



Elmton with Creswell Farmsteads Conservation Area Appraisal

March 2020

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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

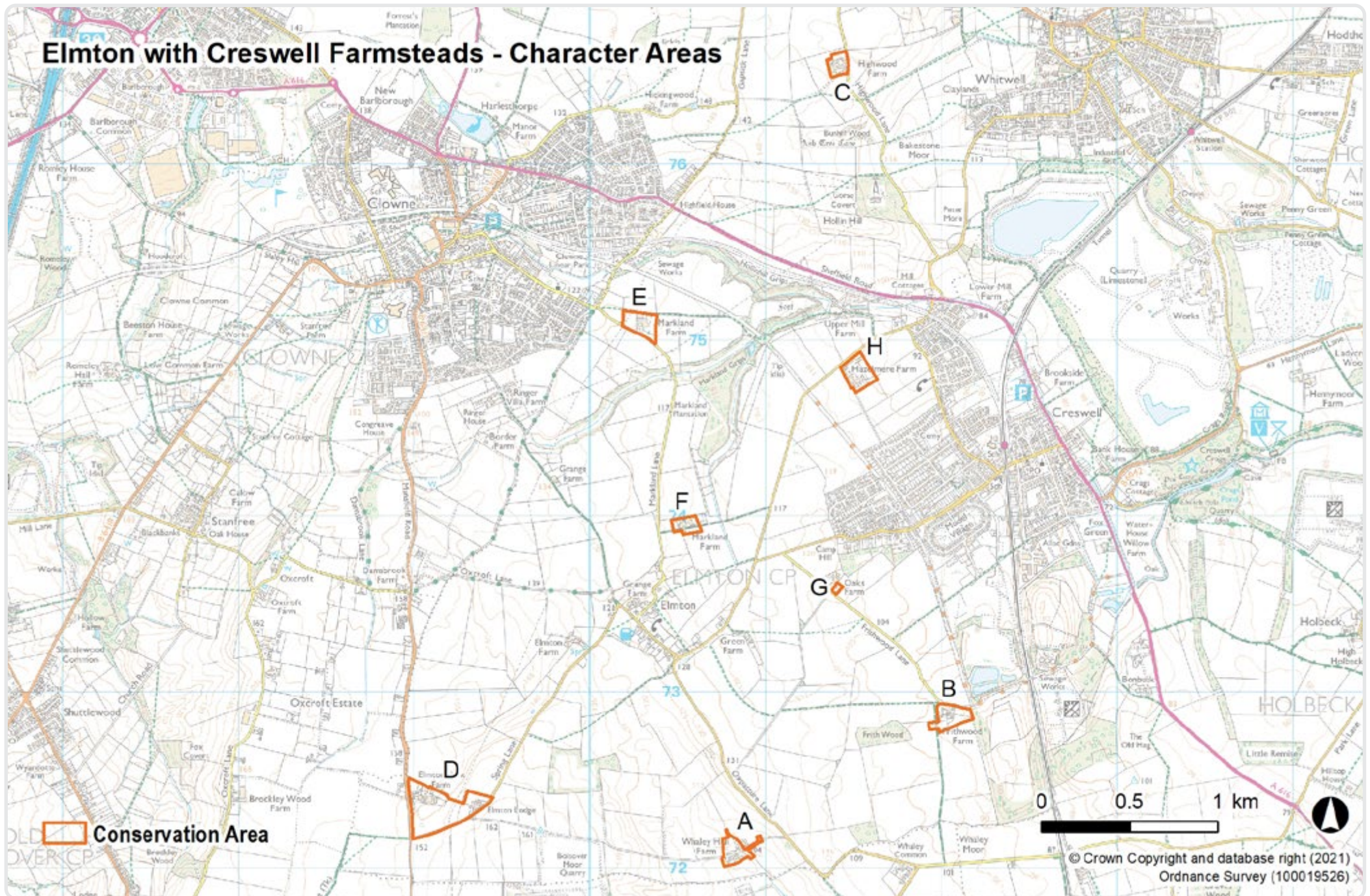
SC21 – Non Designated Local Heritage Assets

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)**

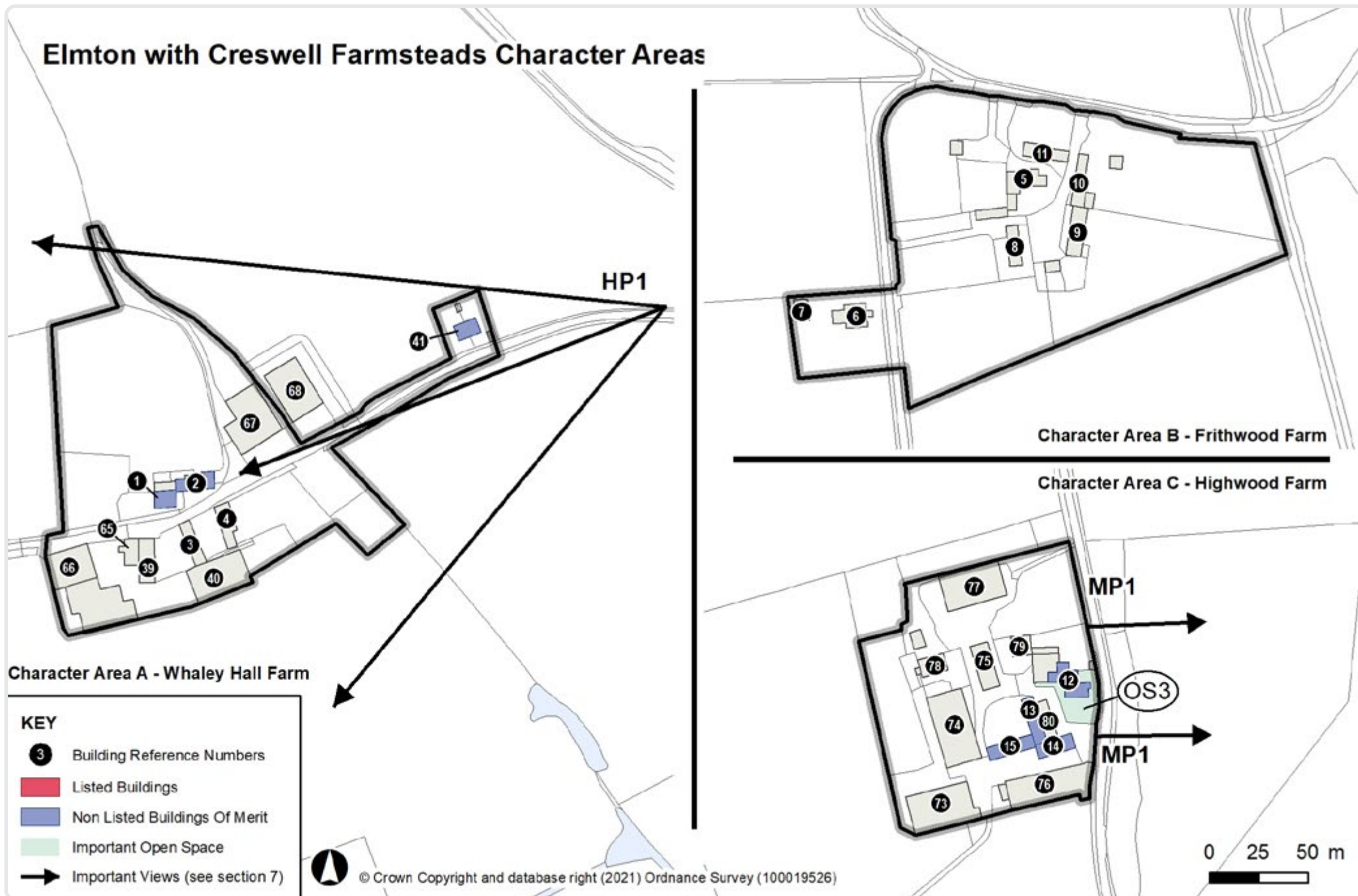
Purpose of document

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

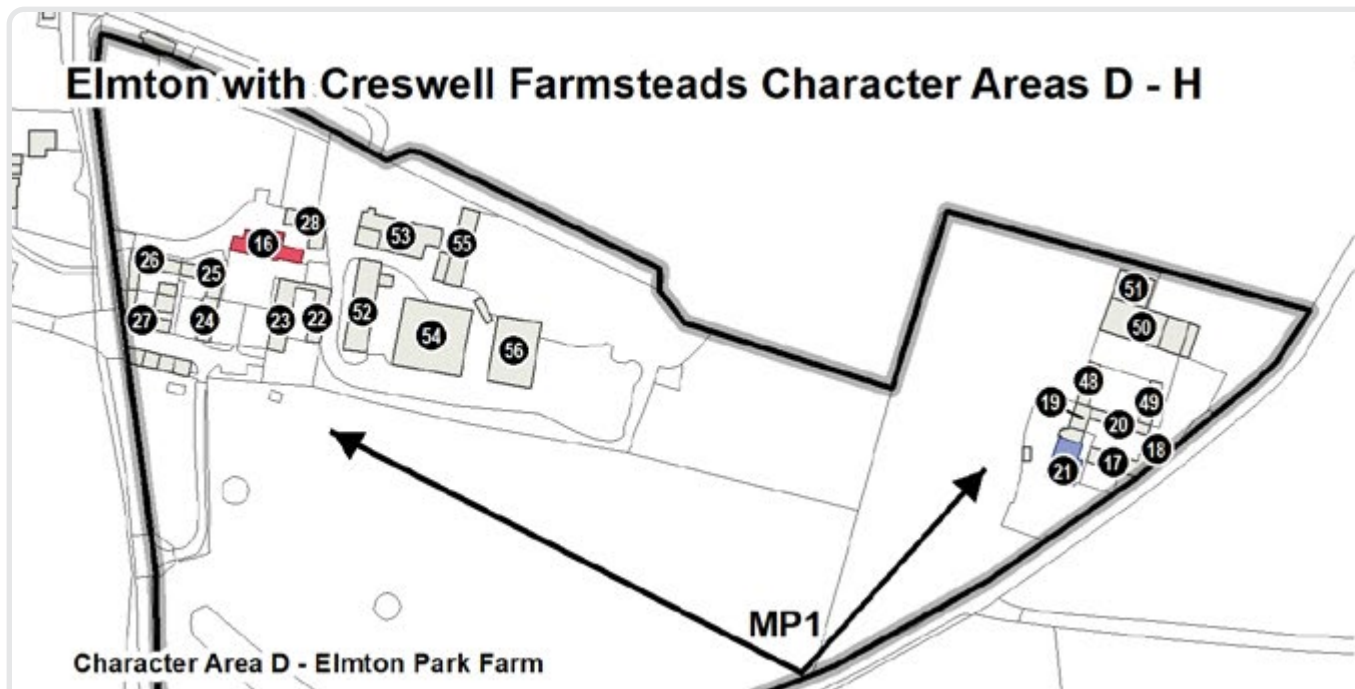
Elmton with Creswell Farmsteads - Character Areas



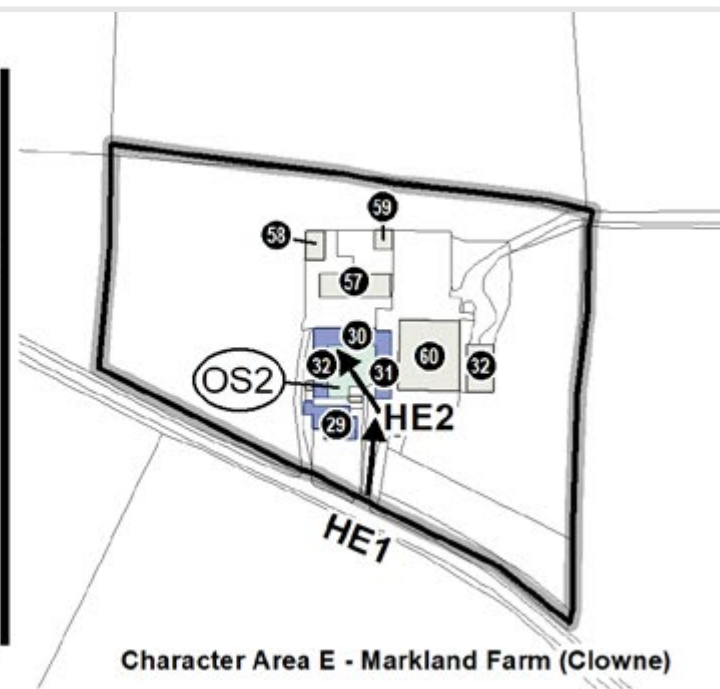
Elmton with Creswell Farmsteads Character Areas



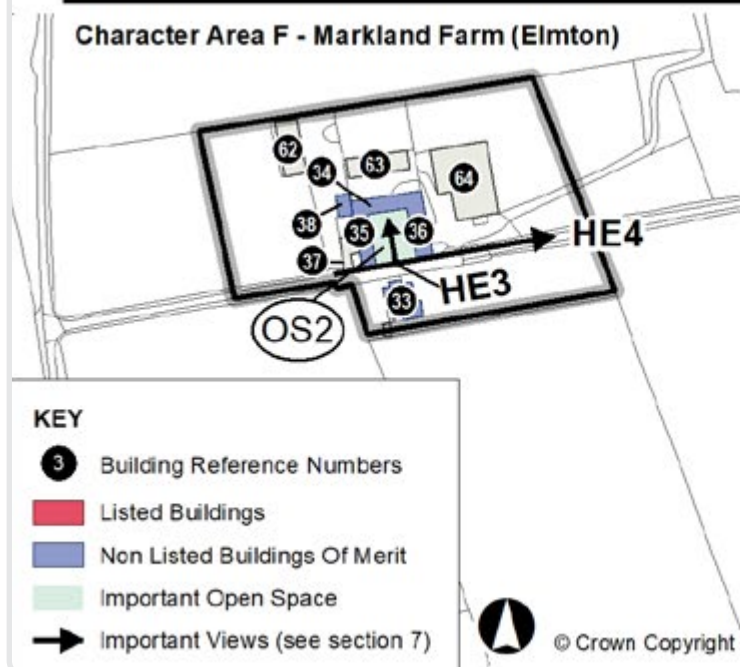
Elmton with Creswell Farmsteads Character Areas D - H



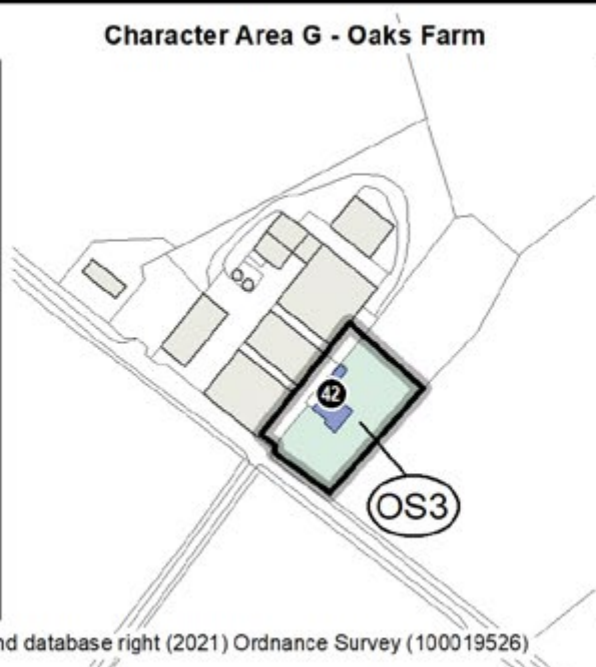
Character Area D - Elmton Park Farm



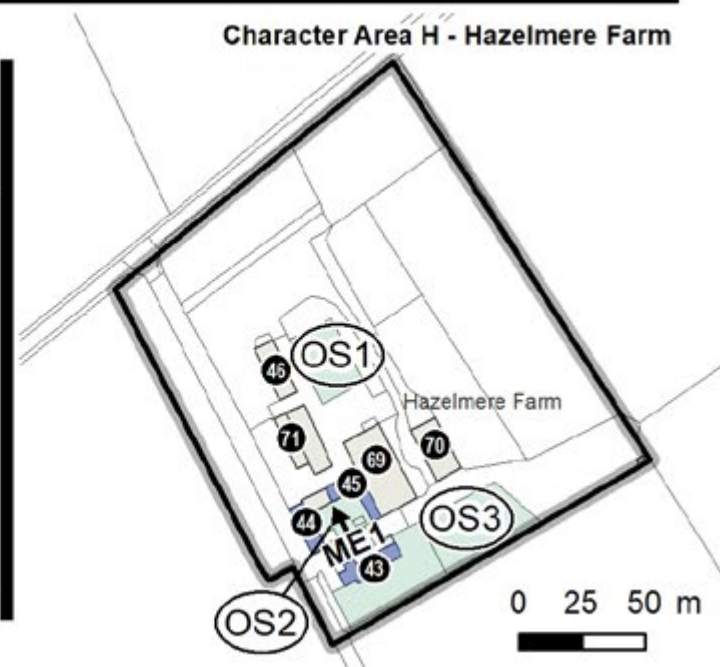
Character Area E - Markland Farm (Clowne)



Character Area F - Markland Farm (Elmton)



Character Area G - Oaks Farm



Character Area H - Hazelmere Farm

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



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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.

3.0 Historic Origins

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

Elmton 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 Elmton 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 Elmton with Creswell went through a succession of owners. In 1601 John Rodes of nearby Barlborough Hall purchased the rectory of Elmton

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

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 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 Elmtun, 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 story 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 Elnton 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.



8.0 Traffic and Movement

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.

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