

# 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 Elmtton 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

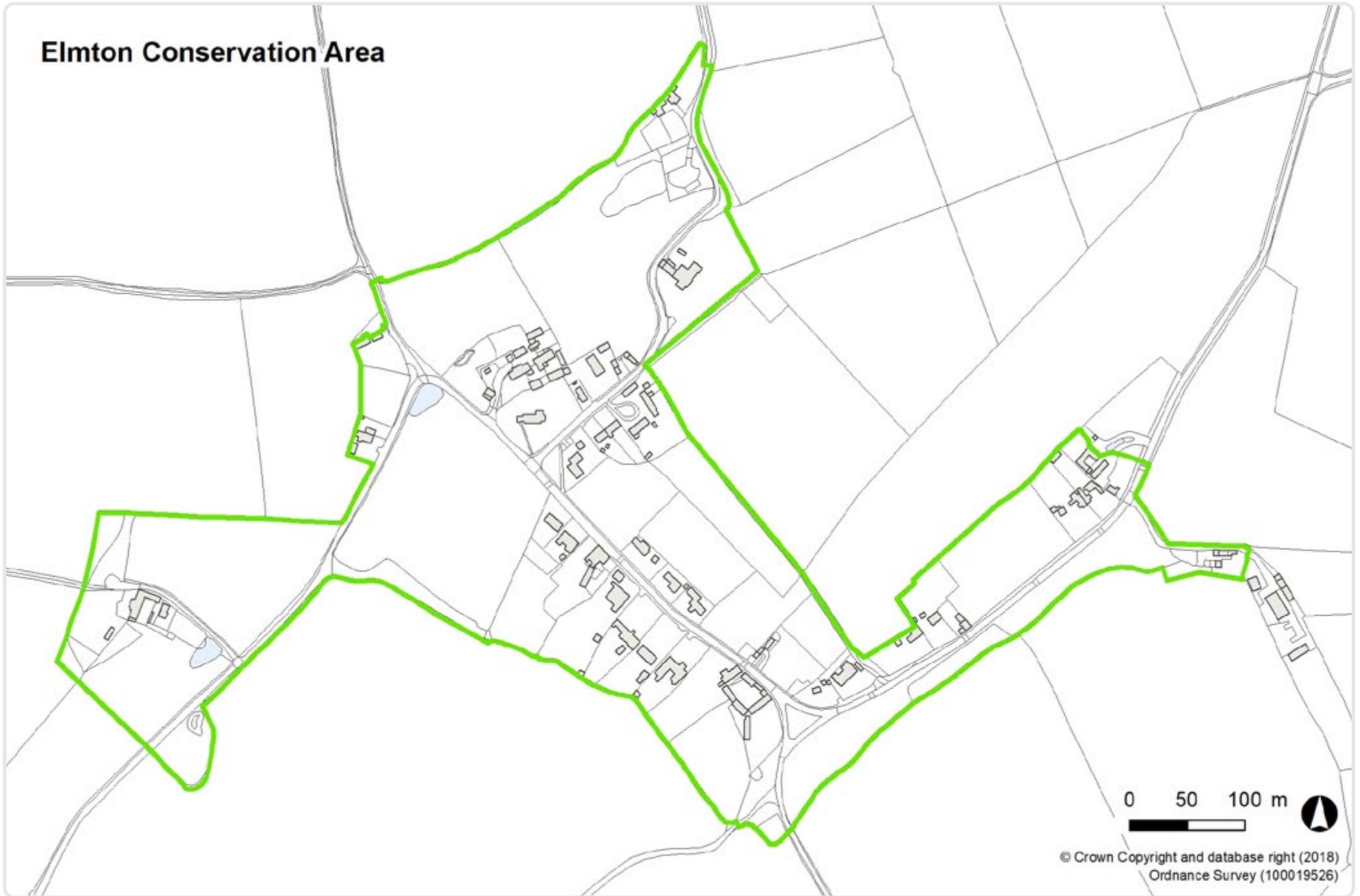
- **SC18** – Scheduled Monuments and Archaeology
- **SC19** – Bolsover Area of Archaeological Interest
- **SC20** – Registered Parks and Gardens
- **SC21** – Non Designated Local Heritage Assets

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

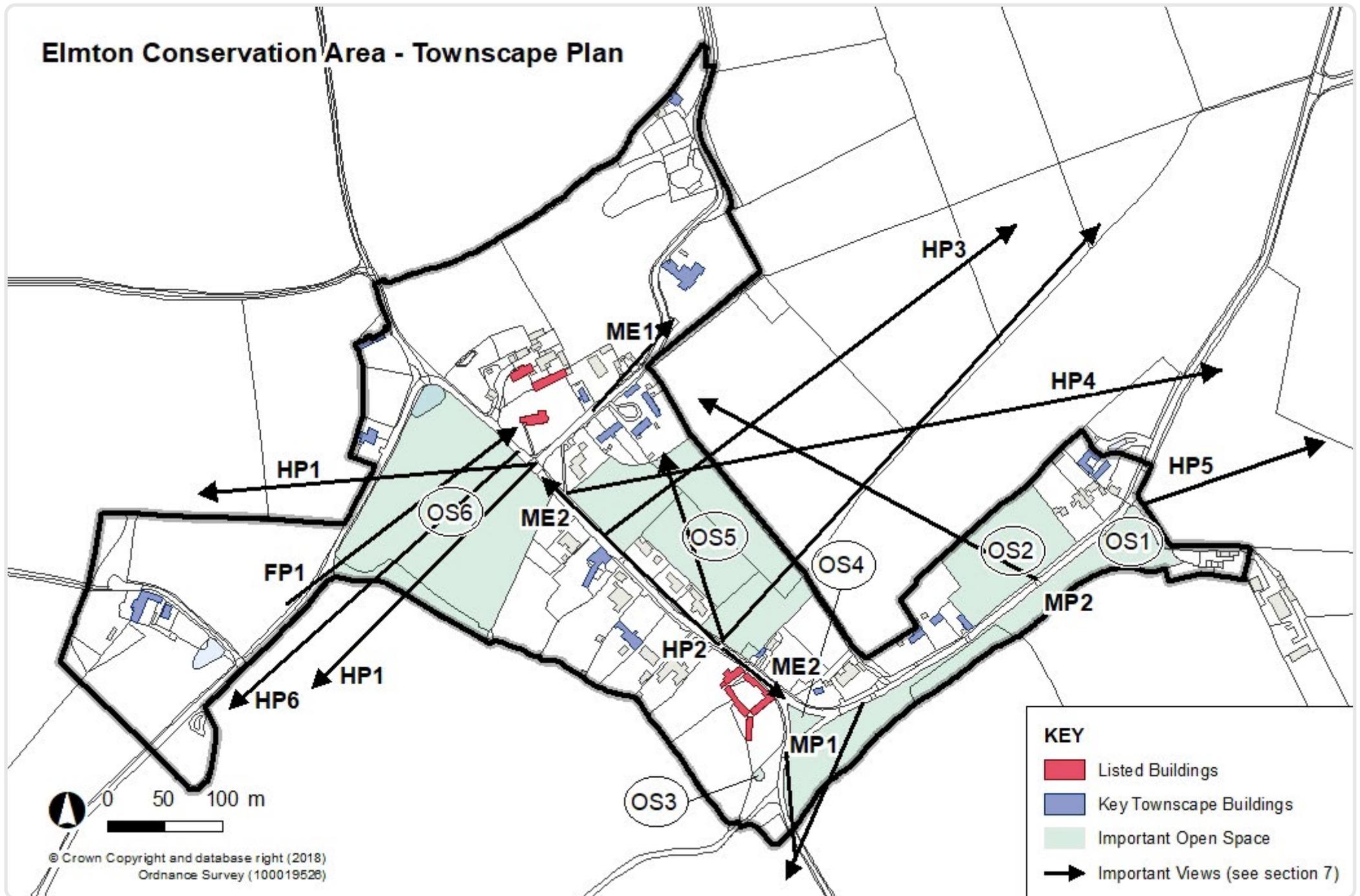
This Appraisal defines the particular significance of the historic, architectural, landscape and townscape elements of Elmtton Conservation Area.

# Elmton Conservation Area

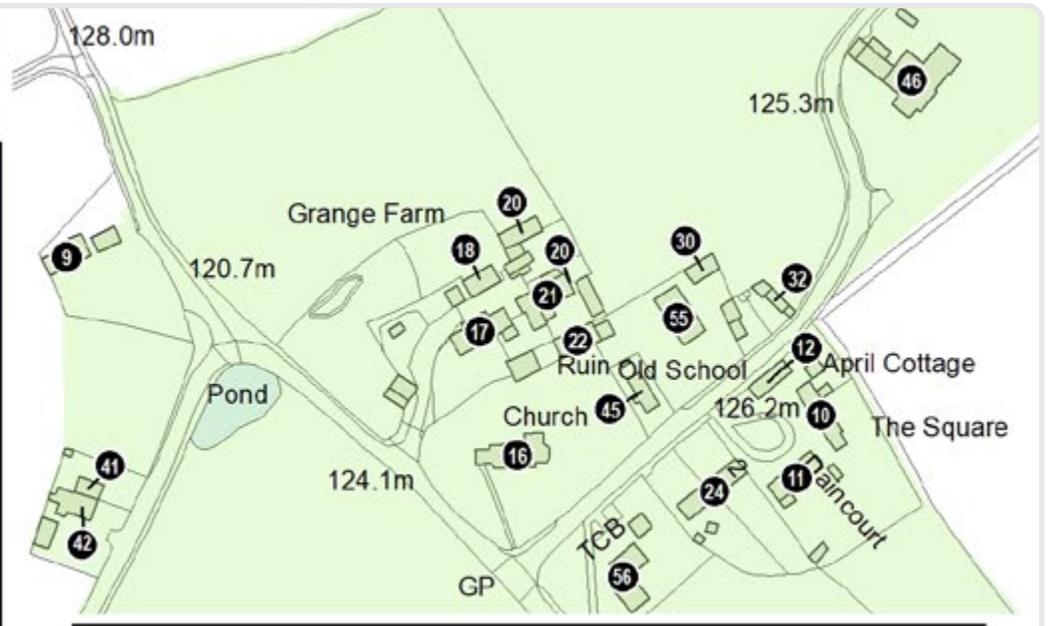
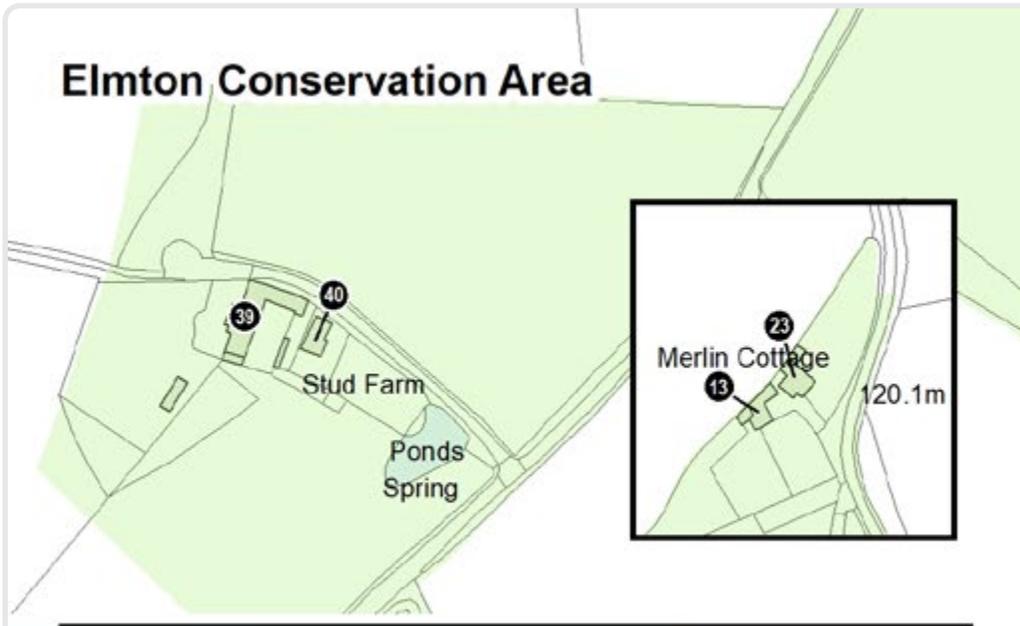


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# Elmton Conservation Area - Townscape Plan



# 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 Elmton went through a succession of owners. The lands of Elmton 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 Elmton at that time and that from this the Church benefitted significantly.

Documentary archives list the Manor of Elmton 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 Elmton'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 Elmton together with other lands. Throughout the century Thomas Rodes and then his successor continued with the steady purchase of lands in Elmton 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 Elmton 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 Elmton together with other lands. Throughout the century

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

## 18th Century

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

The vicarage at Elmton 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 Elmton 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 Elmton, 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 Elmton farms retained farm buildings in the village centre.

In 1760 the steeple and west end of Elmton 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 Elmton, 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 Elmton. 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 Elmton 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 Elmton 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 Elmton contracted. By 1881 the only trades' people left in Elmton 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 Elmton 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 Elmton became more apparent. The vicar had moved to Creswell leaving only a curate in charge of Elmton, 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 Elmton had gone. There was a milk seller and the Elm Tree Inn. From the post war increase in car ownership, villages such as Elmton 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 Elmton 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 Elmton. Some of the earlier lanes survive as bridle paths or tracks. In 2012 the community of Elmton 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.



## 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*

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 Elmton 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 lightning, 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 Elmtown 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 public 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 for 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. Elmton is not one of eleven settlements in the district which are considered to have particular potential for medieval archaeology, though the Elmton research Project is ongoing.

### Elmton Research Project

The Elmton 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 Elmton Research Project is active research into the prehistoric and Medieval landscape of Elmton. 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 Elmton 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

breathtaking 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 Elmton.

### 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.

## 8.0 Traffic and Movement

### 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,

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### Chapter 3: Historic Origins

#### Primary

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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](#)