



Southgate House 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 has the special architectural or historic interest that justifies its designation as a Conservation Area.

Local

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

SC16 - Development Within or Impacting Upon Conservation Areas

SC 17 - Development affecting Listed Buildings and Their Settings

SC18 - Scheduled Monuments and Archaeology

SC19 - Bolsover Area of Archaeological Interest

SC20 - Registered Parks and Gardens

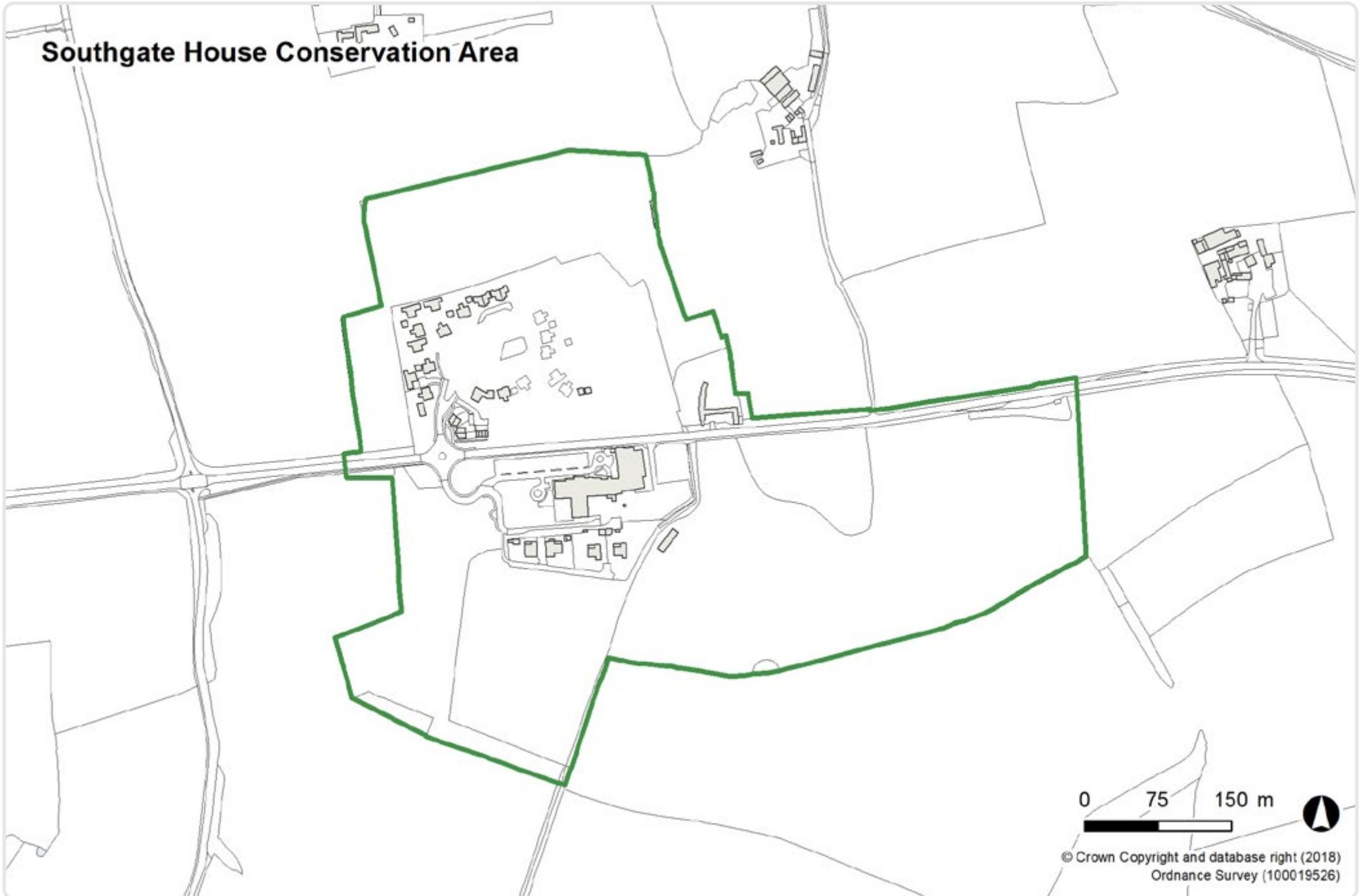
SC21 - Non-Designated Local Heritage Assets

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

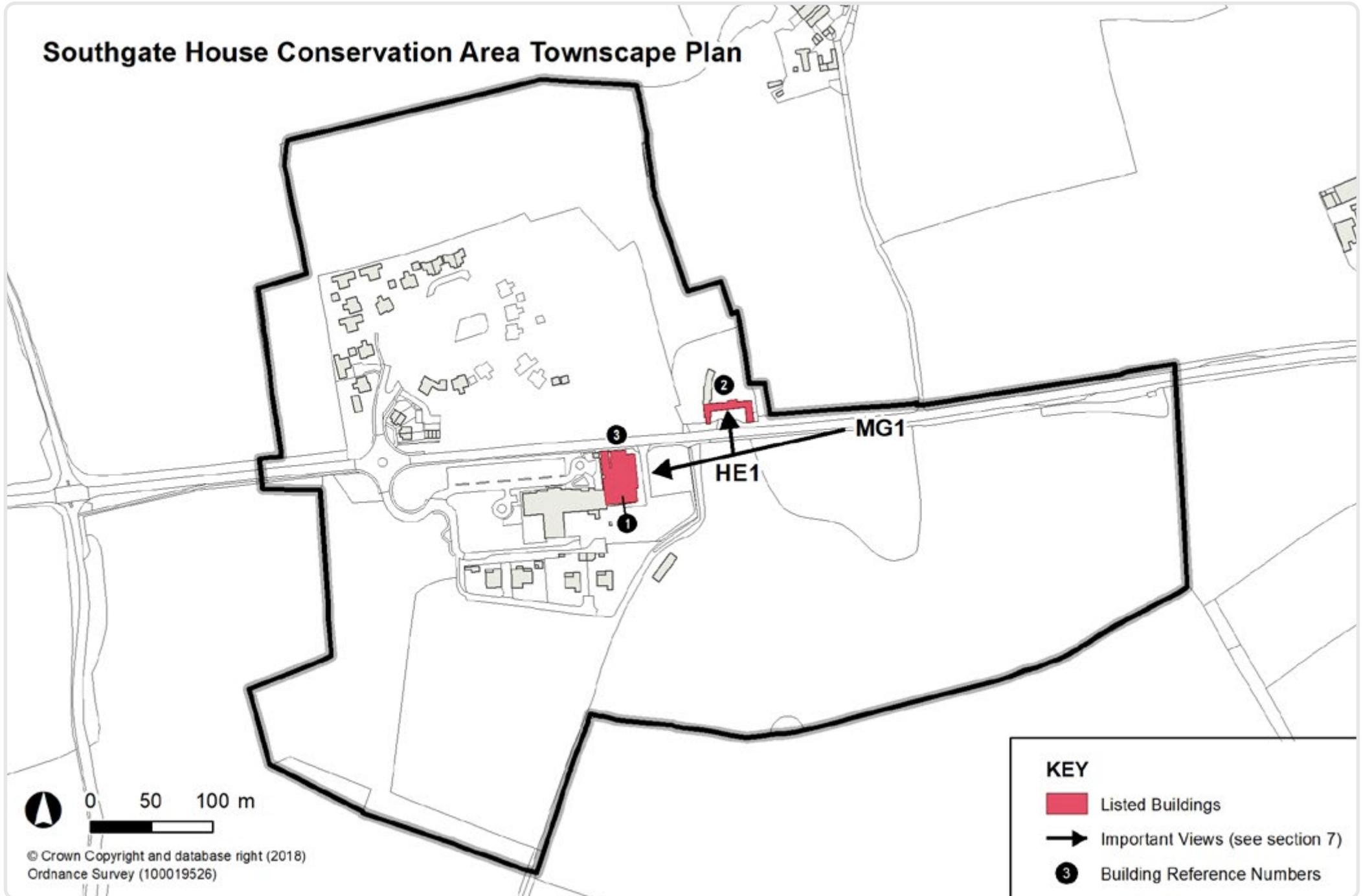
Purpose of document

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

Southgate House Conservation Area



Southgate House Conservation Area Townscape Plan



1.0 Introduction

The purpose of this document

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

Document layout

Overview is the broad context of the Conservation Area designation.

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

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

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

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

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

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

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



2.0 Southgate House: An Overview

The present day Southgate House dates from 1787. It is located in the open countryside due north of Clowne and the village of Harlethorpe. It is a fine example of a Georgian Country House; a style that came about due to the relative peace and prosperity of the age. Southgate House underwent many changes of use in the 20th century, but throughout it has retained, in essence, the presentation of a country house consistent with its origins.

The Conservation Area has been drawn to include the House and its immediate curtilage together with the nearby stable block and workers cottages and surrounding sylvan landscape setting.

Designation date: November 1989

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

Maps: Conservation Area



3.0 Historic Origins

In putting together an overview of the historic origins of Southgate House the work of Christiane Müller-Hazenbos M.A. a German Egyptologist and archaeologist forms the basis of this section. Her thesis and book, *Southgate House; a Derbyshire Country Mansion and its Inhabitants through the Centuries* (2014) is primarily a social history telling the story of Southgate House and its inhabitants from the mid-18th century until today. Within it the house is viewed as providing a microcosm of the social history of England over several centuries.

18th century

The original Southgate House was built within the Harlethorpe estate in the early 18th century. It was owned by Emmanuel Richardson. This early house was likely of timber framed construction. It was built when the 'country house' as a building style was emerging. By this time there was no longer a pressing need for a defensible home. The aristocracy therefore lavished their wealth on houses that were instead designed to impress.

The house was purchased by George Staniforth (1694-1764), a man whose life and connection to Southgate House is well recorded. On his death he left the house to his son, Charles, an eminent man who was a surgeon and also on the Canal Commission. Charles Staniforth owned the house for just 7 years, dying in 1771.

In 1786, the house was demolished to make way for a new more impressive house, which was completed a year later. The new Southgate House was a 'polite building' in the Palladian style. It was advertised to let by Charles's widow. Henry Bowden of Beighton Fields Priory near Renishaw rented it and later purchased it from her.

Legacy: The surviving buildings from this time comprise Southgate House and the former stables and farmworkers cottages nearby on Worksop Road now Southgate Cottages; Building Reference numbers **(1)** to **(3)** respectively. All are considered to be of Significance (see Section 6.0: Key Buildings).



19th Century

Henry Bowden remained in residence until in 1833 at which time his son, John Bruno Bowden took over Southgate House on leaving Beighton Fields Priory.

John Bruno Bowden was a socially prominent man; in 1841 he became the High Sheriff of Derbyshire. At that time Southgate House had 8 servants and the family members numbered 7. This level of family occupation remained more or less as such until 1879 when after nearly 100 years of the family's occupation, his son John E Butler-Bowden moved out and put the house to auction. It laid empty, until 3 years later when it was renovated and re-advertised to let. In 1883 the Fowler family from Wittington Hall, Chesterfield moved in as tenants. and John E Butler-Bowden bought and resided at Toll Bar Cottage.

Legacy: There are no new buildings from this time, the renovations to the Hall in 1882 would likely have related to repairs/replacement of architectural joinery.

20th Century

By the turn of the century the Butler-Bowden family had returned to Southgate House. In 1901 John Erdswick Butler-Bowden added the Chapel adjacent to the house. The House stayed in the ownership of the Butler-Bowden family until 1938 when the entire estate including the House, farmsteads and cottages was sold to the Sitwell family of Renishaw Hall. A year later the House was requisitioned for the war effort and became housing for British military personnel. Up until 1948 it was also a Prisoner of War camp

for German and Italian prisoners. Between 1948 and 1961 the Nissan Huts left over from the "Southgate Camp" were to be let as accommodation to miners and homeless people.

In 1955, the House was purchased from the Sitwells by the Van Dyk family. Two years later the site was opened as a plant nursery. Greenhouses were located on land both sides of Worksop Road with the retail unit behind the House. In 1966, the House was opened as the Southgate House Hotel. The nursery was still operational. By 1969 the Hotel was sold and by 1975 it had become the Van Dyk Hotel. Throughout the 1970's the new owners employed managers to run the Hotel until selling it to Mansfield Brewery late in the decade. The brewery owned the hotel for around 20 years.

Legacy: There is one surviving building from this time, the Chapel attached to Southgate House, Building Reference number (4). It is considered to be of Significance (see Section 6.0: Key Buildings).



21st Century

In 2002, the Hotel was bought by a leisure company along with the Eyre family. In 2011 the nursery that occupied most of the site was closed down. In 2019 work started on a large housing estate on the site of the former glasshouses due north of Worksop Road. At the same time, within the curtilage of the former Southfield House, the former garden centre buildings were demolished and a large extension to the hotel use constructed along with a walled garden and car park.



Historic Significance

- A fine example of a Georgian Country House.
- A strong historic connection with the Bowden family of Derbyshire that extends over 150 years.
- An historic house that has a varied and interesting 20th century social history.

4.0 Landscape Character

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

The landscape around Southgate House are the Limestone Farmlands of the Magnesian limestone plateau. The Farmlands are a simple yet distinctive agricultural landscape of gently rolling land. The free draining and fertile soils have led to the continuing tradition of arable farming. Long distance views are characteristic of the landscape, due to the gentle relief, lack of hedgerow trees and large arable fields. The hedge lined large regular fields and straight roads, which are a feature of the landscape are typical of lands enclosed between the mid18th and mid19th centuries. It is likely that the long straight A619 that runs along the side of the House was put in at this time.

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

Southgate House and the wider landscape looking to the east is strong and remains undiminished.



The landscape provided a perfect setting for Southgate House with its long distance pastoral views. The plantation planting in close proximity to the house is likely from the time of the second Southgate House, to augment its landscape setting in a naturalistic way.

Landscape Significance

- Large areas of landscape woodland planting.
- A later 18th early 19th century landscape of mainly arable character that has remained relatively unchanged.
- Trees in the landscape from the wider woodland planting, as well as singular trees and those within the hedgerows which all contribute to the wider landscape setting.

5.0 Townscape Character

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

Townscape

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

Reference: Townscape Plan

Buildings

The Conservation Area is characterised by its focus on just one key group of buildings. A Country House together with its ancillary buildings of a former stables, coach house and workerscottages.



Boundaries

Boundaries within the conservation area relate to the brick and limestone walled garden of the former Southgate House, mostly rebuilt. The former stables, coach house and workers cottages are enclosed by a low coursed squared sandstone wall (grade II). Elsewhere, field boundaries are marked by trees and hedges.



Materials

Natural stone: As a predominant traditional building material stone contributes significantly to the character of the conservation area. There are two local stones both from sedimentary rock. Coal Measures sandstone from the nearby Doe Lee Valley is brown or orange in colour. The Magnesian limestone from the farmlands of the plateau is white in colour when newly cut, though with weathering it fades to grey. The sandstone is the building stone for the farmstead group including the boundary wall. The limestone is sculpted into ashlar blocks and used as decorative bands and surrounds to the openings of Southgate House.

Render: Southgate House is rendered. Render was a traditional finish for buildings of the Regency period, which post-dates the building of Southgate House. It may likely have been a stone house, subsequently rendered.

Brick: The use of brick is limited to the chimneys of the former workers cottages at Southgate Cottages.

Slates: Traditional buildings in the conservation area are roofed with blue slate. A common material from the mid-19th century. Across the conservation area, traditional roofing materials predominate.

Trees and Planting

Square Plantation is a large area of woodland planting to the far north of Southgate House across from the A619 which wraps around the historic curtilage of the House along its western side. It is an enclosing landscape element and a significant component of the historic garden setting of

Southgate House. Beyond to the east and south, trees in the wider landscape occur singularly in hedgerows and also in woodland groups. Their maturity and the long distance open views gives them prominence. The woodland planting that abuts Southgate Cottages is protected by a Tree Preservation Order (ref: TPO BOL/2).



Open spaces

The garden was integral to the Country House concept and landscape design emerged as a profession at this time. The gardens of many houses came right up to the front door. Open views allowed a seamless view from the house to the countryside beyond. The ha-ha, a ditch that enabled unobstructed views whilst preventing cattle and sheep from encroaching into the grounds was a landscape feature of the times. At Southgate House the ha-ha remains as evidence of the extent of the front garden, though the once open view from the house is now obscured by trees and the development of an outside seating area for the hotel.

Similarly, the extensive rear garden curtilage of Southgate House retains very little of its historic character, save for the remaining trees that embrace the extent of its curtilage.

The wider curtilage was developed and redeveloped during the 20th century with the latest development comprising a large residential development north of the A619 and a large extension to the hotel use to the rear of the house.

Townscape Significance

- The high architectural quality of Southgate House and its former stables, coach house and workers cottages. Limestone and blue slate as the traditional building materials. In all cases the colour and patina of natural materials contributes to the character of the conservation area.
- The wall to the former stables, coach house and workers cottages is a significant historic townscape element.
- Woodland planting is a key feature of the historic setting.

Key Buildings and Archaeology

Southgate House is a Georgian Country House set within a wider planted woodland setting. In close proximity are the former stables and workers cottages. Beyond are the arable limestone farmlands. All of the traditional buildings in the conservation area are listed and all are considered to be Key Buildings.

18th Century

1) Southgate House (grade II): is a small country house, now a hotel was built in the late C18. Its walls are of painted render with stone bands at plinth and first floor levels. It has a hipped Welsh slate roof with chimney stacks hidden in the roof valley. It is three storeys in height and the front elevation has three symmetrical bays. The centre bay projects and is topped by a pediment. At the ground floor it has a central tripartite entrance with round-arched fanlight over the doorway, above it, to the first floor is a broad Venetian window with an ashlar surround and above that is a central tripartite window, its centre light having a segmental arched head. Through all three floors the central features are flanked by glazing bar sashes with keystones.

Southgate House is built in the Palladian style. Palladianism was characterised by uniformity and consistency. Within this the treatment of the facades developed over time. As well as taste and fashion, building controls impacted on the external architecture. The prominent eaves cornice that was a characteristic of the early houses was banned following the Building Act of 1707 in order to reduce the risk

of fire. In its place, the roof was half hidden by a parapet wall with a cornice of brick or stone. Another Building Act of 1709 required that the window frames, instead of being nearly in the same plane as the brick face were to be set back four inches leaving a reveal of brickwork which gave a sense of solidity to the walls. The early eighteenth century also saw the widespread use of sash windows replacing casement windows. Unlike casements, sash windows could be opened without disrupting the classical facade. The two vertically sliding frames usually contained six panes of hand blown 'crown' glass and these usually varied in proportion according to the dimensions of the window. The main floor was variously the first and or ground floor.



By the mid-eighteenth century, the first floor was established as the main floor – the 'Piano Nobile' and had the highest ceilings and tallest windows. In the late eighteenth century, at the time when Southgate House was built, the principle floor returned to ground level.

The main entrance formed the dominant ornamental feature of the façade. The front door to Southgate House is however relatively understated in this regard. It does not have the heavy door surround of early 18th century doorcases but instead has a triple partite glazed design that mirrors the Venetian design of the first-floor windows. It does have the glazed semi-circular fanlight window over the door which had first appeared in Georgian residences in the 1720s.

It is not clear whether the render finish to the walls of Southgate House follows on from a traditional stucco finish, an external cement coating which came about at around the time of the construction of the house following the Building Act of 1774 when a number of patented stuccos became available. It was to be used early in the next century to imitate stone by the careful scoring of the surface to imitate blocks. The simplicity of a uniform stuccoed facade painted white, cream or buff provided the perfect foil to the use of plain, slightly projecting bands and restrained ornament. Welsh slate was to become the preferred roofing material and formed a striking contrast with the walls when these were of pale coloured stucco.

19th Century

2) Stables including wall to south enclosing stable yard, Worksoop Road - (grade II) Dating from the mid 19th century now in residential use as three properties. Pair of workers cottages, stables and coach house, and walls. Mid C19. Coursed rubble sandstone with sandstone dressings and quoins. Welsh slate roofs with stone coped gables with moulded kneelers. Brick ridge and gable stacks. One and

two storeys. A long range and two cross ranges enclosing a courtyard. Of significance for its architectural quality, traditional materials and completeness. A highly picturesque traditional group. Also of significant historic value by association with Southgate House.



20th Century

5) Chapel to Southgate House (curtilage listed) an early 20th century family chapel attached to and accessed through Southgate House. Rendered with a blue slate pitched roof. Windows reflect the pattern of fenestration of the house. Of historic significance as a family chapel of its time and for its association with Southgate House. Of architectural significance as a well-considered and executed design that complements the house in its quality.

Archaeology

There are known archaeological assets within the Conservation Area following an excavation of the land due north of the A619. Findings were uncovered during the excavation of the wider curtilage of Southgate House ahead of building work on the residential development. The findings indicate a multi-phase site of regional significance with activity from the late Neolithic period right through to the late Medieval period. The oldest features on the site was possibly tribal boundaries dating back to the Neolithic period. Copper alloy artefacts, including pins for cloaks and dresses, from the Roman and Medieval period were also among the finds. Further evidence of human activity from the Roman period was also uncovered in the form of a Roman road which ran through the site, a Romano-British well structure and fragments of Romano-British pottery. Two possible Anglo-Saxon Grubenhaus, or pit-houses, were uncovered as well as pottery and a brooch from Medieval times.

Map: Townscape Plan

7.0 Views

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

Map: Townscape Plan

Panoramic Views

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

Historically, the notable panoramic views would have been from the front of the house across the surrounding landscape. A ha-ha provided the necessary stock control so that the views were not obscured by fencing. However, these key views have since been obscured by development at the front of the house to provide an outside dining area.



Enclosed views

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

HE1: View into the former stable yard off A619 is an enclosed view created by the open yard surrounded by

buildings on three sides and the low wall at the front of the view. Highly significant due to the historic completeness with all elements of enclosure surviving and for the high overall visual quality of the ensemble. The woodland backdrop adds to the enclosure as well as providing a sylvan setting which adds a picturesque quality.

Glimpsed Views

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

MG:1 Views of Southgate House from the A619 approach are glimpsed views from between the trees that have grown along the A619 frontage. Although there is a pavement from which the views can be seen, given the nature of the environment, they are more likely viewed from a passing car. The glimpse would therefore be fleeting and increasingly oblique as the House is approached, hence only moderately significant.

Focal Points

A focal point can be manmade such as an architectural or monumental feature or it can be a natural point of focus created by the landscape. Sometimes both combine. Standing Crosses and War Memorials are usually positioned to create a focal point. Sometimes buildings are designed to take advantage of a focal point to create a strong presence in the townscape. Focal Points are classified as either highly significant (HFP) or moderately significant (MFP) and are noted on the Townscape Appraisal

Historically and critically, the house would have been a focal pointing the landscape. The previous trajectory of the road from the west may well have impacted on the location of the house, to enhance this view. However, the straightened trajectory of the road and the planting of trees along its frontage negates the possibility of the House being a focal point in the landscape on the approach.



8.0 Traffic and Movement

Pedestrian

Although there is a pavement alongside the A619 southern frontage, as a country house in a pastoral setting, pavements are not a traditional feature of the conservation area.

Vehicle

The conservation area is dissected by the A619. The road connects the industrial towns of the east midlands with the Peak District, terminating at the A6 in Bakewell. Within 2 miles of the conservation area it provides access to the M1 at junction 30. The impact of traffic is therefore a constant and has a major impact on the overall ambience and character of the conservation area.

Parking

As the House is in use as a hotel, public parking is a characteristic feature of the conservation area. The car park sits behind the hotel alongside the A619 and also on the side of the hotel that backs on to open countryside. Parking therefore impacts significantly on the character of the conservation area. The impact of parking in relation to the housing development on the north side of the conservation area will be mitigated to an extent by garaging and the visual separation of separate plots.



9.0 Summary

The Southgate House Conservation Area is characterised by:

- An unspoilt historic farmland setting which makes a significant contribution to the character of the conservation area
- The high architectural quality of the traditional buildings.
- A character based on the traditional materials of Magnesium limestone, blue slate and render.
- A sylvan character from the established trees.



10.0 Sources

The Local Development Framework Historic Environment Supplementary Planning Document (Bolsover District Council)
Landscape Character Appraisal: Landscape Character Descriptions No4. Nottingham, Derbyshire and Yorkshire Coalfield (Derbyshire County Council)

Chapter 3: Historic Origins

Primary <http://staniforthfamily.com/GeorgeStaniforth.html>

Chapter 4: Landscape Character

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

Chapter 6 Key Buildings and Archaeology

https://fet.uwe.ac.uk/conweb/house_ages/flypast/print.htm