

# Stainsby Conservation Area Appraisal

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

## Local

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

**SC16** - Development Within or Impacting Upon Conservation Areas

**SC17** – Development affecting Listed Buildings and Their Settings

**SC18** – Scheduled Monuments and Archaeology

**SC19** – Bolsover Area of Archaeological Interest

**SC20** – Registered Parks and Gardens

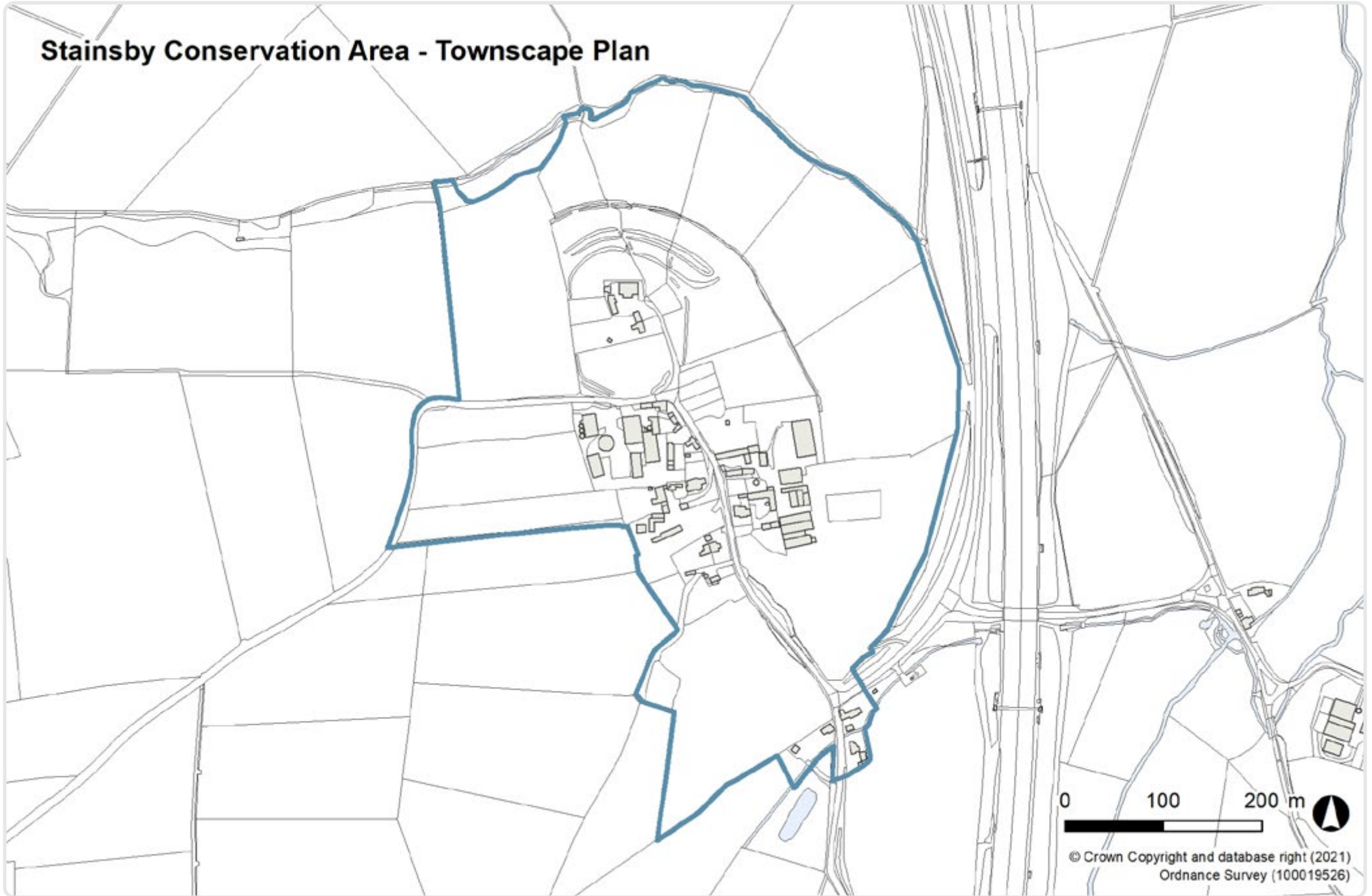
**SC21** – Non Designated Local Heritage Assets

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

## Purpose of document

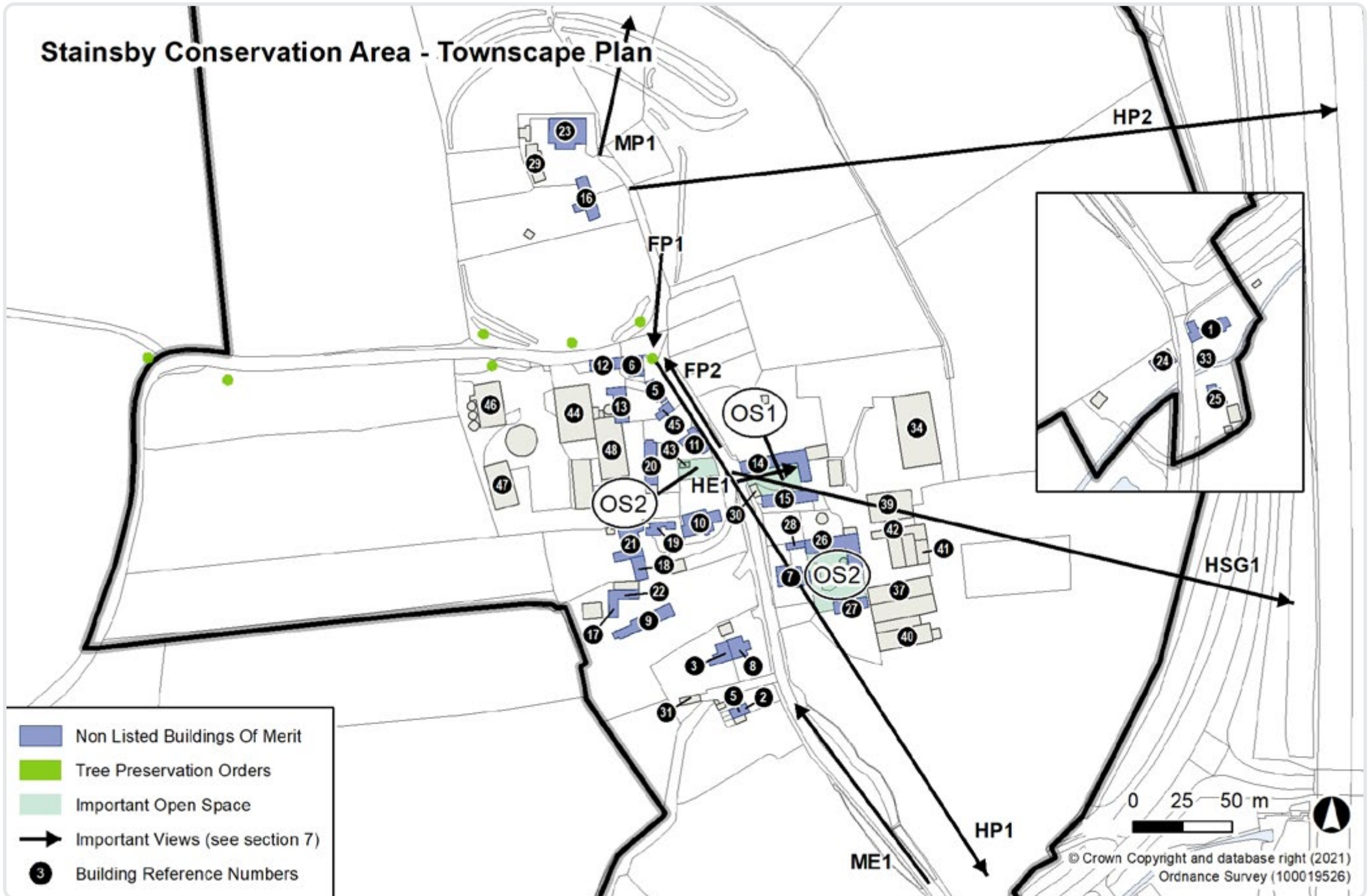
It is intended that this Conservation Area Appraisal will inform the above policies of the Local Plan for Bolsover District, enabling the policies to be applied in an informed way with respect to each individual conservation area. To this end the Appraisal defines the particular significance of the historic, architectural, landscape and townscape elements that support the Elmtton Conservation Area designation.

# Stainsby Conservation Area - Townscape Plan





# Stainsby 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 Stainsby Conservation Area, identifying those elements in particular which are significant to its character and appearance. The Appraisal should be read in conjunction with the Historic Environment (LDF Supplementary Planning Document).

## Document layout

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

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

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

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

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

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

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

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

## 2.0 Stainsby: An Overview

Stainsby village lies due south east of an earlier medieval settlement which survives as earthworks. The present-day village dates mainly from the 18th and 19th centuries. 20th century development takes the form of large agricultural buildings, extensions to some traditional properties and the conversion of others.

The village retains its character as a traditional agricultural hamlet with the undulating pastoral landscape a significant component. The Conservation Area boundary has been drawn to include the present-day village and surrounding fields together with the former settlement, which covers around a quarter of the designated area and is protected as a Scheduled Ancient Monument. The village has a long association with the close by and visible Hardwick Hall, an Elizabethan Country House.

**Designation Date:** 5th July 1978

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

**Map: Conservation Area**





## 3.0 Historic Origins

**In putting together an overview of the historic origins of Stainsby the list description on the Schedule of Monuments has been referenced as well as survey information provided by The National Trust.**

Domesday (1086) is the first recorded mention of settlement in the area, recorded then as Steinesbei; a moated settlement with banks and ramparts. Agriculture was the most significant part of the English economy. The 12th and 13th centuries was a time of great economic growth. As a manorial complex Stainsby would have been the focal point of manorial life in the area. At the end of the 13th century nine inhabitants of Stainsby were recorded as being eligible to pay taxes.

By the 15th century, the manor was held by the Sauvage family. By this time and continuing on into the early 16th century Stainsby was one of the largest and wealthiest manors in the area. Many of the Sauvage family played key roles in the king's armies and in wider society. One was involved in the last plot to kill Queen Elizabeth I in order to put Mary Queen of Scots on the throne. This failed plot, which was ultimately to result in the execution of Mary, was led by the Babington family of Dethick. The involvement of the Sauvage family resulted in many of the family also being executed.

What remains of the manorial complex including the chapel is an extensive Scheduled Ancient Monument (see under Archaeology in the Key Buildings and Archaeology Section).

### 16th century

In 1583 Stainsby was bought by Elizabeth (1527-1608), the third daughter and co-heiress of John Hardwick. Bess had purchased the manor from her brother. It included the Manor house which was the former family home along with most of the surrounding land in the area. The manor of Rowthorne was bought at the same time along with the patronage and impropriate rectory of Ault Hucknall.

In 1587 the Courts awarded Bess a sizeable income from her estranged 4th husband. She then went on to build Hardwick (Old) Hall. This was closely followed by its companion, Hardwick (new) Hall which was completed in 1597.

The Medieval Manor house is believed to have been located at the brow of the hill at Stainsby. Eventually Bess was to dismantle it to provide stone for construction work on Hardwick (Old) Hall.



The former Manor House is possibly what comprise the upstanding remnants of a much earlier building that are

incorporated in the former School House. The adjacent below ground remains indicate a large building which may also belong to the former Manor House. In a field to the south of the School House are the earthwork remains of further manorial buildings and other structures. The site of the former chapel also survives as an earthwork located a little distance away, west of Yew Tree Farm.

**Legacy:** there are no surviving buildings from this century.

### 17th century

Early in the 17th century the manor was passed on to William Cavendish, the first Earl of Devonshire, who in 1608 had inherited Hardwick Hall after the death of his mother, Bess of Hardwick.

At this time, Stainsby along with other villages in the parish retained considerable remnants of its medieval field pattern. Seniors Map (1609) illustrates Stainsby at that time as comprising an orchard and 13 crofts of which 10 were burgage plots (long crofts).

Probate inventories throughout the 17th and the following century suggesting arable remained favoured in the locality of Stainsby.

**Legacy:** The physical legacy of this time is in the one remnant of a medieval burgage plot within the village and the surrounding Enclosed field pattern. There are no known surviving buildings from this time although it may be that 'later' buildings include evidence of an earlier structure. The former school house is such a building (see Section 6 Key Buildings)

### 18th century

In the 18th century parliament passed the Enclosure Acts which put an end to traditional agricultural rights across the country. Common grazing was ended and the common land was entitled to one or more owners. As an established Estate the agricultural landscape and villages within and around Hardwick were not impacted on in the same way. Farmsteads remained located within established settlements unlike elsewhere where there was the dispersal and construction of new farmsteads in outlying areas. The estate lands also retained the lanes and pastoral common, less affected by the changing of field patterns and the laying of new roads that was creating a unified agricultural landscape across much of the country.

Stainsby comprised seven farmsteads at this time. Their organic growth reflected in a non-uniform layout. The end of the century saw the growing national movement toward the development of Model Farms. They were the embodiment of the new efficiency in farming practices; functional buildings which were purposefully laid out as a set piece to achieve more effective farming methods with increased production. The Duke was one of the 'great improving landlords' of the day and as such embraced the Model Farm concept. His main impetus, as with his peers, was the efficiency of production.

Stainsby Farm was significantly remodelled at this time with a new farmhouse built on to the previous one and its outbuildings replaced in a central yard arrangement. Manor Farm dates from this time and followed a courtyard



arrangement of buildings. This time saw development at the bottom of the village between Stainsby and Stainsby Mill with Brook Cottage and outbuildings.



**Legacy:** The surviving buildings from this time comprise existing and former farmsteads. They number 16 buildings in all, comprising a third of all buildings in the village. Building Reference numbers **(1)** to **(16)**. All are considered to be of Significance (see Section 6.0: Key Buildings).

### 19th Century

This was a century of significant change in Stainsby with 1847 seeing diversification within its agricultural community. A joiner and a boot and shoe maker were the first to locate, followed 10 years later by a corn miller, a joiner, two stone-masons, a woodman and three shoe makers. It is likely that Stainsby's growth was to service the nearby Holmwood Colliery which lay to the west of the village. At that time there were 8 farmers listed in the village, one of whom was also a coal-master.

In the mid-century the estate remodelled Stainsby Farm with a new grand farmhouse attached to the existing 18th century one at right angles. With it a new range of outbuildings to replace the earlier ones, reflecting the planned farmstead approach to agricultural production.

In the 1860's the main parish school was moved from Hardwick to Stainsby. The school was provided by the Duke of Devonshire with free places for 80 girls and boys. It utilised buildings on the site of the former Manor, which was then a farmstead. The Stainsby Schoolmaster was also the registrar for the Pleasley sub-district. The village remained a hive of activity, as together with 7 farmers there was a miller/farmer, a flour dealer, a shop keeper, a boot maker, a carpenter and a wheelwright. By 1881 the parish population had grown to 747 and it is probable that most lived in that part of the parish centred on Stainsby.

Over the next 20 years the growth of the colliery settlement at Doe Lee was to have an impact as Doe Lee became the larger settlement and the natural focus of activity. In 1890 the Duke of Devonshire signed over the land and existing school buildings to the District School Board on a 99 year lease on the proviso that they provided a new building. A new school was built at Stainsby to hold 200 boys with a further new school at Doe Lee to take Girls and Infants.



**Legacy:** The surviving buildings from this time include cottages at Mill Lane, the former School and traditional agricultural buildings. They number 12 buildings in all, comprising around a quarter of all buildings in the village. Building Reference numbers **(17)** to **(28)**. All are considered to be of Significance (see Section 6.0: Key Buildings).



## 20th and 21st Centuries

By 1908 the decline of Stainsby as the centre of the parish became obvious when Kelly's Directory records only a sub-registrar and 3 shop keepers. There were 6 in agricultural occupations; a cow keeper, 5 farmers, and a farmer/miller. By 1941 Stainsby comprised 8 farmers and a small holder. During the interwar period an additional timber building had been added to the school site to provide a communal hall and kitchen but by mid-century the school was to become redundant. It closed, to be leased eventually by The Scouts Association.

In 1950, the unexpected death of the 10th Duke of Devonshire, with the subsequent death duties, caused the sale of many of the Devonshire assets and estates. At this time, Hardwick was occupied by Evelyn Duchess of Devonshire, the widow of the 9th Duke. In 1956 the decision was taken to hand the house over to HM Treasury in lieu of Estate Duty. In 1959 the Treasury transferred the house to the National Trust. The Duchess remained in occupation until her death in 1960.

The mechanisation of farming that had started in the 19th century gathered pace in the 20th century. Influences from America also impacted on farming practice. Increased mechanisation and larger holdings brought the need for larger buildings to store both machinery, produce and larger herds.

In the late 1960's the construction of the M1 dissected the Hardwick estate. This left Stainsby village on the one side and the Hall and Stainsby Mill settlement on the other, with

access to Stainsby maintained by a tunnel underneath the motorway.

**Legacy:** The physical legacy of this time is in the large agricultural buildings that characterise the changes in farming practice from the mid 20th century. Due to their location the impact of these modern portal framed steel clad buildings on the traditional character of the village is not significant. With the relative position of the village on higher land, the construction of the M1 has a legacy that is ever present in the background traffic noise and the views to the east of its constant motion.

The significant historic legacy of this time is the change in ownership and management of Stainsby as an historic estate village. Although the National Trust have retained some properties and lease them to tenants, others have been sold to private owners with covenants in place to acknowledge and protect the village's distinct character.

The buildings from these centuries number 22 in all, comprising nearly one half of all buildings in the village.  
Building Reference numbers **(29)** to **(49)**

### Significant Historic Characteristics

- A village with a rich archaeological legacy
- An historic estate village with a continuing association with Hardwick Hall
- A long standing agrarian settlement evident in the surviving historic farmsteads that define its character



## 4.0 Landscape Character

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

Stainsby sits within the Estate Farmlands of the South Yorkshire, Nottinghamshire and Derbyshire Coalfields. The area is generally characterised by open agricultural fields with occasional trees. The landscape is formed by the Middle Coal Measure Series. The landform of low ridges and valleys reflect the alternating bands of sandstone, shale, mudstone and coal. The landscape of this area is visibly broader and more gently undulating than other parts of the coalfield.

The soils have traditionally supported mixed farming, but owing to the gentle and more subdued landform, arable cropping has dominated. Pastoral land is a local occurrence reflecting slightly greater undulations in landform and is particularly notable in the wider Stainsby landscape. Pasture exists around Stainsby itself, which likely indicates the influence of its traditional estate management.



This wider landscape forms an important aspect of the setting of Hardwick Hall, with the east side of the ridge and land falling to the floor of the Doe Lea Valley forming a key element of significant views to the west from both Halls and from the western terrace of Hardwick Hall. It is significant that some of the finest and most dynamic views of the Halls can be had from within the locality of Stainsby including from within the village itself.

### Significant Landscape Characteristics

- A broad, gently undulating landform with mixed farming dominated by arable cropping
- Sparse tree cover with localised woodland blocks and occasional single trees
- Hedgerows enclosing medium size, semi-regular fields
- An open landscape with long distance views which significantly include those of Hardwick Hall on the horizon.

## 5.0 Townscape Character

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

### Townscape

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

### *Reference: Townscape Plan*

### Traditional Buildings

Farmsteads: the character of Stainsby is defined for the most part by historic farmsteads. There were once seven farmsteads within the village. One was demolished in the 20th century and three others have been converted to residential use. The majority of the agricultural buildings are

traditional, with each differing in terms of their contribution to the historic townscape. All contribute in their use of vernacular materials and detailing. Three farmsteads remain in agricultural use. In this they are significant in maintaining the ambience of Stainsby as an historic agrarian settlement.



### Yew Tree Farm

The traditional coal measures sandstone buildings of Yew Tree Farm are close to the road frontage with large modern agricultural buildings behind. The farmhouse and attached barn abut Hawking Lane with the low garden wall following the curve of the road and extending for some distance. This is a substantial farmstead group overall comprising buildings from the 18th and 20th centuries. The traditional buildings are most prominent being on the road frontage but the 20th century buildings are most prevalent, occupying most of the site. The orientation of the traditional buildings indicate an early farmstead that grew organically as opposed to the later planned farmsteads

of the 19th century. The use of coal measures sandstone across the group of traditional buildings, traditional roofing materials and timber joinery contributes significantly to their visual quality and contribution to the conservation area. Their prominence directly on the road frontage and at the entrance to the village adds to their townscape contribution.

### **Manor Farm**

The traditional coal measures sandstone buildings of 19th century Manor Farm occupy a prominent position on the brow of the hill. The farmstead is a planned layout typical of the time based around a loose courtyard with the farmhouse side-on to the road with attached cart shed and stables and barn facing. A small workshop partially closes the view at the end of a small farmyard when viewed from the access off Hawking Lane. When viewed from the entrance the range of traditional roof materials alongside the use of stone and traditional joinery contribute along with the layout to a picturesque farmstead group. The traditional hierarchy of building sizes also makes a significant contribution to its overall character. Twentieth century buildings are behind this traditional group on the hillside and are not obvious from the farm entrance.



### **Stainsby Farm**

Built in the early 18th century Stainsby Farmhouse was significantly extended in the 19th century with a substantial new farmhouse building attached at right angles. The wider farmstead comprises a range of traditional and more modern agricultural buildings. The former are arranged in an open courtyard with more modern buildings behind, extending along the hillside. The unusual and imposing form of the farmhouse dominates the character of this particular farmstead. The not insubstantial sandstone slate roofs are a significant vernacular detail.

**Cottages:** Although there are a number of cottages in the conservation area many were not built as cottages; some are former farmhouses whilst others are converted former farmstead buildings. The early original cottages are concentrated at the lower end of Hawking Lane and at Mill Lane. Their age range defies comparison in terms of the local vernacular. There is therefore not a typical style of the building when it comes to cottages with the character of some reflecting their former agricultural use. Consistent across all however is their sandstone construction and the use of pantile (sometimes but rarely slate) for roofs.



**Former School and School House:** are located outside of the main body of the village at the site of the medieval settlement. The schoolhouse, a former farmhouse, predates the school. As with all of the buildings of the village they are constructed from coal measures sandstone.

### Boundaries

Drystone walls front the roads within the village and define the extent of 17th century settlement. Once outside the traditional confines, walls give way to hedges as the boundary treatment. The surrounding fields are hedge lined with occasional trees. Stone walls are also a feature within converted farmstead sites where they define property curtilages. Traditional walls are topped with half round copings



### Materials

**Stone:** The majority of traditional buildings and boundary walls are constructed from Coal Measures Sandstone. It is a soft stone which has not always stood the test of time well depending on the bedding of the original stone, with erosion a feature. Throughout the village the natural character of the stone remains intact without later rendering or painting. As the predominant traditional

building material it contributes significantly to the character of the conservation area. Its brown/orange hue contributes towards the picturesque charm of the village.

**Slates and tiles:** pantiles predominate as the traditional covering for roofs. Their red/orange colour in combination with the coal measures sandstone gives the buildings a certain distinctiveness that resonates agrarian townscape. The roof of Stainsby Farm is significant for the rarity of its traditional roof covering of Derbyshire Stone slate, an imposing vernacular roof that contributes to the visual and historic quality of the building and the conservation area as a whole. Blue slate, a 19th century import into the area is used on a small number of properties. All traditional materials make a positive contribution to the visual quality of the townscape.

### Trees and Planting

Trees are a significant component of both the Stainsby townscape and landscape. They add to the historic enclosure and character of the holloway at the entrance to the village from Mill Lane. Similarly at the top of the village, the tree cover in the field opposite Holly Cottage and Yew Tree Farm contributes to the townscape, enclosing the lane along with the facing buildings. At the former school site the established trees create a sense of place as a backdrop to the buildings. In the immediate surrounding landscape, trees follow the line of the watercourse that defines the conservation area boundary. The contribution of trees overall is in their contribution to enclosure as a component of Stainsby' sense of place.

There are 7 trees in the Conservation Area protected by Tree Preservation Orders including the tree at the junction at the head of the village where Hawking Lane splits to continue on to the site of the former school. This particular tree has significant townscape value as a focal point.



### Open spaces

As an agricultural hamlet, traditional open spaces in Stainsby are few but significant and relate to traditional farmyard layouts and the remnants of a surviving burgage plot.

**OS1:** the farmyard to Manor Farm is a traditional enclosed open space with traditional buildings on three sides that includes the farmhouse. There is a small 20th century outbuilding on the fourth side, at the location of the boundary wall fronting Hawking Lane. The open space is visible from Hawking Lane. The survival of the traditional buildings that provide the enclosure adds significantly to its contribution as a high quality open space.

**OS2:** the former burgage plot adjacent to Holly Cottage is a partially surviving medieval plot bounded by stone walls. It has historic importance as a remnant of the early origins

of the village. It has townscape importance in the strength of its visual character (notwithstanding its truncation) contrasting as it does with the open agricultural fields of the surrounding farmland.

**OS3:** the farmyard to Stainsby Farm is a traditional enclosed open space with buildings on four sides that includes the farmhouse. The relative location of buildings creates a more open enclosure than is the case at Manor Farm. This farmyard is also not visible from outside of the farmstead. Nonetheless, the survival of the traditional buildings that provide the enclosure adds significantly to its contribution as a high quality open space.

### Significant Townscape Features

- Traditional farmstead buildings underpin the character of the conservation area.
- Coal Measures Sandstone contributes to townscape character in its visual quality and its prevalence.
- Clay Pantiles contribute to townscape character in visual quality and prevalence.
- The stone roof of Stainsby Farmhouse is singularly significant for its rarity.
- Stone boundary walls contribute to the historic townscape and distinguish the extent of settlement from the hedge lined field 19th century field boundaries of the surrounding farmland.
- Trees are significant in contributing to townscape enclosure and landscape setting.

## 6.0 Key Buildings and Archaeology

Stainsby comprises two settlements: the site of the former village and the present-day settlement that was the consequence of its relocation in the 18th century. Buildings that make a particular contribution to the character of the conservation area include those buildings considered Key Townscape Buildings (KTB). Over half of the buildings in the conservation area are considered to be Key Buildings.

### 18th Century

1. **Stainsby Brook Cottage (KTB)** a stone built cottage with a later slate roof and modern design timber windows, also conservatory to original front elevation. Of significance for its age and traditional materials.
2. **Outbuilding to Rose Cottage (KTB)** stone built formerly with a stone roof, now gone. Of significance for its age and traditional materials.
3. **Rose Cottage (KTB)** semi-detached (with Devonshire Cottage) stone built with a stone/slate roof. Of significance for its age, traditional materials and the surviving traditional vernacular detail of a cat slide roof.
4. **Outbuilding to Yew Tree Farm (KTB)** stone and pantile outbuilding. Of significance for its age and traditional materials.
5. **Outbuilding to Yew Tree Farm (KTB)** stone and pantile outbuilding. Of significance for its age and traditional materials.
6. **Yew Tree Farmhouse (KTB)** stone built with later slate roof. Of significance for its age, traditional materials and architectural joinery.







7. **Stainsby Farmhouse (KTB)** stone built with a stone roof. Dating from the 18th century with a substantial 19th century addition/ remodelling. Both the original farmhouse and the new building are built of coal measures sandstone. The critical difference is that the addition is built of ashlar blocks in contrast to the coursed squared rubble of the earlier building. Also significant is that the new farmhouse provides for a front elevation that faces across the landscape towards Hardwick Hall. The remodelled Stainsby farmhouse has an altogether more grand presentation. Its ashlar sandstone frontage along with a central projecting gabled bay and substantial brick chimneys reflects a move away from the vernacular towards a more aspirational 'polite' presentation. Of significance for its age, traditional materials and architectural joinery. The stone slate roof is of particular importance in its particular contribution to the building and townscape and its rarity.



8. **Devonshire Cottage (KTB)** semi-detached (with Rose Cottage) stone built with a stone/slate roof. Of significance for its age, traditional materials and the surviving traditional vernacular detail of a cat slide roof.
9. **Bow Wood End (KTB)** former Hillside Farm built of stone and pantile. Of significance for its age and materials.
10. **Hawthorne Cottage (KTB)** former farmhouse built of stone and pantile. Of significance for its age and materials.



- 11. Holly Tree Cottage (KTB)** former farmhouse built of stone with a slate roof with brick chimneys. It dates from the 18th century with a 19th century two storey extension and front porch with stepped access. A coal measures sandstone boundary wall encloses a rear garden and a separate burgage plot to the side. Of significance for its age and materials.
- 12. Barn to Yew Tree Farm (KTB)** stone and pantile. Of significance for its age, surviving traditional openings and architectural detail.
- 13. Outbuilding to Yew Tree Farm (KTB)** stone with sheeted roof. Of significance for its age.
- 14. Barn at Manor Farm (KTB)** an L-shaped range of stone and pantile stable and hay loft with a workshop with a plain clay tile roof. Of significance for its age, surviving traditional openings and architectural detail.
- 15. Manor Farmhouse (KTB)** stone with later slate roof. Of significance for its age and architectural detail.
- 16. School House (KTB)** 18th century stone (likely earlier) with later slate roof. Former farmhouse then school house. Of significance for its age, surviving traditional openings and architectural detail. Also thought to include remains of earlier manor house in a cruck frame.

## 19th Century

- 17. Outbuilding at Bow Wood End (KTB)** stone and pantile. Of significance as part of a traditional farmstead group.
- 18. Brunts Farm former stable (KTB)** attached to number

20 built of stone and pantile. Retains an external stepped access to former hayloft. Of significance for its townscape contribution as a former agricultural building.



- 19. Ivy Cottage (KTB)** stone and pantile early farmstead building. Of significance as part of a traditional farmstead group. Of significance as part of a traditional farmstead group.
- 20. Barns to Holly Tree Farm (KTB)** stone and pantile. Of significance for its age, traditional openings and architectural joinery.
- 21. Former Outbuilding at Brunts Farm (KTB)** attached to number 17 built of stone and pantile. Of significance as part of a traditional farmstead layout.
- 22. Outbuilding at Bow Wood End (KTB)** stone and pantile. Of significance as part of a traditional farmstead group.





- 23. The Boys School (KTB)** Built in 1895 of coursed rustic dressed sandstone with plain clay tile roof. Originally built as a single storey school later converted to a Scout Centre (1986) with first floor and ground floor dormitories. Gabled dormers containing full height windows to most elevations. Decorative terracotta tiles to upper gable. Fine ashlar surrounds to door and window openings. Simple hood moulds over most windows, but scrolling above that with the date-stone on the east elevation. The word 'Boys' on a decorative ashlar lintel flanked by flat pilasters above the entrance. It sits on the site of the former Stainsby Manor House, on the highest point and looks over open fields to the north. The site is slightly remote from the main village whose main street lies to the south. The internal architecture of the building is much altered, however with the survival of its external architecture it remains significant as an example of its type and time.



- 24. Cobblers Cottage, Mill Lane (KTB)** built of stone with fish-scale roof tiles of clay. The design quality of the roof and chimney contributes towards what is a picturesque building. Of significance for its contribution to the townscape.



- 25. Brookside Cottage, Mill Lane (KTB)** rendered walls with a slate roof. Traditional joinery and over sailing



eaves contribute to a building of architectural quality with a 19th century resonance. Of significance for its townscape contribution.

**26. Stainsby Farm Outbuilding B (KTB) c.1850** Two storey L-shaped range of farm buildings around a yard to the north east of the farmhouse. Coursed dressed sandstone blocks with ashlar surrounds for openings. Green Slates of diminishing courses to all slopes except the west slope of the full height barn range which has diagonally laid concrete tiles of earlier 20th century. The north south range was originally a full height barn. The east west range is a series of stables with hayloft over and formerly had an integral cart shed. A stone stair runs across the width of the building providing access to the hayloft and through access to the opposite side of the building where the land level is higher.

**27. Stainsby Farm Outbuilding (KTB)** built between 1871 and 1884. Two single storey buildings end to end with the eastern one slightly earlier, though there may be very little difference in date. The door of the eastern building has been widened to form a garage door adjacent to the stable, but was probably formerly a tack room and stable. The western building is a series of three animal sties with integral stone feeders which probably served as pigsties. Bird opening and perch to the loft. This building is later than the other traditional farm buildings of the Stainsby farmstead. It occupies the site of a former building connected with the adjacent plot whose tenant's house was demolished in 1871.



**28. Stainsby Farm Outbuildings (KTB) 1850.** Of two parts with an original former threshing barn comprising the shorter east range with a later longer addition at right angles facing the farmhouse. Both built of coal measures sandstone with the latter retaining a blue slate roof. Original window and pitching openings have ashlar surrounds with later inserted windows having only cills and lintels. Similarly, original doors have ashlar lintels and surrounds which comprise a tall jamb with square blocks to the base and top with later doors tending to have lintels only. The door to the main stabling area has a round head formed of quoins as do the original full height barn door openings. It is possible that the main building and its added lean-to were used as a cottage as a cottage was described in early 20th century inventories. These show that it had at least two rooms up and down and a separate domestic part of the farmstead was mentioned in census returns for 1871. The chimney on the gable end has been added in brick and the stone lean-to has a fireplace which utilises one of the flues. These may have been originally outbuildings

converted for domestic purposes a few years later. The west full height barn door has been blocked and the cart shed altered to provide open stabling.

## Archaeology

Stainsby medieval village and open field system is a Scheduled Ancient Monument (List Entry Number: 1016352). The monument includes the deserted remains of the medieval village of Stainsby and part of its surviving open field system, situated on the east bank of the Stainsby Beck. The former village survives as a series of earthworks and buried remains in the fields south and east of Stainsby Grange Farm.



***Maps: Townscape Plan***

## 7.0 Views

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

**Map: Townscape Plan**

### Panoramic Views

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

### HP1: Hawking Lane Stainsby a significant view of Hardwick Hall

There is a strong visual link between the Halls and the village of Stainsby. Hardwick is highly visible from much of Stainsby, while Stainsby features clearly in views from the Old Hall. This view from Hawking Lane is one of the key views travelling towards Hardwick. The Hall is a prominent

feature of views up towards the ridgeline, with the Old Hall retreating into the treeline.



### MP1: View across surrounding countryside from the former School

This middle to long distance view at the entrance to the public footpath is a picturesque view of the wider landscape setting that opens up once through the gate. Moderately significant given the visual and aural intrusion of the M1 motorway across the centre of the view.







### **MP2: View east across the site former settlement**

View across the eastern extent of the former settlement to the agricultural/pastoral landscape beyond. A highly picturesque view. Moderately significant given the visual and aural intrusion of the M1 motorway across the centre of the view.

### **Enclosed views**

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

### **HE1: Manor Farm farmyard**

A traditional central farmyard enclosed on three sides by the farmhouse and agricultural buildings with a wall and gate to the lane. Highly significant as a surviving traditional layout the visual quality of which is strengthened by the unspoilt character of its buildings which remain in traditional use.

### **HE2: View along Hawking Lane from Mill Lane**

A view enclosed on either side by higher land and trees as Hawking Lane climbs up from Mill Lane. All of these components give the view a strong sense of enclosure.



### **ME1: View along Hawing Lane**

An uphill view enclosed by Holly Cottage and Yew Tree Farm on the one side and trees on the facing side. The narrowness of the road and the height of the trees emphasises the enclosure. Moderate due to the seasonal nature of the view which impacts on the strength of enclosure.

## Glimpsed Views

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

### HSG 1: Glimpsed landscape View Manor Farm

The view between the workshop and the farmhouse/dairy reveals the rolling landscape beyond. The contrast with the enclosed view of the farmyard brings the character of the landscape into sharp relief. It is this quality of the overall view that gives it significance.

## Focal Points

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

## FP1 and FP2: Highway tree on Hawking Lane

There are two views along Hawking Lane where the established tree in the y-shaped junction of Hawking Lane is the focal point. On looking from the site of the former settlement the traditional buildings form a backdrop to the tree, whereas from the other side the buildings and facing trees enclose the view thereby emphasising the tree as a focal point. The high quality of the buildings contribute to its contribution as a focal point. It would be a timeless view, particularly from the site of the former settlement, but for the modern character of the road and markings.

## Significance of setting

- The location of the village on a hillside and open character of the landscape enables long distance views be they panoramic across open frontages or glimpsed between buildings.
- The rolling pastoral and wooded character of the landscape affords highly picturesque views from within the village which contribute significantly to its character.
- Trees contribute to views by enclosure or as a focal point within the village and as part of the landscape in small wooded areas.

### Pedestrian

There is a narrow pavement on the eastern frontage of Hawking Lane, though as a traditional farming settlement, pavements are not a traditional feature within Stainsby.



### Vehicle

The traditional road pattern of the area is simple with narrow, winding lanes connecting small villages and farmsteads. There is one main street through the village, a local road, Hawking Lane that extends from the head of the village to Mill Lane at the lower end of the settlement. A spur of Hawking Lane continues from a bend in the road at the head of the village to terminate as a dead end at the former school. At the bottom of the village, Mill Lane continues on to Stainsby Mill and Hardwick Hall.



The M1 motorway has interrupted and severed east-west routes locally. Its impact on Stainsby is in the ever present background traffic noise and the views to the east of its constant motion. In stark contrast there is little traffic within the village itself with mainly local traffic. There is noticeably more traffic at the lower end of the settlement on Mill Lane. Mill Lane is a component of the access network for Hardwick Hall providing the exit route from the Hall to the M1. Consequently vehicles have a greater impact on the character of this locale, the road being altogether wider than Hawking Lane as well as busy.



### Parking

Parking in the village is off-road within farmsteads or on private drives or garages. Parked cars do not therefore impact on the character of the conservation area.



## 9.0 Summary

The Stainsby Conservation Area is characterised by:

- A village that has retained its character as a traditional agricultural hamlet with the undulating pastoral landscape a significant component of its setting.
- A broad, gently undulating landscape characterised by mixed farming and sparse tree cover.
- Low density development centred principally on traditional farmsteads.
- Views that extend far beyond the settlement into the surrounding farmland and pasture, which contributes to the spaciousness that is key to its character.
- An equal contribution of buildings and landscape.
- A high quality of vernacular buildings that contribute to a strong sense of place.
- The sounds of the nearby M1 which are ever present, though more noticeable on the higher land at the top of the village.



## 10.0 Sources

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

### **Chapter 3: Historic Origins**

K Cameron, The Place Names of Derbyshire, 1959

Li. Jewitt (ed.) The Domesday Book of Derbyshire 1871

Enclosure Award for the Manor of Stainsby and Heath 1827

Directories: S Glover 1829, S bagshaw 1846 W White 1857, Kelly 1881, 1891, 1895, 1908, 1922, 1932, 1941, Bulmer 1895

Original Designation Survey: Bolsover District Council (1978)

Hardwick Setting Study: Atkins (March 2016)

### **Chapter 4: Landscape Character**

Landscape Character Appraisal: Landscape Character Descriptions No4. Estate Villages Derbyshire and Yorkshire Coalfield (Derbyshire County Council)

### **Chapter 6: Key Buildings**

Vernacular Buildings Survey: National Trust (1997)

### **Section 7: Views**

Hardwick Setting Study: Atkins (March 2016)