramic view gives a perspective to the viewer that is not merely visual. The connection to the landscape is both physical and visceral. The long-distance panoramic view can be breath taking. Its expansive nature imbues an inner stillness. In contrast a middle-distance panoramic view creates a backdrop and with this more enclosing. Panoramic views make a significant contribution to any setting. The views are classified as either highly significant (HP) or moderately significant (MP) and are noted on the Townscape Appraisal.

HP1: Hawking Lane Stainsby a significant view of Hardwick Hall

There is a strong visual link between the Halls and the village of Stainsby. Hardwick is highly visible from much of Stainsby, while Stainsby features clearly in views from the Old Hall. This view from Hawking Lane is one of the key views travelling towards Hardwick. The Hall is a prominent

feature of views up towards the ridgeline, with the Old Hall retreating into the treeline.



MP1: View across surrounding countryside from the former School

This middle to long distance view at the entrance to the public footpath is a picturesque view of the wider landscape setting that opens up once through the gate. Moderately significant given the visual and aural intrusion of the M1 motorway across the centre of the view.





MP2: View east across the site former settlement

View across the eastern extent of the former settlement to the agricultural/pastoral landscape beyond. A highly picturesque view. Moderately significant given the visual and aural intrusion of the M1 motorway across the centre of the view.

Enclosed views

An enclosed view is a short to medium distance view channelled by buildings along a road or track, it is usually stopped by either; a building, trees/planting or a wall. Where the underlying terrain is flat, the enclosed view has a static quality. On sloping terrain the combination of slope and the visual termination of the view creates drama. Where the road or track curves the drama of the enclosed view is heightened. The views are classified as either highly significant (HE) or moderately significant (ME) and are noted on the Townscape Appraisal.

HE1: Manor Farm farmyard

A traditional central farmyard enclosed on three sides by the farmhouse and agricultural buildings with a wall and gate to the lane. Highly significant as a surviving traditional layout the visual quality of which is strengthened by the unspoilt character of its buildings which remain in traditional use.

HE2: View along Hawking Lane from Mill Lane

A view enclosed on either side by higher land and trees as Hawking Lane climbs up from Mill Lane. All of these components give the view a strong sense of enclosure.



ME1: View along Hawing Lane

An uphill view enclosed by Holly Cottage and Yew Tree Farm on the one side and trees on the facing side. The narrowness of the road and the height of the trees emphasises the enclosure. Moderate due to the seasonal nature of the view which impacts on the strength of enclosure.

Glimpsed Views

A glimpsed view is a view through a gap in the frontage. The view can be short, medium or long but what unifies all glimpsed views is that they take the viewer by surprise. Glimpsed views are usually framed views. The quality of that frame, be it the architecture of the buildings or the qualities of the boundaries or vegetation on either side, impacts on the overall quality of the glimpsed view. Glimpsed views are classified as either highly significant (HSG) or moderately significant (MSG) and are noted on the Townscape Appraisal

HSG 1: Glimpsed landscape View Manor Farm

The view between the workshop and the farmhouse/dairy reveals the rolling landscape beyond. The contrast with the enclosed view of the farmyard brings the character of the landscape into sharp relief. It is this quality of the overall view that gives it significance.

Focal Points

A focal point can be manmade such as an architectural or monumental feature or it can be a natural point of focus created by the landscape. Sometimes both combine. Standing Crosses and War Memorials are usually positioned to create a focal point. Sometimes buildings are designed to take advantage of a focal point to create a strong presence in the townscape. Focal Points are classified as either highly significant (HFP) or moderately significant (MFP) and are noted on the Townscape Appraisal

FP1 and FP2: Highway tree on Hawking Lane

There are two views along Hawking Lane where the established tree in the y-shaped junction of Hawking Lane is the focal point. On looking from the site of the former settlement the traditional buildings form a backdrop to the tree, whereas from the other side the buildings and facing trees enclose the view thereby emphasising the tree as a focal point. The high quality of the buildings contribute to its contribution as a focal point. It would be a timeless view, particularly from the site of the former settlement, but for the modern character of the road and markings.

Significance of setting

- The location of the village on a hillside and open character of the landscape enables long distance views be they panoramic across open frontages or glimpsed between buildings.
- The rolling pastoral and wooded character of the landscape affords highly picturesque views from within the village which contribute significantly to its character.
- Trees contribute to views by enclosure or as a focal point within the village and as part of the landscape in small wooded areas.

Traffic and Movement

Pedestrian

There is a narrow pavement on the eastern frontage of Hawking Lane, though as a traditional farming settlement, pavements are not a traditional feature within Stainsby.



Vehicle

The traditional road pattern of the area is simple with narrow, winding lanes connecting small villages and farmsteads. There is one main street through the village, a local road, Hawking Lane that extends from the head of the village to Mill Lane at the lower end of the settlement. A spur of Hawking Lane continues from a bend in the road at the head of the village to terminate as a dead end at the former school. At the bottom of the village, Mill Lane continues on to Stainsby Mill and Hardwick Hall.



The M1 motorway has interrupted and severed east-west routes locally. Its impact on Stainsby is in the ever present background traffic noise and the views to the east of its constant motion. In stark contrast there is little traffic within the village itself with mainly local traffic. There is noticeably more traffic at the lower end of the settlement on Mill Lane. Mill Lane is a component of the access network for Hardwick Hall providing the exit route from the Hall to the M1. Consequently vehicles have a greater impact on the character of this locale, the road being altogether wider than Hawking Lane as well as busy.



Parking

Parking in the village is off-road within farmsteads or on private drives or garages. Parked cars do not therefore impact on the character of the conservation area.

9.0 Summary

The Stainsby Conservation Area is characterised by:

- A village that has retained its character as a traditional agricultural hamlet with the undulating pastoral landscape a significant component of its setting.
- A broad, gently undulating landscape characterised by mixed farming and sparse tree cover.
- Low density development centred principally on traditional farmsteads.
- 168 Views that extend far beyond the settlement into the surrounding farmland and pasture, which contributes to the spaciousness that is key to its character.
- An equal contribution of buildings and landscape.
- A high quality of vernacular buildings that contribute to a strong sense of place.
- The sounds of the nearby M1 which are ever present, though more noticeable on the higher land at the top of the village.



10.0 Sources

The Local Development Framework Historic Environment
Supplementary Planning Document (Bolsover District
Council

Chapter 3: Historic Origins

K Cameron, The Place Names of Derbyshire, 1959

Li. Jewitt (ed.) The Domesday Book of Derbyshire 1871

Enclosure Award for the Manor of Stainsby and Heath 1827

Directories: S Glover 1829, S bagshaw 1846 W White 1857,
Kelly 1881, 1891, 1895, 1908, 1922, 1932, 1941, Bulmer 1895

Original Designation Survey: Bolsover District Council (1978)

Hardwick Setting Study: Atkins (March 2016)

Chapter 4: Landscape Character

Landscape Character Appraisal: Landscape Character
Descriptions No4. Estate Villages Derbyshire and Yorkshire
Coalfield (Derbyshire County Council)

Chapter 6: Key Buildings

Vernacular Buildings Survey: National Trust (1997)

Section 7: Views

Hardwick Setting Study: Atkins (March 2016)

Upper Langwith Conservation Area Appraisal

March 2021

Policy Context	2
Introduction	6
Upper Langwith: An Overview	7
Historic Origins	8
Landscape Character	13
Townscape Character	14
Key Buildings and Archaeology	18
Views	25
Traffic and Movement	27
Summary	28
Sources	29



Policy Context

National

Central Government Guidance on the Historic Built Environment is contained within Section 16 of the National Planning Policy Framework (2021), Conserving and Enhancing the Historic Environment. The guidance advises that heritage assets should be conserved in a manner appropriate to their significance. When considering Conservation Areas the guidance states that local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

It is the view of Bolsover District Council that Elmtun has the special architectural or historic interest that justifies its designation as a Conservation Area.

Local

The National Policy embodied in the NPPF is taken forward at a Local level in the Local Plan for Bolsover District (March 2020). The policies that address the conservation of the Historic Environment are included in Chapter 7, Sustainable Communities.

SC16 - Development Within or Impacting Upon Conservation Areas

SC17 – Development affecting Listed Buildings and Their Settings

SC18 – Scheduled Monuments and Archaeology

SC19 – Bolsover Area of Archaeological Interest

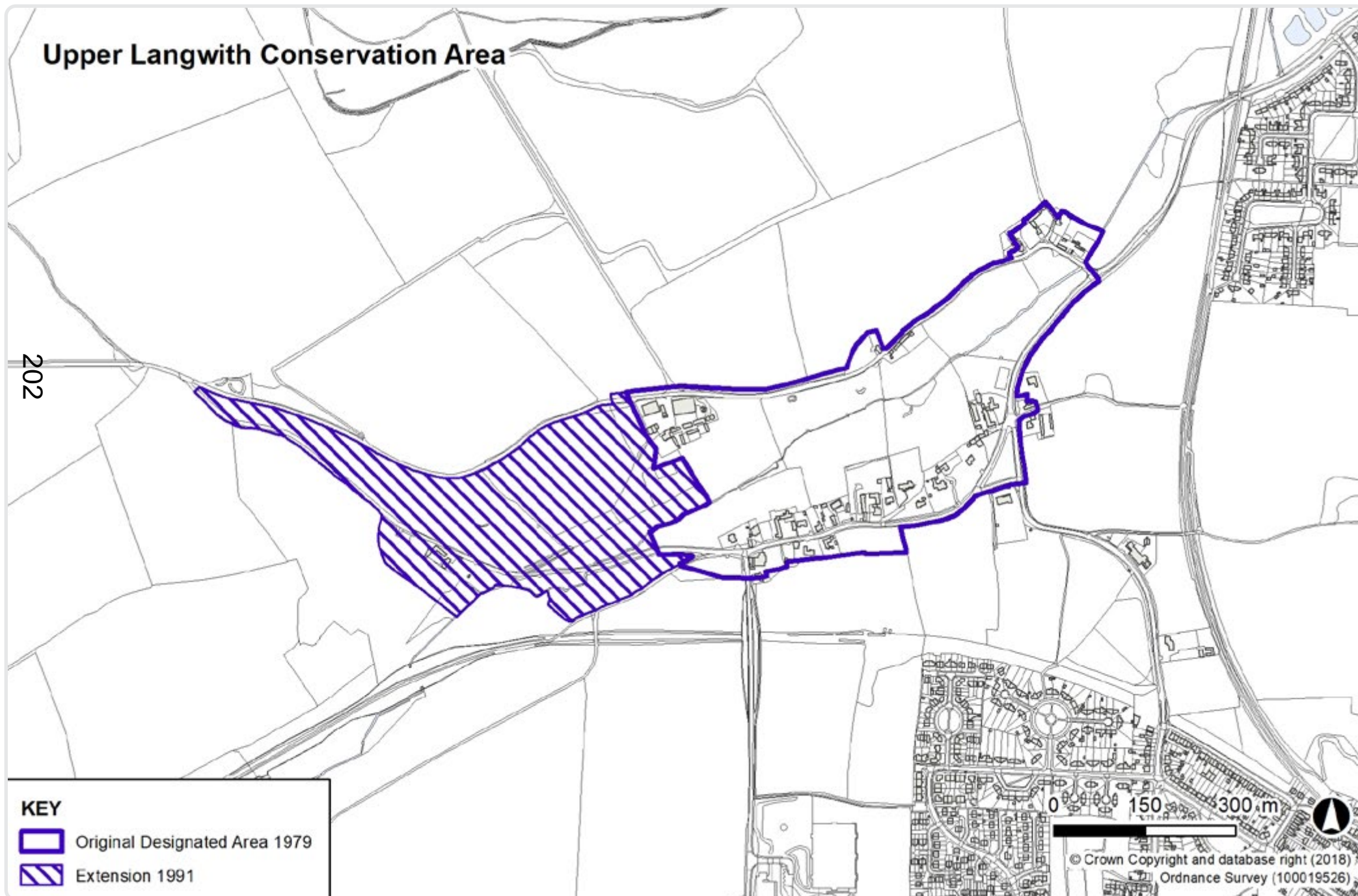
SC20 – Registered Parks and Gardens

SC21 – Non Designated Local Heritage Assets

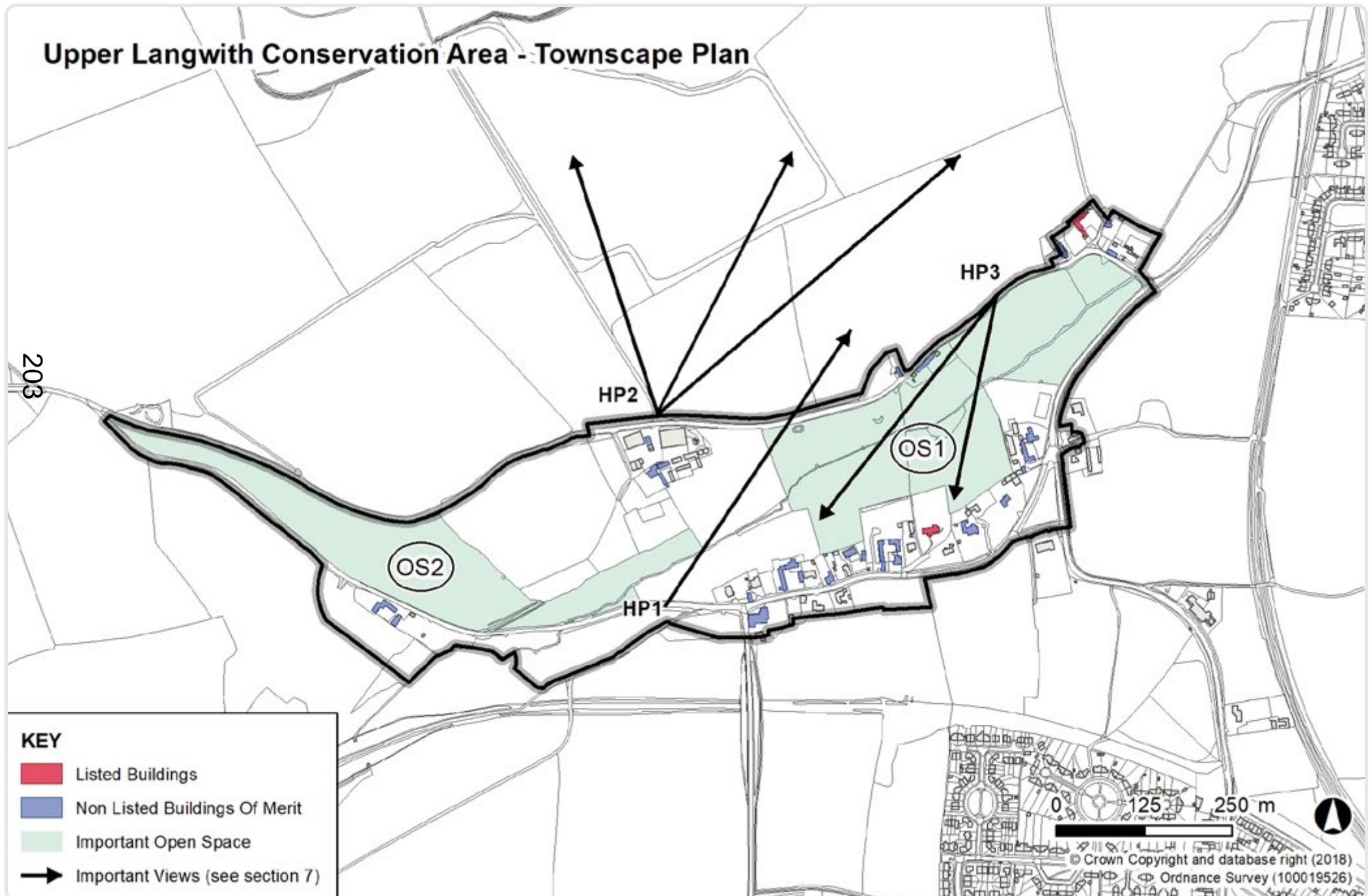
Complementary supporting Local Guidance includes; The Historic Environment Supplementary Planning Document (March 2006) which gives District-wide guidance on Development and the historic built environment and Historic Environment Scheme (February 2008 and November 2011)

Purpose of document

This Appraisal defines the particular significance of the historic, architectural, landscape and townscape elements of the Upper Langwith Conservation Area.



Upper Langwith Conservation Area - Townscape Plan





1.0 Introduction

The purpose of this document

This Appraisal is a statement of what defines the character and appearance of the Upper Langwith Conservation Area, identifying those elements in particular which are significant to its character and appearance. The Appraisal should be read in conjunction with the Historic Environment (LDF Supplementary Planning Document).

Document layout

Historic Origins is set out in chronological order. Under each century is a summary of the key surviving buildings from that period. As well as longevity this will enable an appreciation of rarity as being key to significance along with an understanding of the historic relevance of the surviving building types. Each building is numbered and cross referenced on the plan of Building Reference Numbers.

Landscape Character provides the context for Setting in respect of the geology and historic settlement pattern.

Townscape Character opens with a general character statement. Where there are character areas within the designated area each individual character area is identified and defined. This section identifies what is key about the townscape, the buildings, boundaries, building materials, the trees and the open spaces.

Key Buildings are those buildings that make a significant contribution to the character and historical importance of the conservation area. They are either listed buildings, non-

listed buildings of merit or buildings protected under an Article 4 direction. The section is set out in chronological order and the numbering corresponds to that of the Historic Origins section.

Views relates back to the earlier Landscape Character section. Important views are identified and the reason stated.

Traffic and Pedestrians sets out the characteristics of roads, pavements and parking in the Conservation Area.

The final Summary sets out the key components of significance. An expansion of this can be found at the end of each of the previous sections.

Upper Langwith: An Overview

Upper Langwith is a long standing farming community, thought to predate the 11th century. The River Poulter is a defining landscape feature with the valley separating two distinct areas of settlement; on the north side an early monastic farmstead in an area known as Scarcliffe Lanes and on the south side a later agricultural settlement known as Upper Langwith. The two settlements came together in the 12th century. The surrounding landscape comprises agricultural land, woodland and rough land. The Conservation Area has been drawn to include the immediate surrounding landscape as a key component of its historical development and character.

Designation Date: 7th February 1979

Extension 29th May 1991: This western extension includes the area of woodland between Scarcliffe Lanes and Gildwells Farm. It was included as it is thought that this area of rough land is one of the last areas of the ancient hunting ground and is thought to retain its 13th century character.

Suitability of boundary: as part of this appraisal the boundary of the Conservation Area was reviewed. The westernmost extent of the southern boundary is poorly defined on the ground and takes what appears to be a random course through the water meadow finishing at Scarcliffe Road.

A revised boundary is included as part of this appraisal.

Map: Conservation Area

In putting together an overview of the historic origins of Upper Langwith various sources were referenced and are noted at the end of the appraisal. Of particular value was the information from research undertaken at the time of the original designation.

The earliest remains of settlement in the locality are Palaeolithic and include a cave dwelling at Scarcliffe Lanes. Its presence would indicate that the area was good for hunting at that time. The later occupation of the wider area is evidenced by Roman remains.

A combination of factors would have made the area a desirable place for settlement. The Magnesian limestone subsoil meant that there were few trees and the proximity to a river and the presence of a number of springs would have added to its attractiveness. There was though a break in settlement at the time of the Anglo Saxon and Danish invaders which was likely due to the ford.

Legacy: The surviving building from this time is the Palaeolithic cave. Building Reference number **(1)**. It is considered to be of Significance (see Section 6.0: Key Buildings).

Medieval settlement

It is likely the locality would have been permanently settled at round the time of the Norman Conquest. The Holy Cross church was endowed in the 12th century. It was at this time that the name, Langwath, was first recorded, meaning Long

Ford, reflecting the impact of the ford on its identity. Over successive years the name was modified to Overlangwath and Overlangwith. This was likely to distinguish it from its neighbour Nether Langwith, further along the river.

Upper Langwith was within the ecclesiastical Manor of Thurgaton Priory. During the reign of Henry II (1154-1189), the church was given to them. Scarcliffe Lanes was in the Manor of Scarcliffe and within the ecclesiastical Manor of Newstead Abbey. Scarcliffe Lanes was subsequently developed as a monastic farm settlement. The River Poulter was declared the dividing line between the two areas of settlement.



The village was later to be known as Bassett Langwith, a name derived from the family that owned it at that time. It is thought that the Bassett's enjoyed the hunting in Langwith as by 1330 there were two parks/great hunting grounds. The Manor then passed by marriage through the line of Lord Grey until in 1558 it was conveyed to the Hardwick

Estate. The estate later became the Cavendish and then Chatsworth Estate (by marriage) and remained the principal landowner for the 400 years to follow.

The early medieval village of Upper Langwith was very small with farmsteads located along a single street. The original extent of settlement was likely between Common Lane and the Parish Church. The original rectory and glebe croft were located to the east of the church. The manor hall lay behind the church between the village and the river just above the meadows. So tiny was the medieval community that it would not have needed much arable land to sustain it. The main Open Field lay east and south of the village. The field had no fencing and a variety of crops were grown. The areas of woodland that formed part of the private hunting ground, (established in around 1330) included Langwith Wood and Roseland Wood. From the middle-ages Langwith Park was used for grazing cattle.

Legacy: The location of the former manor hall is noted on the Ordnance Survey but without known remains is not a designated heritage asset. The location of the former monastic chapel due north of the Hall is also noted but similarly without remains so also not designated. The surviving building from this time is the Parish Church of the Holy Cross. Building Reference number **(2)**. It is considered to be of Significance (see Section 6.0: Key Buildings).



16th Century

Successive owners following on from the Bassetts took little interest in Langwith for hunting. The old manorial hall was likely cramped and uncomfortable compared with what such families would have had elsewhere. Their interest in Langwith was thereby for its rents and not its amenities. In the 1530's the tiny parish was flourishing. By the mid 16th century, tithes indicate that sheep rearing was as important as arable farming.



Legacy: it is not apparent that there are surviving buildings from this time, though it is likely that some of the buildings noted as being of the 17th century may actually be improved buildings of medieval origin.

17th century

In 1612, the small chapel of the former monastic farm settlement of Scarcliffe Lanes was demolished. Later in the century the buildings of agricultural settlements such as Upper Langwith were improved when the Great Rebuilding swept the nation (1670-1720). Single storey timber framed houses were either added to or replaced by stone buildings, mostly of two storeys. Stone fireplaces led to the advent of chimneys. Buildings became larger overall and with glass making taken over by the Crown followed by the development of lead glass, the cost of glass reduced and the size of windows increased. A new stone manor house, Old Hall, was built at this time.



Legacy: the surviving buildings from this period include the Old Hall and Bassett Farm both now converted. The Devonshire Arms also dates from this time. The total

buildings number 10 in all and comprise Building Reference Numbers **(2)** to **(11)**. All are considered to be of Significance (see Section 6.0 Key Buildings).

18th Century

Due to a good series of harvests in the late 17th and early 18th centuries there was a sharp rise in the local population. At the same time Enclosure brought about a fundamental change in the rights to land. It ended the traditional rights on common land held in the Open Field system. The former Open Field and Common grazing land was divided up with fencing/hedges and allocated to those with influence deemed to have held rights. Commoners were provided with some other land in compensation for their loss of common rights, although this was often of poor quality and limited in extent. Formerly self-sustaining villagers were forced to become labourers to those who controlled the land. Farmsteads increased in size and as time progressed, from the efficiencies in farming practice that followed, the farm buildings themselves underwent changes.

Langwith Park had been the first area to be enclosed at the end of the 17th century. By 1748 the Open Field and the Commons south of the village were also enclosed. 1767 is the first documentation of the upper extension of the village around Peartree and Eastlin Farm. This enclosure with its new farm buildings is however likely to have been early 18th century. The enclosed fields attracted a tithe (tax) unlike the monastic farms in Scarcliffe Lanes.



Legacy: the period is marked by agricultural expansion. The surviving buildings number 33 in all and include the three farmsteads of Scarcliffe, Pear Tree and Church Farm. Building Reference Numbers **(12)** to **(44)**. Of these over two thirds are considered to be of Significance

19th Century

In the early 1800's the former Manor House of Bassett Hall was demolished. At around 1823 it was noted by the then non-resident clergy that the rectory at Upper Langwith was a poor thatched house in disrepair with outbuildings and 40 acres of glebe. It had been vacant for some time. The dilapidated building mirrored the level of pastoral care the community enjoyed. This lack of active community involvement by the church was however compensated for in some ways by the Cavendish family. They were particularly enlightened in the provision of village schools and early in the century they built a school in Upper Langwith.

In 1849, the Estate at Upper Langwith was run as four farms; the Old Hall in the centre, Scarcliffe Lanes to the west, Apsley Grange to the east and Gildwells Farm. In this way life continued on as it had done for centuries. On the corner of Common Lane were various trades that included a wheelwrights. In around 1875 a house dating from the 1830's was converted to a public house. The venture lasted only 9 years and the building remains in the modern day as a pair of cottages.



In the 1860's the alignment of what is now known as Rectory Road was altered. Its former route ran from Pear Tree Farm between the Parish Church and rectory. Its realignment took it south of the rectory in an arc to join the existing route at Church Farm. Part of the original alignment remains discernible as the access to the rectory. In 1877 the Parish Church was restored by Norman Shaw, with a bell cote added.

In the early 1890's the Sheepbridge Coal and Iron Company established Langwith Colliery between Upper and Nether Langwith. The rapidly developed workers housing was

focused in Shirebrook and Langwith Junction along with the supporting trades and services. This drew away from the trades at Upper Langwith and the wheelwright's shop and other trades on the west corner of Common Lane consequently closed down.

Legacy: the period is marked primarily by the building of farm buildings. The surviving buildings number 11 in all. They are Building Reference numbers **(45)** to **(55)**. Of these half are considered to be of Significance (see Section 6.0: Key Buildings).

20th and 21st Centuries

In the early 20th century the flour mill on the River Poulter was demolished. Later in 1938 the former wheelwright's shop and other trade buildings on the west corner of Common Lane were also demolished. New development took the form of individual houses with four houses built on the east side of the village early in the century and a further four built after 1939.

From the mid 20th century new large sheeted agricultural buildings were constructed to accommodate modern farming practice. As farmsteads became redundant and their traditional buildings converted to residential, the 20th century agricultural buildings have been removed. They do however survive alongside the traditional farm buildings at Scarcliffe Lanes Farmstead, which remains in agricultural use.



New development in the later 20th and 21st century has comprised a small number of individual houses along with the conversion of redundant traditional agricultural buildings.

Historic Significance

- A settlement with a known history that goes back many thousands of years.
- An agrarian settlement with origins that predate the Anglo Saxon period.
- A settlement that retains the character of an historic agrarian settlement with surviving historic fabric dating from the 16th century

4.0 Landscape Character

The landscape is a key component of the character and appearance of a settlement. The underlying geology influences the natural landforms, features and natural vegetation. These in turn influence the nature of man's activities over the centuries including the very nature of settlement. Landscape is therefore integral to sense of place and a key component that underpins character and appearance.

The enclosed and farmed landscape around Upper Langwith is classified today as the Limestone Farmlands of the Magnesian limestone plateau. It is a simple yet distinctive agricultural landscape of gently rolling land. The free draining and fertile soils have led to the continuing tradition of arable farming. The hedge lined large regular fields that are a feature of the landscape are typical of lands enclosed between the mid18th and mid19th centuries. The connection between the village and this wider landscape is strong and remains undiminished.



The area of land between the River Poulter and Scarcliffe Lanes to the north is steeply sloping, whereas south of the river there exists a gentler slope. Both sides of the valley rise to approximately the same level over a 200 metre span on the widest section.

The small open field on the west side of Common Lane which extends as far as the bridle path was part of Langwith Wood, one of the medieval private hunting grounds. Another field at Roseland Wood was also a former medieval hunting ground. Both areas of woodland are now commercially planted and managed.

Landscape Significance

- Much of the land surrounding the village is of historic significance.
- The open unspoilt character of the Poulter Valley is a key landscape feature.
- The woodlands of Langwith Wood and Roseland Wood have both historic and visual significance
- In its contribution to the character of the conservation area, the landscape is equal to that of the buildings.

5.0 Townscape Character

The character of an area is derived from the combination of a variety of things; historic street pattern, land use and activities within this pattern, individual or groups of buildings, their settings and the contribution of local building materials and architectural details, the quality of open and public spaces and underlying landscape quality. In addition to a place's essential character, the appearance of an area derives from how well the characteristic elements are maintained, and presented.

Townscape

The townscape components that contribute to the character of an area essentially comprise buildings their form and design, boundaries, trees and spaces. Traditional building materials are a key component of local identity. Established trees are significant for their historic legacy as well as amenity value. Significant trees are often acknowledged by the designation of a Tree Preservation Order. The significant townscape elements are marked on the Townscape Plan.

Reference: Townscape Plan

Traditional Buildings

Farmsteads: There are four former farmsteads in the conservation area. They date from the 17th to the 19th century. One remains in agricultural use. Of the others, the majority of traditional farm buildings have remained, converted to residential use. Although their change of

use has impacted on the ambience of the village and conservation area, the buildings make a significant townscape contribution in conveying the agrarian origins of the village. The survival of traditional materials and the retention of the key features that identify their original use is a significant factor in their contribution to the historic townscape.



Houses and cottages: residential buildings date from the 18th century and include the former Manor House, a rectory and a number of smaller individual dwellings. The majority of houses and cottages are detached. Stone and pantiles are the traditional building materials. Their prevalence contributes significantly to the character of the conservation area as an historic agrarian settlement. Similarly the small scale of traditional cottages is a key component of their visual charm and character in their contribution to the historic agrarian townscape.



Boundaries

Traditional limestone boundary walls, most usually with half round coping, survive along frontages throughout the conservation area. Their prevalence alongside traditional stone buildings is a major contributor to the character and historic townscape of the village. As field boundaries, stone walls are not a feature, here hedgerows predominate. These traditional hedgerow boundaries incorporate individual trees along their length.



Materials

Traditional building materials are a key component of local identity. Stone walls and clay roofs are by far the most prevalent across the Upper Langwith Conservation Area.

Natural stone: There are two local stones. Magnesian Limestone and Coal Measures Sandstone. Magnesian Limestone is a durable building material. A large number of the traditional buildings are constructed of this stone, which has stood the test of time well. As the predominant traditional building material it used for both buildings and walls, Magnesian limestone therefore contributes significantly to the character of the conservation area. Coal Measures Sandstone is used on a small number of buildings. It is a softer stone than the limestone and therefore does not weather as well. It is brown/orange in colour.



Slates and Tiles: Early traditional buildings are roofed with clay pantiles or if residential sometimes plain clay tiles. The pantiles in particular have a brilliant red/orange colour. When stone buildings are roofed with clay pantiles the combination gives the buildings a certain distinctiveness that resonates a pre industrial townscape. Blue slate is also used on a number of later traditional buildings. Concrete tiles have been used on only a few traditional residential properties. In their visual heaviness and flat patina they do

not contribute positively to the character and appearance of the building or the area as a whole.

Brick: Brick buildings are in the minority. The 19th century buildings are characteristically of red brick. Those from the 20th century are buff brick. Red brick chimneys are a feature of some stone buildings.

Sheeting: fibre and metal sheeting is characteristic of agricultural buildings from the 20th century.

Trees and Planting

Trees are a key component in the townscape and landscape of the village. They are more often single though there are some small groups. The combination of street trees, garden trees, hedgerow trees and field trees adds to their overall contribution across the conservation area. The age and thereby the physical stature of many also increases their impact within the overall townscape. Their variety adds further to their visual interest. The established trees at the entrances to the village are significant in townscape terms. In particular, large landscape trees framing the entrances to the village from the west with a mix of evergreen and deciduous groups are a key townscape feature.



Significant mature trees exist in the area of the Church and Rectory. Trees in the landscape, singularly in hedgerows and in woodland groups are a key component of the immediate and wider historic setting of the conservation area.

Open spaces

OS1: The River Pouter Valley: the key open space is the river valley that settlement is centred on. The unspoilt landscape character of the valley, which is primarily rough grass, combined with the upland stream creates a focal landscape feature at the heart of the settlement. The overall setting of the conservation area when viewed from Scarcliffe Lanes is idyllic due to the river valley.



OS2: The wooded area to the west of the settlement between Scarcliffe Lanes and Gildwells Farm is thought to be one of the last areas of the ancient hunting ground and is considered to retain its 13th century character.

Townscape Significance

- A loosely developed settlement dispersed with fine buildings and a superb landscape setting.
- A traditional agrarian character of farmsteads and cottages from the 18th and 19th centuries
- The traditional materials of stone walls and clay roofs which convey its pre industrial origins.
- Limestone boundary walls are a key feature.
- The colour and patina of natural materials contribute to the character of the conservation area.
- Trees are important in their contribution to both the townscape and landscape setting.
- An integrated historic townscape and landscape.

6.0 Key Buildings and Archaeology

The historic character of Upper Langwith derives from its agrarian origins. Almost all of the properties predate 1900. Buildings that make a particular contribution to the character of the conservation area include Listed Buildings and those buildings considered Key Townscape Buildings (KTB). Over half of the buildings in the conservation area are considered to be Key Buildings.

Medieval

1. Church of the Holy Cross (Grade II*): 13th century with Tudor additions. Built of coursed rubble stone and ashlar with a lead roof and stone coped gables with gabled kneelers. Restored in 1877 (Norman Scott) when the bell cote was added.



17th Century

2. Numbers 1,2 and 3 Old Hall (Grade II) a small sandstone country house with a stone slate roof built in the early 1600's. A grand L shaped courtyard. The Hall is now divided into three properties
3. Langwith Bassett Community Hall (KTB): originally Church Farm Cottages. A stone and blue slate building with stone mullion windows. Significant as an early surviving building that retains its vernacular character and charm.



4. The Dovecote Rectory Road (KTB): a stone and clay pantile dovecote with steps to a door at first floor. Significant as an early surviving building that retains its vernacular character and charm.
5. The Cottage at Bassett Farm (KTB) a clay pantile and stone built former stables. Significant as an early surviving building that despite no longer being in

agricultural use, retains its vernacular character and charm.

6. Bassett Farmhouse and integral barn (KTB) a clay pantile and stone former farmhouse and barn. Significant as an early surviving building that retains its vernacular character and charm.
7. Outbuilding at Bassett Farm (KTB) a clay pantile and stone former cart shed now garage. Significant as an early surviving building that retains its vernacular character and charm.

18th Century

10. Rose Cottage Scarcliffe Lanes (grade II) a stone and clay pantile cottage attached to the Old Hall. Significant as an early surviving building that retains its vernacular character and charm.
11. Spencers Cottage Scarcliffe Lanes (KTB) a clay pantile and stone detached cottage. Significant as an early surviving building that retains its vernacular character and charm.



12. Park Cottage Scarcliffe Lanes (KTB) a stone cottage with later tall brick chimney which retains the pattern of stone mullion windows. Significant as an early surviving building that retains its vernacular character and charm.
13. Greystones (KTB) a clay pantile and stone former farmhouse with stone mullion windows which has been extended. Significant as an early surviving building that retains its vernacular character and charm.
14. Holly Tree Cottage (KTB) clay pantile and stone cottage with stone parapet gables which (along with The Cottage) was a public house for a short period in the 19th century. Extended on either side. Beneath the level of the road with few openings on the roadside elevation. Significant as an early surviving building that retains its vernacular character and charm.

15. The Cottage (KTB) a clay pantile and stone cottage with stone parapets gables which (along with Holly Tree Cottage) was a public house for a short period in the 19th century. Beneath the level of the road with few openings on the roadside elevation. Significant as an early surviving building that retains its vernacular character and charm.

16. Golden Cottage (KTB) a blue slate and stone cottage with brick chimneys. Built as a pair of cottages, though not matching. The traditional semi-detached arrangement remains legible with the roadside cottage double fronted with a central doorway and thereby larger than the one-up-one-down cottage that is attached to it. Later single storey extensions at the rear, one with a traditional cat slide roof. Significant as an early surviving building that retains its vernacular character and charm.



17. Pear Tree Farmhouse Rectory Road (KTB) blue slate and stone former farmhouse with ashlar chimneys. Window openings altered in the early 20th century. Possibly an

attached former dairy incorporated into the main house. Significant as an early surviving building that retains its vernacular character and charm.

18. Former Barn at Pear Tree Farmstead Rectory Road (KTB) concrete tile and stone former barn, now in residential use. Long standing conversion, possibly early 20th century. Now with the character of a dwelling and not that of an agricultural building. Significant as an early surviving building that is a significant component of the farmstead setting and history of Pear Tree Farmhouse.

19. Cart Shed at Pear Tree Farmstead Rectory Road (KTB) clay pantile and stone former cart shed with red brick pillars that are likely a later repair. Significant as an early surviving building that is a component of the farmstead setting and history of Pear Tree Farmhouse.



20. Church Farmhouse Rectory Road (KTB) former farmhouse of pantile and coal measures stone with brick chimneys. Symmetrical with a simple stone hood over the front door. Front garden surrounded by a

limestone boundary wall with an access gate. Significant as an early surviving building that retains its vernacular character and charm and as part of a surviving farmstead group.



- 21.** Stuarts Barn, Church Farm Rectory Road (KTB) clay pantile and stone former single storey barn now in commercial use. Significant as an early surviving building that retains its vernacular character and charm and as part of a surviving farmstead group.
- 22.** The Old Dairy Church Farm Rectory Road (KTB) clay pantile and stone former single story dairy now residential Significant as an early surviving building that retains its vernacular character and charm and as part of a surviving farmstead group. Converted to residential use.

- 23.** Owengra Church Farm Rectory Road (KTB) clay pantile and stone former threshing barn (KTB) Significant as an early surviving building that retains its vernacular character and charm and as part of a surviving farmstead group. Converted to residential use.
- 24.** Stable and cart shed at Langwith Bassett Community Hall (KTB) pantile and stone building. Significant as an early surviving building that retains its vernacular character and charm and as part of the traditional setting of Church Farm Cottages now the Community Hall.
- 25.** The Cottage Rectory Road (KTB) pantile and stone former cottages and attached outbuildings in a loose courtyard layout, with a dovecote to the east. Now one property. Significant as an early surviving group of buildings that retain their vernacular character and charm.
- 26.** White Cottage Rectory Road (KTB) pantile and render and though residential with the proportions of a traditional agricultural building. Much altered with later front door and windows at the roadside gable end. However, its vernacular proportions and remaining detail with its striking tall chimney give it a presence in the townscape that reflects an earlier time in the history of the village.



- 27.** The Devonshire Arms (KTB): built in the late 17th/early 18th century. Magnesium limestone with a white harled painted façade and blue slate roof. Later coal measures sandstone building perpendicular to the original building creates an open courtyard that faces the roadside. A substantial and imposing building located at the road junction. Along with outbuildings at the rear, the Devonshire Arms is historically significant and significant in the townscape as an early surviving group of buildings that retain their vernacular character and charm.



- 28.** Stable at Peartree Farm (KTB) a clay pantile and stone stable Significant as an early surviving building that retains its vernacular character and is a significant component of the farmstead setting and history of Pear Tree Farm.
- 21.** Stuarts Barn Rectory Road (KTB) part of a former Threshing barn of clay pantile and stone now in residential use. An early surviving building that is a significant component of the farmstead setting and history of Church Farm.
- 31.** Cottage at Easlin Farm (KTB) blue slate and stone cottage. Much altered with modern door and windows and uPVC French doors at the roadside gable end of an extension. However, its vernacular proportions give it a presence in the townscape that reflects an earlier time in the history of the village.



- 33.** Old School House Rectory Road (KTB) stone former schoolhouse now residential. Much altered with main elevation rendered with modern front door and windows. However, its vernacular proportions complements that of the village hall as part of its setting. Its proportions together with its tall chimneys reflects an earlier time.

19th Century

- 34.** Stable at Scarcliffe Lane Farm (KTB) stone and pantile stable. Of significance for its traditional materials and details and as part of a traditional farmstead group.
- 35.** Shed at Scarcliffe Lane Farm (KTB) stone and pantile agricultural building. Of significance for the contribution of its traditional materials and detailing and as part of a traditional farmstead group.
- 37.** Scarcliffe Lane Farmhouse (KTB) stone and blue slate with later additions Included workers accommodation. Of significance for its architecture, traditional materials and as a key component of a traditional farmstead group.

- 38.** Outbuilding at Scarcliffe Lane Farm (KTB) stone and pantile single storey outbuilding. Of significance for the contribution of its traditional materials and detailing and as part of a traditional farmstead group.
- 39.** Stable at Scarcliffe Lane Farm (KTB) stone and pantile stable for working horses evidenced by wider doorways. Of significance for its traditional materials and details and as part of a traditional farmstead group.
- 41.** Open shed/cart shed at Scarcliffe Lane Farm (KTB) stone with brick internal wall and sheeted roof. Cart shed now open beast shed and workshop. Of significance for its traditional materials and details and as part of a traditional farmstead group.
- 42.** The Old Rectory Road (KTB) a substantial plain tile and ashlar Victorian Rectory set in large grounds. Building now subdivided and extended to create 3 residences although grounds remain intact as one. A building of high architectural quality with the majority of its traditional fabric intact. Extended at the rear. Of significance for its architectural quality and historic association with the parish church.



43. Stoneleigh Rectory Road (KTB) a detached blue slate and stone Victorian villa in the asymmetric style characteristic of the late 19th century. Other surviving features include projecting eaves, stone relief hood over door. The windows are later but are timber sashes. Of significance as an example of its time as distinct from the vernacular style of the majority of village buildings.
44. Outbuilding at The Cottage (KTB) a clay pantile and brick early 19th century outbuilding with gable end door at first floor accessed by a timber ladder. Possibly a dovecote but no characteristic openings visible.
Significant as a surviving traditional building that retains its vernacular character and charm and as part of a surviving traditional group.
45. Gildwells Farmhouse (KTB) a stone and blue slate farmhouse extended and with the associated farmstead converted to residential use. Of historic significance as one of the four main farmsteads of post enclosure.

Map: Building Reference Numbers

Archaeology

There are three archaeological sites within the settlement; a Palaeolithic cave dwelling, the site of the Old Chapel and the site of Bassett Hall. The latter two known sites are not formally recognised as designated heritage assets. The cave however is a Scheduled Ancient Monument.

The Palaeolithic caves of Nottinghamshire and Derbyshire belong to a major regional group of which the monument at Langwith is an important example due to the survival of

extensive deposits both inside and outside the cave. The cave is situated on the north side of the Poulter Valley, some 6m above the valley floor and around two metres below the level of the road. It consists of a small circular chamber with a number of passages leading off. Two of these, to the west and north, connect with the surface. The cave has produced Neolithic material, in the form of a human burial and a small fragment of an infant's skull, but its main significance lies in the Later Upper Palaeolithic remains. The monument includes all the deposits of the interior of the cave. Its extent beyond the cave includes an area of 6m radius.

Upper Langwith is not one of the eleven settlements in the district which are considered to have particular potential for medieval archaeology.

Maps: Townscape Plans

7.0 Views

The visual relationship of buildings to spaces creates a 'view'. The combined contribution of the views contributes to the overall setting. The stronger the views; from the quality of the buildings and boundaries and spaces, the greater is the sense of place. It is the sense of place that underpins the designation of a conservation area.

Map: Townscape Plan

Panoramic Views

A panoramic view gives a perspective to the viewer that is not merely visual. The connection to the landscape is both physical and visceral. The long distance panoramic view can be breath taking. Its expansive nature imbues an inner stillness. In contrast a middle distance panoramic view creates a backdrop and with this more enclosing. Panoramic views make a significant contribution to any setting. The views are classified as either highly significant (HP) or moderately significant (MP) and are noted on the Townscape Appraisal.

HP1: Views looking north east across the Poulter Valley taken from the western end of Rectory Road at the entrance to the village. On entering the village from an enclosed woodland entrance to the village along from the west, this long distance panoramic view north east across the valley to a distant wooded skyline complements the enclosure of the immediate landscape setting on the opposite side of the road. It is significant as it sets the scene

for a village of open agricultural character and in this way contributes to the setting of the conservation area as a whole.

HP2: Views from Scarcliffe Lanes Farm north across the open landscape. This long distance panorama takes in all of the components of the landscape with large open agricultural fields and areas of woodland. This long distance open view of the landscape continues on along the A632 and is a significant component of the setting of the village as an historic farming settlement.

HP3: Views from Scarcliffe Lane south across the Poulter Valley. The views across the valley from the higher land of Scarcliffe lane towards the rear elevations of properties on Rectory Road are highly significant to the setting of the conservation area in that the valley landscape provides a timeless and picturesque setting.



Glimpsed Views

A glimpsed view is a view through a gap in the frontage. The view can be a short, a medium or long but what unifies all glimpsed views is that they take the viewer by surprise. Glimpsed views are necessarily framed views. The quality of that frame, be it the architecture of the buildings or the qualities of the boundaries or vegetation on either side, impacts on the overall quality of the glimpsed view. Glimpsed views are classified as either highly significant (HSG) or moderately significant (MSG) and are noted on the Townscape Appraisal

Glimpsed views are not a significant feature of the townscape in Upper Langwith due to the open nature of the townscape.

Focal Points

A focal point can be manmade such as an architectural or monumental feature or it can be a natural point of focus created by the landscape. Sometimes both combine. Standing Crosses and War Memorials are usually positioned to create a focal point. Sometimes buildings are designed to take advantage of a focal point to create a strong presence in the townscape. Focal Points are classified as either highly significant (HFP) or moderately significant (MFP) and are noted on the Townscape Appraisal

Focal Points are not a significant feature of the townscape in Upper Langwith.

Significant Characteristics of Setting

- The interconnectedness of village and landscape; in particular the range of panoramic views out of the village is a defining characteristic of the Conservation Area.



Pedestrian

There is a notable contrast in the character of Scarcliffe Lanes compared with that of the village along Rectory Road in that the former does not have a pavement. This lack of an 'urbanising' feature combined with the open road character of Scarcliffe Lanes with the speed of the traffic creates an environment that although hostile to the pedestrian, has, when not trafficked, a timeless quality.

Vehicle

The impact of traffic is consistent throughout the conservation area. Albeit not heavy, traffic is frequent along the length of both Scarcliffe Lane and Rectory Road. Overall, traffic does not impact significantly on the character of the conservation area.



Parking

Public parking is not a characteristic of the conservation area. The car park to the Devonshire Arms sits behind the building for the most part and does not impact unduly on the character of the conservation area. Similarly the parking for the Village Hall although in front of the building is screened for the most part by a stone boundary wall. On street parking is not evident as Residential properties have off road parking. Overall, parked cars do not impact on the character of the conservation area.



9.0 Summary

The Upper Langwith Conservation Area is characterised by:

- An historic agrarian settlement with surviving historic fabric dating from the 16th century and a known history that goes back many thousands of years
- An open landscape character that includes the key landscape feature the Poulter Valley at its heart which with its unspoilt character is a key landscape feature.
- A loosely developed settlement dispersed with fine buildings and a superb landscape setting.
- An interconnectedness of townscape and landscape
- A range of panoramic views out of the village which is a defining characteristic.

10.0 Sources

The Local Development Framework Historic Environment Supplementary Planning Document (Bolsover District Council)

Historic Farmsteads Preliminary Character Statement: East Midlands Region (English Heritage and Countryside Agency 2006)

Chapter 3: Historic Origins

Research undertaken in 1979 under S Cooper Chief Planning Officer (unknown author).

Chapter 4: Landscape Character

Landscape Character Appraisal: Landscape Character Descriptions No5. Southern Magnesian Limestone (Derbyshire County Council)

Whitwell Conservation Area Appraisal October 2021

Policy Context	2
Introduction	14
Whitwell: An Overview	15
Historic Origins	16
Landscape Character	21
Townscape Character	23
Key Buildings and Archaeology	40
Views	57
Traffic and Movement	61
Summary	63
Sources	64



Policy Context

National

Central Government Guidance on the Historic Built Environment is contained within Section 16 of the National Planning Policy Framework (2021), Conserving and Enhancing the Historic Environment. The guidance advises that heritage assets should be conserved in a manner appropriate to their significance. When considering Conservation Areas the guidance states that local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

It is the view of Bolsover District Council that Whitwell has the special architectural or historic interest that justifies its designation as a Conservation Area.

Local

The National Policy embodied in the NPPF is taken forward at a Local level in the Local Plan for Bolsover District (March 2020). The policies that address the conservation of the Historic Environment are included in Chapter 7, Sustainable Communities.

SC16 - Development Within or Impacting Upon Conservation Areas

SC 17 – Development affecting Listed Buildings and Their Settings

SC18 – Scheduled Monuments and Archaeology

SC19 – Bolsover Area of Archaeological Interest

SC20 – Registered Parks and Gardens

SC21 – Non Designated Local Heritage Assets

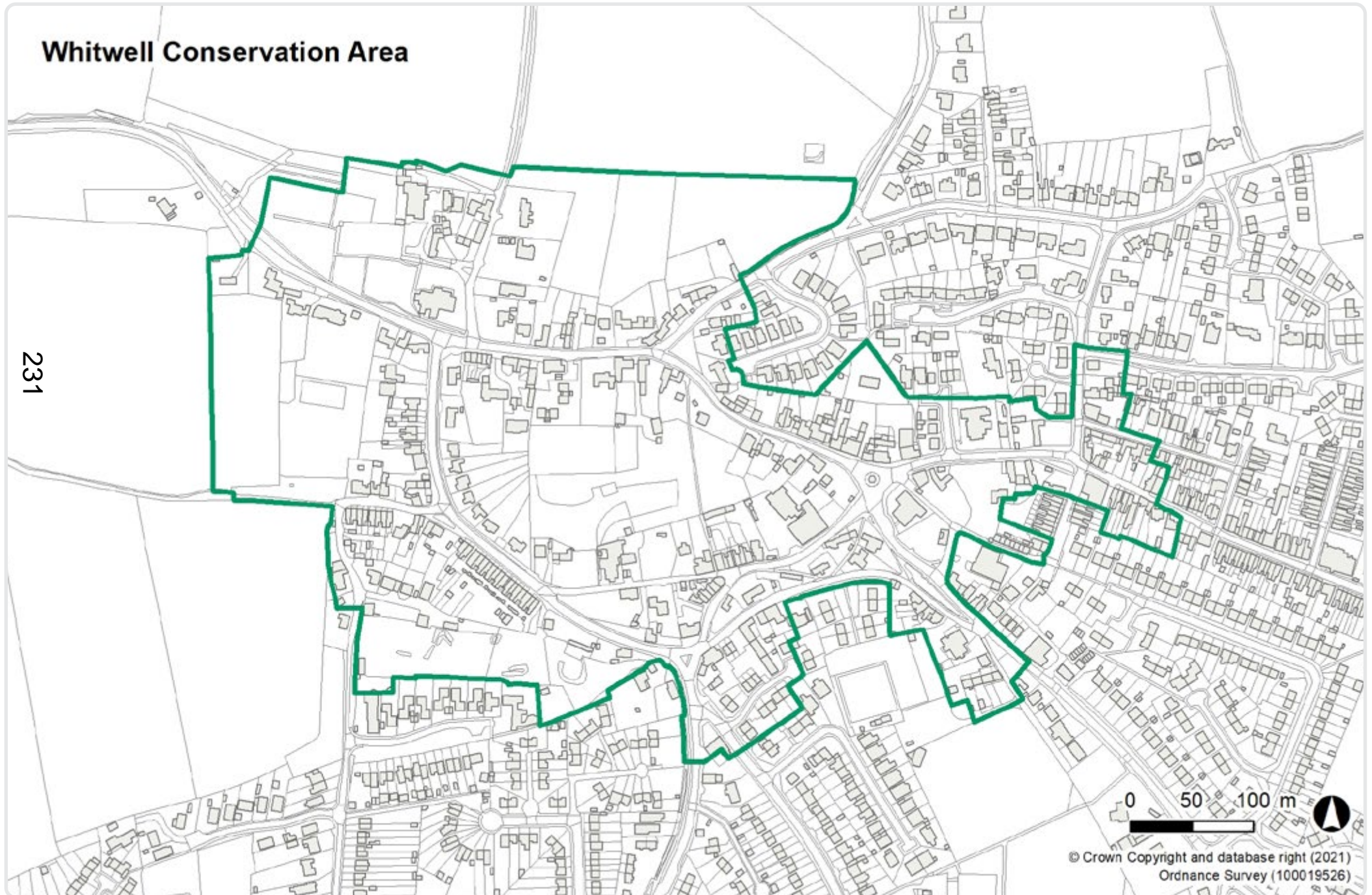
Complementary supporting Local Guidance includes; The Historic Environment Supplementary Planning Document (March 2006) which gives District-wide guidance on Development and the historic built environment and Historic Environment Scheme (February 2008 and November 2011)

Purpose of document

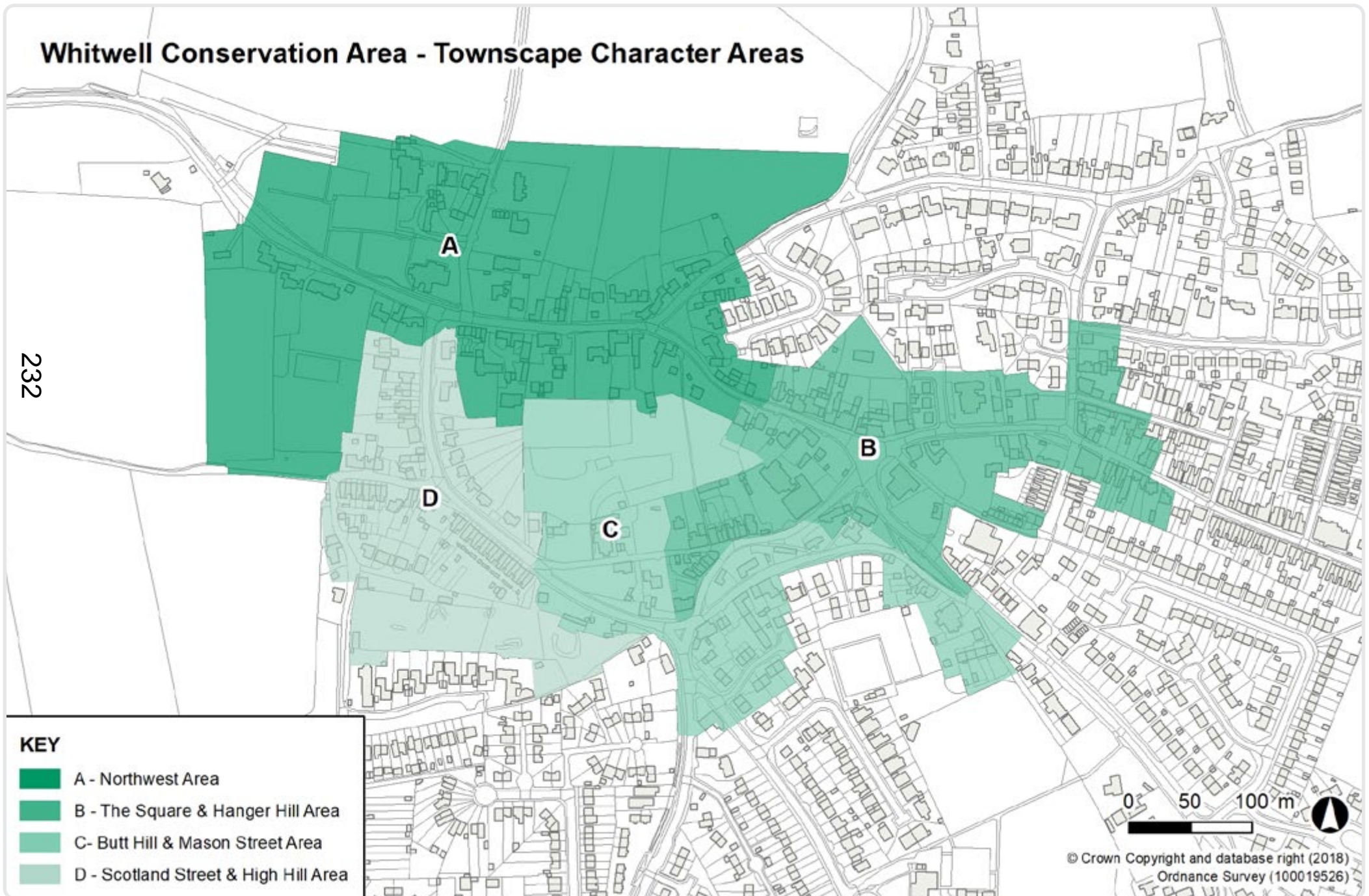
This Appraisal defines the particular significance of the historic, architectural, landscape and townscape elements of the Whitwell Conservation Area.

Whitwell Conservation Area

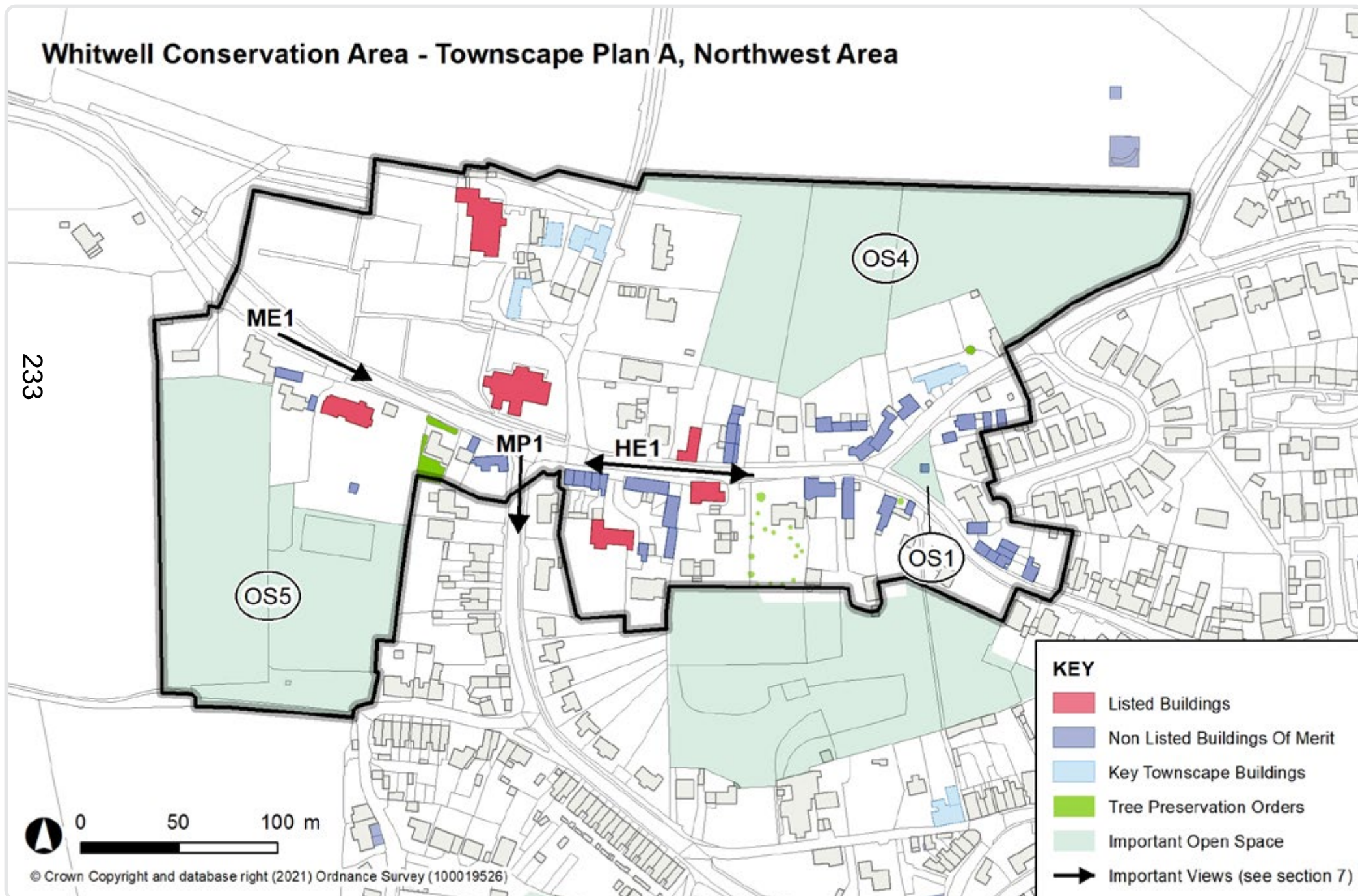
231

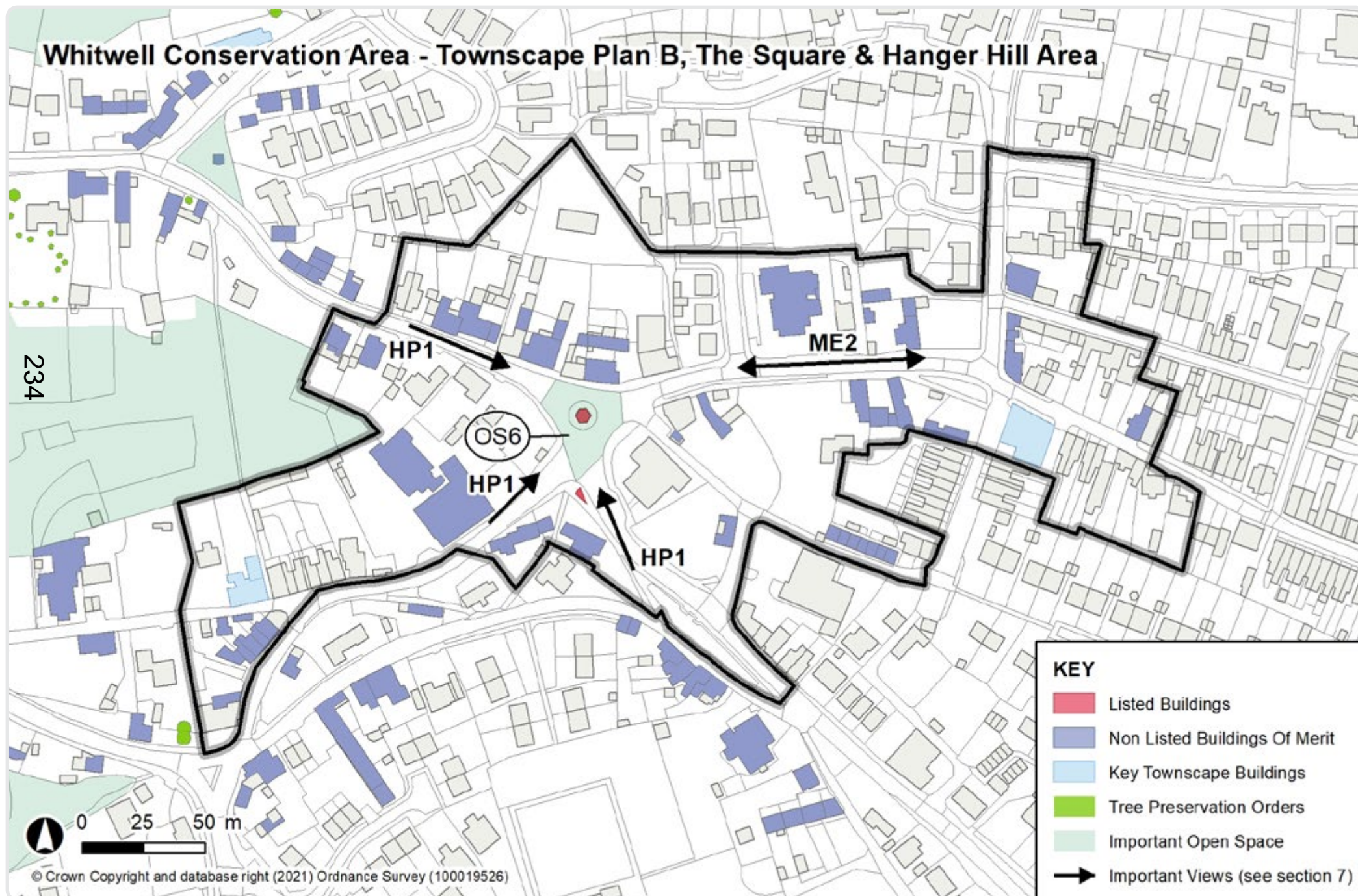


Whitwell Conservation Area - Townscape Character Areas

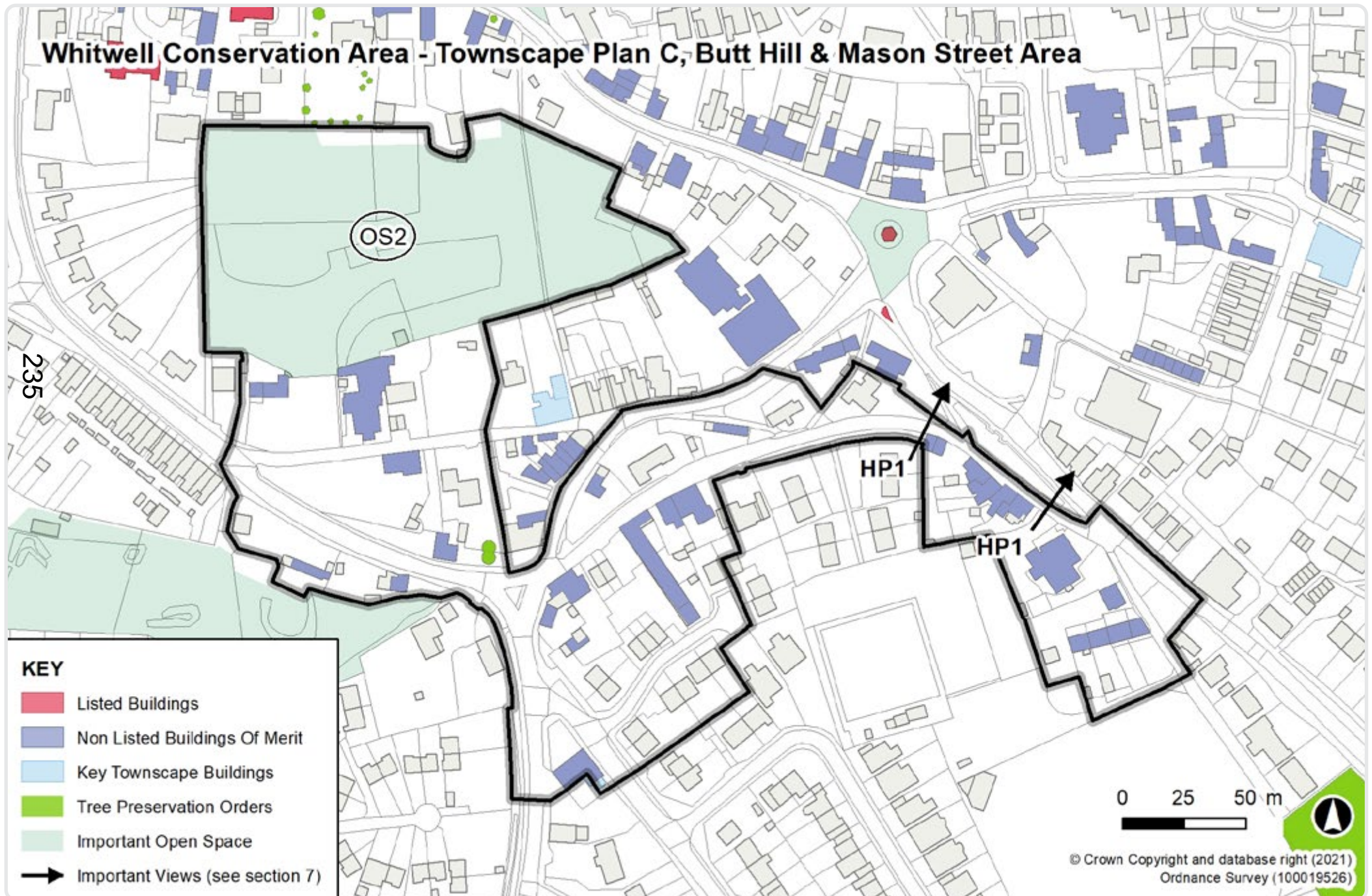


Whitwell Conservation Area - Townscape Plan A, Northwest Area

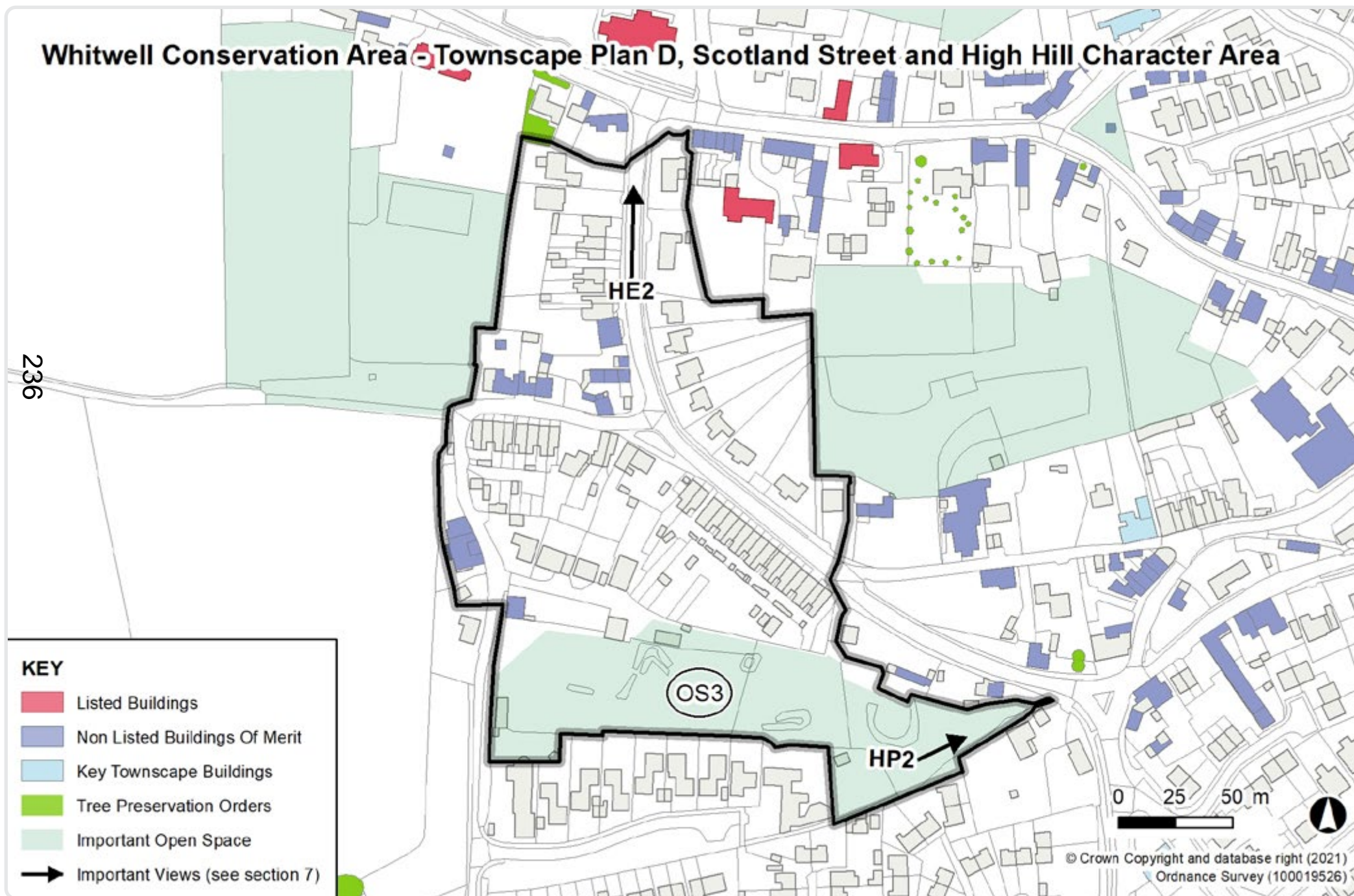




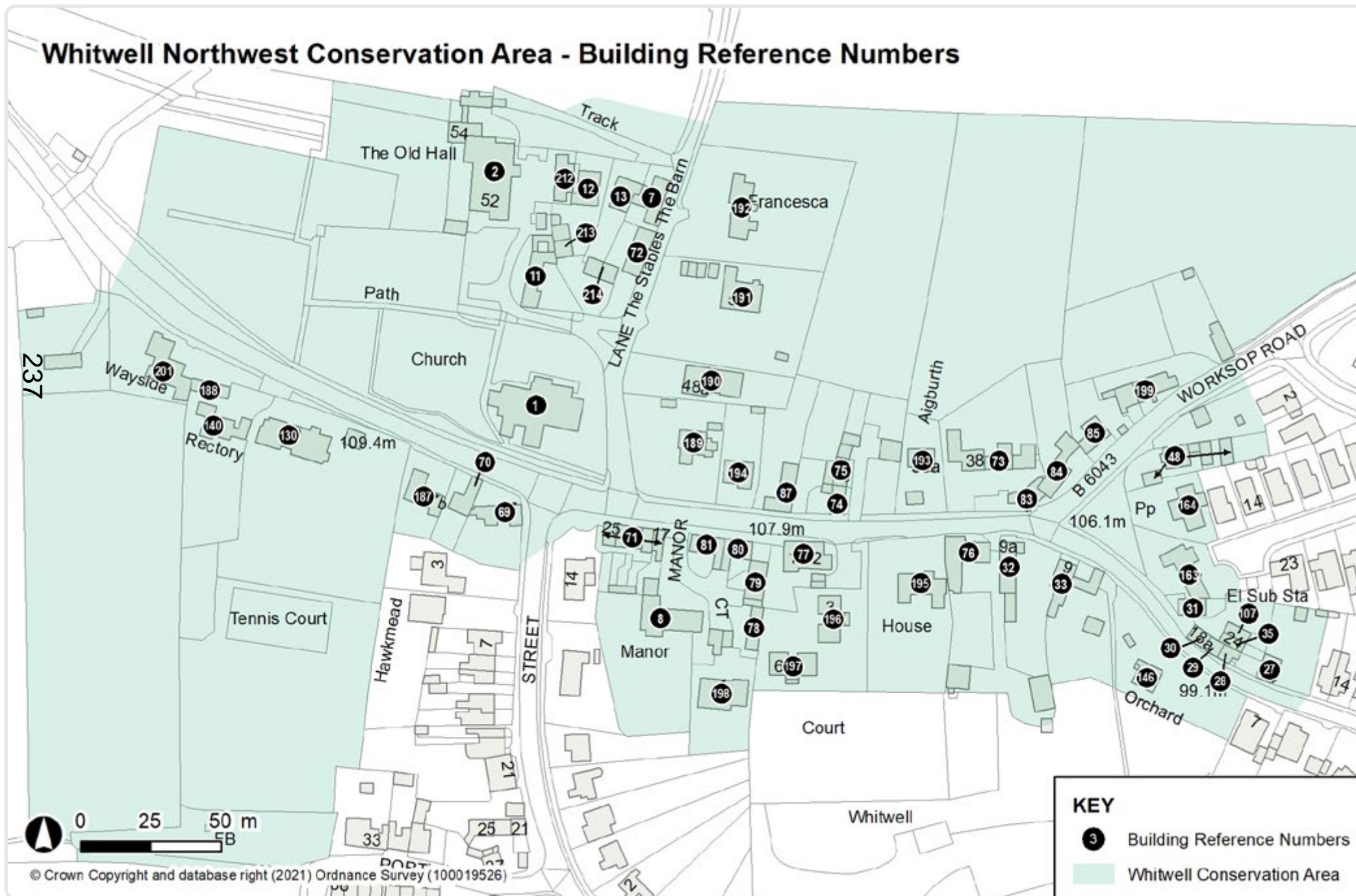
Whitwell Conservation Area - Townscape Plan C, Butt Hill & Mason Street Area

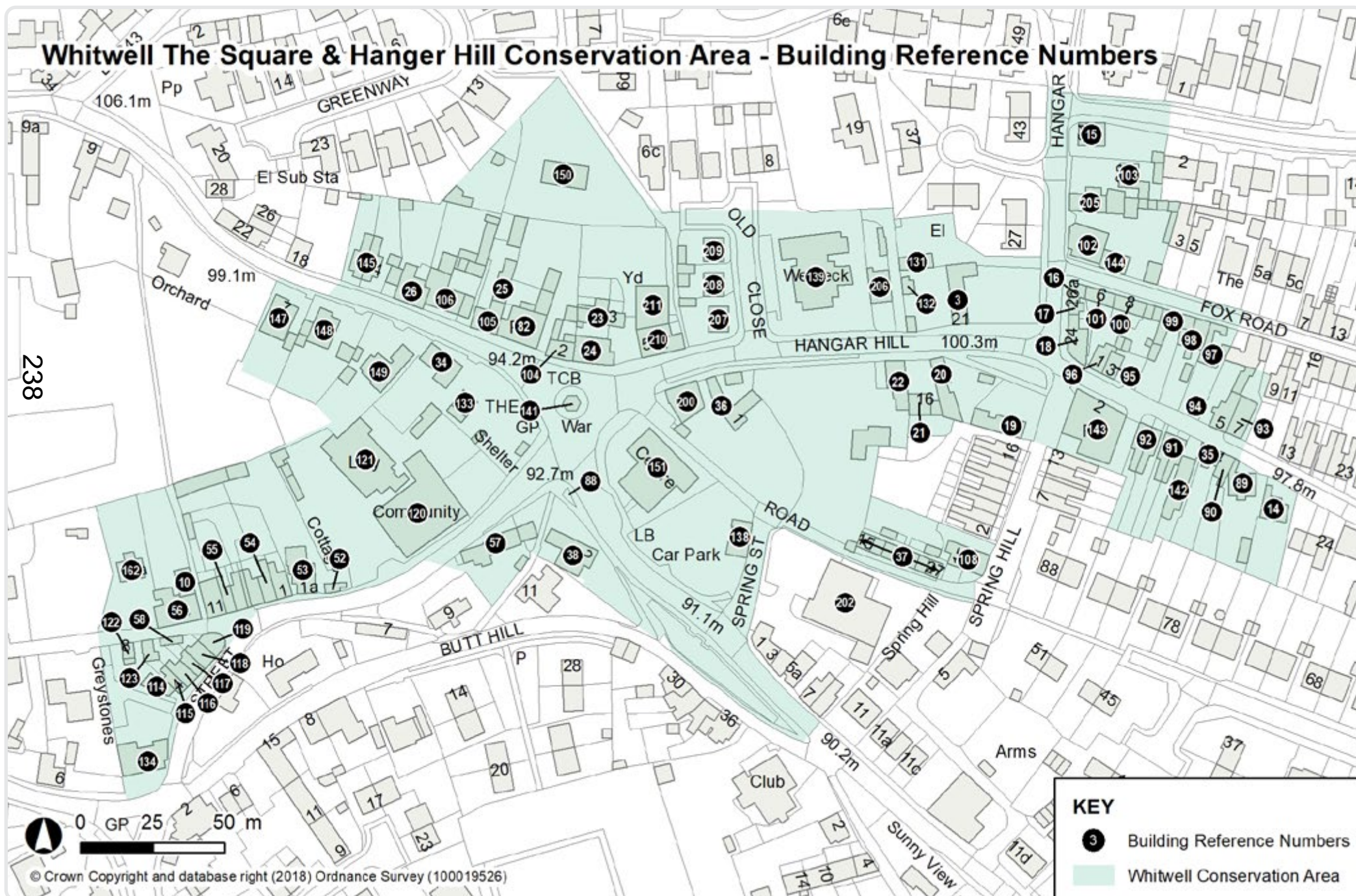


Whitwell Conservation Area Townscape Plan D, Scotland Street and High Hill Character Area

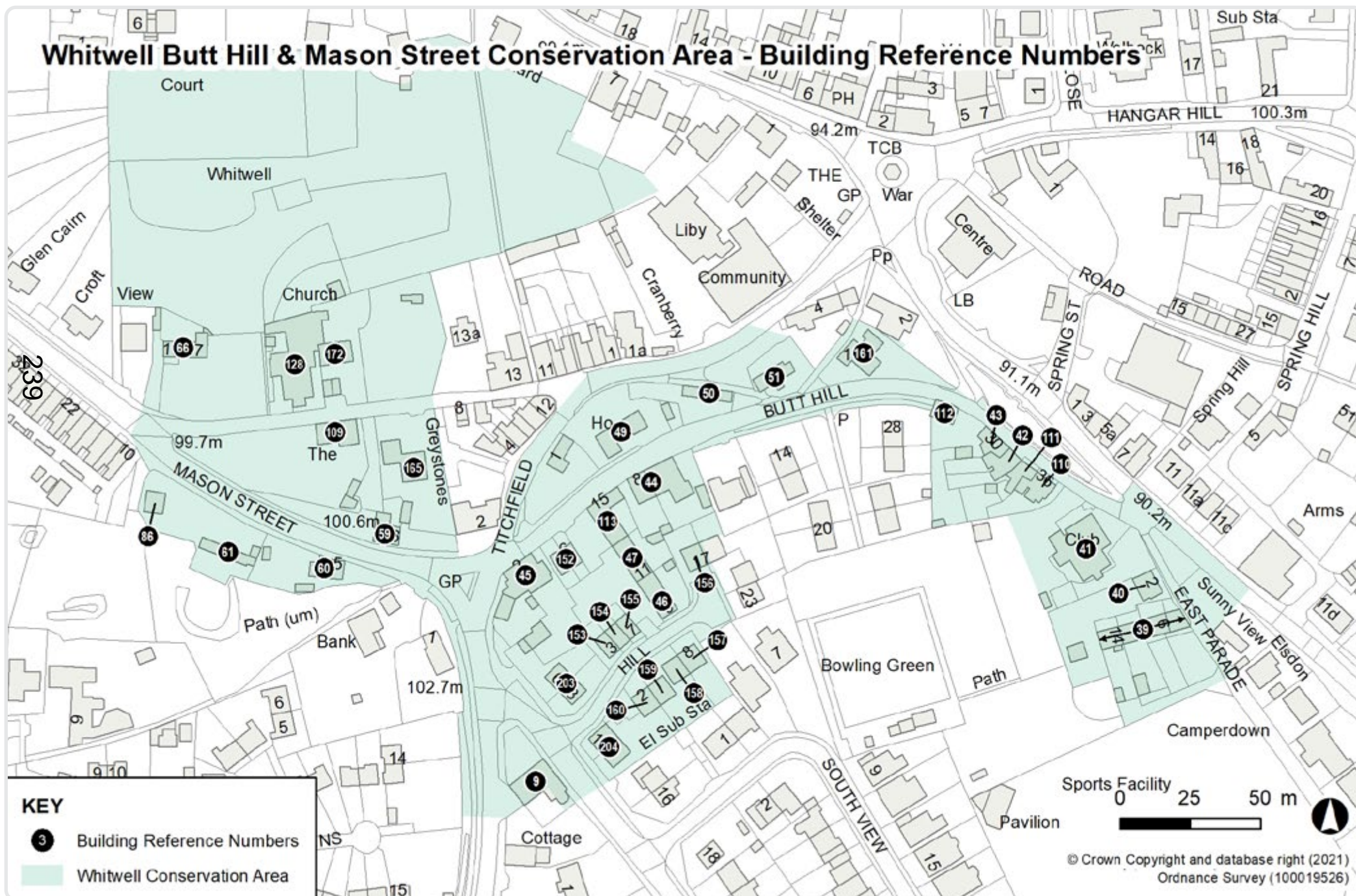


Whitwell Northwest Conservation Area - Building Reference Numbers

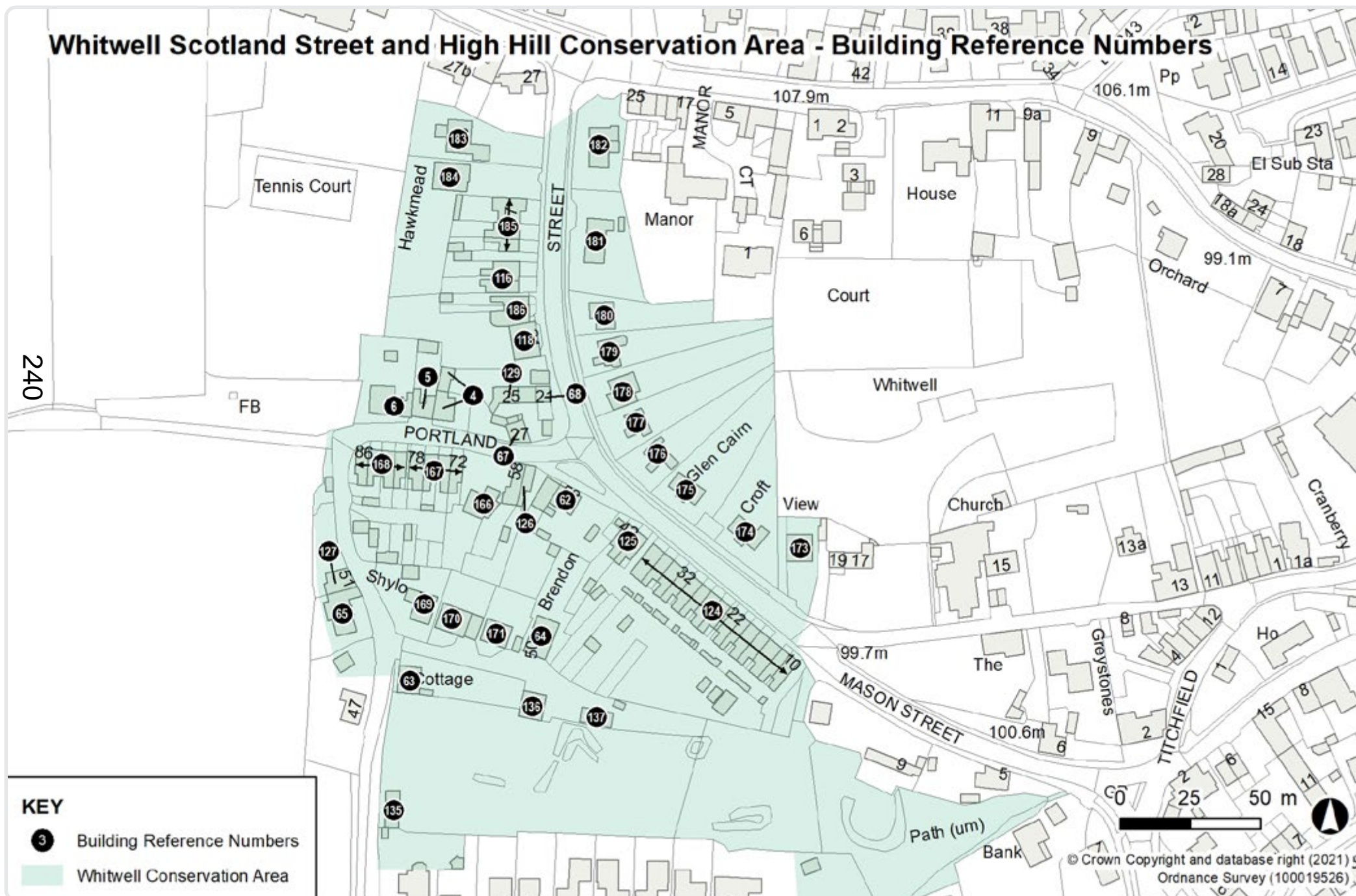




Whitwell Butt Hill & Mason Street Conservation Area - Building Reference Numbers

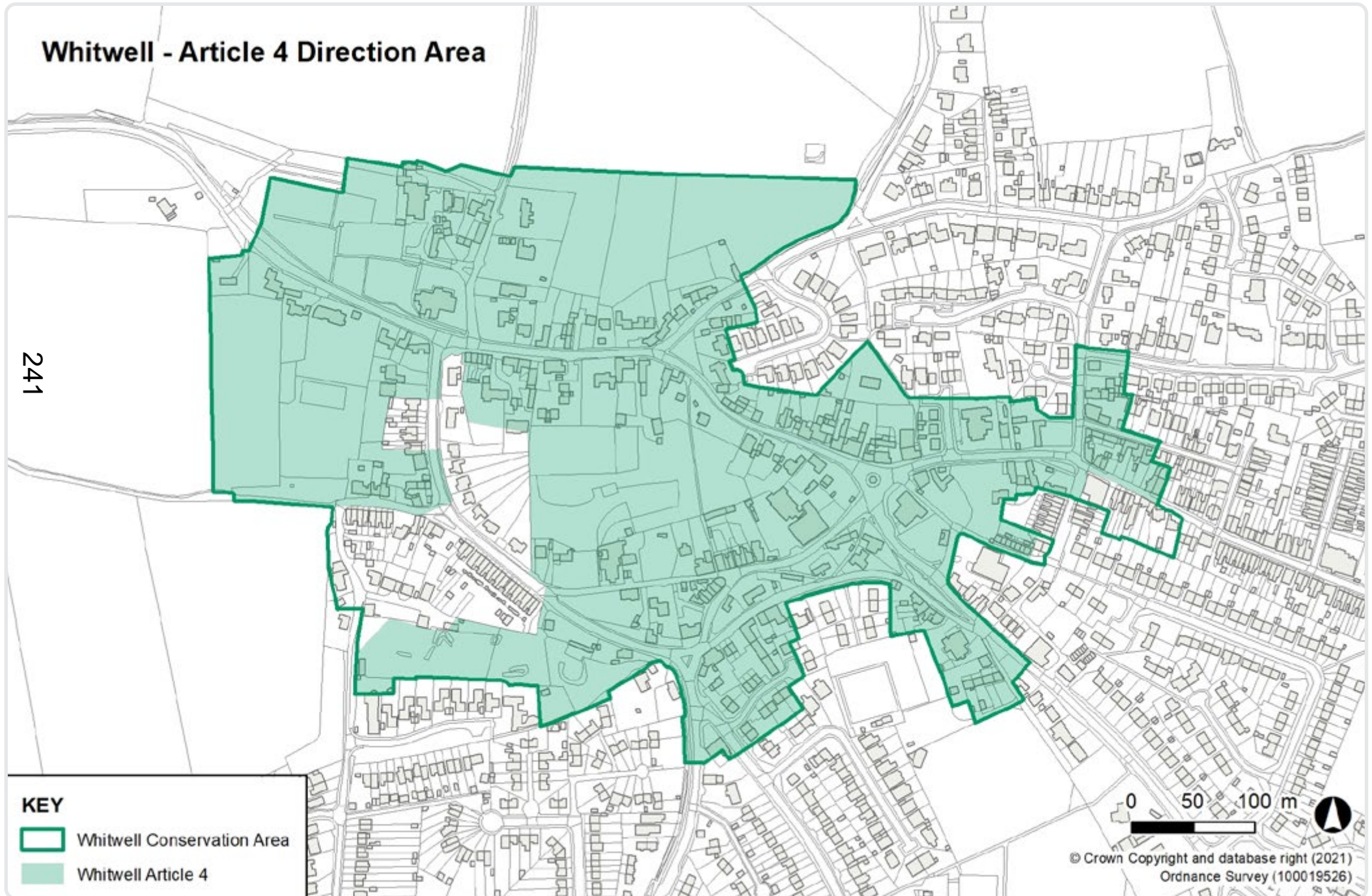


Whitwell Scotland Street and High Hill Conservation Area - Building Reference Numbers



Whitwell - Article 4 Direction Area

241



1.0 Introduction

The purpose of this document

This Appraisal is a statement of what defines the character and appearance of the Whitwell Conservation Area, identifying those elements in particular which are significant to its character and appearance. The Appraisal should be read in conjunction with the Historic Environment (LDF Supplementary Planning Document).

Document layout

Historic Origins is set out in chronological order. Under each century is a summary of the key surviving buildings from that period. As well as longevity this will enable an appreciation of rarity as being key to significance along with an understanding of the historic relevance of the surviving building types. Each building is numbered and cross referenced on the plan of Building Reference Numbers.

Landscape Character provides the context for Setting in respect of the geology and historic settlement pattern.

Townscape Character opens with a general character statement. Where there are character areas within the designated area each individual character area is identified and defined. This section identifies what is key about the townscape, the buildings, boundaries, building materials, the trees and the open spaces.

Key Buildings are those buildings that make a significant contribution to the character and historical importance of the conservation area. They are either listed buildings, non-

listed buildings of merit or buildings protected under an Article 4 direction. The section is set out in chronological order and the numbering corresponds to that of the Historic Origins section.

Views relates back to the earlier Landscape Character section. Important views are identified and the reason stated.

Traffic and Pedestrians sets out the characteristics of roads, pavements and parking in the Conservation Area.

The final Summary sets out the key components of significance. An expansion of this can be found at the end of each of the previous sections.



2.0 Whitwell: An Overview

The village of Whitwell is situated in the north east of Derbyshire near to the Nottinghamshire and Yorkshire border. It is approximately 4 miles south west of Worksop, 15 miles south east of Sheffield.

Whitwell's evolution from farming village to industrial settlement has left its legacy in a range of traditional building types. The quality of its early vernacular stone buildings and later brick built houses and public buildings creates a townscape of significant visual quality and variety. Its wooded hillside location adds further visual interest.

The oldest part of the village is in the north-west where the parish church is located. Over the years, Whitwell developed to the south and east. The scale of its historic core is reflected in the large size of the designated area.

Designation Date: 7th February 1979

Map: Conservation Area



3.0 Historic Origins

In putting together an overview of the historic origins of Whitwell the previous Conservation Area Appraisal and Management Plan (2010) and information from the Whitwell Local History Group website has formed the basis of this section.

Early settlement at Whitwell is likely to have come about from the presence of Dicken Dyke, a local stream. Early buildings were located between the stream and the present day Parish Church (see Section 6.0 Key Buildings).

Medieval settlement

The first documented reference to the village is in an Anglo-Saxon Chronicle of 942 AD where it is named 'Hwitan Wylies Geat' (Whitwell Gap). Later in Domesday (1086) it is noted as 'Witewell'. An early church at Whitwell was noted though its location is not known.

By the 12th century, the present day Church of St. Lawrence had been built. At that time the surrounding arable lands were divided into four large fields and farmed using the Open Field system. In the early 14th century the church was enlarged



in the Decorated style of the time. The ongoing prosperity of the village is reflected in the expansion of Whitwell, both along the present day High Street and also towards the Dicken Dyke. In 1594 John Manners, later to become Sir John Manners, became Lord of Whitwell. At the close of the 16th century, he built a Manor House (now Whitwell Old Hall) to the north of the Church.

Legacy: The Parish Church of St Lawrence **(1)** is the surviving building from this time. It is considered to be of Significance (see Section 6 Key Buildings).

17th century

In 1632 the Manor of Whitwell became part of the Rutland Estate when the Earldom of Rutland was bestowed upon Thomas Manners, son of Sir John Manners. Thomas Manners built a new

Manor House to the south of High Street. The former manor house was subsequently renamed Whitwell Old Hall. The Earl was keen to implement comprehensive enclosure. Consequently, Whitwell's Open Fields diminished in size and number until by 1673 most of the arable land was enclosed.



Enclosure at Whitwell was early compared to other Derbyshire Manors. It brought significant social change. The free tenant farmers of the village lost their centuries long rights to freely use the surrounding Commons for grazing. With this they lost their self-sufficiency and had to seek employment as agricultural labourers. With their loss, the yeoman farmers benefitted as did the Lord of the Manor.

The pre-enclosure and post enclosure periods have left their legacy in the buildings of the village. The older homesteads of Medieval Open Field farming located in the village centre comprised a cottage, garden, pigsty, barn with loft and a small croft at the rear. The Model Farm complexes, typical of the post enclosure farmstead, were larger affairs comprising a house, croft (orchard), barns, stables, cowshed, pigsties and dovecote and associated cottages for farm labourers. They were more usually built away from the village within the surrounding enclosed landscape and beyond the boundaries of the conservation area.

Legacy: the surviving buildings of this period number 12 in all comprising over 5% of buildings in the designated area. Although primarily residential, they comprise a diverse range of building types and include the Old Hall and what remains of the early farmsteads. They are focused in the main in the early village core along Old Hall Lane and the top end of High Street and Portland Street. Building Reference Numbers **(2)** to **(13)**. All are considered to be of Significance (see Section 6.0: Key Buildings).

18th Century

Throughout the 18th century Whitwell was a well-established and thriving agricultural community. It continued to increase in size, developing further towards the east and the south. The majority of traditional buildings in the historic core are from this period and include public houses, cottages and agricultural buildings. Their number is testament to Whitwell's vitality at this time.



Legacy: the surviving buildings of this period number 72 in all comprising nearly 30% of buildings in the designated area. They are primarily residential and are located throughout the conservation area. Building Reference Numbers **(14)** to **(85)**. Of these, over three quarters are considered to be of Significance (see Section 6.0: Key Buildings).

19th Century

Early in the century the Duke of Portland acquired the Manor from the Duke of Rutland following an exchange of land. Shortly after, the enclosure of land was formalized with the Whitwell Enclosure Act. Whitwell was a large

agricultural settlement. By 1835 the population had reached 1,000. By 1839 a street pattern was established that formed an almost circular network of roads comprising the modern day High Street, Scotland Street, Portland Street, Mason Street and Titchfield Street.

Within the village there remained a number of yeoman farmsteads comprising a cottage with an attached barn and accompanying land. Dating from the time of pre enclosure they were relatively small concerns. Many of the public houses in the village were also farms and included The Old George Inn (145 acres), Dale Inn (27 acres) and Half Moon (15 acres). The Duke of Portland was a keen agricultural reformer in the Model Farm tradition. Although relocated from the village core the outlying Model farmsteads looked to Whitwell for their goods and services. Whitwell remained in this way, a predominantly agricultural settlement until late in the 19th century.



In 1875 the railways came to Whitwell which initiated a time of great change. Whitwell Colliery was sunk on Belp Moor and in 1894 it started in production. Industry brought greater employment opportunities and a consequent increase in population. One year after production started the foundations for the first colliery houses were laid.

The demand for housing had a significant impact on the development of Whitwell and the surrounding area. In 1895 the Shireoaks Colliery Company built three housing developments of which two; Southfield Villas and Colliery Row, were in Whitwell. Further development took place within the historic core, particularly along High Street and Portland Street, whilst a new thoroughfare, Fox Road was constructed. The increase in population also led to new public buildings; in 1892 a Methodist Church had opened on Portland Street and in 1898 the Infant School was relocated from Whitwell Old Hall to a new, larger school near The Square.

Legacy: the surviving buildings of this period number 48 in all comprising nearly 20% of buildings in the designated area. They are primarily residential and include the colliery houses of Southfield Villas and Colliery Row. Also included are the public buildings of the time. Building Reference Numbers (86) to (134). Of these, over a half are considered to be of Significance (see Section 6.0: Key Buildings).

20th Century

In the 50 years to 1911 the population of Whitwell increased considerably from 1,487 to 4,366. As late as 1906 most villagers remained tenants of the Duke of Portland with

others being tenants of the colliery company. There were few owner occupiers. The sinking of the mine had brought about great social change. It attracted people from outside of the village to relocate there. It also attracted the agricultural workers from within the village away from agriculture with the promises of higher wages. The mining community in the village was consolidated with the construction of the Miners Welfare.



At around the same time there was an extensive clearance of 'unfit' housing in the core of the village with a road widening scheme undertaken a decade later. Both the clearance and the highway scheme resulted in the loss of a number of stone cottages from the village's agricultural beginnings. Original road names were changed; Dog Lane

became Portland Street and Hunger Hill was renamed Hangar Hill.

Global changes transformed farming with intensification and increased mechanisation. From the mid-20th century the large number of small farms and homesteads (those of less than thirty acres) that were at the heart of the agrarian economy of early Whitwell ceased to have agricultural connections. By 1989, out of the original 41 farms in Whitwell, only 19 were still active. Of those lost to agriculture; four farmhouses had been demolished and 16 had been converted into private dwellings.

Legacy: the surviving buildings of this period number 86 in all comprising 40% of buildings in the designated area. They are primarily residential, a number Edwardian, and are located throughout the conservation area. They comprise Building Reference Numbers (135) to (211). Of these, four are considered to be of Significance (see Section 6.0: Key Buildings).

21st Century

In 1964 rail passenger and freight transport to and from the village ended. Whitwell Colliery ceased production on 27th June 1986.

By the late 20th century, with the advent of mass car ownership Whitwell had however become popular as a commuter settlement and this remains so. The surrounding fields have continued to be developed for housing. Within the core, residential development has taken the form of conversion schemes; of both traditional agricultural and

commercial buildings, along with small infill developments. The attractive setting of Whitwell and convenient location for commuters to Sheffield and Worksop brings continued development pressure both in terms of new housing and alterations and extensions to historic properties.

Significant Historic Characteristics

- A long standing settlement, documented as far back as the 10th century
- A surviving medieval street pattern.
- A significant agricultural heritage that prevails in the character of its surviving buildings.
- A rich mining heritage reflected in its red brick public buildings and housing.
- A noteworthy number of traditional public houses, reflecting its longstanding prosperity although few remain in commercial use.
- A long standing vitality that continues in the modern day.



4.0 Landscape Character

The landscape is a key component of the character and appearance of a settlement. The underlying geology influences the natural landforms, features and natural vegetation. These in turn influence the nature of man's activities over the centuries including the very nature of settlement. Landscape is therefore integral to sense of place and a key component that underpins character and appearance.

The Limestone Farmlands landscape within which Whitwell has developed is a simple yet distinctive agricultural landscape of gently rolling land that falls gently towards Nottinghamshire. The free draining and fertile soil led to a tradition of arable farming. Long distance views are characteristic of this landscape, due to the gentle relief, lack of hedgerow trees and large arable fields.



The underlying Magnesium limestone has a significant impact on the character of the village. To the south of the historic core the village is overlooked by Butt Hill and to the south west by High Hill a Magnesian limestone outcrop known locally as the last crag of the Pennine Ridge. High Hill is a key landscape feature on the approach to the village from the north east and from within the village itself.

Large areas of woodland are a historically important feature of the Limestone Farmlands landscape. Whitwell Wood is a woodland of ancient origin which lies to the north of the village. As well as being of ecological and historic interest it too is a key landscape feature.

Immediately surrounding the village the small, narrow and more irregular enclosed landscape of permanent pasture is a surviving remnant of the historic agrarian settlement. The historic boundary hedges are significant; tending to be bushier and more species-rich than those found elsewhere.



Significant Landscape Characteristics

- Butt Hill, Hangar Hill, and High Hill contribute towards the setting of the historic core. As well as their landscape presence they reduce the visual impact of the later residential development that surrounds it.
- High Hill is a dominant landscape feature.
- The sloping landscape contributes significantly to the townscape of the conservation area; the village thoroughfares, both pedestrian and vehicular, have an increased visual interest from their slope and curve as they follow the lie of the land.
- A defining landscape characteristic is enclosure. It contributes significantly to the character of the conservation area and is enhanced by the tree cover.

5.0 Townscape Character

The character of an area is derived from the combination of a variety of things; historic street pattern, land use and activities within this pattern, individual or groups of buildings, their settings and the contribution of local building materials and architectural details, the quality of open and public spaces and underlying landscape quality. In addition to a place's essential character, the appearance of an area derives from how well the characteristic elements are maintained, and presented.

Character Areas

The conservation area has four distinct character areas; the North West, The Square and Hanger Hill, Butt Hill and Mason Street and Scotland Street and High Hill.

Maps 2: Map of Character Areas

A. The North West Character Area includes the approach to the village from the west where the Church of St Lawrence dominates the skyline and the surrounding fields create a rural setting. This entrance to the village is characterized by the lack of development to the west where there are views from the church to High Hill. The main thoroughfare is High Street, a major route through the village which makes a significant contribution to the townscape of this character area. The area is characterized by the high quality of the buildings, many of which are the oldest and finest in the conservation area. A number of Key Buildings line the frontage of High Street with a high

proportion built of stone. This is the oldest and generally least altered character area and it retains a strong rural character.

Farmstead plots, layout and plan form: are a particular characteristic of the North West Character Area. A number of farm buildings survive reflecting the agricultural origins of the village. Their vernacular charm and their plot layout contribute towards the character and appearance of the area. The general shape of the plots varies; in the larger farmsteads a large, squarer plot size enabled the farmhouses to be set into the plot with the outbuildings situated nearer to the road. In these cases, the outbuildings abut the road along their length. Narrower plots result in smaller farmsteads with the farmhouses often orientated with the gable end facing the road to enable access to the outbuildings and land at the rear. Although examples of farmsteads can be found throughout the village, they are prevalent along High Street and are a significant component of its character. A large number of former agricultural buildings have been converted to residential use.



Residential buildings: On High Street, the deep red brick of the late Victorian and Edwardian terraces contrasts with the earlier stone cottages. The buildings are a legacy of its industrial evolution and their red brick makes a distinct contribution to the character of the village. On High Street, Fox Road and Titchfield Street the red brick buildings of the 19th and early 20th century outnumber the stone buildings. In addition to the individual houses and farmsteads, a feature of traditional residential development in the conservation area are rows of cottages and terraces. These are a particular characteristic of the north-west character area. Some, such as those along Malthouse Road, have a specific history. These particular cottages are thought to have housed 'maltsters' from the malt kilns. Several of them retain the original, small, vertically sliding-sash windows.

Street Furniture makes a notable contribution to the townscape in this area and comprises early examples that reflect the importance of the horse, before the advent of the car. They include mounting steps and boot scrapers outside of The Old George Inn, a water pump and stone trough at the junction between High Street and Worksop Road and a blacksmith's hooping stone used for constructing cartwheels, which is embedded in the ground near to 9 High Street.

Over half of the buildings in this character area are considered to be Key Buildings.

B. The Square and Hangar Hill Character Area is located in the east of the village and comprises the commercial centre. The area is characterised by a concentration of commercial and public buildings which represent the social and economic development of Whitwell following its industrialisation. There is a greater concentration of late Victorian and Edwardian red brick buildings than elsewhere in the village, interspersed with the stone farmhouses, cottages and former agricultural outbuildings of pre industrial Whitwell. The Square is an open space at its centre; a series of road junctions which lacks definition in townscape terms.



This character area is noticeably busier than the other, more residential character areas. Although some traditional agricultural buildings and features remain, the impact of late 19th and 20th century development upon the rural character of Whitwell is most evident in this area.

Public buildings are a particular feature of this Character Area. They were built to accommodate the needs of the growing colliery community and are located in prominent positions overlooking The Square. The present day Community Centre and Library on Portland Street are former school buildings, built in 1897 and on the opposite side of The Square is the Miners' Welfare which was built in the 1920s. They share features which are characteristic of the period; they are built of red brick and have large, prominent gables and windows on all elevations.

Outbuildings: Outbuildings are significant in telling the story of the village's history, and as such contribute to the character of the conservation area. In the Square and Hangar Hill character area the outbuildings on Portland Street comprise several brick outbuildings abutting the road with small timber boarded openings each with arched brick heads which make a significant contribution to the townscape.



Diversity in Buildings: is a particular feature of the Square and Hangar Hill Character Area. There is a significantly greater density and variety in terms of plan, scale, architectural styles and building materials compared with the other character areas. A number of small farms once existed in the Area with two of the larger farms located

in The Square itself. They have since been replaced by a variety of commercial businesses, car parking and a medical centre. The village shops, public houses, Community Centre, Library and Health Centre are also located in this area, interspersed with residential and former agricultural buildings. Several of the commercial buildings have been converted from residential properties. The Magnesian limestone of earlier agricultural buildings contrasts with the red brick buildings of the 19th and 20th century

Street furniture comprise several notable features that include the 19th century cast iron pump to the south of The Square and the 20th century War Memorial. Historic street signage fixed to buildings is also a feature of this area.

Over a third of the buildings in this character area are considered to be Key Buildings.

C. Butt Hill and Mason Street Character Area focuses on the properties and land surrounding Butt Hill, Mason Street and the eastern section of Portland Road. It comprises mostly residential properties located on quieter minor roads, and of a lower density in comparison with other areas of the village. Narrow linking footways are a characteristic. In a predominantly residential area, the Methodist Church and Social Club are prominent in the townscape. This character area abuts the village centre to the south and west though despite its proximity its character is noticeably different. The steep gradient of Butt Hill and its height distances the buildings from the activity in The Square below.



Residential buildings dominate the Butt Hill and Mason Street character area. In this their diversity of character is significant; in terms of plan form and layout in relation to the plots, and also in architectural details. There are two significant rows of cottages/houses, 30-36 Butt Hill and 4-14 East Parade, and a number of historic pairs of cottages, 1 Titchfield Street, 17-19 Portland Street and 9 Mason Street. In this character area, the 18th century is the most represented in terms of residential buildings followed by those of the 20th century with a small number of 19th century houses scattered throughout the area.

More than a third of the buildings in this character area are considered to be Key Buildings.

D. Scotland Street and High Hill Character Area is dominated by High Hill, a Magnesian limestone outcrop to the south which has a strong presence. Views are significant; including those of the surrounding area as viewed from High Hill and views of High Hill from within the conservation area, particularly from Scotland Street. The impact of late 19th and early 20th century residential development in the village is most evident in this area. Its character and appearance largely reflects the development of the expansion of the village at that time.



This character area includes the location of the Anglo-Saxon settlement at the north of Scotland Street, situated between the Dicken Dyke and the present day Parish Church. The area remained largely undeveloped as late as the early 19th century. The 1839 Tythe shows only a few cottages. Early Magnesian limestone and pantile cottages are concentrated where Portland Street meets Scotland Street. They occupy traditional plots characteristically

inconsistent in their proportion and orientation; some rows front the road, others have their gable end abutting the footway. This contrasts with the uniformity of the late 19th/early 20th century housing. Imposing 1900's red brick, terraced housing is to the south of Portland Street. The style is typical of the period and includes chimney stacks that are more ornate than others in the village.

The suburban housing built on Scotland Street to the east and the north in the late 20th century is distinct in its character from the earlier traditional properties not only in their design with windows more prominent, but also in their set back position and diminishing plot widths towards the rear.

A large proportion of Portland Street and Scotland Street is excluded from the Article 4 Direction designated area (see Townscape Plan). Around a quarter of the buildings in this character area are considered to be Key Buildings.

Townscape

The townscape components that contribute to the character of an area essentially comprise; buildings, boundaries, building materials, trees and spaces. The significant townscape elements are marked on the Townscape Character Plans.

Reference: Townscape Plan

Buildings

As well as being the embodiment of architectural history, buildings convey the social history of an area. The townscape contribution of Whitwell's buildings is in the

quality and variety of building types from throughout its history. Consequently the thoroughfares vary in their particular townscape contribution

Southfield Lane (Butt Hill and Mason Street CA)

Southfield Lane joins Barkstone Moor at The Square. Only a small part of the thoroughfare falls within the conservation area. The key building is the 18th century Southfield Cottage that sits between both thoroughfares. The other buildings comprise four semi-detached stone and pantile bungalows at the entrance to Butt Hill Close, all of which date from the 20th century. The contribution of Southfield Lane to the Conservation Area is as part of the wider townscape setting for The Square. The stone buildings and boundary walls contributing to its visual quality. The use of traditional clay pantiles on the 20th century properties is significant in their contribution.

Butt Hill (Butt Hill and Mason Street CA)

Over half of the buildings along Butt Hill are from the 18th century with the remaining buildings split evenly between the 19th and 20th centuries. Buildings and boundary walls are of Magnesium limestone. The 18th century buildings retain clay pantile roofs for the most part. The combination of limestone and clay pantile as building materials contributes significantly to the character of this thoroughfare. Although a number of stone buildings have been rendered, the townscape quality of the thoroughfare is high with over half of the buildings considered to be Key Townscape Buildings. These include numbers 30-36 Butt Hill, a significant early row of cottages dating from the 18th

century. The townscape contribution of this thoroughfare is that it is of a character which resonates with pre industrial Whitwell.



Butt Hill Close (Butt Hill and Mason Street CA)

Butt Hill Close is primarily a 20th century residential cul-de-sac development at the rear of 8 Butt Hill a former farmstead. The surviving 18th and 19th century agricultural buildings of the former farmstead form part of the development. The barns have been converted and bungalows built at the rear. All buildings, both traditional and new are of limestone and pantile which contributes to the quality of the townscape. The converted barns retain

their agricultural character and as such are the focal point of the development. The Close is a modern thoroughfare. Its townscape contribution to the conservation area is in the quality and the character of the former farmstead buildings and the overall consistency of the townscape in the use of traditional materials for the new buildings.

East Parade (Butt Hill and Mason Street CA)

East Parade is a short agricultural track that rises from the Butt Hill and Station Road junction. Half way along its length it is fronted by an 18th century farmhouse. Further along at the end of East Parade the track turns sharply and a terrace of four 18th century cottages overlooks open land. The townscape quality of the thoroughfare is high. The house and cottages in their relative isolation and contemporary age read as a 'set piece'. All of the buildings are considered to be Key Townscape Buildings. The townscape contribution of East Parade is in its overall architectural quality and its un-spoilt pre industrial character, a component of which is the un-metalled surface of East Parade.



Fox Road (The Square and Hangar Hill CA)

Fox Road was created in the 19th century. Only a short length of it is included within the conservation area. The buildings along its length are not consistent in type, form or architecture. At its entrance, a redbrick 19th century barn was added to a (now) much altered 18th century stone cottage/farmhouse. Facing the stone cottage at the entrance is a large 19th century red brick house, much altered. The barn dominates the townscape. Fox Road makes a limited contribution to the architectural and historic significance of the conservation area.

George Inn Court (North West CA)

George Inn Court is a modern infill development set within

the curtilage of the former George Inn an 18th century public house (grade II). The former coaching inn and the 17th century outbuilding form part of the development. The Court is a modern thoroughfare. Its townscape contribution is in the architectural quality of the former George Inn at its entrance.

Greenway (North West CA)

Greenway is a late 20th century cul-de-sac off Worksop Road that due to the hillside location, falls away from its junction. Two properties at the end of the thoroughfare are included in the Conservation Area; a 19th century brick house and an 18th century stone former farmhouse. They back on to the Greenway frontage at its turning head. Although these properties make a contribution to the character of the conservation area, as a thoroughfare Greenway does not contribute to its architectural and historic significance.



Hangar Hill (Square and Hangar Hill CA)

Hangar Hill climbs eastwards from the Square. At Welbeck Street it turns sharply north and continues up the hillside. It is characterized by the diverse ages of its buildings from the 17th to the 20th century, although the majority are from the 18th. There are also a variety of building types that include former 18th century farmsteads as well as later 19th and 20th century commercial buildings. The thoroughfare is of noted architectural quality with almost two thirds of the buildings considered to be Key Townscape Buildings. There is a distinct difference in character between the two lengths of the thoroughfare; the lower portion towards the Square has a spacious pre industrial agrarian character with stone and pantile buildings predominating. The part that climbs the hill is predominantly 20th century housing and has a suburban character with only the lower part in the conservation area. As a thoroughfare, its townscape contribution is also due to the underlying slope of the land, boundary walls, views and trees. All of which contribute along with the buildings to create an overall picturesque townscape.

Hangar Hill Yard (Square and Hangar Hill CA)

Hangar Hill Yard comprises buildings from the 18th and 20th centuries. As a traditional enclosed space, its townscape quality is high with nearly all of the buildings considered Key Townscape Buildings.

High Street (North West and Square and Hangar Hill CAs)

High Street is a long thoroughfare that falls within two character areas. At its western extent (North West CA) are

the oldest building in the village, including the 12th century parish church of St Lawrence. High Street is lined with former farmhouses and agricultural buildings and cottages. Over half of the buildings along its length date from the 18th century with over a quarter from the 20th century, including a number of Edwardian properties. Over half of the buildings are considered to be Key Buildings, including 3 listed buildings; the Church, the former Rectory and a former farmhouse. High Street has historic significance as the oldest road. Its townscape contribution is in the high quality of its residential architecture from all periods.



Hillside (Scotland Street and High Hill CA)

Hillside is a narrow road rising out of the village to the south it was the southwestern extent of the historic core in the 18th century. In the 20th century larger residential estates have been built at its southern extent. That part of Hillside

in the conservation area is a relatively short frontage. It has an open character and comprises buildings from the 18th to the 20th century. Nearly half of the buildings are considered to be Key Townscape Buildings. Its contribution to the character of the conservation area is from the 18th and 19th century agricultural properties and their relatively unspoiled landscape setting.

Malthouse Road (Hangar Hill and The Square CA)

Malthouse Road links Spring Hill with High Street. It is a slightly elevated single track road. At its head is an 18th century row of cottages with an open frontage looking out over the Coop and the rear of properties fronting Station Road. Along its length a limestone wall contributes significantly towards its character. At the lowest end of the road at The Square is an 18th century former farmstead. The terrace and the former farmstead are considered to be Key Townscape Buildings. The road has a particular townscape quality at its head with its narrowness, open frontage and raised elevation giving it an expansive quality. This contrasts with the enclosure provided by the walls along its length which are pronounced beyond Spring Street. Its particular townscape contribution is in its 18th century buildings and the pre industrial track-like ambience of the thoroughfare. In contrast to a similar such thoroughfare on East Parade, the tarmac road surface undermines its character.



Manor Court (North West CA)

Manor Court comprises the former Manor House and associated outbuildings in a courtyard arrangement. The Old Manor House, a listed building from the 17th Century is at its centre. The surrounding properties date from the 18th century. As a traditional enclosed space, its townscape quality is very high with all buildings considered to be Key Buildings.

Mason Street (Butt Hill and Mason Street CA)

Mason Street is part of the early medieval road layout. It is a short length of road that links Barkston Moor to Butt Hill. It is a leafy thoroughfare that comprises three 18th century buildings, two of which are considered to be Key Townscape Buildings. The lack of development is a key

component of its character. The low stone wall along much of its length and established trees dominates the townscape. As the street rises towards Butt Hill the fall of the land on the eastern frontage and the panoramic views of rooftops in a sylvan setting is a significant component of the townscape. Its contribution to the character of the conservation area is the low density of development and the high quality of its townscape and landscape setting.

Old Green Close (Square and Hangar Hill CA)

Old Green Close is a modern thoroughfare comprising a cul-de-sac development of residential properties which rises up the hillside from Hangar Hill near to the Square. Built of traditional materials, the development and thoroughfare as a whole is integrated within the surrounding historic townscape.

Old Hall Lane (North West CA)

The 12th century Church of St Lawrence sits at its entrance to Old Hall Lane. The Lane was created to access the 16th century Manor House at the rear of the church. It is a relatively short dead end thoroughfare with traditional buildings dating primarily from the 17th century. They comprising the majority of the earliest surviving buildings in the conservation area, including the original Manor House, with a small number of later properties from the 20th century that include two Edwardian houses. The age, quality and the high rate of survival of traditional buildings contributes to a high quality townscape which together with the cemetery and overall sylvan quality of the townscape, gives Old Hall Lane a timeless quality.



Portland Street (Butt Hill and Mason Street and The Square and Hangar Hill CAs)

Portland Street is a long thoroughfare that traverses two character areas. The 37 properties along it date from the 17th to the 20th century. Although the majority date from the 18th century it is significant that nearly half of the 17th century buildings in the conservation area are on Portland Street. With key townscape buildings from nearly all centuries, amounting to around a third of all buildings, the overall townscape quality of Portland Street is high. Within the Butt Hill and Mason Street Character Area, Portland Street is narrow with an enclosed character from the traditional stone walls along its frontage and high density traditional development fronting the road. Its townscape opens out gradually within the Square and

Hangar Hill Character Area where the high quality buildings continues but with a diversity of building age and materials. As well as the high quality of its overall townscape, it has historic significance as a component of the medieval road layout.

Scotland Street (Scotland Street and High Hill CA)

Scotland Street is a relatively modern thoroughfare comprising 14 properties, the majority of which date from the mid to late 20th century. A small traditional group comprising 18th and 19th century buildings is located at the top of the road opposite the Parish Church, of which one, an 18th century building is considered a key Townscape Building. With its sylvan backdrop, the view from the Parish Church along the street is picturesque.



Spring Hill (The Square and Hangar Hill CA)

It is a short length of Spring Hill at its junction with Welbeck Street that is included in the Conservation Area. There is only one property, an 18th century stone built former agricultural holding. Adjacent to the boundary along Spring Hill is a row of four red brick town houses and facing it a stepped terrace from the turn of the 20th century. The view along Spring Hill from the edge of the Conservation Area is enclosed by the houses and is closed with the distant view of wooded hillside.

Spring Street (The Square and Hangar Hill CA)

Spring Street links Malthouse Road and Station Road and is the location of the Coop. There is little that distinguishes it in terms of its contribution to the character of the conservation area.

Station Road (Butt Hill and Mason Street and Square and Hangar Hill CA)

Station Road is one of the main routes into the village from the east. Although within two character areas there are only two buildings on its frontage that are included in the designated area; one from the 18th century and another from the 20th century, both within the Square and Hangar Hill Character Area. There is a contrast in the frontages, the low stone boundary wall and trees that characterize the western frontage contrasting with the more open gardens setting of the mid to late 20th century that characterizes the eastern frontage. Enclosure is consistent but opens out at the junction of Spring Street due to areas of public parking heading towards the Square. The thoroughfare does not have a strong sense of place overall.

The Square (The Square and Hangar Hill CA)

The Square is a junction, the meeting point of a number of thoroughfares as opposed to being a thoroughfare in its own right. There are therefore no building frontages, but there are two historic structures, the War Memorial and the Village Pump, both of which are listed. It is the historic and visual focal point of the village and a key open space. In townscape terms it is characterized by its overall spaciousness and informality.

Titchfield Street (The Square and Hangar Hill and Butt Hill and Mason Street CAs))

Titchfield Street continues on from Bakestone Moore to become Portland Street. Its relatively short thoroughfare comprises mainly 19th century buildings. The boundary of the character areas runs down the middle of the street. The red brick 19th century terrace properties to the northwest frontage are in marked contrast to the stone walls and traditional stone property of number 2 Titchfield Street. The enclosed townscape creates strong sense of place, though its quality is undermined by the loss of architectural details to the 19th century terrace.

Welbeck Street (The Square and Hangar Hill CA)

Welbeck Street comprises mainly 19th century buildings with the 18th and 20th centuries equally represented. The townscape is characterised by a diversity in building types, materials and scale. The lack of visual cohesion on what is a relatively short length of the thoroughfare that is included impacts on the quality of its townscape contribution within the conservation area.

Worksop Road (North West CA)

Worksop Road is the main road coming into the village from the north. The conservation area includes three of its earliest frontage buildings from the 18th century located where the road enters the village core. The combination of the buildings, their stone wall curtilages and the area of lawn at the junction is picturesque.



Boundaries

Throughout the village, Magnesian limestone walls are the most common form of boundary treatment. In places along High Street these are quite high. On the steep embankment of Butt Hill they make a significant contribution towards a feeling of enclosure along Titchfield Street and on Butt Hill road, in stark contrast to the openness of The Square. Where boundary walls are lost

such as in the character areas of Scotland Street and High Hill and Butt Hill and Mason Street it has had a significant impact on the quality of the overall townscape.



Trees are a feature of the conservation area. More usually a component of the landscape setting, along High Street, there are also trees along the frontage in addition to boundary walls. Their combination contributes significantly to the character of the thoroughfare and sense of enclosure.

Materials

Traditional building materials are a key component of local identity.

Stone: As Whitwell lies on the Magnesian limestone belt there were once a number of small quarries around the village, most notably on High Hill. Many of the surviving

buildings dating from the mid-19th century and earlier are constructed of this local stone. Magnesian limestone has a distinctive texture and appearance, although the colour varies widely. Pink Magnesian limestone laid in thinly-bedded courses are characteristics of the earlier buildings. In the mid-19th century improvements in transport meant that other sources were accessible and as a result some buildings were constructed in a Magnesian limestone which is creamy in colour. In later buildings the blocks are also larger and more regular in size. With weathering Magnesian limestone can grey.



Stone is used in architectural detail on a number of the older, finer houses in the conservation area which have

large stone mullioned windows and gables on the front elevation. 18th and 19th century alterations to create large sash windows has resulted in their loss. Windows of modest 18th century vernacular buildings are typically finished with stone segmental arches and a wedge stone. By the nineteenth century square dressed lintels are more commonly used.

Whitwell Old Hall is the only building in the village with a Magnesian limestone roof. This is a more fragile material than the Coal Measures Sandstone roofs elsewhere in Derbyshire, which may explain the low survival rate. A small number of roofs have stone ridge tiles. These are significant due to their rarity and local distinctiveness.

Brick: Brick became the most common building material for new buildings in Whitwell from the late 19th century. It is used for the brick built terraces of the former miner's housing and the public buildings that date from that time, as well as later Edwardian properties. It is characteristically used for later chimneys on some stone buildings. Brick buildings vary in architectural style and details, although several common features can be identified.



The public buildings are designed to reflect their status and are located in the centre of the village. They are large in scale, prominently positioned, and have large gables and mullioned windows. Residential properties are mostly two storey and are located throughout the village but are also prevalent in the centre and along Portland Street. Properties which are built individually or as matching pairs tend to have gables on both the front and side elevations, whereas the terraced housing is simpler in design. The eaves and chimneys of red brick properties often display detailed brick work in a variety of designs. Most red brick properties have natural blue slate roofs

Slates and Tiles: Early traditional buildings are almost exclusively roofed with clay pantiles which have a brilliantly red/orange colour which give these buildings a certain distinctiveness. The majority of the surviving clay tile roofs are found along High Street and around the village centre. Blue slate is the characteristic roofing material of the red

brick buildings of the 19th century expansion of the village. The colour and patina of both materials make a significant contribute to the character and architectural quality of the conservation area.



Trees and Planting

Established trees within the village make a significant overall contribution to the townscape and landscape setting. Trees in the surrounding landscape are a significant component of the hillside setting of the Conservation Area. Tree Preservation Orders are in place to protect those trees which make the most significant contribution to the area (see Townscape Plans).

Traditional Joinery

A feature of the conservation area are properties with horizontal sliding sash windows (also known as 'Yorkshire' sliding). They are not so common elsewhere in the district. They are a regional feature of simple vernacular buildings, used for square windows in stone built areas. Also evident are the more nationally common place vertical sliding-sashes and side opening casements. Bay windows with decorative finishing feature on some of the properties. The range of surviving traditional windows contributes much to the character and historic significance of the conservation area.

Few survive of the simple timber ledged and braced panel painted doors that would have been common on many of the earliest cottages. However, there are several surviving examples of the six-panel, painted cottage door. The more grand doors in larger houses have fan lights and stone surrounds with a canopy.

Street Furniture

The cast iron railings of 15 and 17 Spring Hill are one of the few remaining examples of original railings in the conservation area. Outside The Old George Inn mounting steps and boot scrapers remain. A pump and stone trough are located on the attractive triangle of grass known locally as The Green at the junction between High Street and Worksop Road. A blacksmith's hooping stone used for constructing cartwheels is embedded in the ground near to 9 High Street

Open spaces

There are a number of areas of open space that are significant in their contribution to the history and townscape of the conservation area.

OS1: The Green

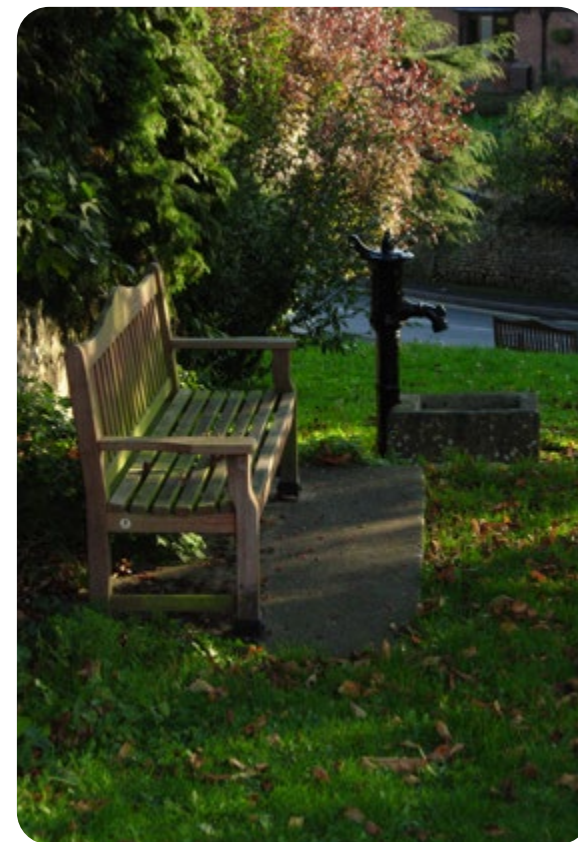
An attractive triangle of grass at the junction between High Street and Worksop Road that contributes to the quality of the townscape.

OS2, OS3, OS4 and OS5: Former Agricultural Land

Four large open areas that represent what survives from the agricultural origins of the settlement and therefore have historic importance. They also make a significant contribution to the wider townscape setting of the Conservation Area. All are protected from development by the Whitwell Article 4 Direction (although only part of OS:5).

OS6: The Square

An open area where five roads meet. The War Memorial stands at the centre on a traffic island and is a focal point



and landmark. The space lacks definition due to the scale and orientation of the surrounding buildings relative to the Square. That the buildings fail to create a sense of enclosure undermines the potential contribution of the space to the townscape.

Townscape Significance

- The conservation area has retained a high proportion of its historic buildings and original features particularly in the North West Character Area.
- Diversity in layout is a key characteristic of the village from the variety in plot shapes and sizes which in turn has impacted on the layout and orientation of the buildings.
- The earliest vernacular buildings in the village are significant in that they underpin its historic character. They are characteristically two storey cottages, farmhouses and former agricultural buildings built of coursed rubble Magnesian limestone.
- The older finer houses in the conservation area that are built in a 'polite' architectural style contribute to the rich visual tapestry and quality of the conservation area in their surviving detail.
- As the predominant traditional building material Magnesium limestone contributes significantly to the character of the conservation area.
- Trees are a highly significant component of the character of the area as a whole. The sylvan landscape of the northern character area is outstanding.

- Stone boundary walls are a key traditional component of the townscape throughout the conservation area.



6.0 Key Buildings and Archaeology

Whitwell Conservation Area is characterized by historic building types from the two key periods of its history; its agrarian beginnings and its 19th century industrialisation. High quality domestic architecture is particularly well represented. The Conservation Area comprises a high proportion of Key Buildings; 106 of the 217 buildings overall. They range from the 12th to the 20th centuries and include a diverse range of building types. Buildings that make a particular contribution to the character of the conservation area include both listed buildings and non-listed buildings of merit. A further 9 Key Townscape Buildings have been identified from this appraisal. An Article 4 Direction protects the surviving historic fabric of those buildings in residential use that are not listed. The Direction covers the entire conservation area aside from parts of Portland and Scotland Streets.

Maps: Townscape Map and Building Reference Numbers

Medieval

- 1. Parish church of St. Lawrence (Grade I)** This Norman church built in squared sandstone was built in 12th century with later additions. It is a key landmark building, on a prominent site at the north-west entrance to the village.

17th Century

- 2. The Old Hall and Cottage (Grade II*)** is a late 16th/early 17th century building which was formerly the seat of the Manners family. It lies to the north of the Church. It is highly significant both architecturally and as a reflection of the historical development of the settlement.



- 3. Numbers 21 and 23 Hanger Hill (KTB)** a stone, render and pantile early farmstead of significance for its longevity and rarity and its traditional form and character.
- 4. Number 29 Portland Street (KTB)** a stone and pantile cottage of significance for its age, the contribution of the stone and pantile to the historic townscape and its contribution as part of a traditional cottage row.

5. **Number 31 Portland Street (KTB)** a painted stone and pantile cottage of significance for its age. Although painted and with later windows, the retention of traditional materials and openings maintains the vernacular charm that in turn contributes to the historic townscape. Its vernacular character is significant in its townscape contribution as part of a traditional cottage row.
6. **Number 33 Portland Street (KTB)** of significance for its longevity and rarity. A substantial rendered stone and slate cottage of significance for its age and townscape contribution as part of a traditional cottage row.
7. **The Barn, Old Hall Lane (KTB)** of historic significance as part of group along with the Old Hall. Despite the consequent alterations and addition of fenestration on its conversion to residential use, the traditional form of the building and materials contributes to the barn retaining its vernacular charm and in this its contribution to the historic townscape.
8. **The Old Manor House (Grade II)** is a fine building which dates from the 17th century with early 18th and early 19th century alterations. Formerly the seat of the Manners family. Coursed squared sandstone with sandstone dressings and quoins. Stone slate and plain tile roofs with a range of chimneys and stone coped gables. Two storey in height and attics
9. **Southfield Cottage, Bakestone Moor (KTB)** stone cottage with distinctive cat slide pantile roof, the former rear elevation now the front. Despite this and

consequent alterations to the fenestration the traditional form of the building and materials contribute to the cottage retaining its vernacular charm and in this its contribution to the historic townscape. Of significance also for its age.



10. **Outbuilding to former Jug and Glass PH (KTB)** Of significance for its longevity, rarity and traditional materials.
11. **The Dovecote to the Old Hall (KTB)** of historic significance as a purpose built historic source of food for the wealthy over the winter months. Despite the consequent alterations and addition of fenestration on its conversion to residential use, the traditional form of the buildings and materials contribute to the dovecote retaining its vernacular charm and in this its contribution to the historic townscape.
12. **The Bakery to the Old Hall (KTB)** of historic significance as part of group along with the Old Hall. Despite the

consequent alterations and addition of fenestration on its conversion to residential use, the traditional form of the building and materials contribute to it retaining its vernacular charm and in this its contribution to the historic townscape.

- 13. The Granary to the Old Hall (KTB)** of historic significance as part of group along with the Old Hall. Despite the consequent alterations and addition of fenestration on its conversion to residential use, the traditional form of the building and materials contribute to it retaining its vernacular charm and in this its contribution to the historic townscape.



18th Century

- 16. 26a Hangar Hill (NBM)** stone corner cottage in a terrace with numbers 26 and 24. Later concrete roof and upvc windows and door. Of significance for its age
- 17. 26 Hangar Lane (NBM)** stone cottage in a terrace with numbers 26a and 24. Later concrete roof and small shop window and door. Of significance for its age
- 18. 24 Hangar Hill (NBM)** a building that takes the curve of the corner in line with the footway, which together with its lancet windows and conical roof contributes to it being a key building in the townscape. Its distinctive appearance is a key characteristic of the traditional commercial buildings in the conservation area.
- 19. 20 Hangar Hill (NBM)** of significance for historic interest as an early surviving traditional building.
- 20. 18 Hangar Hill (NBM)** former stone and pantile barn now house, oriented with the gable end fronting the footway. Of significance for the contribution of its scale and form to the townscape, its traditional materials and as component part of a traditional agrarian group from the town's agricultural origins.



- 21. 16 Hangar Hill (NBM)** former agricultural workers dwelling. Of significance as a component part of a traditional agrarian group from the town's agricultural origins.
- 22. 12 and 14 Hangar Hill (NBM)** two-storey farmhouse oriented with the gable end fronting the footway. The cast iron gate and railings are a significant survival. Of significance for the contribution of its scale and form to the townscape, its traditional materials and as component part of a traditional agrarian group from the town's agricultural origins.
- 23. 3 Hangar Hill Yard (NBM)** a traditional commercial building that is significant as a picturesque example of its time. A particular feature is the curve of the building as it takes the corner. The lancet windows and conical roof add to the townscape contribution of its architecture.

- 24. 1 Hangar Hill Yard (NBM)** a stone and pantile former agricultural building though later modified for commercial use. Of significance for the contribution of its traditional scale and form to the townscape, its traditional materials and as a surviving early building.
- 25. Bramble Cottage 8 High Street (NBM)** of historic significance
- 26. 12 High Street (NBM)** stone and pantile former cottages with one later converted to commercial use, now combined as one house. Simple timber shopfront and white painted walls. The shop windows part boarded as part of residential conversion. Of significance for the contribution of its traditional scale and form to the townscape and its traditional materials albeit that the stone is painted.
- 27. 18 High Street (NBM)** a stone and pantile former farmhouse significant as an example of the smaller early farmstead built on a narrow plot and therefore with the farmhouse (often) orientated with the gable end facing the road to provide access to outbuildings and land at the rear.



- 28. 20 High Street (NBM)** originally a pair of cottages along with number 22 High Street. Extended later with number 18. Stone with pantile roof and brick chimney. Of significance as an early surviving traditional buildings and for its traditional materials.
- 29. 22 High Street (NBM)** originally a pair of cottages along with number 22 High Street. Extended later with number 18. Stone with pantile roof and brick chimney. Of significance as an early surviving traditional building and for its traditional materials
- 30. 18a High Street (NBM)** stone and plain tile later

commercial addition to numbers 20 and 22 High Street. It has a hipped roof and traditional windows. Now in residential use. Of significance for its architectural quality with the former shopfront retained as the front door and porch.

- 31. 28 High Street (NBM)** rendered traditional building, no chimneys. Origins not clear. Of significance for its traditional scale and form.
- 32. 9a High Street (NBM)** a long range, coped gable end facing onto the road and a clay pantile roof which has on the whole retained its agricultural character. Significant as a surviving example from the agrarian origins of the village that characterises an historic farmstead plot, layout and plan form.
- 33. 9 High Street and outbuilding (NBM)** stone and pantile former farmhouse. Gable fronts the road and has stone parapet and kneelers. Facing stone and pantile outbuilding linked by a stone wall along the street frontage. Of significance as high quality vernacular buildings that have been little altered, with a picturesque charm that contributes much to the character of the conservation area.



36. 1 Malthouse Road (NBM) stone and pantile former farmstead range now cottages. Of significance for its traditional scale and form and materials.

37. 15-27 Malthouse Road (NBM) terrace of 7 stone cottages thought to have housed maltsters from the malt kilns. Architectural detail lost to most with concrete tile roof and only a few surviving vertically sliding sash windows which has undermined their contribution. Of historic significance and for their traditional scale and terrace form with intact original openings.

38. 2 Station Road (NBM) stone and pantile house with stone chimneys. Altered fenestration and later porch. Of significance for its traditional materials, scale and form.

39. 4-14 East Parade (NBM) stone cottages at right angles to a raised track. Architectural detail lost to most with concrete tile roof which has undermined their contribution. Of significance for their traditional scale and terrace form.



40. 2 East Parade (NBM) a fine Georgian residence built of ashlar with ashlar chimneys. Traditional panel front door and multi pane sash windows. Ashlar detail to openings including door surround and canopy. Of significance for its architecture contribution to the conservation area. The prominence of its raised location adds to its contribution.

41. Whitwell Social Club (NBM) stone early agricultural

building, add to over the years and converted. Of historic significance as an early surviving building from the town's agrarian origins.

- 42. 32 Butt Hill (NBM)** three storey rendered house with hipped slate roof. Unusual in the conservation area for its town house character. Of significance for its traditional form and scale and overall character.
- 43. 30 Butt Hill (NBM)** two storey rendered cottage likely predates number 32 to which it is attached. Entrance door in a later mono-pitch side extension. Unusually the upper floor windowless at eastern extent. Of significance for its traditional form and scale though the render finish prevents proper understanding of its development.
- 44. 8 and 10 Butt Hill (NBM)** squared stone building with slate roof that reads from the front as one property. The door to number 10 is in the gable end and the door to number 8 is in the main façade. Multi pane sliding sash windows and timber panel door with ashlar surround and canopy make for a polite building from the front. The horizontal proportions to the openings on the gable end make for a different character from the side. Likely a later subdivision. Of significance for its overall architectural quality.



- 45. 2 Butt Hill (NBM)** and attached barn rendered former farmhouse with pantile roof with an attached barn of stone and blue slate. The link between the two likely an early 20th century addition. Traditional multi pane sash windows though its character has been undermined by the rendering. A substantial building overall that occupies a prominent position at the junction of 4 roads. Of significance for its overall architecture and prominence as a traditional building.
- 46. 9 Butt Hill Close (NBM)** stone and pantile former barn. Of historic significance as a surviving building from Whitwell's agrarian origins. Despite the consequent alterations on its conversion to residential use, the traditional form of the building and materials contribute to it retaining its vernacular charm and in this its contribution to the historic townscape.

47. 11 Butt Hill Close (NBM) stone and pantile former barn. Of historic significance as a surviving building from Whitwell's agrarian origins. Despite the consequent alterations on its conversion to residential use, the traditional form of the building and materials contribute to it retaining its vernacular charm and in this its contribution to the historic townscape

48. 2 Worksoop Road (NBM) stone and pantile former farmhouse with distinctive cat slide roof. As well as its historic importance, its significance is in its visual contribution to the conservation area along with the attached stone barns and stone perimeter wall. Overall the property is a picturesque and un-spoilt vernacular group.

50. 7 Butt Hill (NBM) a rendered pantile cottage much altered, of historic significance.

56. Former Jug and Glass PH (KTB) stone built former public house now private residence. Of historic significance and for its traditional materials including some joinery.

57. 2 and 4 Portland Street (NBM) a pair of stone cottages now one cottage. Original fenestration significantly altered. Together with its age, the traditional scale and form of the building and the stone boundary wall contributes to its significance

58. 4-10 Titchfield Street outbuildings (NBM) stone with later slate brick with small timber hatch doors to Portland Street. Of significance for their traditional scale form and detail

59. The Clergy House 6 Mason Street (NBM) an imposing stone and slate hipped-roof building set below road level. An arch window with brick surround above the front door in an otherwise blank wall imbues an ecclesiastical character. The form and materials contribute to its significance as does the traditional character of its architectural details. Of significance for its overall architecture as a substantial and unique traditional building.



60. 5 Mason Street (NBM) stone and pantile cottage built above the road level with its narrow gable and a stone retaining wall along Mason Street. Late extensions add

to its overall visual charm. It is significant as a prominent stand-alone cottage little altered in the modern day that makes a picturesque contribution to the character of the conservation area

- 61. Millroy Cottage 9 Mason Street (NBM)** pair of stone and pantile cottages now one property. Set well back from the road with a traditional low stone wall. Original gateway lost which is unfortunate in terms of how the building's development reads as part of the historic townscape. Of significance as a traditional building which has retained its traditional scale and character
- 62. 42 Hillside (NBM)** substantial stone cottage with later render and rear extensions. Of historic significance.
- 65. 49 Hillside (NBM)** stone and pantile cottage now rendered and extended with garage. Also later porch and windows. Of historic significance.
- 66. 17 to 19 Portland Street (NBM)** stone and blue slate cottages with surviving early fenestration of small windows relative to stone elevations. Early dormers add to its character. Low stone wall with long front gardens contribute to their setting. A highly visible picturesque pair of significance for the survival of their historic character and in that their overall townscape contribution.



- 67. 27 Portland Street (NBM)** stone and pantile cottage. Later sash window openings to the front with alterations and additions at the rear. Of historic significance and for the contribution of its traditional materials.
- 68. 21 Portland Street (NBM)** resembles 2 East Parade and Butt Hill Farm House in several features though is a grander building. Built from Magnesian limestone and fronting the road, simple pitched roof with stone chimney stacks, large windows with stone surrounds, stone boundary treatment, stone front door surrounds and detailing.
- 69. High Street (NBM)** stone and slate cottage in a prominent position facing the church. Half rendering undermines its historic character and thereby its contribution to the townscape. Of historic significance and for the contribution of its traditional scale.

70. 27a High Street (NBM) stone and pantile outbuilding facing the parish church. Lancet pattern window to side elevations with large agricultural proportioned opening to the main road. Rood part cat slide. Of historical significance and for its relatively un altered character and traditional scale and form.

71. 17 to 25 High Street (NBM) 23 along with 25 High Street were a particularly good example of the traditional cottage pair because their uniform appearance is largely retained due to the consistency of the materials and detailing. The small paned sliding-sash windows and six-panel doors were unusual features. Since converted to 1 dwelling and one door gone.

72. 38 High Street (NBM) stone cottage much altered and extended. Of historic significance.

74. 42 High Street (NBM) significant as a surviving example from the agrarian origins of the village that characterises an historic farmstead plot, layout and plan form. The smaller farmsteads are built on narrower plots and therefore farmhouses are often orientated with the gable end facing the road to provide access to outbuildings and land at the rear of the plot. Examples of these can be found throughout the village but are prevalent along High Street.



75. 40 High Street (NBM) significant as a surviving example from the agrarian origins of the village that characterises an historic farmstead plot, layout and plan form. The smaller farmsteads are built on narrower plots and therefore farmhouses are often orientated with the gable end facing the road to provide access to outbuildings and land at the rear of the plot. Examples of these can be found throughout the village but are prevalent along High Street.

76. The Chestnuts 11 High Street (NBM) a surviving example from the agrarian origins of the village that characterises an historic farmstead plot, layout and plan form.



- 77. 1 and 2 George Inn Court (grade II)** is a prominent 18th century building on High Street, with an imposing, symmetrical façade. It was once a coaching inn and played an important part in the social life of the agricultural community. It has since been converted into flats and the outbuildings and stables were demolished to provide car parking at the rear, though it still retains its mounting steps as a reminder of its former use.
- 78. 2 Manor Farm Court (NBM)** of historic significance as part of a farmstead group layout along with the former farmhouse of Manor Farm. Despite the consequent alterations and addition of fenestration on its conversion

to residential use, the traditional form of the building and materials contribute to it retaining its vernacular charm and in this its contribution to the historic townscape.

- 79. 3 Manor Farm Court (NBM)** of historic significance as part of a farmstead group layout along with the former farmhouse of Manor Farm. Despite the consequent alterations and addition of fenestration on its conversion to residential use, the traditional form of the building and materials contribute to it retaining its vernacular charm and in this its contribution to the historic townscape.
- 80. 4 Manor Farm Court (NBM)** of historic significance as part of a farmstead group layout along with the former farmhouse of Manor Farm. Despite the consequent alterations and addition of fenestration on its conversion to residential use, the traditional form of the building and materials contribute to it retaining its vernacular charm and in this its contribution to the historic townscape.
- 81. 5 Manor Farm Court (NBM)** of historic significance as part of a farmstead group layout along with the former farmhouse of Manor Farm. Despite the consequent alterations and addition of fenestration on its conversion to residential use, the traditional form of the building and materials contribute to it retaining its vernacular charm and in this its contribution to the historic townscape.

- 82. Former Boot and Shoe PH and outbuilding to the rear (NBM)** was the oldest public house in the conservation area altered significantly since it was built in the 18th century. A section of the roof has an unusual turret design, though it resembles its early design in the use of bay windows. No longer a public house, converted to a private house.



- 83. 34 High Street (NBM)** stone and pantile cottage with earlier building at the rear. In a prominent position at the corner of two roads. Stone boundary wall wraps around the property. Of significance for its townscape contribution as picturesque buildings that retain their traditional scale and character along with traditional materials.
- 84. 1 Workop Road (NBM)** locally known to have been a saddlery with a former cart shed to the side. Evidence of its former use can be seen in the openings, though

the main house has been altered with pebbledash and a concrete tiled roof. The traditional character of the chimneys contributes to the townscape. Of historic significance.

- 85. 3 Workop Road (NBM)** traditional stone cottage in a garden setting with a traditional stone wall to the frontage. Of significance as an early surviving cottage in its original that along with its garden setting is highly picturesque.

19th Century

- 87. Lilac Cottage 44 High Street (grade II)** former farmhouse and barn significant as a surviving example in a good state of preservation from the agrarian origins of the village that characterises an historic farmstead plot, layout and plan form. It was built as a farmhouse and barn under one continuous hipped, pantile roof.

- 88. Village Pump The Square (grade II)** a timber and cast iron pump on a sandstone base that has shallow steps up on two sides and a square plinth to support the water receptacle. Pump enclosed in a timber box with overhanging top.



- 94. 5 Welbeck Street (NBM)** brick and slate residence, gable onto the street. Small front garden and later building in same orientation attached to the rear elevation. Of significance as although front elevation has later render the building is otherwise intact in its architectural detail.
- 102. 1 Fox Road (NBM)** red brick residence with later embellishments above the openings. Former front door on to Fox Road, now a window. Remnant of front path visible in later boundary wall. Rendered elevation onto Hangar Hill with later single storey shop extension. An imposing building of historic significance.
- 109. 10 High Street (NBM)** red brick and slate double fronted residence with bay windows to the ground floor. Taller element to right hand side with carriage arch accessing rear. Most architectural joinery lost but ashlar and brickwork details survive. Later boundary wall. Of significance for its overall architectural contribution to the conservation area.
- 107. 24-26 High Street (NBM)** a pair of red brick and slate semi-detached houses, very simple architectural detailing of rubbed brick arches over openings with ashlar cills. Of historic interest.
- 109. The Stables Portland Street (NBM)** stone former stables with later additions to the side and rear including chimney. Of historic significance.
- 110. 36 Butt Hill (NBM)** early in the century rendered stone with pantile roof and red brick chimney. Later rear extensions. Of historic interest.

- 111. 34 Butt Hill (NBM)** early in the century rendered stone with pantile roof and red brick chimney. Later rear extensions. Of historic interest.
- 112. 30 Butt Hill outbuilding (NBM)** stone and pantile outbuildings now garage. Of historic significance and for its traditional scale, form and materials.
- 113. 15 Butt Hill Close (NBM)** 2 stone and pantile barns with a single storey link. Despite the consequent alterations and addition of fenestration on its conversion to residential use, the traditional form of the buildings and materials contribute to the barns retaining their vernacular charm and in this their contribution to the historic townscape.



- 114. 2 Titchfield Street (NBM)** the end property of a brick and slate terrace otherwise comprising two pairs with number two at one end. Number two differs in that it is set well back from the other properties, is accessed from the rear and has a later rendered front elevation. Of historic significance.

- 115. 4 and 6 Titchfield Street (NBM)** one of two pairs of brick and slate properties in a terrace. Brick and ashlar detailing survived for the most part. Of historic significance.
- 117. 8 and 10 Titchfield Street (NBM)** one of two pairs of brick and slate properties in a terrace. Brick and ashlar detailing survived for the most part. Of historic significance.
- 118. 21 Scotland Street (NBM)** early to mid 19th century stone residence with slate roof and ashlar chimneys and detail. Although with some alterations its essential character has not been undermined. An imposing building its architectural contribution to the townscape is significant.

281



- 120. Community Centre Portland Street (NBM)** red brick and pantile former elementary school now community centre. Purpose built public building that has retained its public use and with this its architectural integrity. A prominent building of significance for its history and architectural contribution to the conservation area.
- 121. Library Portland Street (NBM)** red brick and pantile former school now library. Purpose built public building that has retained its public use and with this its architectural integrity. A prominent building of significance for its history and architectural contribution to the conservation area.
- 123. 4 Titchfield Street rear outbuilding (NBM)** brick and slate one and a half storey outbuilding with chimney. Of historic significance and for its contribution to the townscape.
- 127. 51 Hillside (NBM)** rendered cottage much altered. Of historic significance.
- 128. Whitwell Methodist Church Portland Street (NBM)** red brick and slate church opened in 1892. Later porch added when the building underwent major stabilisation works due to mining subsidence. Located above street level, it is an imposing and highly visible building significant for its history and its architecture.



129. 23 -25 Portland Street (NBM) pair of stone cottages, later than but attached to number 21 Portland Street with its gable fronting the road. Of historic significance and for the contribution to the townscape of its traditional scale and form.

130. The Old Rectory High Street (grade II) was built in 1885 and is an impressive building designed by J L Pearson, a well-known architect to several of the great cathedrals such as Lincoln and Rochester. The Old Rectory is regarded as Pearson's finest 'small' house. Within the garden lie the remains of a medieval tithe barn, possibly dating from the 15th century. The barn ceased to be used as a tithe barn and fell into disrepair

following legislation in 1836 when tithes were replaced by annual rent charges. Only part of the western end survives. It is located on private land, not visible from the highway.

131. 21 Hangar Hill outbuilding (NBM) stone and pantile outbuilding of historic significance and townscape significance as part of a traditional group with number 21 Hangar Hill.

132. 21 Hangar Hill outbuilding (NBM) stone and pantile outbuilding of historic significance and townscape significance as part of a traditional group with number 21 Hangar Hill.

134. 2 Mason Street former Butchers Arms (NBM) a building with a mock-Tudor exterior. Its distinctive appearance contributes to the townscape.



20th Century

- 138. Whitwell Square Storage Spring Street (NBM)** stone and pantile storage building. Of significance for its use of traditional materials and contribution that makes to the townscape. Its isolated position on a car park, increases its visual impact.
- 139. Welbeck House Old Green Close (NBM)** an imposing red brick and plain tile former Miners Welfare now subdivided into flats. Of architectural and historic significance.
- 141. War Memorial The Square (grade II)** initially erected in 1924. Of significance has having special historic interest commemorating those members of the community who died in the two World Wars. It's simple but architecturally distinct tribute to the fallen displays good quality design and detailing and skilled craftsmanship and it has group value with the nearby village pump, which is listed at Grade II.
- 143. Former Coop, 2 Welbeck Street (KTB)** a significant building in terms of its location, use and architectural features which indicates the increasing commercial development of Whitwell in in the early 20th century. In keeping with the purpose built commercial properties of the period it is built of red brick with a date stone. The frontage elevation is of a distinctive design. No longer in retail use, now residential.
- 147. 7 High Street (NBM)** red brick and plain tile Edwardian detached house of significance for its overall

architecture and survival of its original scale and form as viewed from the street.

- 148. Red Walls 5 High Street (NBM)** red brick and plain tile Edwardian detached house of significance for its overall architecture and survival of its original scale and form and viewed from the street.



- 199. 5 and 7 Worksop Road (KTB)** sit in contrast to neighbouring stone properties in that they are built of red brick, though the Magnesian limestone boundary walls provide continuity in the streetscape. They add to the character as an intact matching pair, with white render to the first floor and mirrored, pitched-roof glazed porches.

Archaeology

Whitwell has been identified as a settlement with significant potential for medieval archaeology. The boundary of this core medieval settlement has been identified based on early maps prior to the late 19th century colliery related development and closely resembles the conservation area boundary.

Within the Conservation Area entries on the Sites and Monuments Record are located in the North West Character Area and comprise: Whitwell Hall (SMR number 15157), Church of St Lawrence (15156), Tithe Barn (15158), Neolithic-Bronze Age Flint Waste Flakes and Cores (15159), Manor House Farm (15164) and 44 High Street (15232)

7.0 Views

The visual relationship of buildings to spaces creates a view. The combined contribution of the views creates the overall setting. The stronger the views; from the quality of the buildings and boundaries and spaces, the greater is the sense of place. It is this sense of place that underpins the designation of a conservation area. Views are therefore significant.

Whitwell is a village within which views of the surrounding hillsides are a significant component of its setting. The strong physical connection between the historic core and the landscape is a key component of the townscape. The key views that contribute to the character and appearance of the conservation area are marked on the Townscape Character Plans.

Maps 3: Townscape Character Plans

Panoramic Views

A panoramic view gives a perspective to the viewer that is not merely visual. The connection to the landscape is both physical and personal. The 'big picture' of the panoramic view provides for an inner stillness. If in the middle distance the panoramic view creates a backdrop. Panoramic views make a significant contribution to any setting. The views are classified as either highly significant (HP) or moderately significant (MP) and are noted on the Townscape Character Plan.

HP1: Views of the village from East Parade the height of the track which climbs above Butt Hill enables views across rooftops to the hillside beyond.

HP 2: Views of the village from footway leading to High Hill the height of the track enables views across rooftops to the hillside beyond. From the footway which leads from Mason Street to the eastern ridge of High Hill a magnificent view of the village centre and the characteristic huddle of brick and stone, slate and pantile is available from beyond the Mason Street Field.



MP1: View of High Hill from the Church of St Lawrence

Due to the steep gradient of High Hill excellent views can be obtained from various locations both from High Hill and looking towards it. The most impressive view of High Hill is from Scotland Street and from the Parish Church on High Street but due to its size it can also be glimpsed from other locations throughout the village. Looking down Scotland Street the hill provides a sylvan backdrop with the modern properties of Scotland Street in the foreground. Moderately significant due to the narrowness of the panorama and the expanse of the road in the foreground detracting from the view.

2 Enclosed views

An enclosed view is a short to medium distance view within the settlement channeled along a road or track, it is usually stopped by either; a building, trees/planting or a wall. Where the underlying terrain is flat, the enclosed view has a static quality. On sloping terrain the combination of slope and the visual termination of the view creates drama. Where the road or track curves the drama of the enclosed view is heightened. The views are classified as either highly significant (HE) or moderately significant (ME) and are noted on the Townscape Character Plan.

HE1: Views along High Street The narrowness of the street and properties fronting the back of the pavement contributes to a strong sense of enclosure along High Street. The vernacular quality and the number of traditional buildings contributes to a high quality enclosed view. The many buildings create enclosure which is accentuated

when the gable end faces the road and where the footways are narrow or only on one side of the road. This is particularly evident along the approach to The Square where the road bends, the footways narrow, and the buildings appear to encroach on the space available due to their orientation.



The topography is also a contributory factor as this area of the village is built on the hillside with land rising to the north and sloping away to the east. The road is therefore at a lower level than some of the properties and creates the effect of being carved into the hillside. As High Street winds its way down to The Square the properties and gardens overlook the road with the additional height contributing to the sense of enclosure.

HE2: Views along Scotland Street towards the Church of St Lawrence although the road is wide relative to the height of the buildings this is a high quality enclosed view with the church closing it and the rise of the land creating a dynamic view.



ME1: Entrance into village along High Street the historic approach to the village from the west. Trees are a significant component of the townscape on this approach, giving seasonal distant views of the Church. The sense of enclosure from the stone walls increases as the Church is approached with the townscape character of being in a settlement. On the approach the fields to the south and the views of High Hill from the top of Scotland Street create a sense of openness which becomes one of enclosure further along High Street.

ME2: Hangar Hill climbs from the Square towards toward Welbeck Street. Depending on the direction of travel the experience differs greatly. Uphill it is a high quality enclosed view due to the quality of the buildings and the slope of the land. Downhill towards the Square there is a sense of openness due to the steep craggy area between Hangar Hill and Malthouse Road and the gradient of Hangar Hill which provides views to the west overlooking the village.

Glimpsed Views

A glimpsed view is a view from within the settlement through a gap in the frontage. The view can be a short, a medium or long but what unifies all glimpsed views is that they take the viewer by surprise. Glimpsed views are necessarily framed views. The quality of that frame, be it the architecture of the buildings or the qualities of the boundaries or vegetation on either side, impacts on the overall quality of the glimpsed view. Glimpsed views are classified as either highly significant (HSG) or moderately significant (MSG) and are noted on the Townscape Character Plan.

Glimpsed views are not a feature of the conservation area.

Focal Point

A focal point can be manmade such as an architectural or monumental feature or it can be a natural point of focus created by the landscape. Sometimes both combine. Standing Crosses and War Memorials are usually positioned to create a focal point. Sometimes buildings are designed to take advantage of a focal point to create a strong presence in the townscape. Focal Points are classified as

either highly significant (HFP) or moderately significant (MFP) and are noted on the Townscape Appraisal.

HFP1: War memorial located at the junction of 5 roads the listed War Memorial (grade II) is a high quality focal point.



Significant Characteristics of Setting

- The medieval origins of the village are apparent not only in the character of the surviving early buildings but also in the feeling of enclosure from the narrowness and curve of the streets from that time.
- The slope of the land and the surrounding hillsides enables panoramic views across rooftops and beyond the built up areas of the village.
- The rolling wooded character of the landscape affords a highly picturesque setting from within the village which contribute significantly to its character with trees contributing to skyline views.

8.0 Traffic and Movement

Pedestrian

Narrow footways are a feature of the village and are partly a product of the topography of the area. Butt Hill has three footways which link Titchfield Road and The Square to the higher ground on Butt Hill road. A footway also links Portland Street to High Street and passes through the central hillock. These footways are often lined with trees and make a positive contribution to the character of the area. The footway

which leads from Mason Street to the eastern ridge of High Hill is featured on historic plans and from here a magnificent view of the village centre and the characteristic huddle of brick and stone, slate and pantile is available from beyond the Mason Street Field SINC.



Vehicle

The present road network largely resembles the appearance of the village in the 1830s as the Tithe Map illustrates. Therefore, the historic street pattern is a key feature which contributes to the character and appearance of the village. In order to preserve and enhance the character and appearance of the conservation area, development along these roads shall reflect the existing characteristic relationship with the highway and plot development patterns. In the 20th century road-widening schemes took place in several locations but elsewhere narrow winding roads have on the whole remained unchanged and are a key part of the historic character of the central core.



Parking

Public parking is focused in locations off The Square; at the Community Centre and Library and at the new Coop and the Doctors surgery. Both parking areas are surrounded by low stone walls and are well assimilated into the townscape.



9.0 Summary

The Whitwell Conservation Area is characterised by:

- An historic core which retains a strong rural character.
- A surviving medieval street pattern.
- A high quality historic built environment with a high proportion of Key Buildings.
- A townscape character defined by Magnesian limestone buildings and walls from its agrarian origins sitting alongside the Victorian and Edwardian red brick buildings from its industrialisation.
- A streetscape of continuity and enclosure from buildings and walls abutting footways.
- A settlement of panoramic views due to the topography.



10.0 Sources

The Local Development Framework Historic Environment
Supplementary Planning Document (Bolsover District
Council)

Historic Farmsteads Preliminary Character Statement: East
Midlands Region (English Heritage and Countryside Agency
2006)

Landscape Character Appraisal: Landscape Character
Descriptions No4. Nottingham, Derbyshire and Yorkshire
Coalfield (Derbyshire County Council)

Barry Joyce, (1996) Derbyshire Detail and Character. Alan
Sutton Publishing Ltd in Association with Derbyshire County
Council

Chapter 3: Historic Origins

Whitwell Local History Group
<http://www.wlhg.co.uk/index.htm>

Andrew Bridgewater: Derbyshire Coal Mining history
<http://www.oldminer.co.uk/>



Tibshelf Conservation Area Appraisal

April 2018

	Policy Context	2
1.0	Introduction	8
2.0	Tibshelf: An Overview	9
3.0	Historic Origins	10
4.0	Landscape Character	14
5.0	Townscape Character	15
6.0	Key Buildings and Archaeology	19
7.0	Views	21
8.0	Traffic and Movement	24
9.0	Summary	25
10.0	Sources	26

Policy Context

National

Central Government Guidance on the Historic Built Environment is contained within Section 16 of the National Planning Policy Framework (2021), Conserving and Enhancing the Historic Environment. The guidance advises that heritage assets should be conserved in a manner appropriate to their significance. When considering Conservation Areas the guidance states that local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

It is the view of Bolsover District Council that Palterton has the special architectural or historic interest that justifies its designation as a Conservation Area.

Local

The National Policy embodied in the NPPF is taken forward at a Local level in the Local Plan for Bolsover District (March 2020). The policies that address the conservation of the Historic Environment are included in Chapter 7, Sustainable Communities.

SC16 – Development Within or Impacting Upon Conservation Areas

SC 17 – Development affecting Listed Buildings and Their Settings

SC18 – Scheduled Monuments and Archaeology

SC19 – Bolsover Area of Archaeological Interest

SC20 – Registered Parks and Gardens

SC21 – Non Designated Local Heritage Assets

Complementary supporting Local Guidance includes; The Historic Environment Supplementary Planning Document (March 2006) which gives District-wide guidance on Development and the historic built environment and Historic Environment Scheme (February 2008 and November 2011)



Tibshelf Conservation Area Appraisal


This Appraisal defines the particular significance of the historic, architectural, landscape and townscape elements of Tibshelf Conservation Area.

Tibshelf Conservation Area

295

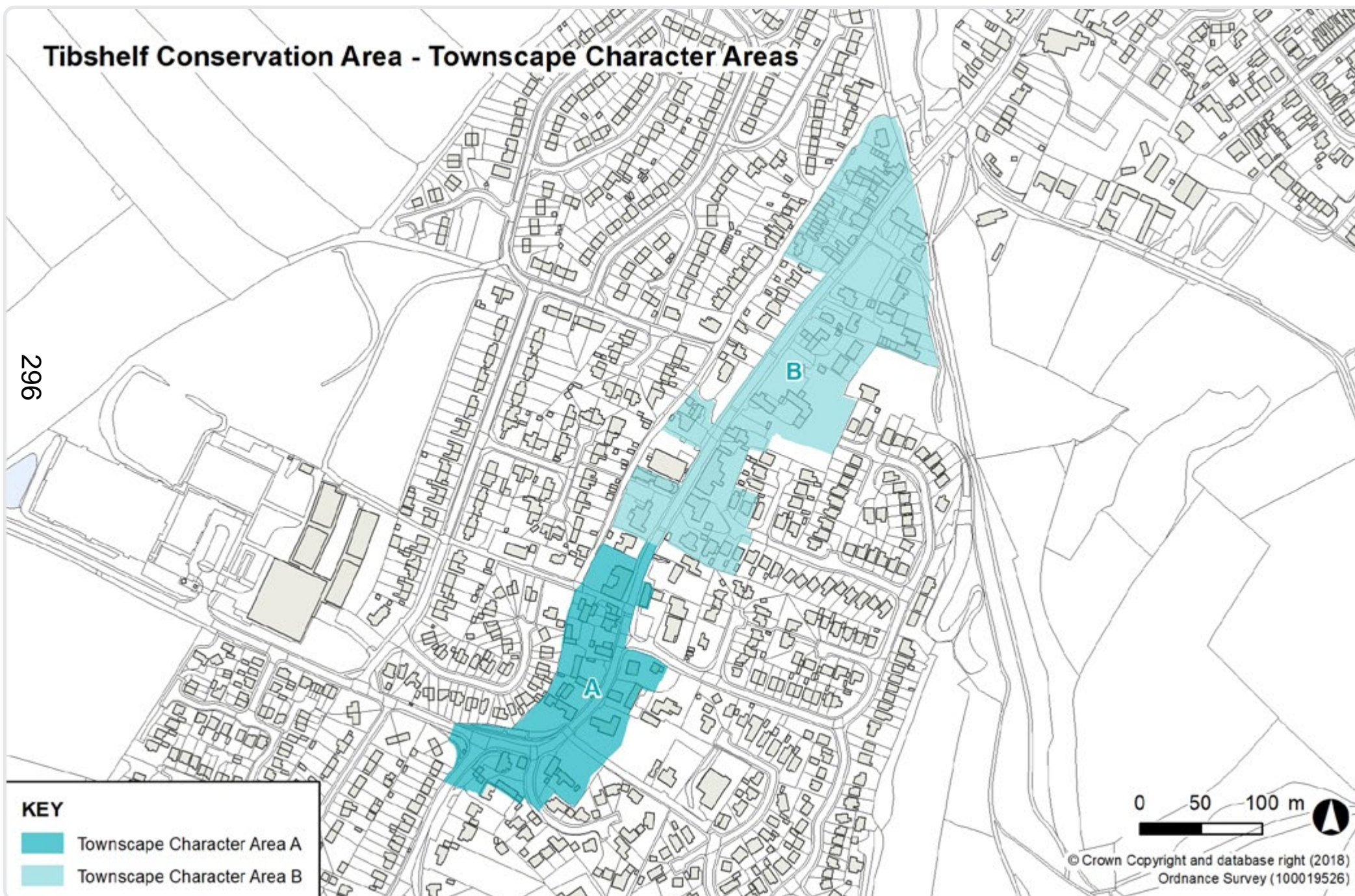
KEY

-  Area To Be Included
-  Area To Be Excluded

0 50 100 m 

© Crown Copyright and database right (2018)
Ordnance Survey (100019526)

Tibshelf Conservation Area - Townscape Character Areas



Tibshelf Conservation Area - Area A Townscape Plan

KEY

- Listed Buildings
- Non Listed Buildings of Merit
- Tree Preservation Orders
- Area of Archaeological Interest
- Important Views (see section 7)

0 50 100 m

© Crown Copyright and database right (2018)
Ordnance Survey (100019526)

Tibshelf Conservation Area - Area B Townscape Plan

298

KEY

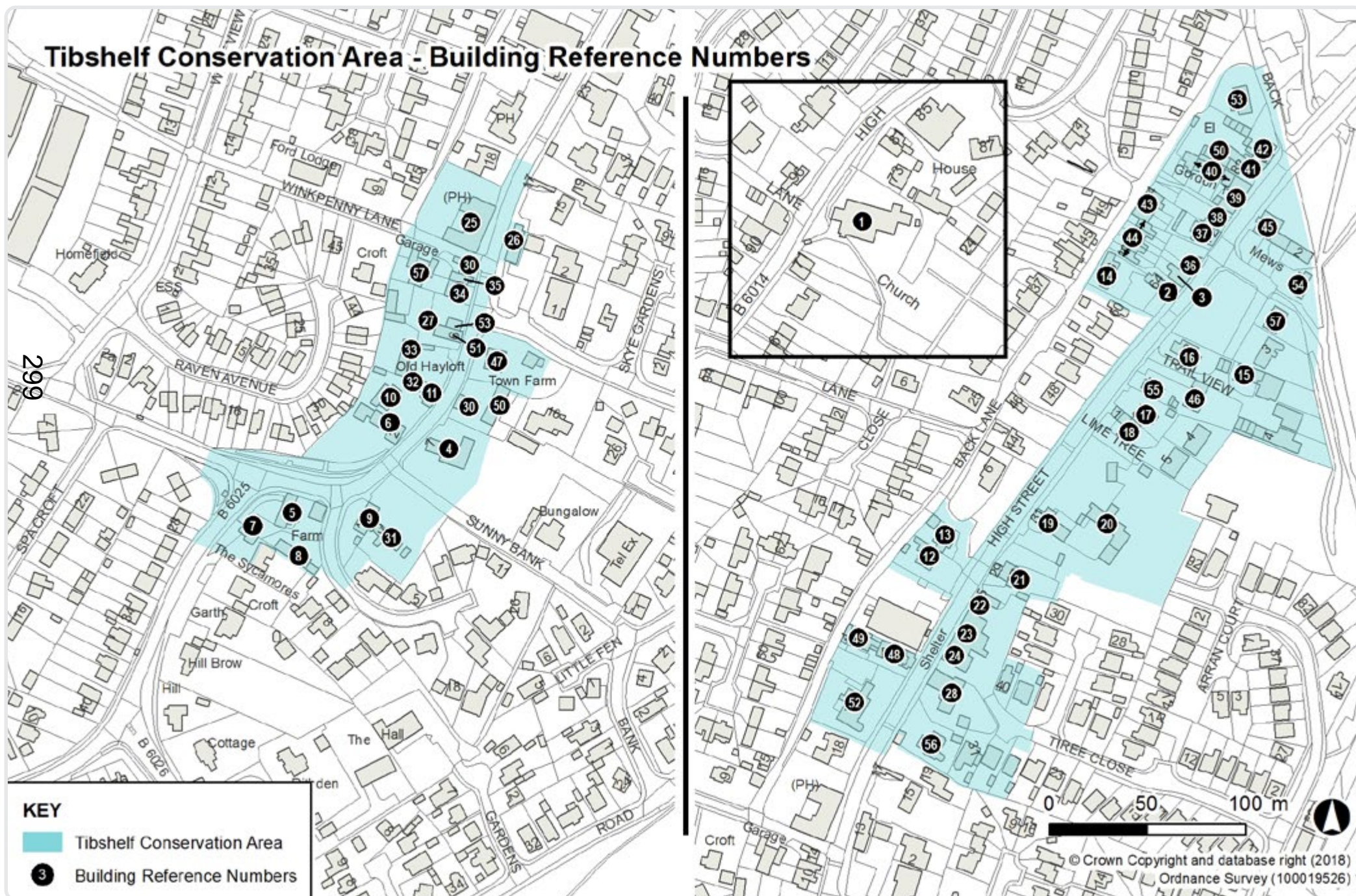
- Listed Buildings
- Non Listed Buildings of Merit
- Tree Preservation Orders
- Area of Archaeological Interest
- Important Views (see section 7)

HP1, HP2, HP3, HP4, HP5, HG1, HG2, HE1, HE2, HE3, HE4, HE5, MG1

0 50 100 m

© Crown Copyright and database right (2018)
Ordnance Survey (100019526)

Tibshelf Conservation Area - Building Reference Numbers



1.0 Introduction

The purpose of this document

This Appraisal is a statement of what defines the character and appearance of the Tibshelf Conservation Area, identifying those elements in particular which are significant to its character and appearance. The Appraisal should be read in conjunction with the Historic Environment (LDF Supplementary Planning Document).

Document Layout

Overview is the broad context of the conservation area designation.

Historic Origins is a brief historic overview noting the surviving buildings from each century. This will enable an appreciation of rarity as being key to significance along with an understanding of the historic relevance of the surviving building types. Each building is numbered and cross-referenced on the plan of Building Reference Numbers.

Landscape Character provides the context for the wider setting of the conservation area with regard to the geology, morphology and historic land use and settlement pattern.

Townscape Character This section identifies what is key about the townscape; the buildings, boundaries, building materials, the trees and the open spaces. Where there are Character Areas within the designated area each individual character area is identified and defined.

Key Buildings are those buildings that make a significant

contribution to the character and historical importance of the conservation area. They are either listed buildings, non-listed buildings of merit or key townscape buildings. Some are protected under an Article 4 direction. The section numbering corresponds to that of the Historic Origins section.

Views Important views are identified and the reason stated.

Traffic and Pedestrians sets out the characteristics of roads, pavements and parking in the Conservation Area.

Summary defines the key components of the Conservation Area's Significance as a designated heritage asset. An expansion of this can be found at the end of the preceding sections.



2.0 Tibshelf: An Overview

The village of Tibshelf is located in the gently undulating landscape of the Derbyshire, Nottinghamshire and Yorkshire Coalfield. Its ridge top origins dictated its linear form. Over the centuries up until the late 20th century, new development was concentrated along the length of the High Street, the original village street and along Back Lane. Most recently the village has expanded into the adjacent fields.

The village has two main historic phases of development; its early agricultural origins and mid 19th century industrial expansion. Throughout its industrial expansion, agriculture remained a local industry. There is a high survival of 18th and 19th century farmsteads and cottages. The High Street is the focus of the designated area:

Designation date: 7th February 1979

Suitability of existing boundary: as part of this appraisal the boundary of the Conservation Area was reviewed. It was considered that the boundary should be amended to reflect the layout of new development as well as a greater understanding of historic significance since the time of the designation.

Proposed extension 2020: Within the Tibshelf Conservation Area, there are no proposed boundary changes. Three are to exclude from the Conservation Area part of modern developments where the boundary no longer makes sense on the ground. The other is to include within the Conservation Area, The Methodist Chapel, The Crown Public



House and the traditional buildings facing it on High Street. The Methodist Church is an imposing late 19th century brick building that was re-fronted in the 1930's in the art deco style of the day. The Crown

is a former Coaching Inn and has historic significance. As surviving traditional buildings the church and public house make a significant townscape contribution. The traditional stone buildings facing The Crown are of good quality and complement the traditional character of the High Street frontage. This proposed change in the boundary will result in the conservation area having a continuous boundary where presently there are two separate areas.

Map: Conservation Area Map



3.0 Historic Origins

In putting together an overview of the historic origins of Tibshelf various archive sources have been used. References are included at the end of the Appraisal.

Tibshelf is thought to date from the 8th century; when as a tiny peasant settlement it comprised a small group of farmsteads clustered along a village street, surrounded by open fields. The name of the village may have been derived from the Anglo Saxon, Tebbas Schele, meaning Tebba's Ridgeway settlement.

302



Medieval settlement

Initially the village economy was predominantly based on the production of corn. This expanded to include sheep farming and the consequent lucrative medieval trade in wool and lambs. In the 1330 a coal pit was recorded in Tibshelf though it is likely that by that time it was already long established and one of a number in the area.

In 1552 King Edward VI gave the Manor of Tibshelf to St. Thomas's hospital. The King was the founder of the hospital and the lands at Tibshelf were part of the endowment.

Legacy: Within the conservation area there are no surviving buildings from this period. However the 13th century Church of St John the Baptist (grade II), Building Reference Number **(1)**. The Church can be viewed from locations within the conservation area and is a key historic landmark building.

17th early 18th Century

The start of the century saw changes nationwide relating to the nature of farming, with the advent of Enclosure. It was initially envisaged that this would be by mutual consent between landlords and tenants. By 1660 national grain prices had begun to fall, further justifying the case for enclosure as a more economic way of farming. Despite this, in 1692 Tibshelf retained a large area of Commons, 363 acres. In Tibshelf farming life continued on as it had done for centuries.

Legacy: the earliest surviving buildings from the agricultural origins of the village are from this time. They number 5 buildings in all, Building Reference Numbers **(2)** to **(6)**. All are considered to be of significance (see Section 6.0 Key Buildings).

18th Century

Throughout the 18th century Tibshelf was a prosperous agricultural community. A quarry at the foot of the hill

provided stone for building the farmsteads and cottages. The century saw an increase in national travel. The Crown Public House, a coaching inn from this time, is evidence that Tibshelf was located on the national transport network of the day.

Legacy: the buildings from this period represent the agricultural hey-day of the village and by their number contribute most to the character of the conservation area. There are 24 buildings in all, Building Reference Numbers **(7)** to **(30)**. Of these, nearly half are considered to be of particular Significance (see Section 6.0 Key Buildings).

19th Century

By 1810 a Wesleyan Methodist Chapel had been founded in Tibshelf. It is most likely that the early meetings were held in the houses of the followers. In 1829 Tibshelf was a well-established agricultural settlement that included a corn miller, a wheelwright, a blacksmith, a whitesmith, a butcher, a shoemaker and farmers and a licensed victualler. There was also a framework knitting industry producing stockings as well as the long standing coal pit.

Less than 20 years later in 1846 Tibshelf was to present a very different picture.

On the back of coal mining and the related industries and commerce Tibshelf developed into a vibrant industrial settlement. The village expanded north beyond the Parish Church along the High Street. New trades included a saddler, a coal master, a malter, a timber merchant, stone masons, a baker and an increase in the number of butchers

and shopkeepers. In the middle of the century a number of the farmers are recorded as being in both industry and farming. Some of the farming families were to become leading industrialists. Their philanthropy contributed to village expansion with workers housing and the provision of social facilities.

In 1851, the Religious Census listed the Tibshelf Wesleyan Methodist Chapel as a detached building with seats for 150 people and a Sunday-School. The front was the Sunday-School, with the Chapel at the rear. The present day Wesleyan Methodist Chapel, capable of accommodating 250 people, was erected in 1863. Following this two further places of non-conformist worship were built in the village, A Primitive Methodist Chapel located on Alfreton Road was built in 1878 and the United Free Methodist Chapel on Addison Street was erected in 1884. The latter was a small plain structure, capable of seating 150 people. A Sunday-School was added to the rear of the Wesleyan Chapel in 1891. As elsewhere in the country, the industrialisation of Tibshelf had strengthened non-conformism.

In 1891 the railways came to the village. Initially built to service industry, demand soon led to a passenger service. Tibshelf had its own station as a branch line destination of the Manchester, Sheffield and Lincolnshire Railway line which in turn connected these expanding northern cities to London. The connectivity of Tibshelf was further improved that same year when the National Telephone Company connected it to neighbouring towns.

Industrialisation impacted on its character, with commercial and public buildings and the introduction of brick and blue slate as building materials. At the southern end of the High Street, agriculture however remained the main land use with stone buildings predominating.

Legacy: the surviving buildings of this period reflect the diversity of the Tibshelf economy at that time. They number 20 buildings in all, Building Reference Numbers **(31)** to **(50)**. Nearly one third are considered to be of Significance (see Section 6.0: Key Buildings).

20th Century

Tibshelf experienced significant residential expansion throughout the century. Early development continued the focus along High Street with infilling between older agricultural properties taking the form of mainly detached houses set back from the road with front gardens.

The focus on leisure in Edwardian times resulted in a new place in society for the public house. The former Royal Oak (now Twisted Oak) was built in what was the golden era for public house building when brewery companies designed and built many such public houses across the country. The pub was perfectly placed not only for villagers but for passing trade as the wider population began to visit 'the countryside' in pursuit of leisure.

Between 1965 and 1968 the Rugby to Leeds extension of the M1 was built, passing less than a mile to the east of Tibshelf. This time was to see the start of another period of significant expansion of the village. The first modern housing

estate development was built in the fields to the north, off Back Lane. There followed a number of residential estates in the fields immediately surrounding the village off Back Lane and High Street. At the close of the century a new service station was built nearby on the M1 and was named after the village.



Legacy: the surviving buildings of this period include the earliest individual examples of the 20th century housing expansion that was to develop into housing estates later in the century. They number 8 buildings in all, Building Reference Numbers **(51)** to **(58)**. Two are considered to be of particular Significance (see Section 6.0: Key Buildings).



Significant Historic Characteristics

- Tibshelf is a long standing agricultural settlement. Although the industrial expansion remains evident, the essence of the village is the survival of its rural origins.
- Settlement morphology follows a traditional High Street configuration of an historic ribbon settlement with the church at one end at the highest point and a Back Lane going into the surrounding fields. This historic settlement layout and hierarchy remains legible.
- The completeness of settlement particularly in the southern character area strongly conveys the essence of its agricultural origins.
- Tibshelf has historically punched above its weight in terms of its links to the wider area and country as a whole.

4.0 Landscape Character

The landscape is a key component of the character and appearance of a settlement. The underlying geology influences the natural landforms, features and natural vegetation. These in turn influence the nature of man's activities over the centuries including the very nature of settlement. Landscape is therefore integral to sense of place and a key component that underpins character and appearance.

The landscape with its undulating form, its small woodlands and tree lined fields and watercourses are typical of The Coalfield Village Farmlands.

Tibshelf is typical of an historic settlement within this landscape with local sandstone buildings at its core. The landscape is legible from within the Conservation Area and is a significant component of its character.

Tibshelf is built along the crest of a hill that falls north to south along its length. High Street runs along the contour line, sloping down towards the earliest part of the village. The Coal Measures outcrop upon which the village developed is characterised by alternate layers of silt, coal, sandstone and mudstone. The geology contributed to its early years as a successful agricultural settlement as well as its subsequent industrial prosperity.

The pattern of the surrounding fields dates from the early 18th century and the advent of Enclosure when the previously open fields of cultivated strips were largely

enclosed in small private closes. With the adjacent fields now built up with 20th century residential estate development, the conservation area boundary is tightly drawn around the historic core of buildings.

Landscape Significance

- The historic settlement layout and hierarchy remains legible. It follows the traditional pattern of a medieval High Street with the church at one end at the highest point and a Back Lane giving access to the surrounding fields. The survival of a significant number of 17th and 18th century farmstead buildings contributes significantly to the overall character of the conservation area.
- The surviving public buildings contribute to the historic significance of the conservation area in reflecting its social and economic history.

5.0 Townscape Character

The character of an area is derived from the combination of a variety of things; historic street pattern, land use and activities within this pattern, individual or groups of buildings, their settings and the contribution of local building materials and architectural details, the quality of open and public spaces and underlying landscape quality. In addition to a place's essential character, the appearance of an area derives from how well the characteristic elements are maintained, and presented.

3 Character Areas

The conservation area has two distinct character areas; the southernmost frontage of High Street which retains a large number of the 18-19th century agricultural buildings and the High Street frontage to the north which has more diversity in building type and age. The designated area has been drawn to reflect their distinct characters; comprising two separate areas. The character areas do not share a common boundary.

Maps: Townscape Character Areas

A. The southern character area has a strong sense of place categorized by the clustering of substantial farmstead buildings. Although a large number of the original barns are now in residential use, the overall character remains one of an agricultural settlement.

The area is characterised by the uniformity in the character, scale and appearance of its traditional buildings and the farmyard and garden settings of its properties. Established trees contribute significantly to landscape and townscape setting. The ambience of this character area is of stillness.

B. The northern character area comprises two main streets; High Street and the later medieval Back Lane. The High Street comprises mainly 18th and 19th century buildings and slopes south west from the Church. Back Lane consist of a small number of traditional terrace cottages, some of which front directly onto the pavement. Along most of the length of Back Lane modern and traditional properties present their rear to the road frontage.

This character area is characteristic of the ongoing evolution of the village with infilling creating a patchwork of building ages, types and materials along both thoroughfare. The lack of homogeneity is a characteristic of the area. This area includes some of the 19th century commercial expansion of Tibshelf, representing a key phase in the history of the village.

The impact of economic change with vacancy and demolition has impacted on the potential of these buildings to make a positive contribution to the character of the area.

Townscape

The townscape components that contribute to the character of an area essentially comprise buildings their form and design, boundaries, trees and spaces. Traditional building materials are a key component of local identity. Established trees are significant for their historic legacy as well as amenity value. Significant trees are often acknowledged by the designation of a Tree Preservation Order. The significant townscape elements are marked on the Townscape Plans.

Map: Townscape Plans

Buildings

The style and quality of buildings primarily reflects that of an agricultural community with a small number of commercial buildings from its industrial expansion.

As a likely a response to the hilltop location and prevailing winds, farmhouses and cottages are set back from the road frontage and present their gable ends to the High Street. A significant number date back to the 18th and 19th centuries reflecting the thriving agricultural community at that time. There are some picturesque individual traditional buildings which make a significant contribution to the visual quality of the area. These have been identified as Key Townscape Buildings.

A number of early farmhouses were enlarged in the 19th century. Although many outbuildings have been lost, the main barn of each farmstead generally survives and is significant in that respect. They are typically large and built along the contour line, parallel to the High Street.



The late 20th and early 21st century has seen the erosion of traditional character of the farmstead and other traditional buildings with the loss of architectural details in the way of traditional joinery and roofing materials. Surviving traditional windows are rare. The loss of traditional joinery has undermined the historic character of traditional properties. There has been the loss of the wider landscape setting of many individual farmsteads from the encroachment of modern residential development. Where the connection between a farmstead and the surrounding landscapes survives it is significant.

Boundaries

Boundary walls are a key component of the character of the conservation area with half round sandstone coping stones common. Some walls are pointed whereas others are drystone walls. Most are built of Coal Measures sandstone, and complement the traditional stone buildings. In their historic and visual relationship to the historic farmsteads and cottages they contribute significantly to the agricultural character of the village. They are a visually unifying feature along the High Street and contribute towards enclosure along its length. They make a significant contribution to the historic townscape.

Materials

Natural stone: the majority of traditional buildings and walls are constructed from Coal Measures sandstone.

As a building material the Coal Measures sandstone remains relatively intact, in the southern character area very few buildings are rendered or painted. In the northern character area the predominance of pebbledash, render and painted brick undermines the contribution of the stone buildings that remain. The fragility of the material in terms of its sometimes poor resilience to weathering has a negative contribution in places where it has failed. Throughout the conservation area the contribution of Coal Measures sandstone for both buildings and walls is a key component of its character. Its warm mellow hue is a significant attribute.

Brick: Brick is the main building material for 20th century buildings. The Royal Oak is the only brick built building in the

Conservation Area that has not been altered. The brick is a soft buff/brown. Decorative brickwork, a popular detail of the time is employed on the main elevation. The building is a high quality example of a brick building.

Slates and Tiles: The main surviving traditional material is blue slate with a small number of clay pantile buildings. There are two thatched roofs in the village on the only two 17th century buildings; one in each of the designated character areas. There are a small number of plain tile buildings, one of which is the Royal Oak Public House. Key surviving traditional roof details include 18th century stone parapet gables with kneelers and 19th century decorative barge boards.

Concrete tiles are in evidence on traditional buildings throughout the conservation area. Their visual heaviness and flat patina do not contribute positively to the character and appearance of the area.

Trees and planting

Trees make a significant contribution to the character of the conservation area. The established trees have historic significance as well as townscape significance in their visual majesty and contribution towards the setting of the village. Trees and planting provide enclosure and interest along the High Street frontage as well as a backdrop to traditional buildings when within the plot.

Hedges are a feature of the High Street frontage although they not a traditional boundary treatment. Hedges have most often been planted to supplement a traditional stone

boundary wall to increase privacy. The resultant impact on the townscape has been to increase the sense of enclosure along the High Street. In this way hedges have helped to assimilate later infill properties by providing a screen. Although hedges are not characteristic of the area, they have a scenic quality.

Open space

There is one area of open space in the Tibshelf conservation area. It is a piece of open land where once stood a Bank and other commercial buildings. These buildings have been demolished since the conservation area was designated. The resulting open space has little visual amenity being an uneven grassed mound. There is no seating so its public amenity is limited. As an obvious 'gap' which breaks the enclosure of the frontage it undermines the character of the High Street. It is not therefore considered to be a key open space in terms of making a positive contribution to the character and appearance of the conservation area.



Townscape Significance

- The former farmstead buildings that include stables and threshing barns are a significant component of the agricultural legacy and character of the conservation area.
- The trees, boundary walls and hedges are unifying components with significant scenic qualities.
- The intensification of residential uses from the conversion of agricultural buildings impacts on the overall ambience of the conservation area and dilutes its agricultural character.
- The vacancy of 19th century commercial properties blights the appearance of the conservation area.
- Open spaces are not a significant component of the townscape.

6.0 Key Buildings and Archaeology

Tibshelf Conservation Area is characterised by traditional farmsteads and cottages. Commercial buildings of note include the three public houses dating from the 18th, 19th and 20th centuries, although one is no longer in use as a public house. There are two listed buildings in the conservation area, both residential. Buildings that are not listed but make a contribution to the character of the conservation area are identified as non-listed buildings of merit or Key Townscape Buildings.

 **Map: Plan of Building Reference Numbers**

→

Medieval

1) Parish Church of St John the Baptist (grade II) 15th century with Victorian rebuilding in 1887 (Bodley and Garner) though the tower, nave and chancel are of the original church. The parish church is included as a Key Building as although outside of the area it is a key landmark building visible from within the conservation area and in that way, along with the surrounding landscape, is a significant component part of its historic setting.

17th Century

2) 62 and 64 High Street (non-listed building of merit) an 18th century thatched house built of coursed sandstone now two properties. Significant for its age as one of the oldest buildings in the village and its contribution to the townscape of the conservation area.

3) 66 High Street (non-listed building of merit) a much altered frontage belies a much earlier dwelling, evident from the steepness of the gable and window therein. Significant for its age as one of the oldest buildings in the village.

4) 7 High Street (grade II) early 18th century thatched house built of coursed rubble sandstone with ashlar dressings. It has stone mullion windows and brick chimney stacks at the gable and on the ridge. An early residential building significant for its age, as one of the oldest buildings in the village and its contribution to the townscape of the conservation area.

5) Rock House Farm, 1 High Street (key townscape building) an early 18th century farmhouse with 19th and 20th century additions. The earliest elevation fronts High Street. The survival of its historic openings on this elevation means that the building contributes significantly to the high quality of the historic townscape at this prominent location. The over-sailing eaves of the Victorian alterations is slightly incongruous but of a similar high quality. Significant as a high quality traditional building.

9) Raven House Farm (key townscape building) an early 18th century farmhouse which has been much altered including a brick and rendered two storey extension to the rear and the raising of the height of the roof to add another complete storey. Its significance is as part of an historic farm group alongside its associated outbuildings which retain their traditional character.

7) Barn to Rock House Farm (key townscape building)

an early 18th century barn built of coursed rubble sandstone with a blue slate roof with a stone eaves course. As a traditional agricultural building it is significant in its contribution to the historic townscape. That it presents a blank façade to Alferton Road is key to this.

18th Century

10) Barn to Raven House Farm (key townscape building)

built of coursed sandstone rubble with a clay pantile roof. As a traditional agricultural building it is significant in its contribution as part of a traditional farmstead group around a traditional open yard. Its prominence closing the view from High Street further adds to its townscape significance.

11) Outbuilding to Raven House Farm (key townscape building) single storey small outbuilding built of coursed sandstone rubble with a clay pantile roof. Although converted as part of a traditional farmstead group around a traditional open yard. Its prominence as a building fronting the High Street further adds to its townscape significance.

12) Thorpe Farm, 32 High Street (number 40 on OS base) (grade II). A late 18th century house built of squared sandstone with stone mullion windows. It has a slate roof and brick gable end chimney stacks.

19) Ashmore Farm 31 High Street (non-listed building of merit). Stone built farmstead with slate roof. Vertically sliding multi-pane sash windows. Its completeness of architectural detail and modern garden setting gives it a picturesque quality. It is significant as a good quality example of a

farmstead typical of its type constructed with its gable end to High Street.

21) 27 and 29 High Street (key townscape building).

Stone built former farmstead with slate roof now two cottages. Significant for its townscape contribution as an example of a traditional farmhouse typical of its type constructed with its gable end to High Street. Its contribution is enhanced by its visibility alongside 31 High Street (above).

25) The Crown Hotel: An 18th century coaching inn that is not included within the conservation area but instead sits between the two character areas in the High Street frontage. Although architecturally much altered, it is a key historic building in the context of being one of 3 public houses from consecutive centuries showing the development of the building type. It contributes to the historic setting of the High Street.

28) 23 High Street (key townscape building) originally a double pile house with gable ends fronting the road, this stone farmhouse was extended in the 19th century with a two storey extension at right angles to the original house. The lofty proportions of the Victorian addition contrast but do not detract from the more homely proportions of the



original building. A shopfront remains on the back section of the original building. This would likely have been to a butchers shop as the farm included a slaughterhouse. Significant for its history as well as the townscape contribution of not only the 19th century extension but also the original farmhouse with its gabbles fronting the road.

29) The Old Barn, High Street (key townscape building)

coursed squared rubble sandstone former barn with a tile roof. Of significance for its townscape contribution as a substantial former agricultural building.

30) Annex at The Old Barn (key townscape building)

coursed squared rubble sandstone former outbuilding with a tile roof. Later brick gable end. Of significance for its contribution as part of the traditional setting of the Old Barn and its townscape contribution as a traditional gable end fronting building.



19th Century

32) The Old Hayloft, 4 High Street (key townscape building) traditional farmstead building range fronting an open yard. Earlier single storey stone building with much larger and later red brick barn attached. Converted and no longer retains its traditional agricultural character. Significant in its townscape contribution; as part of a farmstead group around a central yard.

33) Farmhouse at 4 High Street (key townscape building)

traditional red brick farmhouse fronting an open yard attached to the former barn now converted with an l-shaped addition. Significant in its townscape contribution as part of a farmstead group around a central yard.

38) 76-78 High Street (key townscape building)

substantial brick house of 3 storeys with additional attic room. Asymmetrical main façade. Brick dwarf wall with railings to High Street. Of historic significance as an example of a grand residence of its day and of townscape significance for its imposing architectural presence though it has lost its architectural finesse.

5) 1 to 4 Wheatsheaf Mews, High Street (non-listed building of merit). A stone built, slate roof 19th century former public house, The Wheatsheaf, which has been converted to residential use. Traditional architectural detailing survives, includes gables with ornate barge boards. The building is a fine example of its time of early brewery built public houses. Now converted to residential use.

47) Town Farm, 9 High Street (key townscape building)

former farmhouse built of coursed squared sandstone

with a blue slate roof. The stone boundary wall and gated entrance contributes to an overall picturesque setting which contributes to the historic townscape of the conservation area.

48) Tibshelf Methodist Chapel (key townscape building)

The Wesleyan Chapel is a brick and blue slate building erected in 1863. When built it was furnished with open seats of pitchpine to accommodate 250 people. A commodious Sunday school was built in 1891, added to the rear of the building, on Back Lane. The building is still used as a place of worship. It has historic significance as the only surviving 19th century non-conformist chapel in the village. It makes a significant contribution to the townscape by virtue of its prominence and architecture. The Art Deco style rendered front is somewhat at odds with the restrained brickwork of the original building but is of note nonetheless.

20th Century

51) 6 to 8 High Street (key townscape building) a pair of Edwardian semi-detached red brick houses. Historically significant as the only such examples in the conservation area. Although their historic picturesque quality has been diminished by later alterations they have an architectural contribution to the townscape in their overall composition. Raised above street level they each have a small forecourt garden area surrounded by railings.

5) 2 The Twisted Oak Public House formerly Royal Oak (non-listed building of merit) Brick with plain tile roof. A good example of a brewery designed public house of the early 20th century. A high quality brick building. Early

designs took their inspiration from a romanticised view of earlier times, with Tudor references common. Plain tiles and natural stone or buff/brown bricks were used to create the palette of 'Olde England'. The interiors became increasingly more grand and luxurious.

The scale of the buildings more grand. The former Royal Oak is a typical brewery architect designed public house. Characteristically, it is of a size much larger than its forbears in the village and the interior is correspondingly grand. The car park fronting the road is also of its time responding to the advent of mass car ownership. The frontage car park and low boundary wall to High Street is part of its historic setting.

Archaeology

Tibshelf is one of eleven settlements in the district which are considered to have particular potential for medieval archaeology. As a non-designated archaeological asset, its location is defined as an Area of Archaeological Interest.



7.0 Views

The visual relationship of buildings to spaces creates a view. The combined contribution of the views creates the overall setting. The stronger the views; from the quality of the buildings and boundaries and spaces, the greater is the sense of place. It is this sense of place that underpins the designation of a conservation area. Views are therefore significant.

Tibshelf is a village within which views of the surrounding countryside; glimpsed and panoramic, are a significant component of its setting. Although later 20th century expansion has impacted on the physical connection between the historic core and the wider landscape, the views of that landscape remain and are a key component of the character of the village.

Map: Townscape Plans

Panoramic views

A panoramic view gives a perspective to the viewer that is not merely visual. The connection to the landscape is both physical and personal. The 'big picture' of the panoramic view provides for an inner stillness. If in the middle distance the panoramic view creates a backdrop. Panoramic views make a significant contribution to any setting. The views are classified as either highly significant (HP) or moderately significant (MP) and are noted on the Townscape Plan.

HP1: View west along High Street and Doe Hill Road

The view from the bottom of High Street looking along Doe Hill is a fine panoramic long distance view. The land slopes down towards the boundary of the conservation area where the view closes to a near view.

HP2: View west along Church Street

Church Street links High Street and Back Lane at the northernmost extent of the conservation area. The view along Church Street to the west is a spectacular long distance view of the hillside beyond with tree lined fields. The view is further enhanced by the planting either side of Church Lane, some natural others garden trees, which frame the foreground.

HP3: View west off Back Lane along Harrison Road

Harrison Road falls steeply away from Back Lane. The view beyond, over the tops of the housing is an amazing panoramic view of fields and woodland.



HP4: View east along Staffa Drive

The view is a stunning long distance view of the wooded hillside. Although Staffa Drive is an access for new residential development the floor levels of the new housing are such that they lie under the sight line. This is a highly significant view in terms of an appreciation of the landscape and its contribution to the setting of the village and conservation area.

HP5: View east from former public house

At the entrance to the conservation area from the north, this panoramic view of the wooded hillside is a significant component of the setting.

HP6: View east along Sunny Lane

As viewed from the High Street, the view along Sunny Lane ends at the horizon of the road as it falls down the hillside. The wider view of the wooded slope ahead opens out along Sunny Lane. A highly significant view.

Enclosed views

An enclosed view is a short to medium distance view within the settlement channelled along a road or track, it is usually stopped by either; a building, trees/ planting or a wall. Where the underlying terrain is flat, the enclosed view has a static quality. On sloping terrain the combination of slope and the visual termination of the view creates drama. Where the road or track curves the drama of the enclosed view is heightened. The views are

classified as either highly significant (HE) or moderately significant (ME) and are noted on the Townscape Plan.

HE1: View up High Street from the roundabout at the junction of High Street, Alfreton Road and Doe Hill Road.

From the end of High Street the view towards the entrance to the historic core contributes significantly to the character of the conservation area. The steep rise of the land, the curve of the road and the closure of the view by high walls and established trees creates a dramatic gateway to the historic core.

HE2: View north along Back Lane towards Church Street.

The land rises towards Church Street and the view is closed by established trees/planting. The framing of the view by garden trees of properties on Back Lane enhances the enclosure. A significant length of the Back Lane frontage is of the backs of properties of new estate development or properties fronting the High Street. The sylvan qualities of this view contrasts with this back land character.

HE3: View south looking down High Street.

The view south down the High Street is closed by the established trees and embankment as it turns sharply at its end. This view does not have the drama of HE1 as notwithstanding the enclosure along High street from the walls and planting, the relative shallowness of the slope and width of a relatively long and straight length of road reduces its impact. It's high significant is of itself, being the original village road and historic core.

HE4: Views to rear of 50 and 52 High Street from Back Lane

This view is a short view channelled along a narrow footpath. The proximity and architectural majesty of the gable end of the property dramatically closes the view. The footpath turns sharply around the end of the building. This view has an historic quality that conveys a strong sense of place.

ME1: Views towards 6 and 8 High Street from Staffa Road.

This view is closed by two pairs of semi-detached properties and by a tree in the open area between them. It is not a significant view.

ME2: Views into former farmstead curtilages

In the character area at the south of High Street, the enclosed views into the former farmyards convey the agricultural origins of the village. Their contribution to the character of the conservation area has been diluted from the impact of residential conversion on their agricultural character and setting.

Glimpsed views

A glimpsed view is a view from within the settlement through a gap in the frontage. The view can be a short, a medium or long but what unifies all glimpsed views is that they take the viewer by surprise. Glimpsed views are necessarily framed views. The quality of that frame, be it the architecture of the buildings or the qualities of the boundaries or vegetation on either side, impacts on the overall quality of the glimpsed view. Glimpsed views are classified as either highly significant (HSG) or moderately significant (MSG) and are noted on the Townscape Plans.

HG1: View from Back/Church Lane.

From Church Lane the glimpsed view across the route of the Five Pits Trail, formerly the line of the railway is of the Parish Church. This sylvan view framed by trees and planting has a timeless picturesque quality.

HG2: View east at 27 High Street.

A glimpsed view through the garden to the hillside beyond. With the garden setting in the foreground, a picturesque view.

MG1: View east at 37 High Street

A glimpsed view between buildings of the Hillside beyond though partially obscured by residential development.

Significance of Setting

- The hilltop location of Tibshelf affords spectacular views to the countryside beyond. Panoramic views of the surrounding Coalfield Village Farmlands landscape from within the settlement are a key component of its wider historic and townscape setting.
- The slope of the land and trees contribute significantly to enclosed views within the village.
- The physical separation of farmstead and landscape has undermined the contribution of the agricultural landscape setting to the setting of the farmsteads and thereby the character of the conservation area.

8.0 Traffic and Movement

Pedestrian

There are pavements on both sides of the High Street dissected at intervals by the access drives which cut across them. Although wide enough to feel safe the speed of the traffic still impacts on the overall ambience of the pedestrian experience. The two short and narrow public footpaths linking High Street to Back Lane give the opportunity albeit fleeting to be in the historic core without the presence of traffic. The contrast in ambience from the stillness and enclosure is significant.

Vehicle

High Street forms part of the B6014 and is a relatively wide road. Traffic travels along it at 30 mph. It is moderately busy. Traffic impacts on the ambience of the conservation area and has an urbanising impact on its character. Back Lane is much quieter being a local access road.

Parking

Roadside parking is a feature of the High Street. Although restrictions are in place along both sides of the road the visual impact of parked cars is significant. A number of properties have private off road parking. The only public car park in the designated area is the car park to the Twisted Oak.



9.0 Summary of Significance

The Tibshelf area is characterised by:

- A hillside setting with a range of views out of the village across the surrounding countryside some of which could be considered spectacular.
- A strong linear form, following the contour of the hill.
- An overall agricultural character of traditional farmsteads and cottages.
- A character strongly rooted in local materials with Coal Measures sandstone buildings and walls predominating.
- A sylvan character from the established trees and planting.



10.0 Sources

The Local Development Framework Historic Environment Supplementary Planning Document (Bolsover District Council).

Historic Farmsteads Preliminary Character Statement: East Midlands Region
(English Heritage and Countryside Agency 2006).

Landscape Character Appraisal: Landscape Character Descriptions No4. Nottingham,
Derbyshire and Yorkshire Coalfield (Derbyshire County Council).

Chapter 3 Historic Origins

British History Online

www.british-history.ac.uk/magna-britannia/vol5/pp275-306

The Andrews Pages: Genealogy and Local History – An account from the Kelly's Directory 1891

www.andrewsgen.com/dby/kelly/tibshelf.htm

CAMRA: Pub History

www.pubheritage.camra.org.uk/home/typesofheritagepubs.asp

Pursglove-One-Name-Study

www.pursglove.org.uk/counties/derbyshire/tibshelf.htm

Derbyshire Places of Worship

<http://churchdb.gukutils.org.uk/DBY1230.php>

Geograph – photograph every grid square!

<https://www.geograph.org.uk/photo/4215561>

Agrarian History of England and Wales, 1750-1850, Part 1: Regional Farming Systems (edited by Joan Thirsk (1984)

