



Hardwick and Rowthorne Conservation Area Appraisal

October 2021

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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 Elnton with Creswell Farmsteads has the special architectural or historic interest that justifies its designation as a Conservation Area.

Local

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

SC16 - Development Within or Impacting Upon Conservation Areas

SC 17 – Development affecting Listed Buildings and Their Settings

SC18 – Scheduled Monuments and Archaeology

SC19 – Bolsover Area of Archaeological Interest

SC20 – Registered Parks and Gardens

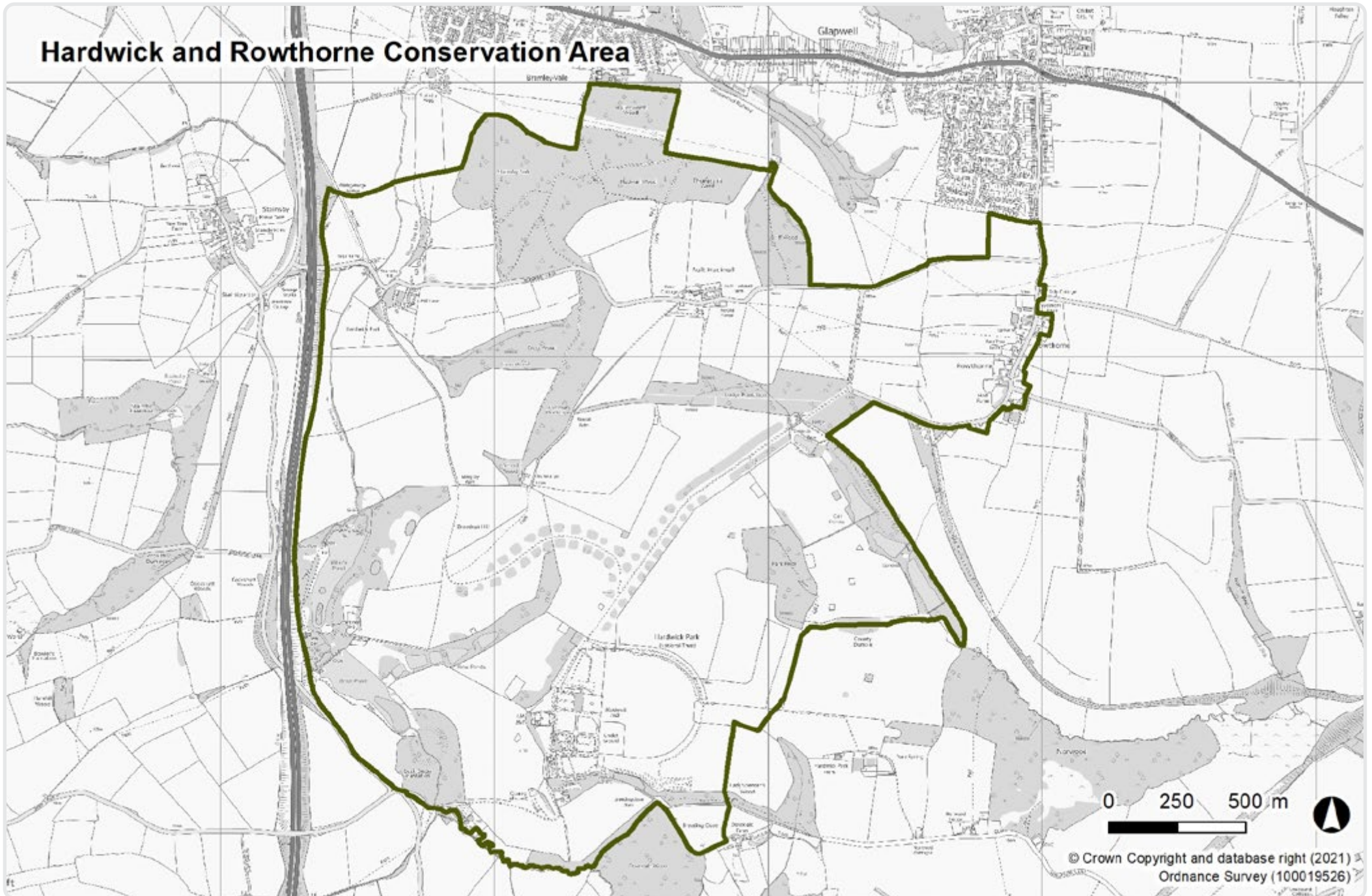
SC21 – Non Designated Local Heritage Assets

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

Purpose of document

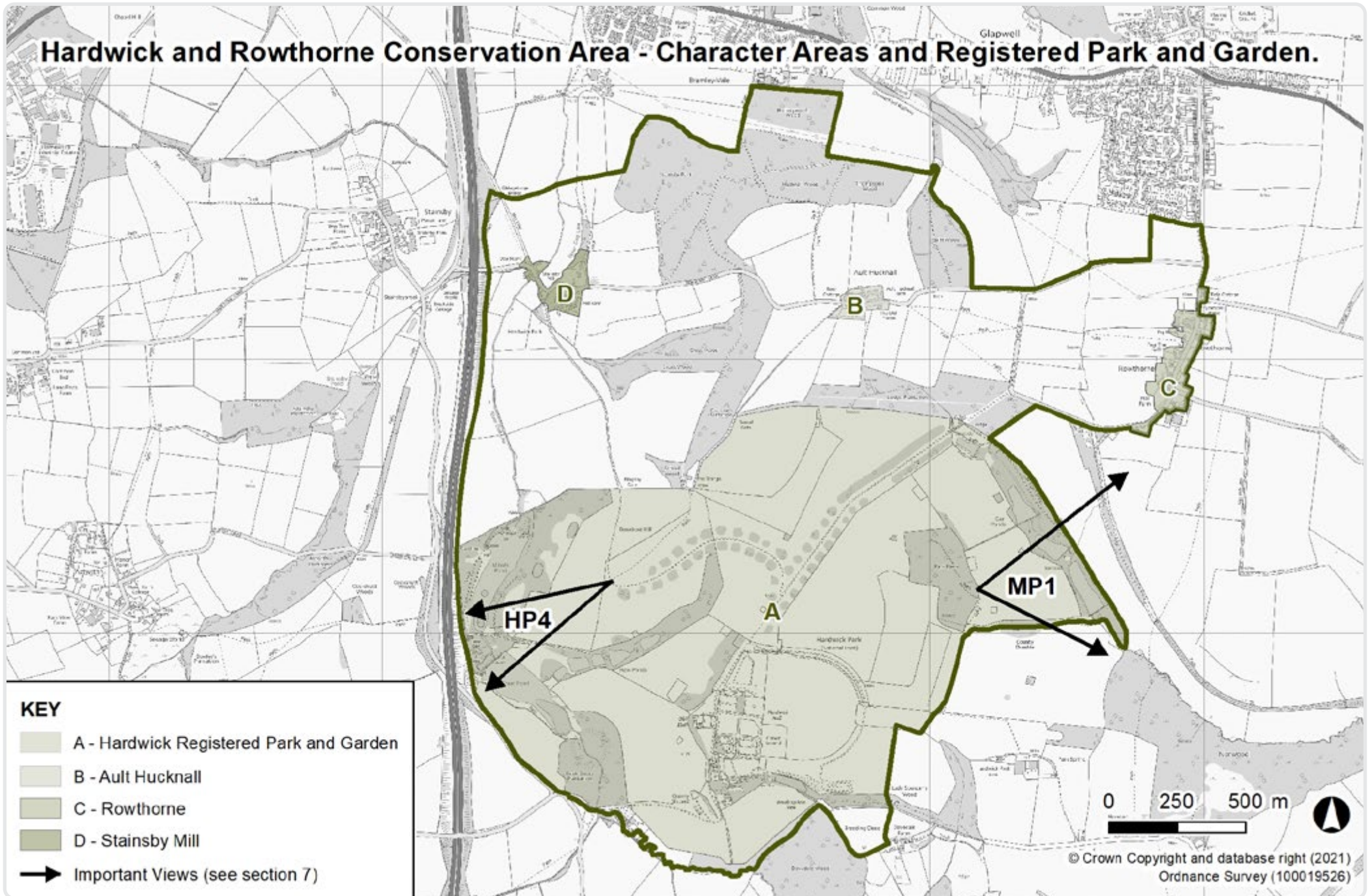
This Appraisal defines the particular significance of the historic, architectural, landscape and townscape elements of the Hardwick and Rowthorne Conservation Area.

Hardwick and Rowthorne Conservation Area

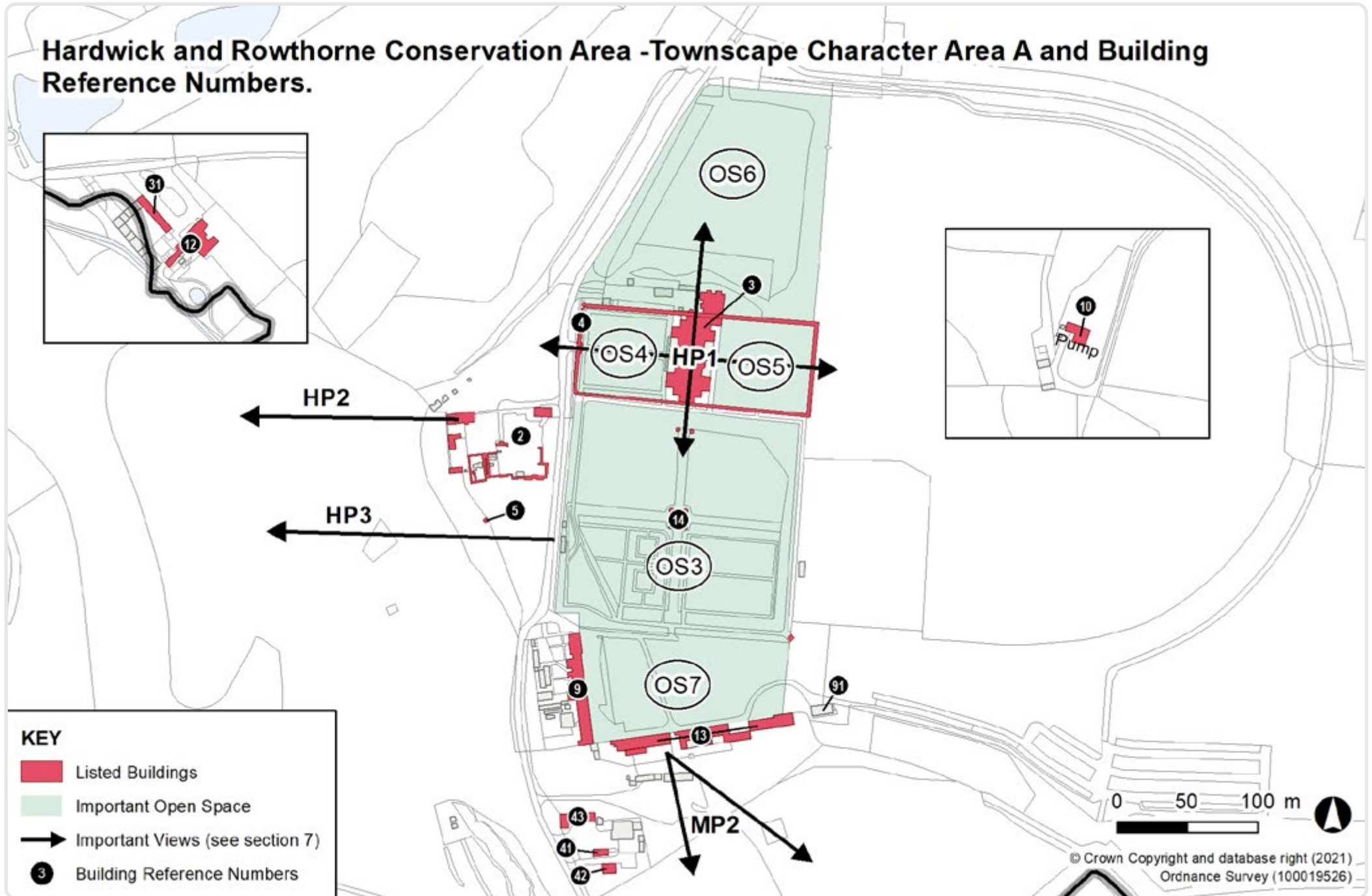


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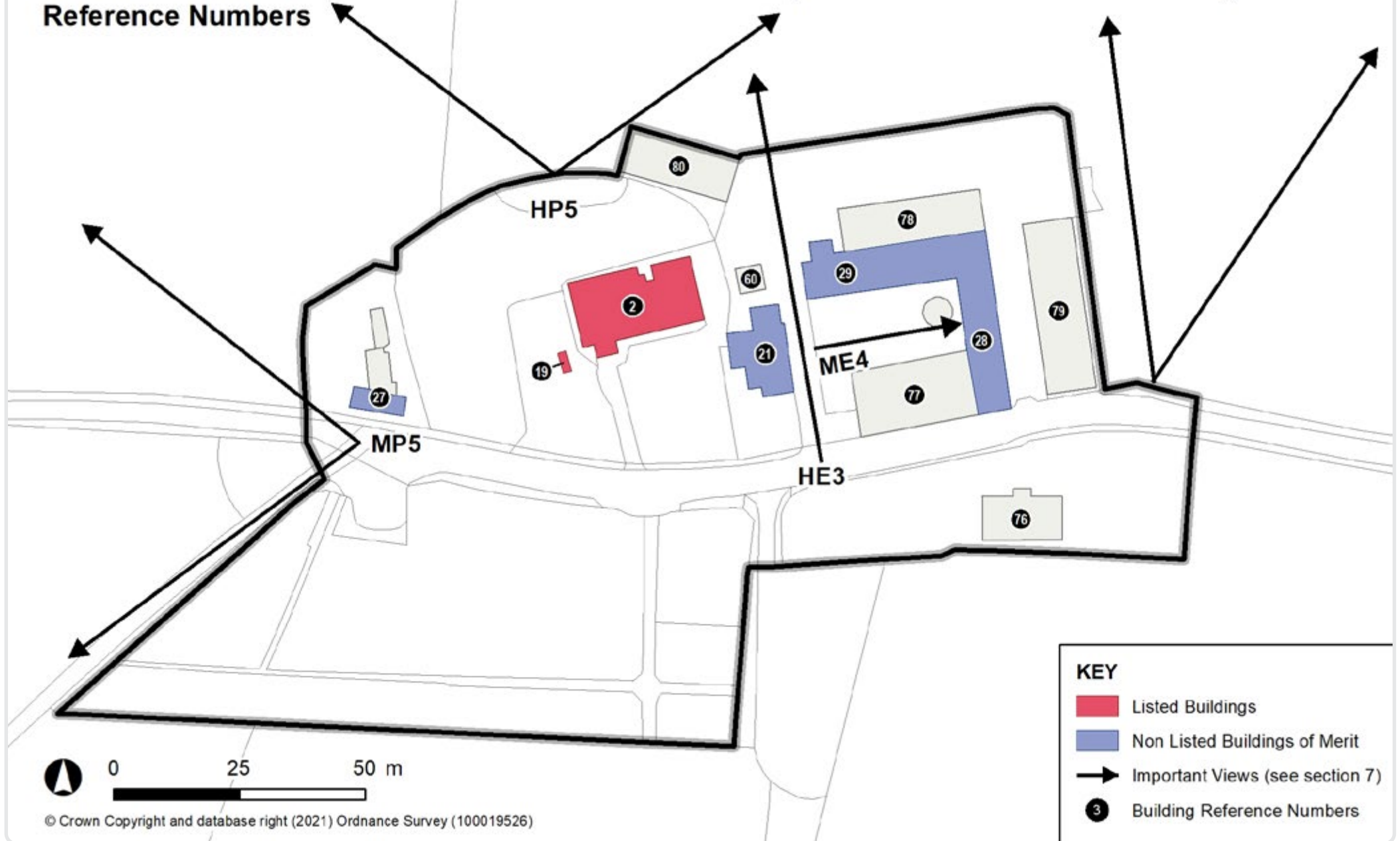
Hardwick and Rowthorne Conservation Area - Character Areas and Registered Park and Garden.



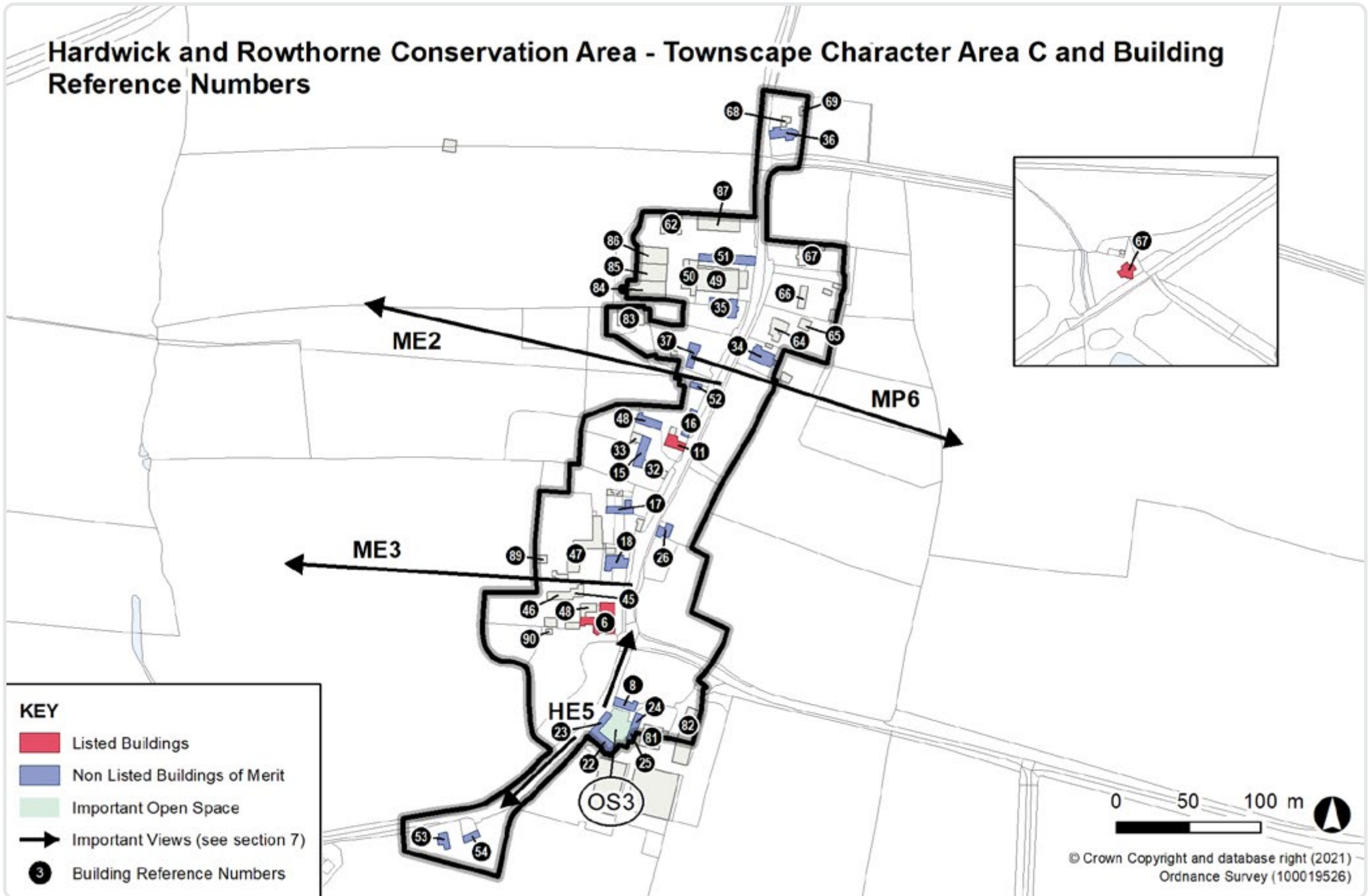
Hardwick and Rowthorne Conservation Area - Townscape Character Area A and Building Reference Numbers.



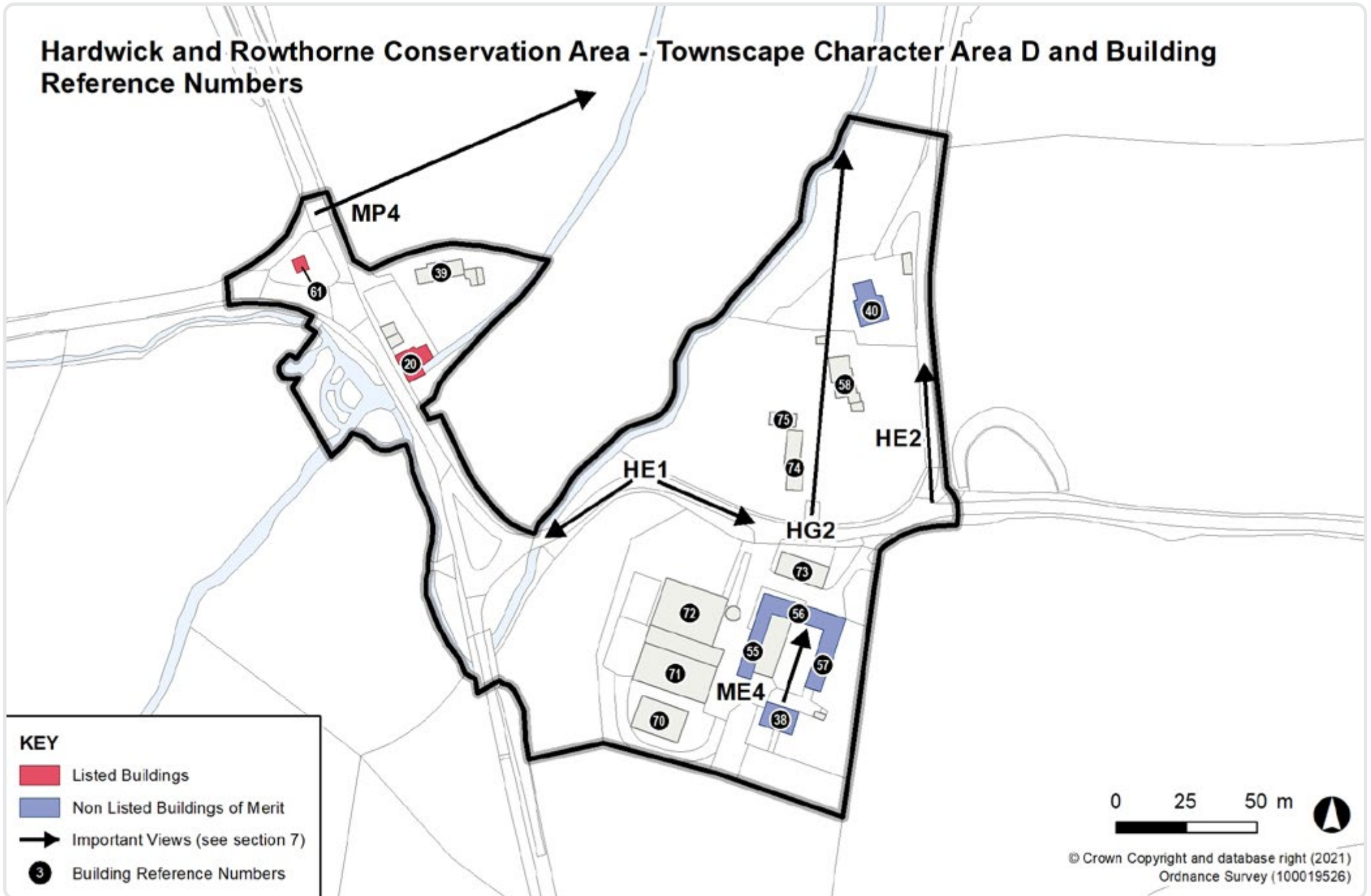
Hardwick and Rowthorne Conservation Area - Townscape Character Area B and Building Reference Numbers



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



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



1.0 Introduction

The purpose of this document

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

Document layout

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

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

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

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

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

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

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

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

2.0 Hardwick and Rowthorne: An Overview

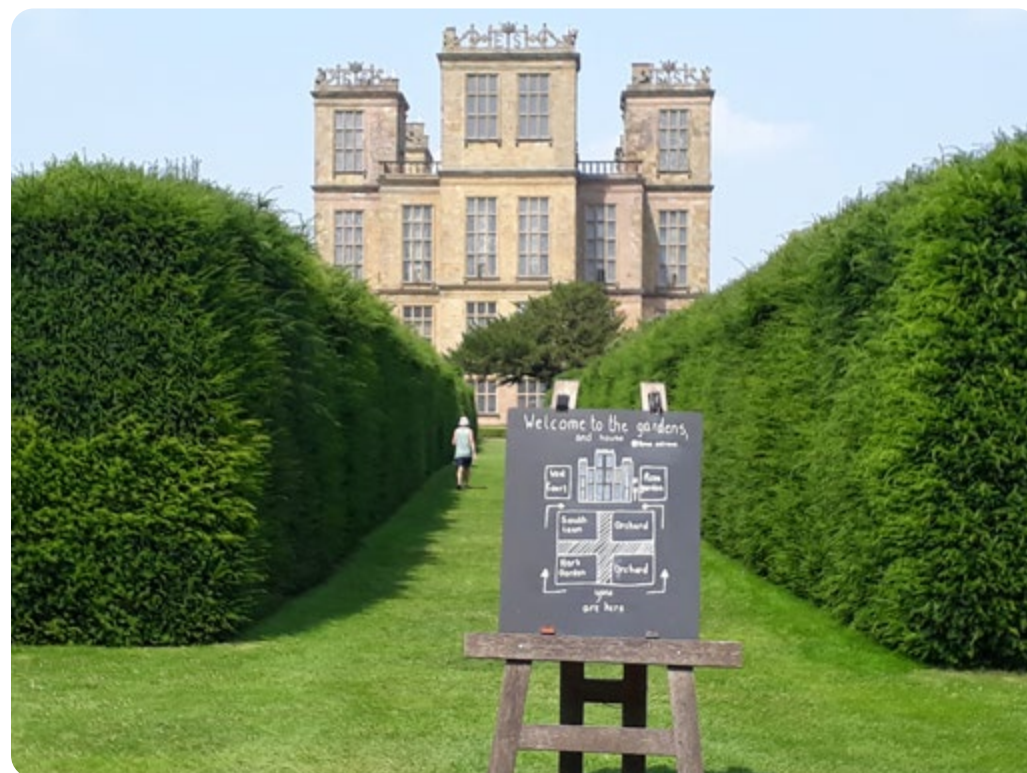
At the core of the designated area is Hardwick Hall, an Elizabethan Country House and its companion property Hardwick Old Hall, a Tudor Mansion. Both are of national importance. Beyond the Halls, gardens and parkland, the designated area comprises the wider landscape and three small settlements within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

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

Designation Date: 29th March 1974

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

Map: Conservation Area



3.0 Historic Origins

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

Medieval settlement

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



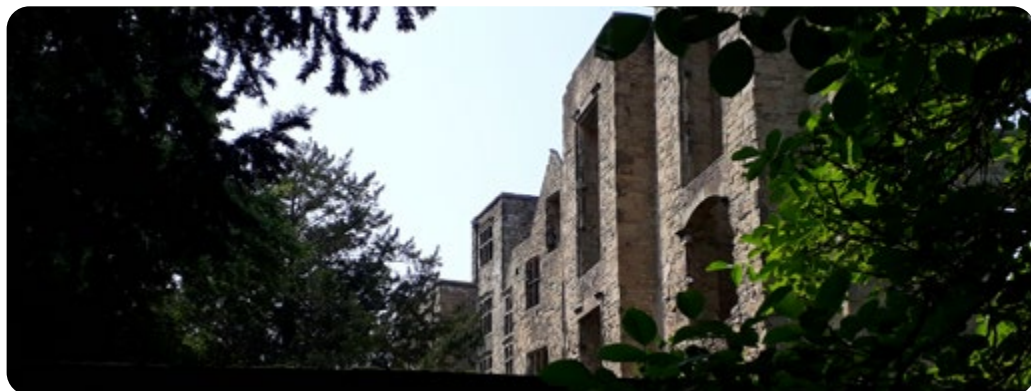
Legacy: The only known surviving building from this time comprises the Parish Church of St John the Baptist at Ault Hucknall, Building Reference number (1). The building is considered to be of Significance (see Section 6.0: Key Buildings)

16th Century

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

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

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



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

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

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



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

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

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

17th century

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

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

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



From 1667 regular stagecoach services had opened up the opportunity of countrywide travel to the wider public with coaching inns providing refreshment, lodging, and fresh horses. The present day Hardwick Inn dates from this time. Thomas Hobbes, the mid-17th century philosopher, political scientist and free thinker died at Hardwick in 1679 aged 91, having insisted on moving there with the family a few weeks before his death. He had been the tutor to the second and third earls of Devonshire. In 1694 the estate was passed on to the first Earl's great-grandson also named William, who was in turn created 1st Duke of Devonshire.

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

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

18th Century

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

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

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

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

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

19th Century

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

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



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

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

20th and 21st Centuries

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



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

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



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

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

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



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

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

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



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

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

Historic Significance

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

4.0 Landscape Character

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

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

Map: Landscape Character Areas

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

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

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

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



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



Landscape Significance

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

5.0 Townscape Character

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

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

Character Areas

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

Maps: Townscape Character Areas

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

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



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

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

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



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

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

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



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

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

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



Townscape

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

Reference: Townscape Plans

Buildings

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

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

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

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



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



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

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



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

Boundaries

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



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

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

Materials

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

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

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

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

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

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



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

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

Trees and Planting

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

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



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

Open spaces

Villages

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

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



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

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

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

Hardwick Park and Gardens

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



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

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

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

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

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



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

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

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

Townscape Significance

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



6.0 Key Buildings and Archaeology

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

Map: Building Reference Numbers

Medieval

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

16th Century

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

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



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

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

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



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

17th Century

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



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

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

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



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

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

18th Century

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

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

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



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

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

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



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

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

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

- 22. **Stables and Barn to Hall Farm (KTB)** stone and pantile with traditional openings and traditional joinery. Of significance as a component of an early farmstead range which has retained its traditional character and materials.
- 23. **Stables and Barn to Hall Farm (KTB)** stone and pantile with traditional openings and traditional joinery. Of significance as a component of an early farmstead range which has retained its traditional character and materials.
- 24. **Former Dairy to Hall Farm (KTB)** stone and pantile with traditional openings and traditional joinery. Of significance as a component of an early farmstead range which has retained its traditional character and materials.
- 25. **Stable and cart shed to Hall Farm (KTB)** stone and pantile with traditional openings and traditional joinery.



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

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

19th Century

- 27. **Rose Cottage, Ault Hucknall (KTB)** an early 19th century cottage of stone with a stone slate roof. Leaded lights in stone mullioned windows. Upper rooms in roof with gabled dormers. A highly picturesque building. Significant for it's high vernacular quality.
- 28. **Granary at Alt Hucknall Farm (KTB)** Stone and slate with traditional openings and joinery. Of significance as a component of an early farmstead range which has retained its traditional character and materials.
- 29. **Former Cow Shed at Ault Hucknall Farm (KTB)** stone and slate with later openings. Of significance as a component of a planned farmstead range which has retained its traditional materials.
- 30. **Rowthorne Lodge (grade II)** North lodge to Hardwick Hall. Mid C19. Built of coursed squared sandstone with sandstone dressings and quoins. Hipped stone slate roof with lateral ashlar stack and moulded finials. A has

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



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

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

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

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

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



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



- 40. Stainsby Mill Cottage (KTB)** stone and blue slate estate cottage at the end of a track. Over sailing eaves typical of the period. Traditional joinery. Significant for its overall architectural quality.

- 41. Shed to North of Engine House and Saw Mill Hardwick Park (grade II) Shed.** 1861. A single storey building of coursed squared sandstone with sandstone dressings. Pantile roof. The west elevation has a single round-arched opening. The south elevation, a 3-light chamfered mullion window, and the north elevation has a plain doorway with plank door, and casement window.

- 42. Engine House, Saw Mill and attached Chimney at Hardwick Saw Mill Hardwick Park (grade II)** Engine house, saw mill and chimney. Built in 1860, possibly by S. Rollinson. Coursed squared sandstone with sandstone dressings. Stone slate roof with stone coped gables. Gabled west elevation of two bays. Round-arched entrance with plain ashlar surround and pair of plank doors. Attached to the east is a tall circular stone chimney, with moulded band and cornice at the top.

- 43. Joiner's Shop to the north of Saw Mill (grade II)** mid C19 joiner's shop, now offices and stores. Built of coursed squared sandstone with sandstone dressings. Welsh slate and machine tile roofs, Single ridge stack. An L shaped range with a west elevation of a symmetrical two- bay front. Central doorway with chamfered ashlar surround and panelled door. Flanked by 3-light recessed and chamfered mullion windows. South elevation of six irregular bays. Projecting gabled

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

48. Former stable and cart shed at Pear Tree Farm

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



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

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

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

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

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

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

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



20th Century

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



Archaeology

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

Hardwick Old Hall (Monument number 1015889)

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

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

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

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

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

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

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

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

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

Maps: Townscape Plan

7.0 Views

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

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

Map: Townscape Plan

Panoramic Views

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

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

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

HP2: Views west from the Old Hall and viewing platform. Views across to the Derbyshire peaks. Highly significant due to the distance of the view and the landscape quality of the Derbyshire Peaks.



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

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

HP4: Views west from Blingsby Gate, Hardwick Park.

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

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

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

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

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

MP2: Views south from Stableyard Terrace, Hardwick Hall.

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

Photo: 8 Hardwick Hall view south from stable yard

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

MP4: View west from War Memorial, Stainsby Mill.

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

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

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



Enclosed Views

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

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



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



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

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

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

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



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

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

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

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

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

Glimpsed Views

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

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

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



Significance of Setting

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

8.0 Traffic and Movement

Pedestrian

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

Vehicle

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

Parking

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



9.0 Summary

The Hardwick and Rowthorne Conservation Area is characterised by:

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



10.0 Sources

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

Section 3: Historic Origins

The Hardwick Setting Study: Atkins 2016

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<https://www.british-history.ac.uk/os-1-to-10560/derbyshire/031/nw>

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<https://www.historyextra.com/period/tudor/bess-of-hardwick-schemer-social-climber-scourge-of-elizabeth-i>

<https://www.chatsworth.org/about-chatsworth/history-of-chatsworth/16th-century>

Chapter 4: Landscape Character

The Hardwick Setting Study: Atkins 2016

Landscape Character Appraisal: Landscape Character Descriptions (Derbyshire County Council)