

Upper Langwith Conservation Area Appraisal

March 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 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

SC17 – Development affecting Listed Buildings and Their Settings

SC18 – Scheduled Monuments and Archaeology

SC19 – Bolsover Area of Archaeological Interest

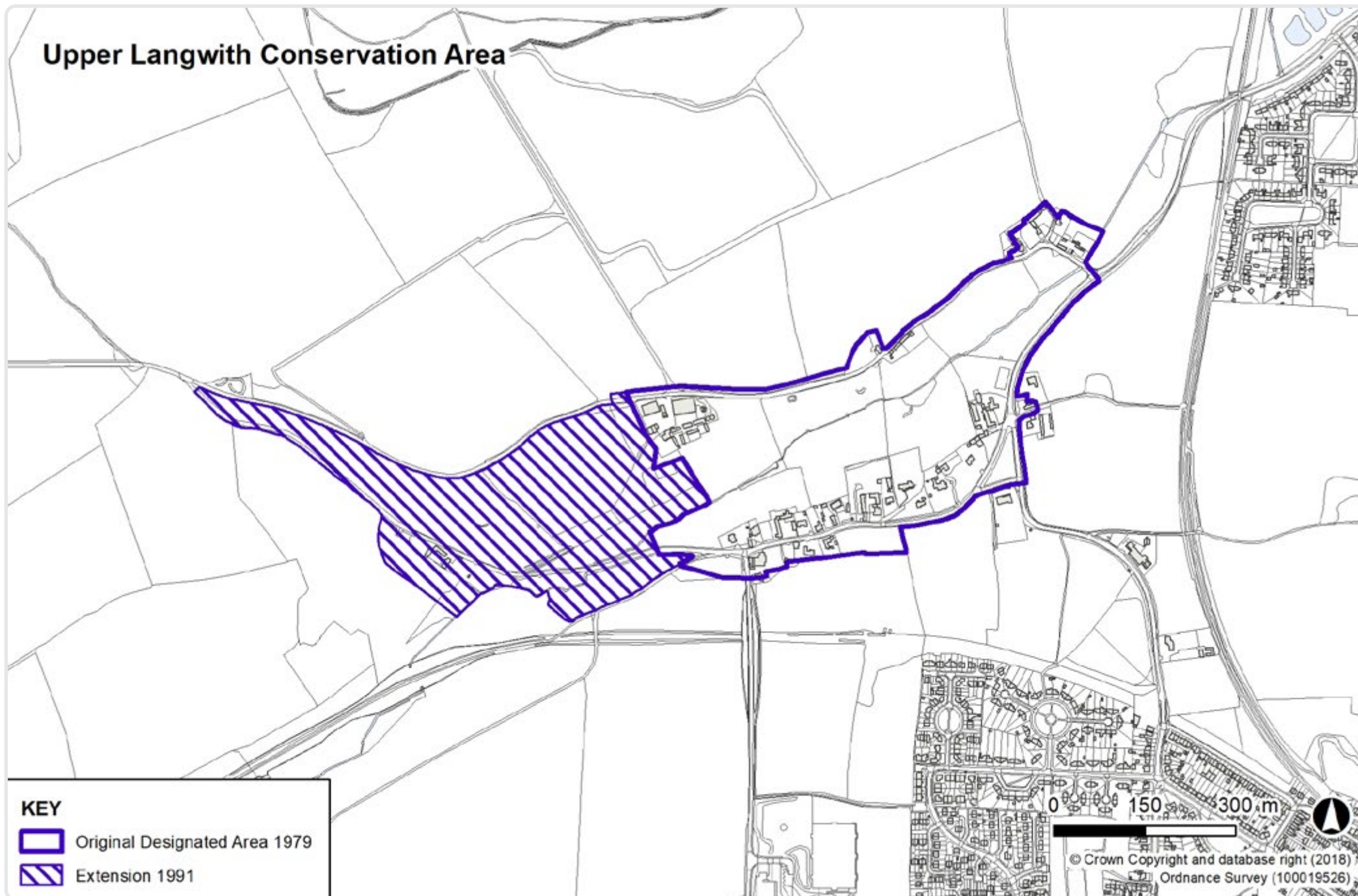
SC20 – Registered Parks and Gardens

SC21 – Non Designated Local Heritage Assets

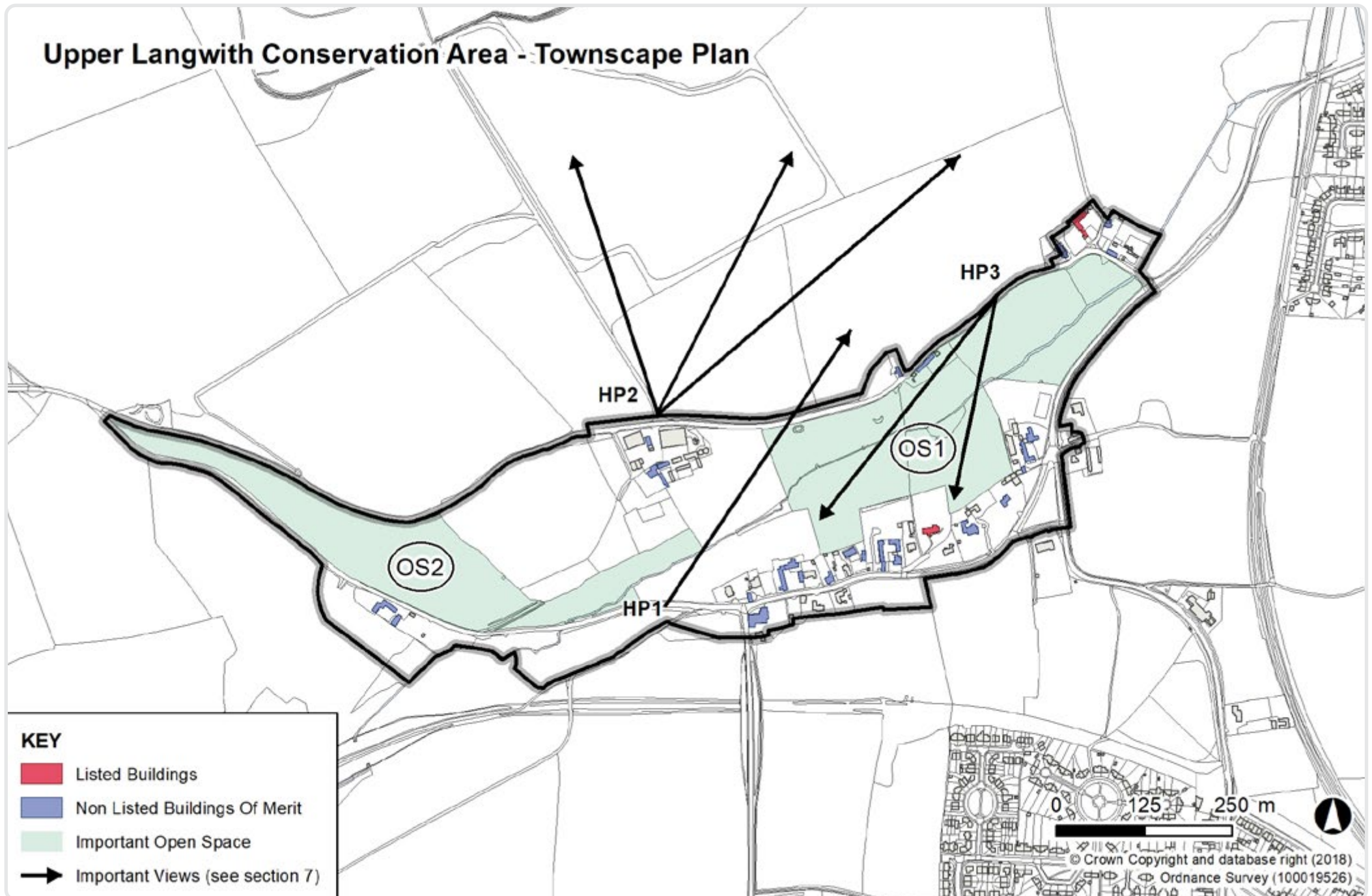
Complementary supporting Local Guidance includes; The Historic Environment Supplementary Planning Document (March 2006) which gives District-wide guidance on Development and the historic built environment and Historic Environment Scheme (February 2008 and November 2011)

Purpose of document

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



Upper Langwith 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 Upper Langwith 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 Upper Langwith: An Overview

Upper Langwith is a long standing farming community, thought to predate the 11th century. The River Poulter is a defining landscape feature with the valley separating two distinct areas of settlement; on the north side an early monastic farmstead in an area known as Scarcliffe Lanes and on the south side a later agricultural settlement known as Upper Langwith. The two settlements came together in the 12th century. The surrounding landscape comprises agricultural land, woodland and rough land. The Conservation Area has been drawn to include the immediate surrounding landscape as a key component of its historical development and character.

Designation Date: 7th February 1979

Extension 29th May 1991: This western extension includes the area of woodland between Scarcliffe Lanes and Gildwells Farm. It was included as it is thought that this area of rough land is one of the last areas of the ancient hunting ground and is thought to retain its 13th century character.

Suitability of boundary: as part of this appraisal the boundary of the Conservation Area was reviewed. The westernmost extent of the southern boundary is poorly defined on the ground and takes what appears to be a random course through the water meadow finishing at Scarcliffe Road.

A revised boundary is included as part of this appraisal.

Map: Conservation Area

3.0 Historic Origins

In putting together an overview of the historic origins of Upper Langwith various sources were referenced and are noted at the end of the appraisal. Of particular value was the information from research undertaken at the time of the original designation.

The earliest remains of settlement in the locality are Palaeolithic and include a cave dwelling at Scarcliffe Lanes. Its presence would indicate that the area was good for hunting at that time. The later occupation of the wider area is evidenced by Roman remains.

A combination of factors would have made the area a desirable place for settlement. The Magnesium limestone subsoil meant that there were few trees and the proximity to a river and the presence of a number of springs would have added to its attractiveness. There was though a break in settlement at the time of the Anglo Saxon and Danish invaders which was likely due to the ford.

Legacy: The surviving building from this time is the Palaeolithic cave. Building Reference number **(1)**. It is considered to be of Significance (see Section 6.0: Key Buildings).

Medieval settlement

It is likely the locality would have been permanently settled at round the time of the Norman Conquest. The Holy Cross church was endowed in the 12th century. It was at this time that the name, Langwath, was first recorded, meaning Long

Ford, reflecting the impact of the ford on its identity. Over successive years the name was modified to Overlangwath and Overlangwith. This was likely to distinguish it from its neighbour Nether Langwith, further along the river.

Upper Langwith was within the ecclesiastical Manor of Thurgaton Priory. During the reign of Henry II (1154-1189), the church was given to them. Scarcliffe Lanes was in the Manor of Scarcliffe and within the ecclesiastical Manor of Newstead Abbey. Scarcliffe Lanes was subsequently developed as a monastic farm settlement. The River Poulter was declared the dividing line between the two areas of settlement.



The village was later to be known as Bassett Langwith, a name derived from the family that owned it at that time. It is thought that the Bassett's enjoyed the hunting in Langwith as by 1330 there were two parks/great hunting grounds. The Manor then passed by marriage through the line of Lord Grey until in 1558 it was conveyed to the Hardwick

Estate. The estate later became the Cavendish and then Chatsworth Estate (by marriage) and remained the principal landowner for the 400 years to follow.

The early medieval village of Upper Langwith was very small with farmsteads located along a single street. The original extent of settlement was likely between Common Lane and the Parish Church. The original rectory and glebe croft were located to the east of the church. The manor hall lay behind the church between the village and the river just above the meadows. So tiny was the medieval community that it would not have needed much arable land to sustain it. The main Open Field lay east and south of the village. The field had no fencing and a variety of crops were grown. The areas of woodland that formed part of the private hunting ground, (established in around 1330) included Langwith Wood and Roseland Wood. From the middle-ages Langwith Park was used for grazing cattle.

Legacy: The location of the former manor hall is noted on the Ordnance Survey but without known remains is not a designated heritage asset. The location of the former monastic chapel due north of the Hall is also noted but similarly without remains so also not designated. The surviving building from this time is the Parish Church of the Holy Cross. Building Reference number **(2)**. It is considered to be of Significance (see Section 6.0: Key Buildings).



16th Century

Successive owners following on from the Bassetts took little interest in Langwith for hunting. The old manorial hall was likely cramped and uncomfortable compared with what such families would have had elsewhere. Their interest in Langwith was thereby for its rents and not its amenities. In the 1530's the tiny parish was flourishing. By the mid 16th century, tithes indicate that sheep rearing was as important as arable farming.



Legacy: it is not apparent that there are surviving buildings from this time, though it is likely that some of the buildings noted as being of the 17th century may actually be improved buildings of medieval origin.

17th century

In 1612, the small chapel of the former monastic farm settlement of Scarcliffe Lanes was demolished. Later in the century the buildings of agricultural settlements such as Upper Langwith were improved when the Great Rebuilding swept the nation (1670-1720). Single storey timber framed houses were either added to or replaced by stone buildings, mostly of two storeys. Stone fireplaces led to the advent of chimneys. Buildings became larger overall and with glass making taken over by the Crown followed by the development of lead glass, the cost of glass reduced and the size of windows increased. A new stone manor house, Old Hall, was built at this time.



Legacy: the surviving buildings from this period include the Old Hall and Bassett Farm both now converted. The Devonshire Arms also dates from this time. The total

buildings number 10 in all and comprise Building Reference Numbers **(2)** to **(11)**. All are considered to be of Significance (see Section 6.0 Key Buildings).

18th Century

Due to a good series of harvests in the late 17th and early 18th centuries there was a sharp rise in the local population. At the same time Enclosure brought about a fundamental change in the rights to land. It ended the traditional rights on common land held in the Open Field system. The former Open Field and Common grazing land was divided up with fencing/hedges and allocated to those with influence deemed to have held rights. Commoners were provided with some other land in compensation for their loss of common rights, although this was often of poor quality and limited in extent. Formerly self-sustaining villagers were forced to become labourers to those who controlled the land. Farmsteads increased in size and as time progressed, from the efficiencies in farming practice that followed, the farm buildings themselves underwent changes.

Langwith Park had been the first area to be enclosed at the end of the 17th century. By 1748 the Open Field and the Commons south of the village were also enclosed. 1767 is the first documentation of the upper extension of the village around Peartree and Eastlin Farm. This enclosure with its new farm buildings is however likely to have been early 18th century. The enclosed fields attracted a tithe (tax) unlike the monastic farms in Scarcliffe Lanes.



Legacy: the period is marked by agricultural expansion. The surviving buildings number 33 in all and include the three farmsteads of Scarcliffe, Pear Tree and Church Farm. Building Reference Numbers **(12)** to **(44)**. Of these over two thirds are considered to be of Significance

19th Century

In the early 1800's the former Manor House of Bassett Hall was demolished. At around 1823 it was noted by the then non-resident clergy that the rectory at Upper Langwith was a poor thatched house in disrepair with outbuildings and 40 acres of glebe. It had been vacant for some time. The dilapidated building mirrored the level of pastoral care the community enjoyed. This lack of active community involvement by the church was however compensated for in some ways by the Cavendish family. They were particularly enlightened in the provision of village schools and early in the century they built a school in Upper Langwith.

In 1849, the Estate at Upper Langwith was run as four farms; the Old Hall in the centre, Scarcliffe Lanes to the west, Apsley Grange to the east and Gildwells Farm. In this way life continued on as it had done for centuries. On the corner of Common Lane were various trades that included a wheelwrights. In around 1875 a house dating from the 1830's was converted to a public house. The venture lasted only 9 years and the building remains in the modern day as a pair of cottages.



In the 1860's the alignment of what is now known as Rectory Road was altered. Its former route ran from Pear Tree Farm between the Parish Church and rectory. Its realignment took it south of the rectory in an arc to join the existing route at Church Farm. Part of the original alignment remains discernible as the access to the rectory. In 1877 the Parish Church was restored by Norman Shaw, with a bell cote added.

In the early 1890's the Sheepbridge Coal and Iron Company established Langwith Colliery between Upper and Nether Langwith. The rapidly developed workers housing was

focused in Shirebrook and Langwith Junction along with the supporting trades and services. This drew away from the trades at Upper Langwith and the wheelwright's shop and other trades on the west corner of Common Lane consequently closed down.

Legacy: the period is marked primarily by the building of farm buildings. The surviving buildings number 11 in all. They are Building Reference numbers **(45)** to **(55)**. Of these half are considered to be of Significance (see Section 6.0: Key Buildings).

20th and 21st Centuries

In the early 20th century the flour mill on the River Poulter was demolished. Later in 1938 the former wheelwright's shop and other trade buildings on the west corner of Common Lane were also demolished. New development took the form of individual houses with four houses built on the east side of the village early in the century and a further four built after 1939.

From the mid 20th century new large sheeted agricultural buildings were constructed to accommodate modern farming practice. As farmsteads became redundant and their traditional buildings converted to residential, the 20th century agricultural buildings have been removed. They do however survive alongside the traditional farm buildings at Scarcliffe Lanes Farmstead, which remains in agricultural use.



New development in the later 20th and 21st century has comprised a small number of individual houses along with the conversion of redundant traditional agricultural buildings.

Historic Significance

- A settlement with a known history that goes back many thousands of years.
- An agrarian settlement with origins that predate the Anglo Saxon period.
- A settlement that retains the character of an historic agrarian settlement with surviving historic fabric dating from the 16th century

4.0 Landscape Character

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

The enclosed and farmed landscape around Upper Langwith is classified today as the Limestone Farmlands of the Magnesian limestone plateau. It is a simple yet distinctive agricultural landscape of gently rolling land. The free draining and fertile soils have led to the continuing tradition of arable farming. The hedge lined large regular fields that are a feature of the landscape are typical of lands enclosed between the mid18th and mid19th centuries. The connection between the village and this wider landscape is strong and remains undiminished.



The area of land between the River Poulter and Scarcliffe Lanes to the north is steeply sloping, whereas south of the river there exists a gentler slope. Both sides of the valley rise to approximately the same level over a 200 metre span on the widest section.

The small open field on the west side of Common Lane which extends as far as the bridle path was part of Langwith Wood, one of the medieval private hunting grounds. Another field at Roseland Wood was also a former medieval hunting ground. Both areas of woodland are now commercially planted and managed.

Landscape Significance

- Much of the land surrounding the village is of historic significance.
- The open unspoilt character of the Poulter Valley is a key landscape feature.
- The woodlands of Langwith Wood and Roseland Wood have both historic and visual significance
- In its contribution to the character of the conservation area, the landscape is equal to that of the buildings.

5.0 Townscape Character

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

Townscape

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

Reference: Townscape Plan

Traditional Buildings

Farmsteads: There are four former farmsteads in the conservation area. They date from the 17th to the 19th century. One remains in agricultural use. Of the others, the majority of traditional farm buildings have remained, converted to residential use. Although their change of

use has impacted on the ambience of the village and conservation area, the buildings make a significant townscape contribution in conveying the agrarian origins of the village. The survival of traditional materials and the retention of the key features that identify their original use is a significant factor in their contribution to the historic townscape.



Houses and cottages: residential buildings date from the 18th century and include the former Manor House, a rectory and a number of smaller individual dwellings. The majority of houses and cottages are detached. Stone and pantiles are the traditional building materials. Their prevalence contributes significantly to the character of the conservation area as an historic agrarian settlement. Similarly the small scale of traditional cottages is a key component of their visual charm and character in their contribution to the historic agrarian townscape.



Boundaries

Traditional limestone boundary walls, most usually with half round coping, survive along frontages throughout the conservation area. Their prevalence alongside traditional stone buildings is a major contributor to the character and historic townscape of the village. As field boundaries, stone walls are not a feature, here hedgerows predominate. These traditional hedgerow boundaries incorporate individual trees along their length.



Materials

Traditional building materials are a key component of local identity. Stone walls and clay roofs are by far the most prevalent across the Upper Langwith Conservation Area.

Natural stone: There are two local stones. Magnesian Limestone and Coal Measures Sandstone. Magnesian Limestone is a durable building material. A large number of the traditional buildings are constructed of this stone, which has stood the test of time well. As the predominant traditional building material it used for both buildings and walls, Magnesian limestone therefore contributes significantly to the character of the conservation area. Coal Measures Sandstone is used on a small number of buildings. It is a softer stone than the limestone and therefore does not weather as well. It is brown/orange in colour.



Slates and Tiles: Early traditional buildings are roofed with clay pantiles or if residential sometimes plain clay tiles. The pantiles in particular have a brilliant red/orange colour. When stone buildings are roofed with clay pantiles the combination gives the buildings a certain distinctiveness that resonates a pre industrial townscape. Blue slate is also used on a number of later traditional buildings. Concrete tiles have been used on only a few traditional residential properties. In their visual heaviness and flat patina they do

not contribute positively to the character and appearance of the building or the area as a whole.

Brick: Brick buildings are in the minority. The 19th century buildings are characteristically of red brick. Those from the 20th century are buff brick. Red brick chimneys are a feature of some stone buildings.

Sheeting: fibre and metal sheeting is characteristic of agricultural buildings from the 20th century.

Trees and Planting

Trees are a key component in the townscape and landscape of the village. They are more often single though there are some small groups. The combination of street trees, garden trees, hedgerow trees and field trees adds to their overall contribution across the conservation area. The age and thereby the physical stature of many also increases their impact within the overall townscape. Their variety adds further to their visual interest. The established trees at the entrances to the village are significant in townscape terms. In particular, large landscape trees framing the entrances to the village from the west with a mix of evergreen and deciduous groups are a key townscape feature.



Significant mature trees exist in the area of the Church and Rectory. Trees in the landscape, singularly in hedgerows and in woodland groups are a key component of the immediate and wider historic setting of the conservation area.

Open spaces

OS1: The River Pouter Valley: the key open space is the river valley that settlement is centred on. The unspoilt landscape character of the valley, which is primarily rough grass, combined with the upland stream creates a focal landscape feature at the heart of the settlement. The overall setting of the conservation area when viewed from Scarcliffe Lanes is idyllic due to the river valley.



OS2: The wooded area to the west of the settlement between Scarcliffe Lanes and Gildwells Farm is thought to be one of the last areas of the ancient hunting ground and is considered to retain its 13th century character.

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 Upper Langwith derives from its agrarian origins. Almost all of the properties predate 1900. Buildings that make a particular contribution to the character of the conservation area include Listed Buildings and those buildings considered Key Townscape Buildings (KTB). Over half of the buildings in the conservation area are considered to be Key Buildings.

Medieval

1. Church of the Holy Cross (Grade II*): 13th century with Tudor additions. Built of coursed rubble stone and ashlar with a lead roof and stone coped gables with gabled kneelers. Restored in 1877 (Norman Scott) when the bell cote was added.



17th Century

2. Numbers 1,2 and 3 Old Hall (Grade II) a small sandstone country house with a stone slate roof built in the early 1600's. A grand L shaped courtyard. The Hall is now divided into three properties
3. Langwith Bassett Community Hall (KTB): originally Church Farm Cottages. A stone and blue slate building with stone mullion windows. Significant as an early surviving building that retains its vernacular character and charm.



4. The Dovecote Rectory Road (KTB): a stone and clay pantile dovecote with steps to a door at first floor. Significant as an early surviving building that retains its vernacular character and charm.
5. The Cottage at Bassett Farm (KTB) a clay pantile and stone built former stables. Significant as an early surviving building that despite no longer being in

agricultural use, retains its vernacular character and charm.

- 6. Bassett Farmhouse and integral barn (KTB) a clay pantile and stone former farmhouse and barn. Significant as an early surviving building that retains its vernacular character and charm.
- 7. Outbuilding at Bassett Farm (KTB) a clay pantile and stone former cart shed now garage. Significant as an early surviving building that retains its vernacular character and charm.

18th Century

- 10. Rose Cottage Scarcliffe Lanes (grade II) a stone and clay pantile cottage attached to the Old Hall. Significant as an early surviving building that retains its vernacular character and charm.
- 11. Spencers Cottage Scarcliffe Lanes (KTB) a clay pantile and stone detached cottage. Significant as an early surviving building that retains its vernacular character and charm.



- 12. Park Cottage Scarcliffe Lanes (KTB) a stone cottage with later tall brick chimney which retains the pattern of stone mullion windows. Significant as an early surviving building that retains its vernacular character and charm.
- 13. Greystones (KTB) a clay pantile and stone former farmhouse with stone mullion windows which has been extended. Significant as an early surviving building that retains its vernacular character and charm.
- 14. Holly Tree Cottage (KTB) clay pantile and stone cottage with stone parapet gables which (along with The Cottage) was a public house for a short period in the 19th century. Extended on either side. Beneath the level of the road with few openings on the roadside elevation. Significant as an early surviving building that retains its vernacular character and charm.

15. The Cottage (KTB) a clay pantile and stone cottage with stone parapets gables which (along with Holly Tree Cottage) was a public house for a short period in the 19th century. Beneath the level of the road with few openings on the roadside elevation. Significant as an early surviving building that retains its vernacular character and charm.

16. Golden Cottage (KTB) a blue slate and stone cottage with brick chimneys. Built as a pair of cottages, though not matching. The traditional semi-detached arrangement remains legible with the roadside cottage double fronted with a central doorway and thereby larger than the one-up-one-down cottage that is attached to it. Later single storey extensions at the rear, one with a traditional cat slide roof. Significant as an early surviving building that retains its vernacular character and charm.



17. Pear Tree Farmhouse Rectory Road (KTB) blue slate and stone former farmhouse with ashlar chimneys. Window openings altered in the early 20th century. Possibly an

attached former dairy incorporated into the main house. Significant as an early surviving building that retains its vernacular character and charm.

18. Former Barn at Pear Tree Farmstead Rectory Road (KTB) concrete tile and stone former barn, now in residential use. Long standing conversion, possibly early 20th century. Now with the character of a dwelling and not that of an agricultural building. Significant as an early surviving building that is a significant component of the farmstead setting and history of Pear Tree Farmhouse.

19. Cart Shed at Pear Tree Farmstead Rectory Road (KTB) clay pantile and stone former cart shed with red brick pillars that are likely a later repair. Significant as an early surviving building that is a component of the farmstead setting and history of Pear Tree Farmhouse.



20. Church Farmhouse Rectory Road (KTB) former farmhouse of pantile and coal measures stone with brick chimneys. Symmetrical with a simple stone hood over the front door. Front garden surrounded by a

limestone boundary wall with an access gate. Significant as an early surviving building that retains its vernacular character and charm and as part of a surviving farmstead group.



- 21.** Stuarts Barn, Church Farm Rectory Road (KTB) clay pantile and stone former single storey barn now in commercial use. Significant as an early surviving building that retains its vernacular character and charm and as part of a surviving farmstead group.
- 22.** The Old Dairy Church Farm Rectory Road (KTB) clay pantile and stone former single story dairy now residential Significant as an early surviving building that retains its vernacular character and charm and as part of a surviving farmstead group. Converted to residential use.

- 23.** Owengra Church Farm Rectory Road (KTB) clay pantile and stone former threshing barn (KTB) Significant as an early surviving building that retains its vernacular character and charm and as part of a surviving farmstead group. Converted to residential use.
- 24.** Stable and cart shed at Langwith Bassett Community Hall (KTB) pantile and stone building. Significant as an early surviving building that retains its vernacular character and charm and as part of the traditional setting of Church Farm Cottages now the Community Hall.
- 25.** The Cottage Rectory Road (KTB) pantile and stone former cottages and attached outbuildings in a loose courtyard layout, with a dovecote to the east. Now one property. Significant as an early surviving group of buildings that retain their vernacular character and charm.
- 26.** White Cottage Rectory Road (KTB) pantile and render and though residential with the proportions of a traditional agricultural building. Much altered with later front door and windows at the roadside gable end. However, its vernacular proportions and remaining detail with its striking tall chimney give it a presence in the townscape that reflects an earlier time in the history of the village.



- 27.** The Devonshire Arms (KTB): built in the late 17th/early 18th century. Magnesium limestone with a white harled painted façade and blue slate roof. Later coal measures sandstone building perpendicular to the original building creates an open courtyard that faces the roadside. A substantial and imposing building located at the road junction. Along with outbuildings at the rear, the Devonshire Arms is historically significant and significant in the townscape as an early surviving group of buildings that retain their vernacular character and charm.



- 28.** Stable at Peartree Farm (KTB) a clay pantile and stone stable Significant as an early surviving building that retains its vernacular character and is a significant component of the farmstead setting and history of Pear Tree Farm.
- 21.** Stuarts Barn Rectory Road (KTB) part of a former Threshing barn of clay pantile and stone now in residential use. An early surviving building that is a significant component of the farmstead setting and history of Church Farm.
- 31.** Cottage at Easlin Farm (KTB) blue slate and stone cottage. Much altered with modern door and windows and uPVC French doors at the roadside gable end of an extension. However, its vernacular proportions give it a presence in the townscape that reflects an earlier time in the history of the village.



- 33.** Old School House Rectory Road (KTB) stone former schoolhouse now residential. Much altered with main elevation rendered with modern front door and windows. However, its vernacular proportions complements that of the village hall as part of its setting. Its proportions together with its tall chimneys reflects an earlier time.

19th Century

- 34.** Stable at Scarcliffe Lane Farm (KTB) stone and pantile stable. Of significance for its traditional materials and details and as part of a traditional farmstead group.
- 35.** Shed at Scarcliffe Lane Farm (KTB) stone and pantile agricultural building. Of significance for the contribution of its traditional materials and detailing and as part of a traditional farmstead group.
- 37.** Scarcliffe Lane Farmhouse (KTB) stone and blue slate with later additions Included workers accommodation. Of significance for its architecture, traditional materials and as a key component of a traditional farmstead group.

- 38.** Outbuilding at Scarcliffe Lane Farm (KTB) stone and pantile single storey outbuilding. Of significance for the contribution of its traditional materials and detailing and as part of a traditional farmstead group.
- 39.** Stable at Scarcliffe Lane Farm (KTB) stone and pantile stable for working horses evidenced by wider doorways. Of significance for its traditional materials and details and as part of a traditional farmstead group.
- 41.** Open shed/cart shed at Scarcliffe Lane Farm (KTB) stone with brick internal wall and sheeted roof. Cart shed now open beast shed and workshop. Of significance for its traditional materials and details and as part of a traditional farmstead group.
- 42.** The Old Rectory Road (KTB) a substantial plain tile and ashlar Victorian Rectory set in large grounds. Building now subdivided and extended to create 3 residences although grounds remain intact as one. A building of high architectural quality with the majority of its traditional fabric intact. Extended at the rear. Of significance for its architectural quality and historic association with the parish church.



- 43. Stoneleigh Rectory Road (KTB) a detached blue slate and stone Victorian villa in the asymmetric style characteristic of the late 19th century. Other surviving features include projecting eaves, stone relief hood over door. The windows are later but are timber sashes. Of significance as an example of its time as distinct from the vernacular style of the majority of village buildings.
- 44. Outbuilding at The Cottage (KTB) a clay pantile and brick early 19th century outbuilding with gable end door at first floor accessed by a timber ladder. Possibly a dovecote but no characteristic openings visible. Significant as a surviving traditional building that retains its vernacular character and charm and as part of a surviving traditional group.
- 45. Gildwells Farmhouse (KTB) a stone and blue slate farmhouse extended and with the associated farmstead converted to residential use. Of historic significance as one of the four main farmsteads of post enclosure.

Map: Building Reference Numbers

Archaeology

There are three archaeological sites within the settlement; a Palaeolithic cave dwelling, the site of the Old Chapel and the site of Bassett Hall. The latter two known sites are not formally recognised as designated heritage assets. The cave however is a Scheduled Ancient Monument.

The Palaeolithic caves of Nottinghamshire and Derbyshire belong to a major regional group of which the monument at Langwith is an important example due to the survival of

extensive deposits both inside and outside the cave. The cave is situated on the north side of the Poulter Valley, some 6m above the valley floor and around two metres below the level of the road. It consists of a small circular chamber with a number of passages leading off. Two of these, to the west and north, connect with the surface. The cave has produced Neolithic material, in the form of a human burial and a small fragment of an infant's skull, but its main significance lies in the Later Upper Palaeolithic remains. The monument includes all the deposits of the interior of the cave. Its extent beyond the cave includes an area of 6m radius.

Upper Langwith is not one of the eleven settlements in the district which are considered to have particular potential for medieval archaeology.

Maps: Townscape Plans

7.0 Views

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

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: Views looking north east across the Poulter Valley taken from the western end of Rectory Road at the entrance to the village. On entering the village from an enclosed woodland entrance to the village along from the west, this long distance panoramic view north east across the valley to a distant wooded skyline complements the enclosure of the immediate landscape setting on the opposite side of the road. It is significant as it sets the scene

for a village of open agricultural character and in this way contributes to the setting of the conservation area as a whole.

HP2: Views from Scarcliffe Lanes Farm north across the open landscape. This long distance panorama takes in all of the components of the landscape with large open agricultural fields and areas of woodland. This long distance open view of the landscape continues on along the A632 and is a significant component of the setting of the village as an historic farming settlement.

HP3: Views from Scarcliffe Lane south across the Poulter Valley. The views across the valley from the higher land of Scarcliffe lane towards the rear elevations of properties on Rectory Road are highly significant to the setting of the conservation area in that the valley landscape provides a timeless and picturesque setting.



Glimpsed Views

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

Glimpsed views are not a significant feature of the townscape in Upper Langwith due to the open nature of the townscape.

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

Focal Points are not a significant feature of the townscape in Upper Langwith.

Significant Characteristics of Setting

- The interconnectedness of village and landscape; in particular the range of panoramic views out of the village is a defining characteristic of the Conservation Area.



8.0 Traffic and Movement

Pedestrian

There is a notable contrast in the character of Scarcliffe Lanes compared with that of the village along Rectory Road in that the former does not have a pavement. This lack of an 'urbanising' feature combined with the open road character of Scarcliffe Lanes with the speed of the traffic creates an environment that although hostile to the pedestrian, has, when not trafficked, a timeless quality.

Vehicle

The impact of traffic is consistent throughout the conservation area. Albeit not heavy, traffic is frequent along the length of both Scarcliffe Lane and Rectory Road. Overall, traffic does not impact significantly on the character of the conservation area.



Parking

Public parking is not a characteristic of the conservation area. The car park to the Devonshire Arms sits behind the building for the most part and does not impact unduly on the character of the conservation area. Similarly the parking for the Village Hall although in front of the building is screened for the most part by a stone boundary wall. On street parking is not evident as Residential properties have off road parking. Overall, parked cars do not impact on the character of the conservation area.



9.0 Summary

The Upper Langwith Conservation Area is characterised by:

- An historic agrarian settlement with surviving historic fabric dating from the 16th century and a known history that goes back many thousands of years
- An open landscape character that includes the key landscape feature the Poulter Valley at its heart which with its unspoilt character is a key landscape feature.
- A loosely developed settlement dispersed with fine buildings and a superb landscape setting.
- An interconnectedness of townscape and landscape
- A range of panoramic views out of the village which is a defining characteristic.

10.0 Sources

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

Historic Farmsteads Preliminary Character Statement: East Midlands Region (English Heritage and Countryside Agency 2006)

Chapter 3: Historic Origins

Research undertaken in 1979 under S Cooper Chief Planning Officer (unknown author).

Chapter 4: Landscape Character

Landscape Character Appraisal: Landscape Character Descriptions No5. Southern Magnesian Limestone (Derbyshire County Council)