

Whitwell Conservation Area Appraisal October 2021



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Policy Context

National

Central Government Guidance on the Historic Built Environment is contained within Section 16 of the National Planning Policy Framework (2021), Conserving and Enhancing the Historic Environment. The guidance advises that heritage assets should be conserved in a manner appropriate to their significance. When considering Conservation Areas the guidance states that local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

It is the view of Bolsover District Council that Whitwell 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

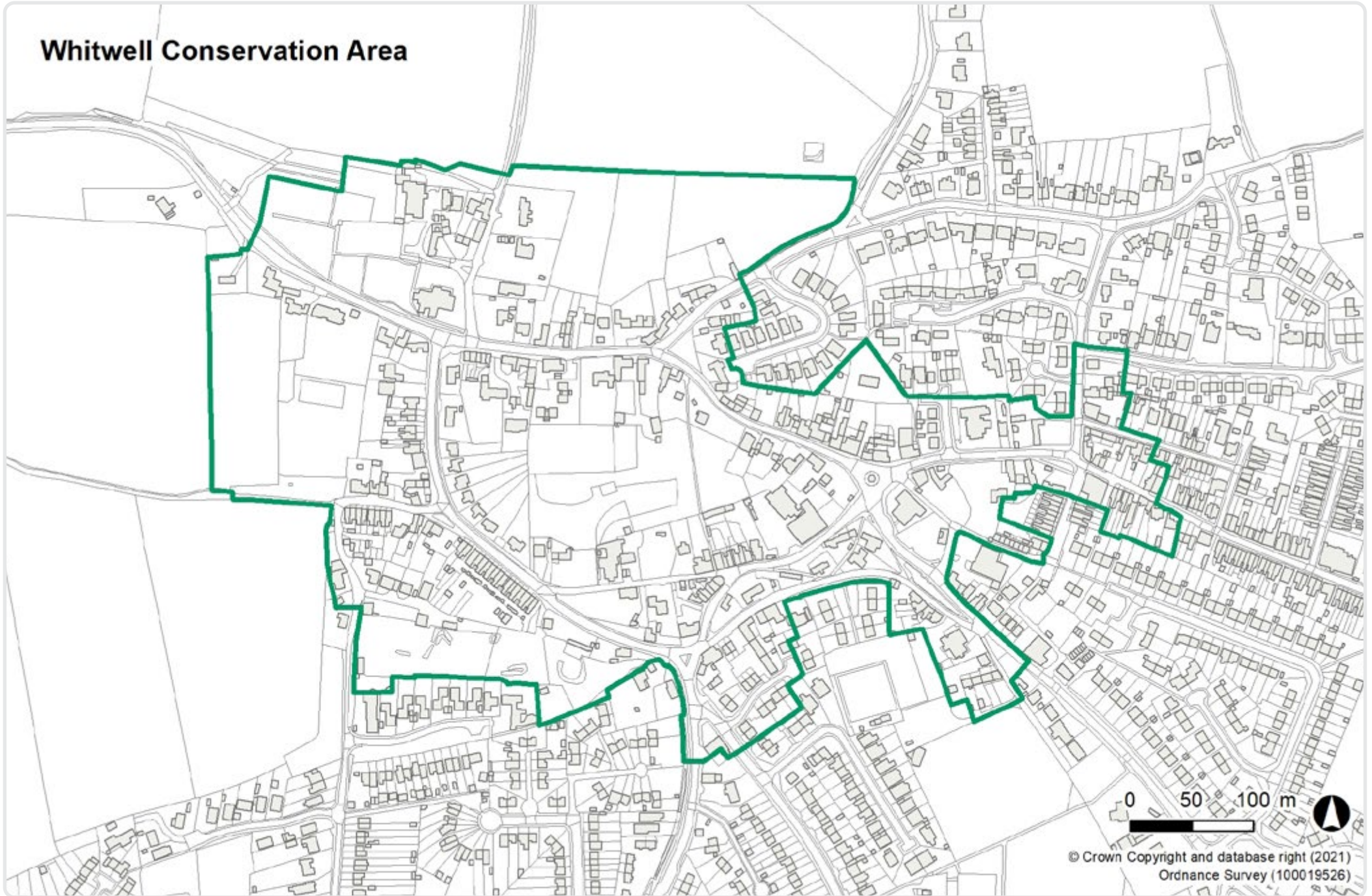
SC21 – Non Designated Local Heritage Assets

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

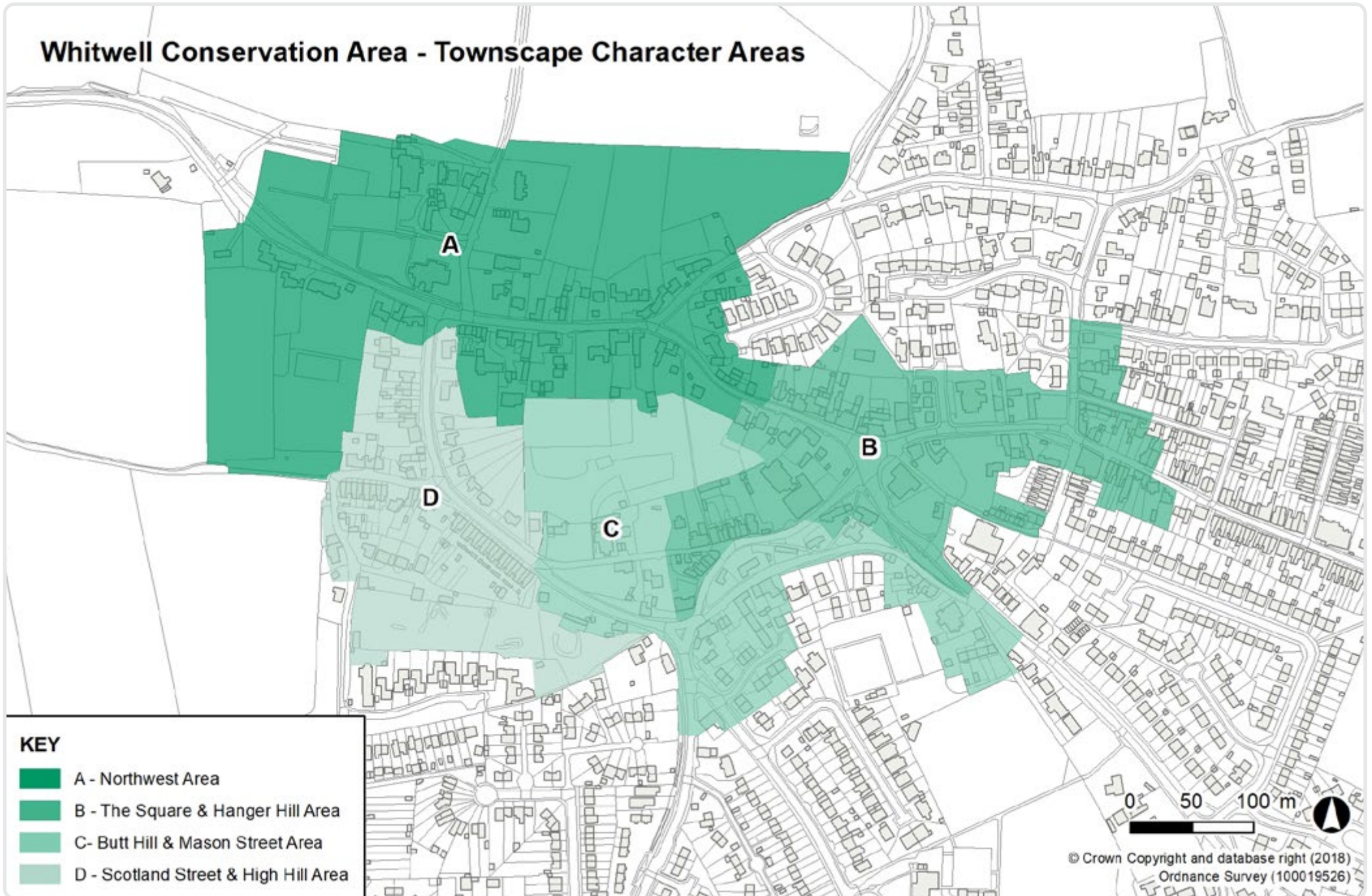
This Appraisal defines the particular significance of the historic, architectural, landscape and townscape elements of the Whitwell Conservation Area.

Whitwell Conservation Area

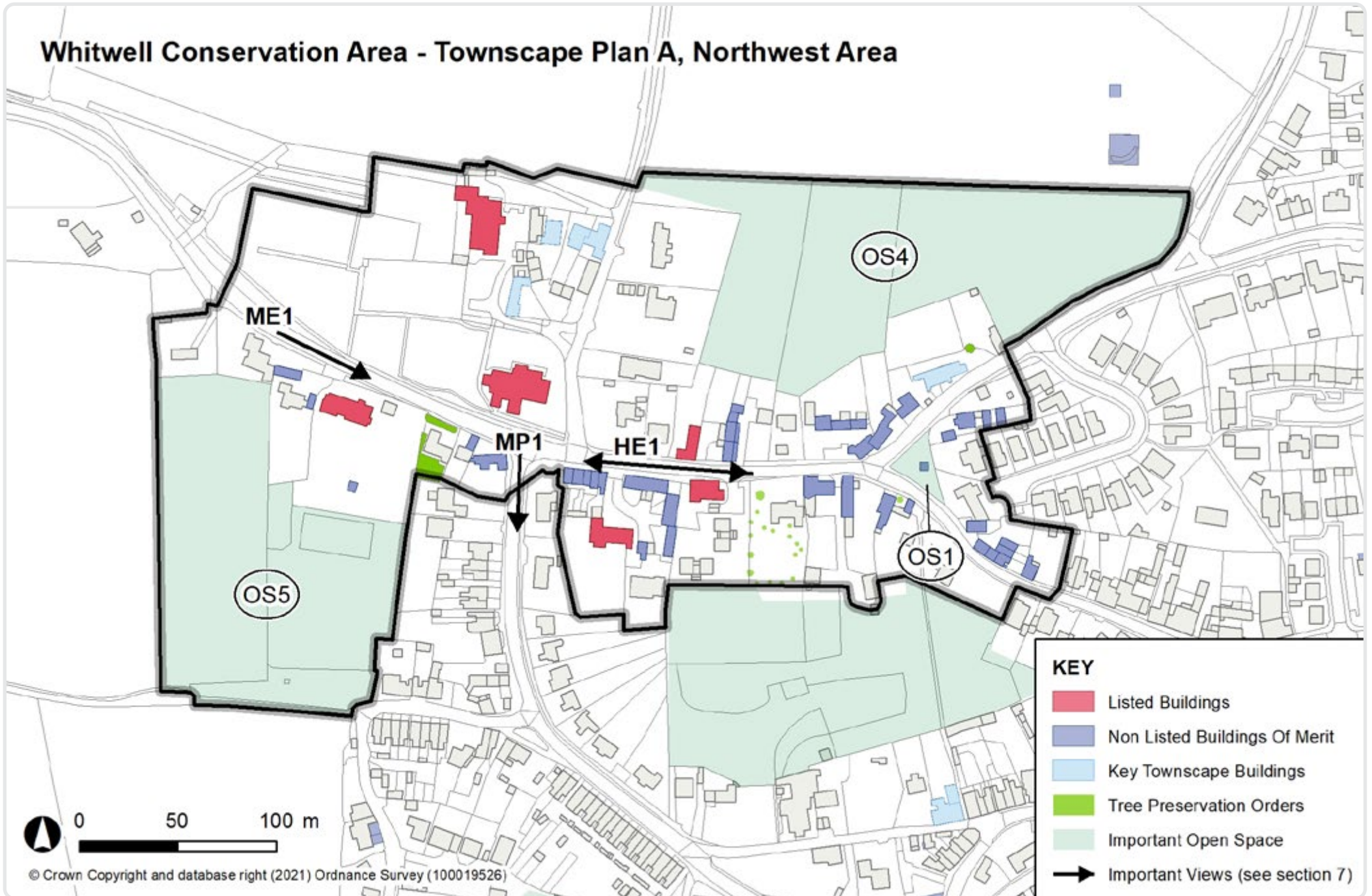


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Whitwell Conservation Area - Townscape Character Areas

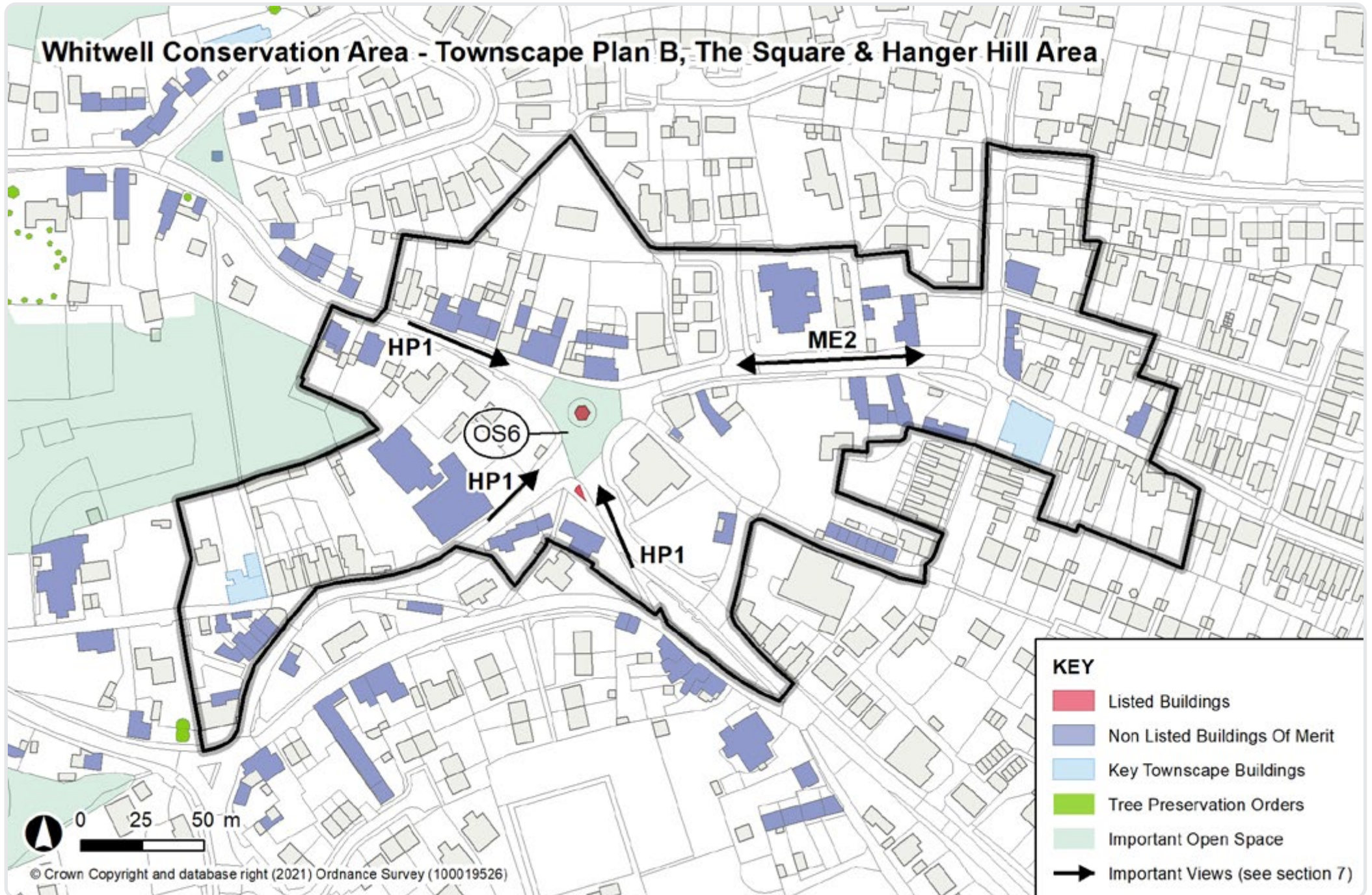


Whitwell Conservation Area - Townscape Plan A, Northwest Area



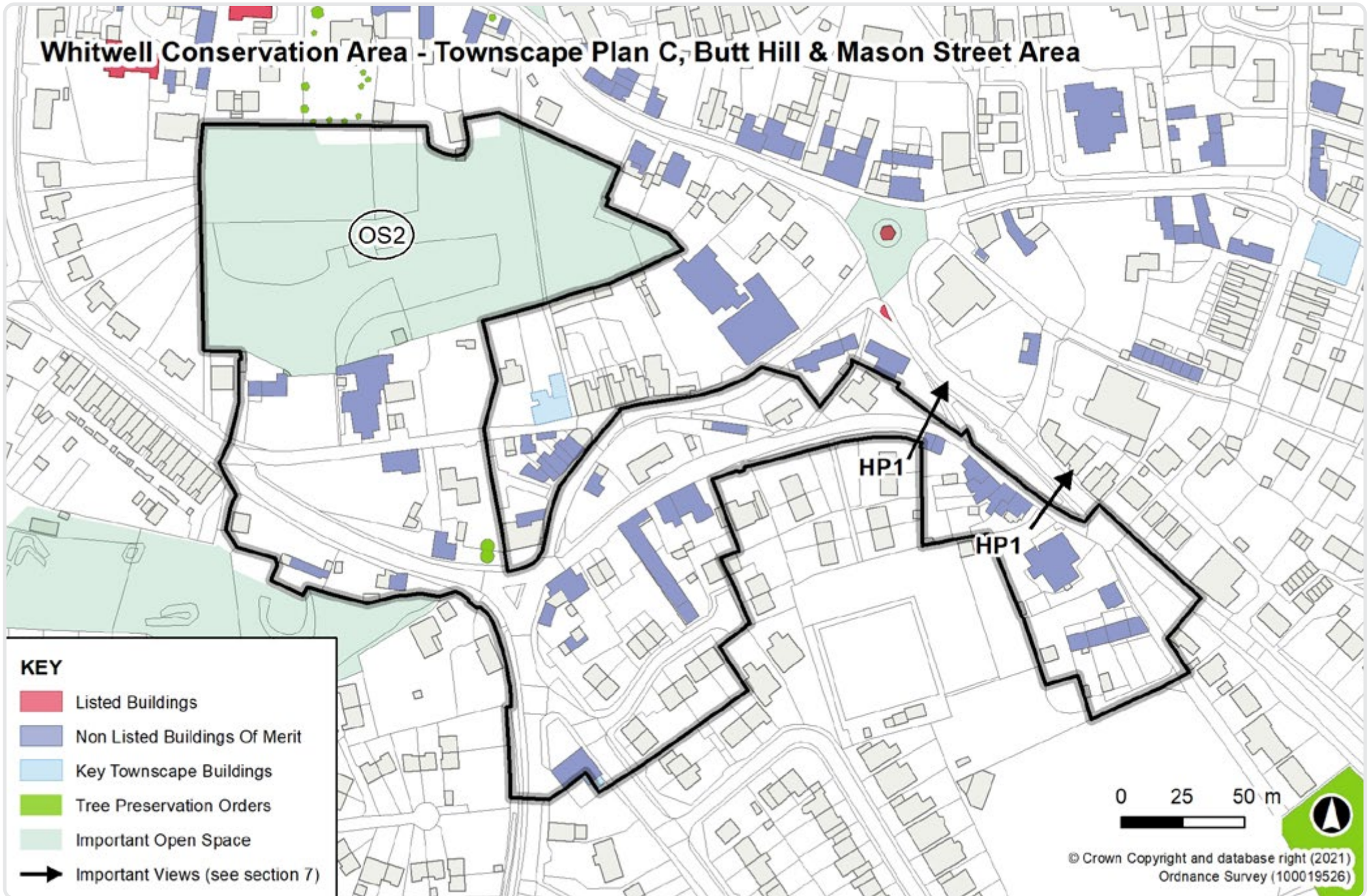
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Whitwell Conservation Area - Townscape Plan B, The Square & Hanger Hill Area

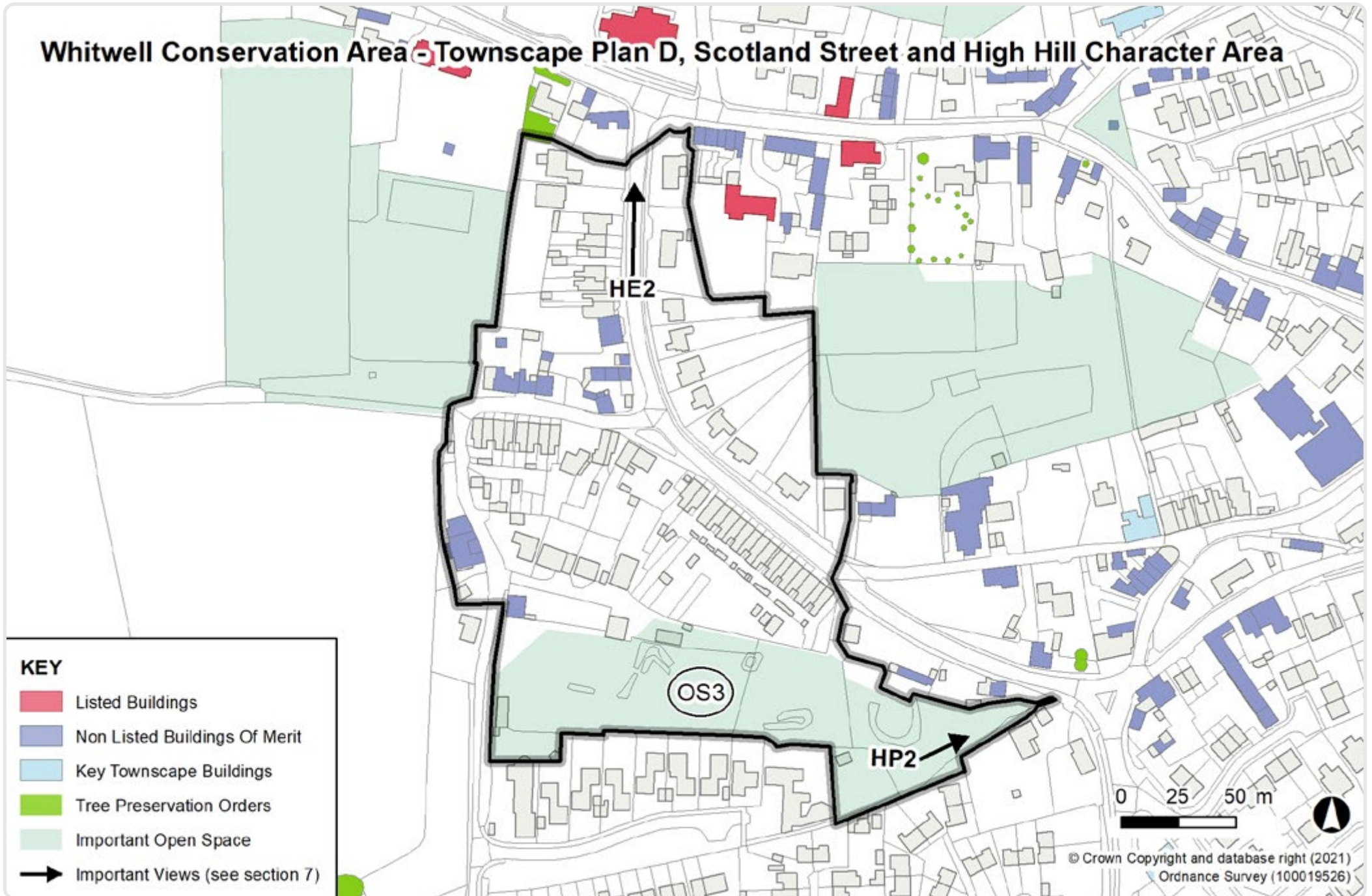


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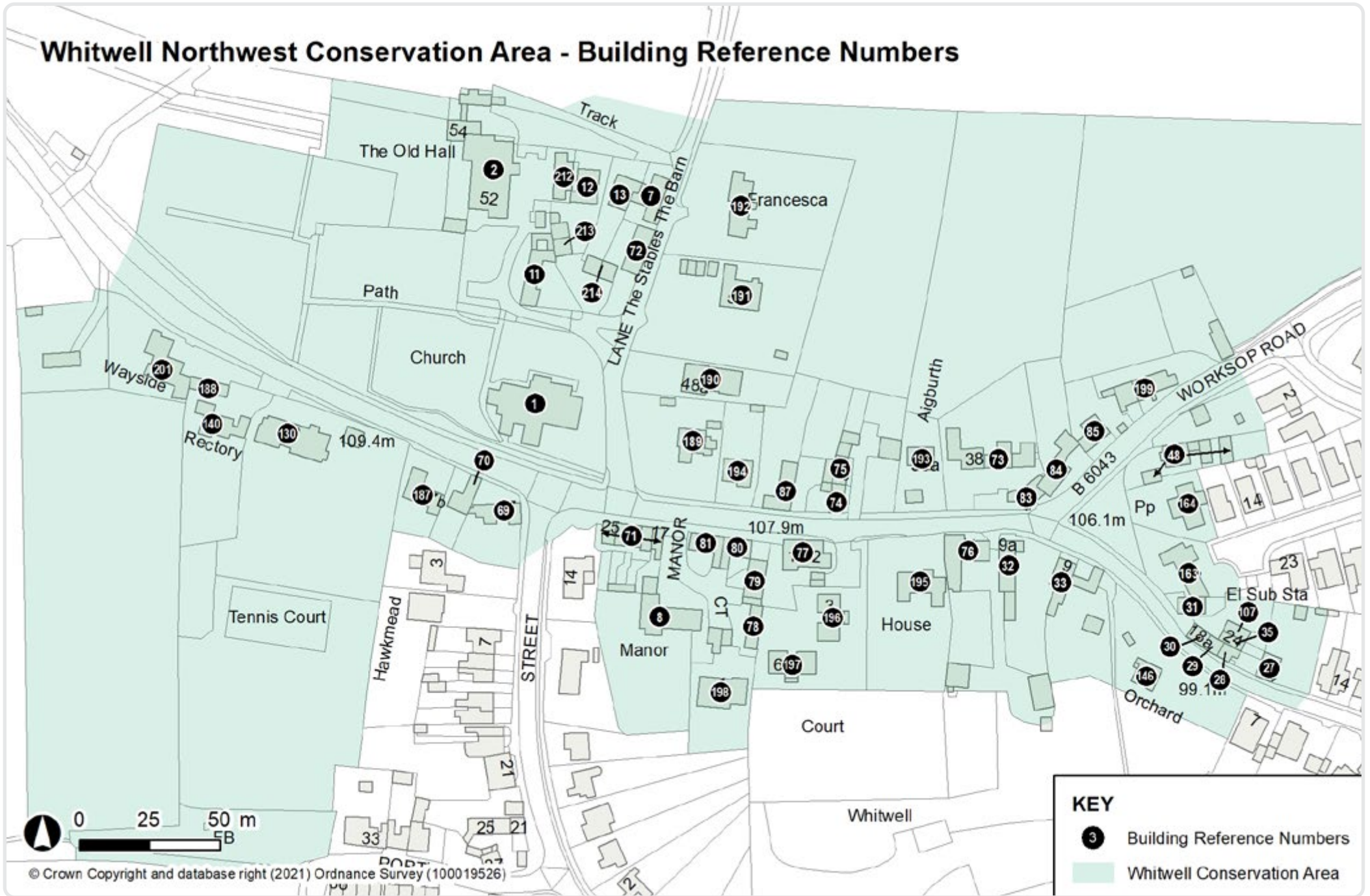
Whitwell Conservation Area - Townscape Plan C, Butt Hill & Mason Street Area



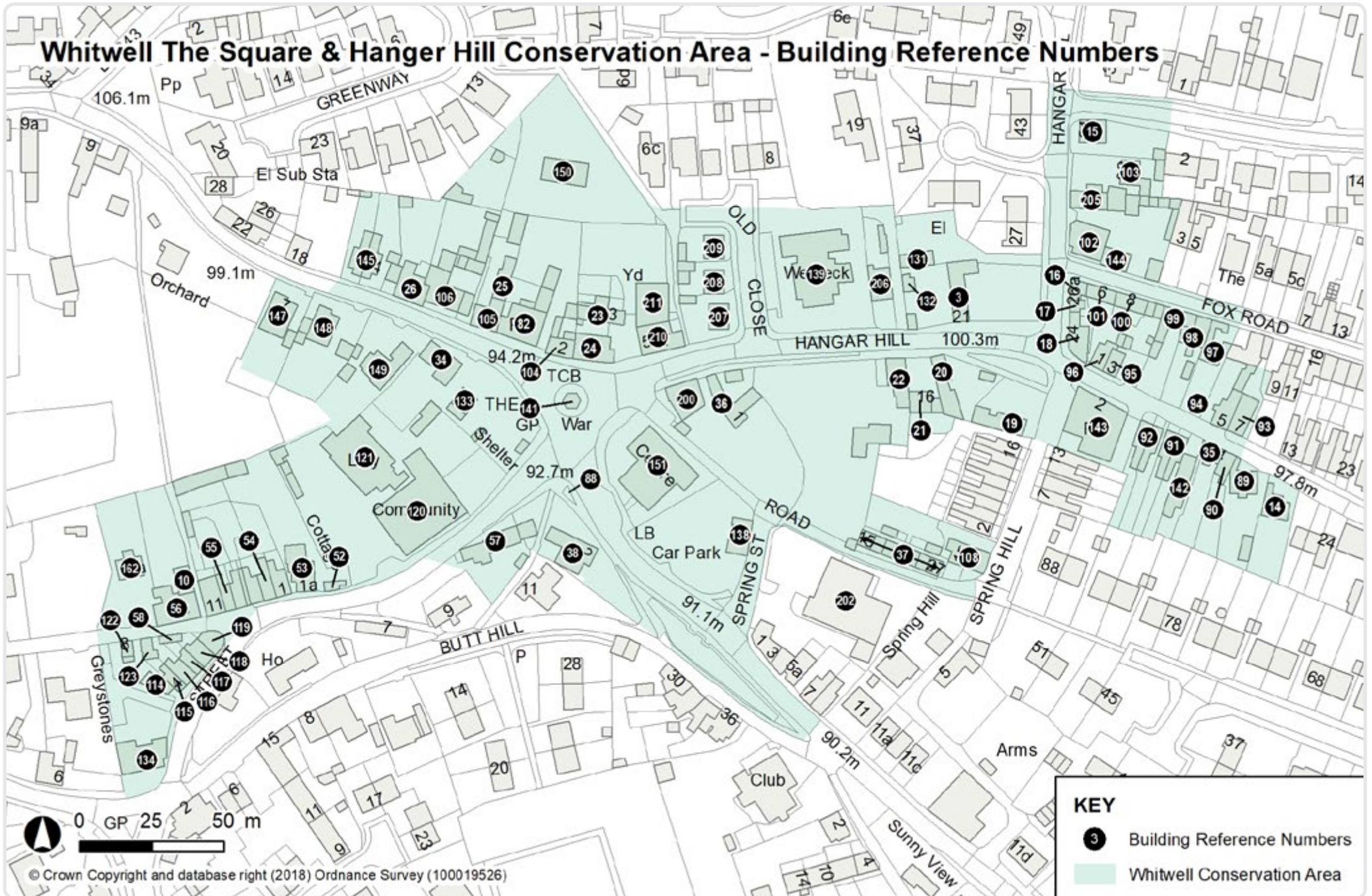
Whitwell Conservation Area Townscape Plan D, Scotland Street and High Hill Character Area



Whitwell Northwest Conservation Area - Building Reference Numbers



Whitwell The Square & Hanger Hill Conservation Area - Building Reference Numbers

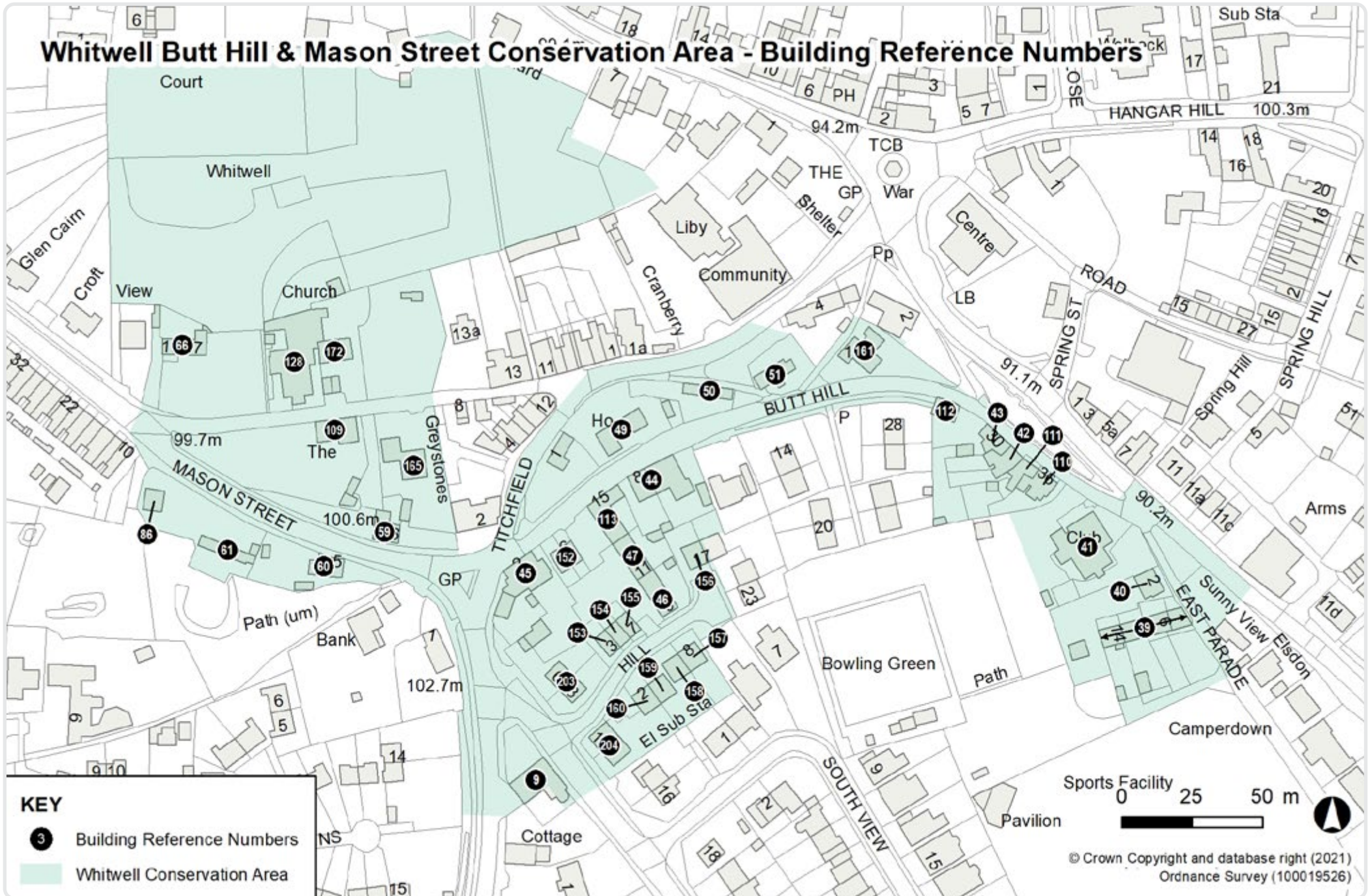


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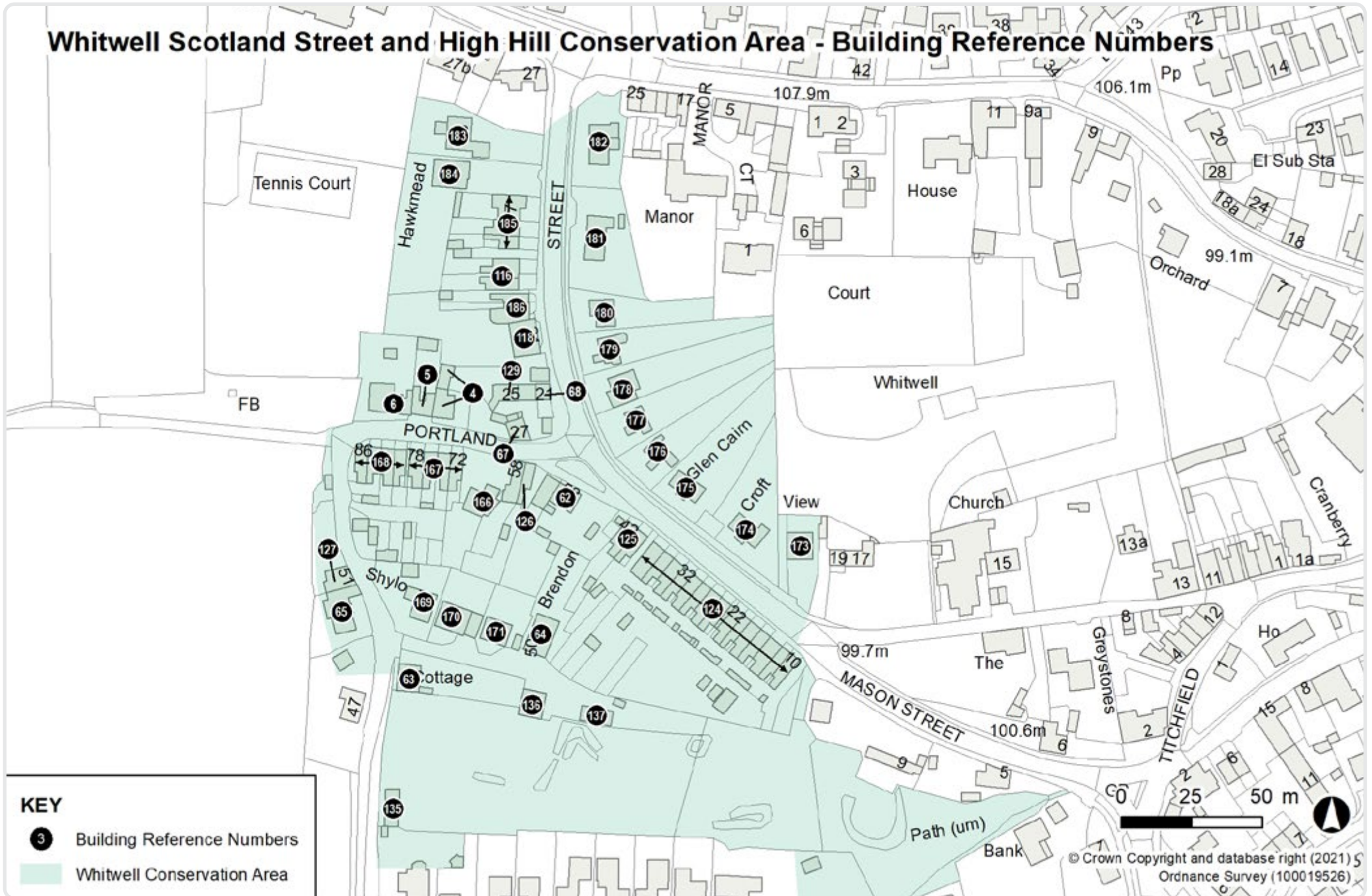
- 3 Building Reference Numbers
- Whitwell Conservation Area

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Whitwell Butt Hill & Mason Street Conservation Area - Building Reference Numbers

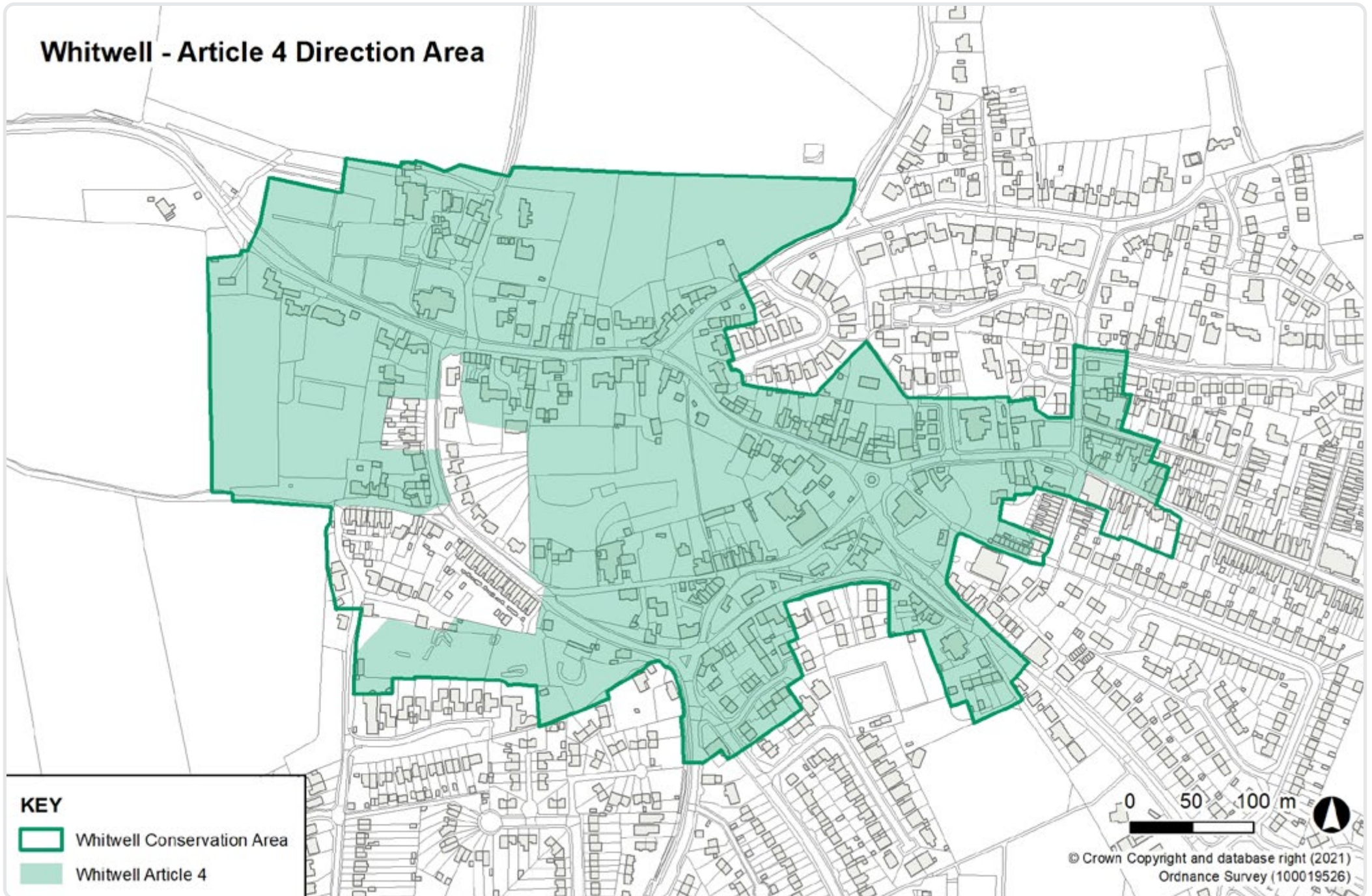


Whitwell Scotland Street and High Hill Conservation Area - Building Reference Numbers



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Whitwell - Article 4 Direction Area



1.0 Introduction

The purpose of this document

This Appraisal is a statement of what defines the character and appearance of the Whitwell 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 Whitwell: An Overview

The village of Whitwell is situated in the north east of Derbyshire near to the Nottinghamshire and Yorkshire border. It is approximately 4 miles south west of Worksop, 15 miles south east of Sheffield.

Whitwell's evolution from farming village to industrial settlement has left its legacy in a range of traditional building types. The quality of its early vernacular stone buildings and later brick built houses and public buildings creates a townscape of significant visual quality and variety. Its wooded hillside location adds further visual interest.

The oldest part of the village is in the north-west where the parish church is located. Over the years, Whitwell developed to the south and east. The scale of its historic core is reflected in the large size of the designated area.

Designation Date: 7th February 1979

Map: Conservation Area



3.0 Historic Origins

In putting together an overview of the historic origins of Whitwell the previous Conservation Area Appraisal and Management Plan (2010) and information from the Whitwell Local History Group website has formed the basis of this section.

Early settlement at Whitwell is likely to have come about from the presence of Dicken Dyke, a local stream. Early buildings were located between the stream and the present day Parish Church (see Section 6.0 Key Buildings).

Medieval settlement

The first documented reference to the village is in an Anglo-Saxon Chronicle of 942 AD where it is named 'Hwitan Wylies Geat' (Whitwell Gap). Later in Domesday (1086) it is noted as 'Witewell'. An early church at Whitwell was noted though its location is not known.

By the 12th century, the present day Church of St. Lawrence had been built. At that time the surrounding arable lands were divided into four large fields and farmed using the Open Field system. In the early 14th century the church was enlarged



in the Decorated style of the time. The ongoing prosperity of the village is reflected in the expansion of Whitwell, both along the present day High Street and also towards the Dicken Dyke. In 1594 John Manners, later to become Sir John Manners, became Lord of Whitwell. At the close of the 16th century, he built a Manor House (now Whitwell Old Hall) to the north of the Church.

Legacy: The Parish Church of St Lawrence **(1)** is the surviving building from this time. It is considered to be of Significance (see Section 6 Key Buildings).

17th century

In 1632 the Manor of Whitwell became part of the Rutland Estate when the Earldom of Rutland was bestowed upon Thomas Manners, son of Sir John Manners. Thomas Manners built a new



Manor House to the south of High Street. The former manor house was subsequently renamed Whitwell Old Hall. The Earl was keen to implement comprehensive enclosure. Consequently, Whitwell's Open Fields diminished in size and number until by 1673 most of the arable land was enclosed.

Enclosure at Whitwell was early compared to other Derbyshire Manors. It brought significant social change. The free tenant farmers of the village lost their centuries long rights to freely use the surrounding Commons for grazing. With this they lost their self-sufficiency and had to seek employment as agricultural labourers. With their loss, the yeoman farmers benefitted as did the Lord of the Manor.

The pre-enclosure and post enclosure periods have left their legacy in the buildings of the village. The older homesteads of Medieval Open Field farming located in the village centre comprised a cottage, garden, pigsty, barn with loft and a small croft at the rear. The Model Farm complexes, typical of the post enclosure farmstead, were larger affairs comprising a house, croft (orchard), barns, stables, cowshed, pigsties and dovecote and associated cottages for farm labourers. They were more usually built away from the village within the surrounding enclosed landscape and beyond the boundaries of the conservation area.

Legacy: the surviving buildings of this period number 12 in all comprising over 5% of buildings in the designated area. Although primarily residential, they comprise a diverse range of building types and include the Old Hall and what remains of the early farmsteads. They are focused in the main in the early village core along Old Hall Lane and the top end of High Street and Portland Street. Building Reference Numbers **(2)** to **(13)**. All are considered to be of Significance (see Section 6.0: Key Buildings).

18th Century

Throughout the 18th century Whitwell was a well-established and thriving agricultural community. It continued to increase in size, developing further towards the east and the south. The majority of traditional buildings in the historic core are from this period and include public houses, cottages and agricultural buildings. Their number is testament to Whitwell's vitality at this time.



Legacy: the surviving buildings of this period number 72 in all comprising nearly 30% of buildings in the designated area. They are primarily residential and are located throughout the conservation area. Building Reference Numbers **(14)** to **(85)**. Of these, over three quarters are considered to be of Significance (see Section 6.0: Key Buildings).

19th Century

Early in the century the Duke of Portland acquired the Manor from the Duke of Rutland following an exchange of land. Shortly after, the enclosure of land was formalized with the Whitwell Enclosure Act. Whitwell was a large

agricultural settlement. By 1835 the population had reached 1,000. By 1839 a street pattern was established that formed an almost circular network of roads comprising the modern day High Street, Scotland Street, Portland Street, Mason Street and Titchfield Street.

Within the village there remained a number of yeoman farmsteads comprising a cottage with an attached barn and accompanying land. Dating from the time of pre enclosure they were relatively small concerns. Many of the public houses in the village were also farms and included The Old George Inn (145 acres), Dale Inn (27 acres) and Half Moon (15 acres). The Duke of Portland was a keen agricultural reformer in the Model Farm tradition. Although relocated from the village core the outlying Model farmsteads looked to Whitwell for their goods and services. Whitwell remained in this way, a predominantly agricultural settlement until late in the 19th century.



In 1875 the railways came to Whitwell which initiated a time of great change. Whitwell Colliery was sunk on Belp Moor and in 1894 it started in production. Industry brought greater employment opportunities and a consequent increase in population. One year after production started the foundations for the first colliery houses were laid.

The demand for housing had a significant impact on the development of Whitwell and the surrounding area. In 1895 the Shireoaks Colliery Company built three housing developments of which two; Southfield Villas and Colliery Row, were in Whitwell. Further development took place within the historic core, particularly along High Street and Portland Street, whilst a new thoroughfare, Fox Road was constructed. The increase in population also led to new public buildings; in 1892 a Methodist Church had opened on Portland Street and in 1898 the Infant School was relocated from Whitwell Old Hall to a new, larger school near The Square.

Legacy: the surviving buildings of this period number 48 in all comprising nearly 20% of buildings in the designated area. They are primarily residential and include the colliery houses of Southfield Villas and Colliery Row. Also included are the public buildings of the time. Building Reference Numbers (86) to (134). Of these, over a half are considered to be of Significance (see Section 6.0: Key Buildings).

20th Century

In the 50 years to 1911 the population of Whitwell increased considerably from 1,487 to 4,366. As late as 1906 most villagers remained tenants of the Duke of Portland with

others being tenants of the colliery company. There were few owner occupiers. The sinking of the mine had brought about great social change. It attracted people from outside of the village to relocate there. It also attracted the agricultural workers from within the village away from agriculture with the promises of higher wages. The mining community in the village was consolidated with the construction of the Miners Welfare.



At around the same time there was an extensive clearance of 'unfit' housing in the core of the village with a road widening scheme undertaken a decade later. Both the clearance and the highway scheme resulted in the loss of a number of stone cottages from the village's agricultural beginnings. Original road names were changed; Dog Lane

became Portland Street and Hunger Hill was renamed Hangar Hill.

Global changes transformed farming with intensification and increased mechanisation. From the mid-20th century the large number of small farms and homesteads (those of less than thirty acres) that were at the heart of the agrarian economy of early Whitwell ceased to have agricultural connections. By 1989, out of the original 41 farms in Whitwell, only 19 were still active. Of those lost to agriculture; four farmhouses had been demolished and 16 had been converted into private dwellings.

Legacy: the surviving buildings of this period number 86 in all comprising 40% of buildings in the designated area. They are primarily residential, a number Edwardian, and are located throughout the conservation area. They comprise Building Reference Numbers (135) to (211). Of these, four are considered to be of Significance (see Section 6.0: Key Buildings).

21st Century

In 1964 rail passenger and freight transport to and from the village ended. Whitwell Colliery ceased production on 27th June 1986.

By the late 20th century, with the advent of mass car ownership Whitwell had however become popular as a commuter settlement and this remains so. The surrounding fields have continued to be developed for housing. Within the core, residential development has taken the form of conversion schemes; of both traditional agricultural and

commercial buildings, along with small infill developments. The attractive setting of Whitwell and convenient location for commuters to Sheffield and Worksop brings continued development pressure both in terms of new housing and alterations and extensions to historic properties.

Significant Historic Characteristics

- A long standing settlement, documented as far back as the 10th century
- A surviving medieval street pattern.
- A significant agricultural heritage that prevails in the character of its surviving buildings.
- A rich mining heritage reflected in its red brick public buildings and housing.
- A noteworthy number of traditional public houses, reflecting its longstanding prosperity although few remain in commercial use.
- A long standing vitality that continues in the modern day.



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 Limestone Farmlands landscape within which Whitwell has developed is a simple yet distinctive agricultural landscape of gently rolling land that falls gently towards Nottinghamshire. The free draining and fertile soil led to a tradition of arable farming. Long distance views are characteristic of this landscape, due to the gentle relief, lack of hedgerow trees and large arable fields.



The underlying Magnesium limestone has a significant impact on the character of the village. To the south of the historic core the village is overlooked by Butt Hill and to the south west by High Hill a Magnesian limestone outcrop known locally as the last crag of the Pennine Ridge. High Hill is a key landscape feature on the approach to the village from the north east and from within the village itself.

Large areas of woodland are a historically important feature of the Limestone Farmlands landscape. Whitwell Wood is a woodland of ancient origin which lies to the north of the village. As well as being of ecological and historic interest it too is a key landscape feature.

Immediately surrounding the village the small, narrow and more irregular enclosed landscape of permanent pasture is a surviving remnant of the historic agrarian settlement. The historic boundary hedges are significant; tending to be bushier and more species-rich than those found elsewhere.



Significant Landscape Characteristics

- Butt Hill, Hangar Hill, and High Hill contribute towards the setting of the historic core. As well as their landscape presence they reduce the visual impact of the later residential development that surrounds it.
- High Hill is a dominant landscape feature.
- The sloping landscape contributes significantly to the townscape of the conservation area; the village thoroughfares, both pedestrian and vehicular, have an increased visual interest from their slope and curve as they follow the lie of the land.
- A defining landscape characteristic is enclosure. It contributes significantly to the character of the conservation area and is enhanced by the tree cover.

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.

Character Areas

The conservation area has four distinct character areas; the North West, The Square and Hanger Hill, Butt Hill and Mason Street and Scotland Street and High Hill.

Maps 2: Map of Character Areas

A. The North West Character Area includes the approach to the village from the west where the Church of St Lawrence dominates the skyline and the surrounding fields create a rural setting. This entrance to the village is characterized by the lack of development to the west where there are views from the church to High Hill. The main thoroughfare is High Street, a major route through the village which makes a significant contribution to the townscape of this character area. The area is characterized by the high quality of the buildings, many of which are the oldest and finest in the conservation area. A number of Key Buildings line the frontage of High Street with a high

proportion built of stone. This is the oldest and generally least altered character area and it retains a strong rural character.

Farmstead plots, layout and plan form: are a particular characteristic of the North West Character Area. A number of farm buildings survive reflecting the agricultural origins of the village. Their vernacular charm and their plot layout contribute towards the character and appearance of the area. The general shape of the plots varies; in the larger farmsteads a large, squarer plot size enabled the farmhouses to be set into the plot with the outbuildings situated nearer to the road. In these cases, the outbuildings abut the road along their length. Narrower plots result in smaller farmsteads with the farmhouses often orientated with the gable end facing the road to enable access to the outbuildings and land at the rear. Although examples of farmsteads can be found throughout the village, they are prevalent along High Street and are a significant component of its character. A large number of former agricultural buildings have been converted to residential use.



Residential buildings: On High Street, the deep red brick of the late Victorian and Edwardian terraces contrasts with the earlier stone cottages. The buildings are a legacy of its industrial evolution and their red brick makes a distinct contribution to the character of the village. On High Street, Fox Road and Titchfield Street the red brick buildings of the 19th and early 20th century outnumber the stone buildings. In addition to the individual houses and farmsteads, a feature of traditional residential development in the conservation area are rows of cottages and terraces. These are a particular characteristic of the north-west character area. Some, such as those along Malthouse Road, have a specific history. These particular cottages are thought to have housed 'maltsters' from the malt kilns. Several of them retain the original, small, vertically sliding-sash windows.

Street Furniture makes a notable contribution to the townscape in this area and comprises early examples that reflect the importance of the horse, before the advent of the car. They include mounting steps and boot scrapers outside of The Old George Inn, a water pump and stone trough at the junction between High Street and Worksop Road and a blacksmith's hooping stone used for constructing cartwheels, which is embedded in the ground near to 9 High Street.

Over half of the buildings in this character area are considered to be Key Buildings.

B. The Square and Hangar Hill Character Area is located in the east of the village and comprises the commercial centre. The area is characterised by a concentration of commercial and public buildings which represent the social and economic development of Whitwell following its industrialisation. There is a greater concentration of late Victorian and Edwardian red brick buildings than elsewhere in the village, interspersed with the stone farmhouses, cottages and former agricultural outbuildings of pre industrial Whitwell. The Square is an open space at its centre; a series of road junctions which lacks definition in townscape terms.



This character area is noticeably busier than the other, more residential character areas. Although some traditional agricultural buildings and features remain, the impact of late 19th and 20th century development upon the rural character of Whitwell is most evident in this area.

Public buildings are a particular feature of this Character Area. They were built to accommodate the needs of the growing colliery community and are located in prominent positions overlooking The Square. The present day Community Centre and Library on Portland Street are former school buildings, built in 1897 and on the opposite side of The Square is the Miners' Welfare which was built in the 1920s. They share features which are characteristic of the period; they are built of red brick and have large, prominent gables and windows on all elevations.

Outbuildings: Outbuildings are significant in telling the story of the village's history, and as such contribute to the character of the conservation area. In the Square and Hangar Hill character area the outbuildings on Portland Street comprise several brick outbuildings abutting the road with small timber boarded openings each with arched brick heads which make a significant contribution to the townscape.



Diversity in Buildings: is a particular feature of the Square and Hangar Hill Character Area. There is a significantly greater density and variety in terms of plan, scale, architectural styles and building materials compared with the other character areas. A number of small farms once existed in the Area with two of the larger farms located

in The Square itself. They have since been replaced by a variety of commercial businesses, car parking and a medical centre. The village shops, public houses, Community Centre, Library and Health Centre are also located in this area, interspersed with residential and former agricultural buildings. Several of the commercial buildings have been converted from residential properties. The Magnesian limestone of earlier agricultural buildings contrasts with the red brick buildings of the 19th and 20th century

Street furniture comprise several notable features that include the 19th century cast iron pump to the south of The Square and the 20th century War Memorial. Historic street signage fixed to buildings is also a feature of this area.

Over a third of the buildings in this character area are considered to be Key Buildings.

C. Butt Hill and Mason Street Character Area focuses on the properties and land surrounding Butt Hill, Mason Street and the eastern section of Portland Road. It comprises mostly residential properties located on quieter minor roads, and of a lower density in comparison with other areas of the village. Narrow linking footways are a characteristic. In a predominantly residential area, the Methodist Church and Social Club are prominent in the townscape. This character area abuts the village centre to the south and west though despite its proximity its character is noticeably different. The steep gradient of Butt Hill and its height distances the buildings from the activity in The Square below.



Residential buildings dominate the Butt Hill and Mason Street character area. In this their diversity of character is significant; in terms of plan form and layout in relation to the plots, and also in architectural details. There are two significant rows of cottages/houses, 30-36 Butt Hill and 4-14 East Parade, and a number of historic pairs of cottages, 1 Titchfield Street, 17-19 Portland Street and 9 Mason Street. In this character area, the 18th century is the most represented in terms of residential buildings followed by those of the 20th century with a small number of 19th century houses scattered throughout the area.

More than a third of the buildings in this character area are considered to be Key Buildings.

D. Scotland Street and High Hill Character Area is dominated by High Hill, a Magnesian limestone outcrop to the south which has a strong presence. Views are significant; including those of the surrounding area as viewed from High Hill and views of High Hill from within the conservation area, particularly from Scotland Street. The impact of late 19th and early 20th century residential development in the village is most evident in this area. Its character and appearance largely reflects the development of the expansion of the village at that time.



This character area includes the location of the Anglo-Saxon settlement at the north of Scotland Street, situated between the Dicken Dyke and the present day Parish Church. The area remained largely undeveloped as late as the early 19th century. The 1839 Tythe shows only a few cottages. Early Magnesian limestone and pantile cottages are concentrated where Portland Street meets Scotland Street. They occupy traditional plots characteristically

inconsistent in their proportion and orientation; some rows front the road, others have their gable end abutting the footway. This contrasts with the uniformity of the late 19th/early 20th century housing. Imposing 1900's red brick, terraced housing is to the south of Portland Street. The style is typical of the period and includes chimney stacks that are more ornate than others in the village.

The suburban housing built on Scotland Street to the east and the north in the late 20th century is distinct in its character from the earlier traditional properties not only in their design with windows more prominent, but also in their set back position and diminishing plot widths towards the rear.

A large proportion of Portland Street and Scotland Street is excluded from the Article 4 Direction designated area (see Townscape Plan). Around a quarter of the buildings in this character area are considered to be Key Buildings.

Townscape

The townscape components that contribute to the character of an area essentially comprise; buildings, boundaries, building materials, trees and spaces. The significant townscape elements are marked on the Townscape Character Plans.

Reference: Townscape Plan

Buildings

As well as being the embodiment of architectural history, buildings convey the social history of an area. The townscape contribution of Whitwell's buildings is in the

quality and variety of building types from throughout its history. Consequently the thoroughfares vary in their particular townscape contribution

Southfield Lane (Butt Hill and Mason Street CA)

Southfield Lane joins Barkstone Moor at The Square. Only a small part of the thoroughfare falls within the conservation area. The key building is the 18th century Southfield Cottage that sits between both thoroughfares. The other buildings comprise four semi-detached stone and pantile bungalows at the entrance to Butt Hill Close, all of which date from the 20th century. The contribution of Southfield Lane to the Conservation Area is as part of the wider townscape setting for The Square. The stone buildings and boundary walls contributing to its visual quality. The use of traditional clay pantiles on the 20th century properties is significant in their contribution.

Butt Hill (Butt Hill and Mason Street CA)

Over half of the buildings along Butt Hill are from the 18th century with the remaining buildings split evenly between the 19th and 20th centuries. Buildings and boundary walls are of Magnesium limestone. The 18th century buildings retain clay pantile roofs for the most part. The combination of limestone and clay pantile as building materials contributes significantly to the character of this thoroughfare. Although a number of stone buildings have been rendered, the townscape quality of the thoroughfare is high with over half of the buildings considered to be Key Townscape Buildings. These include numbers 30-36 Butt Hill, a significant early row of cottages dating from the 18th

century. The townscape contribution of this thoroughfare is that it is of a character which resonates with pre industrial Whitwell.



Butt Hill Close (Butt Hill and Mason Street CA)

Butt Hill Close is primarily a 20th century residential cul-de-sac development at the rear of 8 Butt Hill a former farmstead. The surviving 18th and 19th century agricultural buildings of the former farmstead form part of the development. The barns have been converted and bungalows built at the rear. All buildings, both traditional and new are of limestone and pantile which contributes to the quality of the townscape. The converted barns retain

their agricultural character and as such are the focal point of the development. The Close is a modern thoroughfare. Its townscape contribution to the conservation area is in the quality and the character of the former farmstead buildings and the overall consistency of the townscape in the use of traditional materials for the new buildings.

East Parade (Butt Hill and Mason Street CA)

East Parade is a short agricultural track that rises from the Butt Hill and Station Road junction. Half way along its length it is fronted by an 18th century farmhouse. Further along at the end of East Parade the track turns sharply and a terrace of four 18th century cottages overlooks open land. The townscape quality of the thoroughfare is high. The house and cottages in their relative isolation and contemporary age read as a 'set piece'. All of the buildings are considered to be Key Townscape Buildings. The townscape contribution of East Parade is in its overall architectural quality and its un-spoilt pre industrial character, a component of which is the un-metalled surface of East Parade.



Fox Road (The Square and Hangar Hill CA)

Fox Road was created in the 19th century. Only a short length of it is included within the conservation area. The buildings along its length are not consistent in type, form or architecture. At its entrance, a redbrick 19th century barn was added to a (now) much altered 18th century stone cottage/farmhouse. Facing the stone cottage at the entrance is a large 19th century red brick house, much altered. The barn dominates the townscape. Fox Road makes a limited contribution to the architectural and historic significance of the conservation area.

George Inn Court (North West CA)

George Inn Court is a modern infill development set within

the curtilage of the former George Inn an 18th century public house (grade II). The former coaching inn and the 17th century outbuilding form part of the development. The Court is a modern thoroughfare. Its townscape contribution is in the architectural quality of the former George Inn at its entrance.

Greenway (North West CA)

Greenway is a late 20th century cul-de-sac off Worksop Road that due to the hillside location, falls away from its junction. Two properties at the end of the thoroughfare are included in the Conservation Area; a 19th century brick house and an 18th century stone former farmhouse. They back on to the Greenway frontage at its turning head. Although these properties make a contribution to the character of the conservation area, as a thoroughfare Greenway does not contribute to its architectural and historic significance.



Hangar Hill (Square and Hangar Hill CA)

Hangar Hill climbs eastwards from the Square. At Welbeck Street it turns sharply north and continues up the hillside. It is characterized by the diverse ages of its buildings from the 17th to the 20th century, although the majority are from the 18th. There are also a variety of building types that include former 18th century farmsteads as well as later 19th and 20th century commercial buildings. The thoroughfare is of noted architectural quality with almost two thirds of the buildings considered to be Key Townscape Buildings. There is a distinct difference in character between the two lengths of the thoroughfare; the lower portion towards the Square has a spacious pre industrial agrarian character with stone and pantile buildings predominating. The part that climbs the hill is predominantly 20th century housing and has a suburban character with only the lower part in the conservation area. As a thoroughfare, its townscape contribution is also due to the underlying slope of the land, boundary walls, views and trees. All of which contribute along with the buildings to create an overall picturesque townscape.

Hangar Hill Yard (Square and Hangar Hill CA)

Hangar Hill Yard comprises buildings from the 18th and 20th centuries. As a traditional enclosed space, its townscape quality is high with nearly all of the buildings considered Key Townscape Buildings.

High Street (North West and Square and Hangar Hill CAs)

High Street is a long thoroughfare that falls within two character areas. At its western extent (North West CA) are

the oldest building in the village, including the 12th century parish church of St Lawrence. High Street is lined with former farmhouses and agricultural buildings and cottages. Over half of the buildings along its length date from the 18th century with over a quarter from the 20th century, including a number of Edwardian properties. Over half of the buildings are considered to be Key Buildings, including 3 listed buildings; the Church, the former Rectory and a former farmhouse. High Street has historic significance as the oldest road. Its townscape contribution is in the high quality of its residential architecture from all periods.



Hillside (Scotland Street and High Hill CA)

Hillside is a narrow road rising out of the village to the south it was the southwestern extent of the historic core in the 18th century. In the 20th century larger residential estates have been built at its southern extent. That part of Hillside

in the conservation area is a relatively short frontage. It has an open character and comprises buildings from the 18th to the 20th century. Nearly half of the buildings are considered to be Key Townscape Buildings. Its contribution to the character of the conservation area is from the 18th and 19th century agricultural properties and their relatively unspoiled landscape setting.

Malthouse Road (Hangar Hill and The Square CA)

Malthouse Road links Spring Hill with High Street. It is a slightly elevated single track road. At its head is an 18th century row of cottages with an open frontage looking out over the Coop and the rear of properties fronting Station Road. Along its length a limestone wall contributes significantly towards its character. At the lowest end of the road at The Square is an 18th century former farmstead. The terrace and the former farmstead are considered to be Key Townscape Buildings. The road has a particular townscape quality at its head with its narrowness, open frontage and raised elevation giving it an expansive quality. This contrasts with the enclosure provided by the walls along its length which are pronounced beyond Spring Street. Its particular townscape contribution is in its 18th century buildings and the pre industrial track-like ambience of the thoroughfare. In contrast to a similar such thoroughfare on East Parade, the tarmac road surface undermines its character.



Manor Court (North West CA)

Manor Court comprises the former Manor House and associated outbuildings in a courtyard arrangement. The Old Manor House, a listed building from the 17th Century is at its centre. The surrounding properties date from the 18th century. As a traditional enclosed space, its townscape quality is very high with all buildings considered to be Key Buildings.

Mason Street (Butt Hill and Mason Street CA)

Mason Street is part of the early medieval road layout. It is a short length of road that links Barkston Moor to Butt Hill. It is a leafy thoroughfare that comprises three 18th century buildings, two of which are considered to be Key Townscape Buildings. The lack of development is a key

component of its character. The low stone wall along much of its length and established trees dominates the townscape. As the street rises towards Butt Hill the fall of the land on the eastern frontage and the panoramic views of rooftops in a sylvan setting is a significant component of the townscape. Its contribution to the character of the conservation area is the low density of development and the high quality of its townscape and landscape setting.

Old Green Close (Square and Hangar Hill CA)

Old Green Close is a modern thoroughfare comprising a cul-de-sac development of residential properties which rises up the hillside from Hangar Hill near to the Square. Built of traditional materials, the development and thoroughfare as a whole is integrated within the surrounding historic townscape.

Old Hall Lane (North West CA)

The 12th century Church of St Lawrence sits at its entrance to Old Hall Lane. The Lane was created to access the 16th century Manor House at the rear of the church. It is a relatively short dead end thoroughfare with traditional buildings dating primarily from the 17th century. They comprising the majority of the earliest surviving buildings in the conservation area, including the original Manor House, with a small number of later properties from the 20th century that include two Edwardian houses. The age, quality and the high rate of survival of traditional buildings contributes to a high quality townscape which together with the cemetery and overall sylvan quality of the townscape, gives Old Hall Lane a timeless quality.



Hangar Hill Character Area where the high quality buildings continues but with a diversity of building age and materials. As well as the high quality of its overall townscape, it has historic significance as a component of the medieval road layout.

Scotland Street (Scotland Street and High Hill CA)

Scotland Street is a relatively modern thoroughfare comprising 14 properties, the majority of which date from the mid to late 20th century. A small traditional group comprising 18th and 19th century buildings is located at the top of the road opposite the Parish Church, of which one, an 18th century building is considered a key Townscape Building. With its sylvan backdrop, the view from the Parish Church along the street is picturesque.

Portland Street (Butt Hill and Mason Street and The Square and Hangar Hill CAs)

Portland Street is a long thoroughfare that traverses two character areas. The 37 properties along it date from the 17th to the 20th century. Although the majority date from the 18th century it is significant that nearly half of the 17th century buildings in the conservation area are on Portland Street. With key townscape buildings from nearly all centuries, amounting to around a third of all buildings, the overall townscape quality of Portland Street is high. Within the Butt Hill and Mason Street Character Area, Portland Street is narrow with an enclosed character from the traditional stone walls along its frontage and high density traditional development fronting the road. Its townscape opens out gradually within the Square and



Spring Hill (The Square and Hangar Hill CA)

It is a short length of Spring Hill at its junction with Welbeck Street that is included in the Conservation Area. There is only one property, an 18th century stone built former agricultural holding. Adjacent to the boundary along Spring Hill is a row of four red brick town houses and facing it a stepped terrace from the turn of the 20th century. The view along Spring Hill from the edge of the Conservation Area is enclosed by the houses and is closed with the distant view of wooded hillside.

Spring Street (The Square and Hangar Hill CA)

Spring Street links Malthouse Road and Station Road and is the location of the Coop. There is little that distinguishes it in terms of its contribution to the character of the conservation area.

Station Road (Butt Hill and Mason Street and Square and Hangar Hill CA)

Station Road is one of the main routes into the village from the east. Although within two character areas there are only two buildings on its frontage that are included in the designated area; one from the 18th century and another from the 20th century, both within the Square and Hangar Hill Character Area. There is a contrast in the frontages, the low stone boundary wall and trees that characterize the western frontage contrasting with the more open gardens setting of the mid to late 20th century that characterizes the eastern frontage. Enclosure is consistent but opens out at the junction of Spring Street due to areas of public parking heading towards the Square. The thoroughfare does not have a strong sense of place overall.

The Square (The Square and Hangar Hill CA)

The Square is a junction, the meeting point of a number of thoroughfares as opposed to being a thoroughfare in its own right. There are therefore no building frontages, but there are two historic structures, the War Memorial and the Village Pump, both of which are listed. It is the historic and visual focal point of the village and a key open space. In townscape terms it is characterized by its overall spaciousness and informality.

Titchfield Street (The Square and Hangar Hill and Butt Hill and Mason Street CAs)

Titchfield Street continues on from Bakestone Moore to become Portland Street. Its relatively short thoroughfare comprises mainly 19th century buildings. The boundary of the character areas runs down the middle of the street. The red brick 19th century terrace properties to the northwest frontage are in marked contrast to the stone walls and traditional stone property of number 2 Titchfield Street. The enclosed townscape creates strong sense of place, though its quality is undermined by the loss of architectural details to the 19th century terrace.

Welbeck Street (The Square and Hangar Hill CA)

Welbeck Street comprises mainly 19th century buildings with the 18th and 20th centuries equally represented. The townscape is characterised by a diversity in building types, materials and scale. The lack of visual cohesion on what is a relatively short length of the thoroughfare that is included impacts on the quality of its townscape contribution within the conservation area.

Worksop Road (North West CA)

Worksop Road is the main road coming into the village from the north. The conservation area includes three of its earliest frontage buildings from the 18th century located where the road enters the village core. The combination of the buildings, their stone wall curtilages and the area of lawn at the junction is picturesque.



Boundaries

Throughout the village, Magnesian limestone walls are the most common form of boundary treatment. In places along High Street these are quite high. On the steep embankment of Butt Hill they make a significant contribution towards a feeling of enclosure along Titchfield Street and on Butt Hill road, in stark contrast to the openness of The Square. Where boundary walls are lost

such as in the character areas of Scotland Street and High Hill and Butt Hill and Mason Street it has had a significant impact on the quality of the overall townscape.



Trees are a feature of the conservation area. More usually a component of the landscape setting, along High Street, there are also trees along the frontage in addition to boundary walls. Their combination contributes significantly to the character of the thoroughfare and sense of enclosure.

Materials

Traditional building materials are a key component of local identity.

Stone: As Whitwell lies on the Magnesian limestone belt there were once a number of small quarries around the village, most notably on High Hill. Many of the surviving

buildings dating from the mid-19th century and earlier are constructed of this local stone. Magnesian limestone has a distinctive texture and appearance, although the colour varies widely. Pink Magnesian limestone laid in thinly-bedded courses are characteristics of the earlier buildings. In the mid-19th century improvements in transport meant that other sources were accessible and as a result some buildings were constructed in a Magnesian limestone which is creamy in colour. In later buildings the blocks are also larger and more regular in size. With weathering Magnesian limestone can grey.



Stone is used in architectural detail on a number of the older, finer houses in the conservation area which have

large stone mullioned windows and gables on the front elevation. 18th and 19th century alterations to create large sash windows has resulted in their loss. Windows of modest 18th century vernacular buildings are typically finished with stone segmental arches and a wedge stone. By the nineteenth century square dressed lintels are more commonly used.

Whitwell Old Hall is the only building in the village with a Magnesian limestone roof. This is a more fragile material than the Coal Measures Sandstone roofs elsewhere in Derbyshire, which may explain the low survival rate. A small number of roofs have stone ridge tiles. These are significant due to their rarity and local distinctiveness.

Brick: Brick became the most common building material for new buildings in Whitwell from the late 19th century. It is used for the brick built terraces of the former miner's housing and the public buildings that date from that time, as well as later Edwardian properties. It is characteristically used for later chimneys on some stone buildings. Brick buildings vary in architectural style and details, although several common features can be identified.



The public buildings are designed to reflect their status and are located in the centre of the village. They are large in scale, prominently positioned, and have large gables and mullioned windows. Residential properties are mostly two storey and are located throughout the village but are also prevalent in the centre and along Portland Street. Properties which are built individually or as matching pairs tend to have gables on both the front and side elevations, whereas the terraced housing is simpler in design. The eaves and chimneys of red brick properties often display detailed brick work in a variety of designs. Most red brick properties have natural blue slate roofs

Slates and Tiles: Early traditional buildings are almost exclusively roofed with clay pantiles which have a brilliantly red/orange colour which give these buildings a certain distinctiveness. The majority of the surviving clay tile roofs are found along High Street and around the village centre. Blue slate is the characteristic roofing material of the red

brick buildings of the 19th century expansion of the village. The colour and patina of both materials make a significant contribute to the character and architectural quality of the conservation area.



Trees and Planting

Established trees within the village make a significant overall contribution to the townscape and landscape setting. Trees in the surrounding landscape are a significant component of the hillside setting of the Conservation Area. Tree Preservation Orders are in place to protect those trees which make the most significant contribution to the area (see Townscape Plans).

Traditional Joinery

A feature of the conservation area are properties with horizontal sliding sash windows (also known as 'Yorkshire' sliding). They are not so common elsewhere in the district. They are a regional feature of simple vernacular buildings, used for square windows in stone built areas. Also evident are the more nationally common place vertical sliding-sashes and side opening casements. Bay windows with decorative finishing feature on some of the properties. The range of surviving traditional windows contributes much to the character and historic significance of the conservation area.

Few survive of the simple timber ledged and braced panel painted doors that would have been common on many of the earliest cottages. However, there are several surviving examples of the six-panel, painted cottage door. The more grand doors in larger houses have fan lights and stone surrounds with a canopy.

Street Furniture

The cast iron railings of 15 and 17 Spring Hill are one of the few remaining examples of original railings in the conservation area. Outside The Old George Inn mounting steps and boot scrapers remain. A pump and stone trough are located on the attractive triangle of grass known locally as The Green at the junction between High Street and Worksop Road. A blacksmith's hooping stone used for constructing cartwheels is embedded in the ground near to 9 High Street

Open spaces

There are a number of areas of open space that are significant in their contribution to the history and townscape of the conservation area.

OS1: The Green

An attractive triangle of grass at the junction between High Street and Worksop Road that contributes to the quality of the townscape.

OS2, OS3, OS4 and OS5: Former Agricultural Land

Four large open areas that represent what survives from the agricultural origins of the settlement and therefore have historic importance. They also make a significant contribution to the wider townscape setting of the Conservation Area. All are protected from development by the Whitwell Article 4 Direction (although only part of OS:5).

OS6: The Square

An open area where five roads meet. The War Memorial stands at the centre on a traffic island and is a focal point



and landmark. The space lacks definition due to the scale and orientation of the surrounding buildings relative to the Square. That the buildings fail to create a sense of enclosure undermines the potential contribution of the space to the townscape.

Townscape Significance

- The conservation area has retained a high proportion of its historic buildings and original features particularly in the North West Character Area.
- Diversity in layout is a key characteristic of the village from the variety in plot shapes and sizes which in turn has impacted on the layout and orientation of the buildings.
- The earliest vernacular buildings in the village are significant in that they underpin its historic character. They are characteristically two storey cottages, farmhouses and former agricultural buildings built of coursed rubble Magnesian limestone.
- The older finer houses in the conservation area that are built in a 'polite' architectural style contribute to the rich visual tapestry and quality of the conservation area in their surviving detail.
- As the predominant traditional building material Magnesium limestone contributes significantly to the character of the conservation area.
- Trees are a highly significant component of the character of the area as a whole. The sylvan landscape of the northern character area is outstanding.

- Stone boundary walls are a key traditional component of the townscape throughout the conservation area.



6.0 Key Buildings and Archaeology

Whitwell Conservation Area is characterized by historic building types from the two key periods of its history; its agrarian beginnings and its 19th century industrialisation. High quality domestic architecture is particularly well represented. The Conservation Area comprises a high proportion of Key Buildings; 106 of the 217 buildings overall. They range from the 12th to the 20th centuries and include a diverse range of building types. Buildings that make a particular contribution to the character of the conservation area include both listed buildings and non-listed buildings of merit. A further 9 Key Townscape Buildings have been identified from this appraisal. An Article 4 Direction protects the surviving historic fabric of those buildings in residential use that are not listed. The Direction covers the entire conservation area aside from parts of Portland and Scotland Streets.

Maps: Townscape Map and Building Reference Numbers

Medieval

- 1. Parish church of St. Lawrence (Grade I)** This Norman church built in squared sandstone was built in 12th century with later additions. It is a key landmark building, on a prominent site at the north-west entrance to the village.

17th Century

- 2. The Old Hall and Cottage (Grade II*)** is a late 16th/early 17th century building which was formerly the seat of the Manners family. It lies to the north of the Church. It is highly significant both architecturally and as a reflection of the historical development of the settlement.



- 3. Numbers 21 and 23 Hanger Hill (KTB)** a stone, render and pantile early farmstead of significance for its longevity and rarity and its traditional form and character.
- 4. Number 29 Portland Street (KTB)** a stone and pantile cottage of significance for its age, the contribution of the stone and pantile to the historic townscape and its contribution as part of a traditional cottage row.

5. **Number 31 Portland Street (KTB)** a painted stone and pantile cottage of significance for its age. Although painted and with later windows, the retention of traditional materials and openings maintains the vernacular charm that in turn contributes to the historic townscape. Its vernacular character is significant in its townscape contribution as part of a traditional cottage row.
6. **Number 33 Portland Street (KTB)** of significance for its longevity and rarity. A substantial rendered stone and slate cottage of significance for its age and townscape contribution as part of a traditional cottage row.
7. **The Barn, Old Hall Lane (KTB)** of historic significance as part of group along with the Old Hall. Despite the consequent alterations and addition of fenestration on its conversion to residential use, the traditional form of the building and materials contributes to the barn retaining its vernacular charm and in this its contribution to the historic townscape.
8. **The Old Manor House (Grade II)** is a fine building which dates from the 17th century with early 18th and early 19th century alterations. Formerly the seat of the Manners family. Coursed squared sandstone with sandstone dressings and quoins. Stone slate and plain tile roofs with a range of chimneys and stone coped gables. Two storey in height and attics
9. **Southfield Cottage, Bakestone Moor (KTB)** stone cottage with distinctive cat slide pantile roof, the former rear elevation now the front. Despite this and

consequent alterations to the fenestration the traditional form of the building and materials contribute to the cottage retaining its vernacular charm and in this its contribution to the historic townscape. Of significance also for its age.



10. **Outbuilding to former Jug and Glass PH (KTB)** Of significance for its longevity, rarity and traditional materials.
11. **The Dovecote to the Old Hall (KTB)** of historic significance as a purpose built historic source of food for the wealthy over the winter months. Despite the consequent alterations and addition of fenestration on its conversion to residential use, the traditional form of the buildings and materials contribute to the dovecote retaining its vernacular charm and in this its contribution to the historic townscape.
12. **The Bakery to the Old Hall (KTB)** of historic significance as part of group along with the Old Hall. Despite the

consequent alterations and addition of fenestration on its conversion to residential use, the traditional form of the building and materials contribute to it retaining its vernacular charm and in this its contribution to the historic townscape.

- 13. The Granary to the Old Hall (KTB)** of historic significance as part of group along with the Old Hall. Despite the consequent alterations and addition of fenestration on its conversion to residential use, the traditional form of the building and materials contribute to it retaining its vernacular charm and in this its contribution to the historic townscape.



18th Century

- 16. 26a Hangar Hill (NBM)** stone corner cottage in a terrace with numbers 26 and 24. Later concrete roof and upvc windows and door. Of significance for its age
- 17. 26 Hangar Lane (NBM)** stone cottage in a terrace with numbers 26a and 24. Later concrete roof and small shop window and door. Of significance for its age
- 18. 24 Hangar Hill (NBM)** a building that takes the curve of the corner in line with the footway, which together with its lancet windows and conical roof contributes to it being a key building in the townscape. Its distinctive appearance is a key characteristic of the traditional commercial buildings in the conservation area.
- 19. 20 Hangar Hill (NBM)** of significance for historic interest as an early surviving traditional building.
- 20. 18 Hangar Hill (NBM)** former stone and pantile barn now house, oriented with the gable end fronting the footway. Of significance for the contribution of its scale and form to the townscape, its traditional materials and as component part of a traditional agrarian group from the town's agricultural origins.



- 21. 16 Hangar Hill (NBM)** former agricultural workers dwelling. Of significance as a component part of a traditional agrarian group from the town's agricultural origins.
- 22. 12 and 14 Hangar Hill (NBM)** two-storey farmhouse oriented with the gable end fronting the footway. The cast iron gate and railings are a significant survival. Of significance for the contribution of its scale and form to the townscape, its traditional materials and as component part of a traditional agrarian group from the town's agricultural origins.
- 23. 3 Hangar Hill Yard (NBM)** a traditional commercial building that is significant as a picturesque example of its time. A particular feature is the curve of the building as it takes the corner. The lancet windows and conical roof add to the townscape contribution of its architecture.

- 24. 1 Hangar Hill Yard (NBM)** a stone and pantile former agricultural building though later modified for commercial use. Of significance for the contribution of its traditional scale and form to the townscape, its traditional materials and as a surviving early building.
- 25. Bramble Cottage 8 High Street (NBM)** of historic significance
- 26. 12 High Street (NBM)** stone and pantile former cottages with one later converted to commercial use, now combined as one house. Simple timber shopfront and white painted walls. The shop windows part boarded as part of residential conversion. Of significance for the contribution of its traditional scale and form to the townscape and its traditional materials albeit that the stone is painted.
- 27. 18 High Street (NBM)** a stone and pantile former farmhouse significant as an example of the smaller early farmstead built on a narrow plot and therefore with the farmhouse (often) orientated with the gable end facing the road to provide access to outbuildings and land at the rear.



28. 20 High Street (NBM) originally a pair of cottages along with number 22 High Street. Extended later with number 18. Stone with pantile roof and brick chimney. Of significance as an early surviving traditional buildings and for its traditional materials.

29. 22 High Street (NBM) originally a pair of cottages along with number 22 High Street. Extended later with number 18. Stone with pantile roof and brick chimney. Of significance as an early surviving traditional building and for its traditional materials

30. 18a High Street (NBM) stone and plain tile later

commercial addition to numbers 20 and 22 High Street. It has a hipped roof and traditional windows. Now in residential use. Of significance for its architectural quality with the former shopfront retained as the front door and porch.

- 31. 28 High Street (NBM)** rendered traditional building, no chimneys. Origins not clear. Of significance for its traditional scale and form.
- 32. 9a High Street (NBM)** a long range, coped gable end facing onto the road and a clay pantile roof which has on the whole retained its agricultural character. Significant as a surviving example from the agrarian origins of the village that characterises an historic farmstead plot, layout and plan form.
- 33. 9 High Street and outbuilding (NBM)** stone and pantile former farmhouse. Gable fronts the road and has stone parapet and kneelers. Facing stone and pantile outbuilding linked by a stone wall along the street frontage. Of significance as high quality vernacular buildings that have been little altered, with a picturesque charm that contributes much to the character of the conservation area.



36. 1 Malthouse Road (NBM) stone and pantile former farmstead range now cottages. Of significance for its traditional scale and form and materials.

37. 15-27 Malthouse Road (NBM) terrace of 7 stone cottages thought to have housed maltsters from the malt kilns. Architectural detail lost to most with concrete tile roof and only a few surviving vertically sliding sash windows which has undermined their contribution. Of historic significance and for their traditional scale and terrace form with intact original openings.

38. 2 Station Road (NBM) stone and pantile house with stone chimneys. Altered fenestration and later porch. Of significance for its traditional materials, scale and form.

39. 4-14 East Parade (NBM) stone cottages at right angles to a raised track. Architectural detail lost to most with concrete tile roof which has undermined their contribution. Of significance for their traditional scale and terrace form.



40. 2 East Parade (NBM) a fine Georgian residence built of ashlar with ashlar chimneys. Traditional panel front door and multi pane sash windows. Ashlar detail to openings including door surround and canopy. Of significance for its architecture contribution to the conservation area. The prominence of its raised location adds to its contribution.

41. Whitwell Social Club (NBM) stone early agricultural

building, add to over the years and converted. Of historic significance as an early surviving building from the town's agrarian origins.

- 42. **32 Butt Hill (NBM)** three storey rendered house with hipped slate roof. Unusual in the conservation area for its town house character. Of significance for its traditional form and scale and overall character.
- 43. **30 Butt Hill (NBM)** two storey rendered cottage likely predates number 32 to which it is attached. Entrance door in a later mono-pitch side extension. Unusually the upper floor windowless at eastern extent. Of significance for its traditional form and scale though the render finish prevents proper understanding of its development.
- 44. **8 and 10 Butt Hill (NBM)** squared stone building with slate roof that reads from the front as one property. The door to number 10 is in the gable end and the door to number 8 is in the main façade. Multi pane sliding sash windows and timber panel door with ashlar surround and canopy make for a polite building from the front. The horizontal proportions to the openings on the gable end make for a different character from the side. Likely a later subdivision. Of significance for its overall architectural quality.



- 45. **2 Butt Hill (NBM)** and attached barn rendered former farmhouse with pantile roof with an attached barn of stone and blue slate. The link between the two likely an early 20th century addition. Traditional multi pane sash windows though its character has been undermined by the rendering. A substantial building overall that occupies a prominent position at the junction of 4 roads. Of significance for its overall architecture and prominence as a traditional building.
- 46. **9 Butt Hill Close (NBM)** stone and pantile former barn. Of historic significance as a surviving building from Whitwell's agrarian origins. Despite the consequent alterations on its conversion to residential use, the traditional form of the building and materials contribute to it retaining its vernacular charm and in this its contribution to the historic townscape.

47. 11 Butt Hill Close (NBM) stone and pantile former barn. Of historic significance as a surviving building from Whitwell's agrarian origins. Despite the consequent alterations on its conversion to residential use, the traditional form of the building and materials contribute to it retaining its vernacular charm and in this its contribution to the historic townscape

48. 2 Worksop Road (NBM) stone and pantile former farmhouse with distinctive cat slide roof. As well as its historic importance, its significance is in its visual contribution to the conservation area along with the attached stone barns and stone perimeter wall. Overall the property is a picturesque and un-spoilt vernacular group.

50. 7 Butt Hill (NBM) a rendered pantile cottage much altered, of historic significance.

56. Former Jug and Glass PH (KTB) stone built former public house now private residence. Of historic significance and for its traditional materials including some joinery.

57. 2 and 4 Portland Street (NBM) a pair of stone cottages now one cottage. Original fenestration significantly altered. Together with its age, the traditional scale and form of the building and the stone boundary wall contributes to its significance

58. 4-10 Titchfield Street outbuildings (NBM) stone with later slate brick with small timber hatch doors to Portland Street. Of significance for their traditional scale form and detail

59. The Clergy House 6 Mason Street (NBM) an imposing stone and slate hipped-roof building set below road level. An arch window with brick surround above the front door in an otherwise blank wall imbues an ecclesiastical character. The form and materials contribute to its significance as does the traditional character of its architectural details. Of significance for its overall architecture as a substantial and unique traditional building.



60. 5 Mason Street (NBM) stone and pantile cottage built above the road level with its narrow gable and a stone retaining wall along Mason Street. Late extensions add

to its overall visual charm. It is significant as a prominent stand-alone cottage little altered in the modern day that makes a picturesque contribution to the character of the conservation area

- 61. Millroy Cottage 9 Mason Street (NBM)** pair of stone and pantile cottages now one property. Set well back from the road with a traditional low stone wall. Original gateway lost which is unfortunate in terms of how the building's development reads as part of the historic townscape. Of significance as a traditional building which has retained its traditional scale and character
- 63. 42 Hillside (NBM)** substantial stone cottage with later render and rear extensions. Of historic significance.
- 65. 49 Hillside (NBM)** stone and pantile cottage now rendered and extended with garage. Also later porch and windows. Of historic significance.
- 66. 17 to 19 Portland Street (NBM)** stone and blue slate cottages with surviving early fenestration of small windows relative to stone elevations. Early dormers add to its character. Low stone wall with long front gardens contribute to their setting. A highly visible picturesque pair of significance for the survival of their historic character and in that their overall townscape contribution.



- 67. 27 Portland Street (NBM)** stone and pantile cottage. Later sash window openings to the front with alterations and additions at the rear. Of historic significance and for the contribution of its traditional materials.
- 68. 21 Portland Street (NBM)** resembles 2 East Parade and Butt Hill Farm House in several features though is a grander building. Built from Magnesian limestone and fronting the road, simple pitched roof with stone chimney stacks, large windows with stone surrounds, stone boundary treatment, stone front door surrounds and detailing.
- 69. High Street (NBM)** stone and slate cottage in a prominent position facing the church. Half rendering undermines its historic character and thereby its contribution to the townscape. Of historic significance and for the contribution of its traditional scale.

70. 27a High Street (NBM) stone and pantile outbuilding facing the parish church. Lancet pattern window to side elevations with large agricultural proportioned opening to the main road. Rood part cat slide. Of historical significance and for its relatively unaltered character and traditional scale and form.

71. 17 to 25 High Street (NBM) 23 along with 25 High Street were a particularly good example of the traditional cottage pair because their uniform appearance is largely retained due to the consistency of the materials and detailing. The small paned sliding-sash windows and six-panel doors were unusual features. Since converted to 1 dwelling and one door gone.

72. 38 High Street (NBM) stone cottage much altered and extended. Of historic significance.

74. 42 High Street (NBM) significant as a surviving example from the agrarian origins of the village that characterises an historic farmstead plot, layout and plan form. The smaller farmsteads are built on narrower plots and therefore farmhouses are often orientated with the gable end facing the road to provide access to outbuildings and land at the rear of the plot. Examples of these can be found throughout the village but are prevalent along High Street.



75. 40 High Street (NBM) significant as a surviving example from the agrarian origins of the village that characterises an historic farmstead plot, layout and plan form. The smaller farmsteads are built on narrower plots and therefore farmhouses are often orientated with the gable end facing the road to provide access to outbuildings and land at the rear of the plot. Examples of these can be found throughout the village but are prevalent along High Street.

76. The Chestnuts 11 High Street (NBM) a surviving example from the agrarian origins of the village that characterises an historic farmstead plot, layout and plan form.



- 77. 1 and 2 George Inn Court (grade II)** is a prominent 18th century building on High Street, with an imposing, symmetrical façade. It was once a coaching inn and played an important part in the social life of the agricultural community. It has since been converted into flats and the outbuildings and stables were demolished to provide car parking at the rear, though it still retains its mounting steps as a reminder of its former use.
- 78. 2 Manor Farm Court (NBM)** of historic significance as part of a farmstead group layout along with the former farmhouse of Manor Farm. Despite the consequent alterations and addition of fenestration on its conversion

to residential use, the traditional form of the building and materials contribute to it retaining its vernacular charm and in this its contribution to the historic townscape.

- 79. 3 Manor Farm Court (NBM)** of historic significance as part of a farmstead group layout along with the former farmhouse of Manor Farm. Despite the consequent alterations and addition of fenestration on its conversion to residential use, the traditional form of the building and materials contribute to it retaining its vernacular charm and in this its contribution to the historic townscape.
- 80. 4 Manor Farm Court (NBM)** of historic significance as part of a farmstead group layout along with the former farmhouse of Manor Farm. Despite the consequent alterations and addition of fenestration on its conversion to residential use, the traditional form of the building and materials contribute to it retaining its vernacular charm and in this its contribution to the historic townscape.
- 81. 5 Manor Farm Court (NBM)** of historic significance as part of a farmstead group layout along with the former farmhouse of Manor Farm. Despite the consequent alterations and addition of fenestration on its conversion to residential use, the traditional form of the building and materials contribute to it retaining its vernacular charm and in this its contribution to the historic townscape.

82. Former Boot and Shoe PH and outbuilding to the rear (NBM) was the oldest public house in the conservation area altered significantly since it was built in the 18th century. A section of the roof has an unusual turret design, though it resembles its early design in the use of bay windows. No longer a public house, converted to a private house.



83. 34 High Street (NBM) stone and pantile cottage with earlier building at the rear. In a prominent position at the corner of two roads. Stone boundary wall wraps around the property. Of significance for its townscape contribution as picturesque buildings that retain their traditional scale and character along with traditional materials.

84. 1 Worksoop Road (NBM) locally known to have been a saddlery with a former cart shed to the side. Evidence of its former use can be seen in the openings, though

the main house has been altered with pebbledash and a concrete tiled roof. The traditional character of the chimneys contributes to the townscape. Of historic significance.

85. 3 Worksoop Road (NBM) traditional stone cottage in a garden setting with a traditional stone wall to the frontage. Of significance as an early surviving cottage in its original that along with its garden setting is highly picturesque.

19th Century

87. Lilac Cottage 44 High Street (grade II) former farmhouse and barn significant as a surviving example in a good state of preservation from the agrarian origins of the village that characterises an historic farmstead plot, layout and plan form. It was built as a farmhouse and barn under one continuous hipped, pantile roof.

88. Village Pump The Square (grade II) a timber and cast iron pump on a sandstone base that has shallow steps up on two sides and a square plinth to support the water receptical. Pump enclosed in a timber box with overhanging top.



- 94. 5 Welbeck Street (NBM)** brick and slate residence, gable onto the street. Small front garden and later building in same orientation attached to the rear elevation. Of significance as although front elevation has later render the building is otherwise intact in its architectural detail.
- 102. 1 Fox Road (NBM)** red brick residence with later embellishments above the openings. Former front door on to Fox Road, now a window. Remnant of front path visible in later boundary wall. Rendered elevation onto Hangar Hill with later single storey shop extension. An imposing building of historic significance.
- 106. 10 High Street (NBM)** red brick and slate double fronted residence with bay windows to the ground floor. Taller element to right hand side with carriage arch accessing rear. Most architectural joinery lost but ashlar and brickwork details survive. Later boundary wall. Of significance for its overall architectural contribution to the conservation area.
- 107. 24-26 High Street (NBM)** a pair of red brick and slate semi-detached houses, very simple architectural detailing of rubbed brick arches over openings with ashlar cills. Of historic interest.
- 109. The Stables Portland Street (NBM)** stone former stables with later additions to the side and rear including chimney. Of historic significance.
- 110. 36 Butt Hill (NBM)** early in the century rendered stone with pantile roof and red brick chimney. Later rear extensions. Of historic interest.

- 111. 34 Butt Hill (NBM)** early in the century rendered stone with pantile roof and red brick chimney. Later rear extensions. Of historic interest.
- 112. 30 Butt Hill outbuilding (NBM)** stone and pantile outbuildings now garage. Of historic significance and for its traditional scale, form and materials.
- 113. 15 Butt Hill Close (NBM)** 2 stone and pantile barns with a single storey link. Despite the consequent alterations and addition of fenestration on its conversion to residential use, the traditional form of the buildings and materials contribute to the barns retaining their vernacular charm and in this their contribution to the historic townscape.



- 114. 2 Titchfield Street (NBM)** the end property of a brick and slate terrace otherwise comprising two pairs with number two at one end. Number two differs in that it is set well back from the other properties, is accessed from the rear and has a later rendered front elevation. Of historic significance.

- 115. 4 and 6 Titchfield Street (NBM)** one of two pairs of brick and slate properties in a terrace. Brick and ashlar detailing survived for the most part. Of historic significance.
- 117. 8 and 10 Titchfield Street (NBM)** one of two pairs of brick and slate properties in a terrace. Brick and ashlar detailing survived for the most part. Of historic significance.
- 118. 21 Scotland Street (NBM)** early to mid19th century stone residence with slate roof and ashlar chimneys and detail. Although with some alterations its essential character has not been undermined. An imposing building its architectural contribution to the townscape is significant.



- 120. Community Centre Portland Street (NBM)** red brick and pantile former elementary school now community centre. Purpose built public building that has retained its public use and with this it's architectural integrity. A prominent building of significance for its history and architectural contribution to the conservation area.
- 121. Library Portland Street (NBM)** red brick and pantile former school now library. Purpose built public building that has retained its public use and with this it's architectural integrity. A prominent building of significance for its history and architectural contribution to the conservation area.
- 123. 4 Titchfield Street rear outbuilding (NBM)** brick and slate one and a half storey outbuilding with chimney. Of historic significance and for its contribution to the townscape.
- 127. 51 Hillside (NBM)** rendered cottage much altered. Of historic significance.
- 128. Whitwell Methodist Church Portland Street (NBM)** red brick and slate church opened in 1892. Later porch added when the building underwent major stabilisation works due to mining subsidence. Located above street level, it is an imposing and highly visible building significant for its history and its architecture.



129. 23 -25 Portland Street (NBM) pair of stone cottages, later than but attached to number 21 Portland Street with its gable fronting the road. Of historic significance and for the contribution to the townscape of its traditional scale and form.

130. The Old Rectory High Street (grade II) was built in 1885 and is an impressive building designed by J L Pearson, a well-known architect to several of the great cathedrals such as Lincoln and Rochester. The Old Rectory is regarded as Pearson's finest 'small' house. Within the garden lie the remains of a medieval tithe barn, possibly dating from the 15th century. The barn ceased to be used as a tithe barn and fell into disrepair

following legislation in 1836 when tithes were replaced by annual rent charges. Only part of the western end survives. It is located on private land, not visible from the highway.

131. 21 Hangar Hill outbuilding (NBM) stone and pantile outbuilding of historic significance and townscape significance as part of a traditional group with number 21 Hangar Hill.

132. 21 Hangar Hill outbuilding (NBM) stone and pantile outbuilding of historic significance and townscape significance as part of a traditional group with number 21 Hangar Hill.

134. 2 Mason Street former Butchers Arms (NBM) a building with a mock-Tudor exterior. Its distinctive appearance contributes to the townscape.



20th Century

- 138. Whitwell Square Storage Spring Street (NBM)** stone and pantile storage building. Of significance for its use of traditional materials and contribution that makes to the townscape. Its isolated position on a car park, increases its visual impact.
- 139. Welbeck House Old Green Close (NBM)** an imposing red brick and plain tile former Miners Welfare now subdivided into flats. Of architectural and historic significance.
- 141. War Memorial The Square (grade II)** initially erected in 1924. Of significance has having special historic interest commemorating those members of the community who died in the two World Wars. It's simple but architecturally distinct tribute to the fallen displays good quality design and detailing and skilled craftsmanship and it has group value with the nearby village pump, which is listed at Grade II.
- 143. Former Coop, 2 Welbeck Street (KTB)** a significant building in terms of its location, use and architectural features which indicates the increasing commercial development of Whitwell in in the early 20th century. In keeping with the purpose built commercial properties of the period it is built of red brick with a date stone. The frontage elevation is of a distinctive design. No longer in retail use, now residential.
- 147. 7 High Street (NBM)** red brick and plain tile Edwardian detached house of significance for its overall

architecture and survival of its original scale and form as viewed from the street.

- 148. Red Walls 5 High Street (NBM)** red brick and plain tile Edwardian detached house of significance for its overall architecture and survival of its original scale and form and viewed from the street.



- 199. 5 and 7 Worksop Road (KTB)** sit in contrast to neighbouring stone properties in that they are built of red brick, though the Magnesian limestone boundary walls provide continuity in the streetscape. They add to the character as an intact matching pair, with white render to the first floor and mirrored, pitched-roof glazed porches.

Archaeology

Whitwell has been identified as a settlement with significant potential for medieval archaeology. The boundary of this core medieval settlement has been identified based on early maps prior to the late 19th century colliery related development and closely resembles the conservation area boundary.

Within the Conservation Area entries on the Sites and Monuments Record are located in the North West Character Area and comprise: Whitwell Hall (SMR number 15157), Church of St Lawrence (15156), Tithe Barn (15158), Neolithic-Bronze Age Flint Waste Flakes and Cores (15159), Manor House Farm (15164) and 44 High Street (15232)

7.0 Views

The visual relationship of buildings to spaces creates a view. The combined contribution of the views creates 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 this sense of place that underpins the designation of a conservation area. Views are therefore significant.

Whitwell is a village within which views of the surrounding hillsides are a significant component of its setting. The strong physical connection between the historic core and the landscape is a key component of the townscape. The key views that contribute to the character and appearance of the conservation area are marked on the Townscape Character Plans.

Maps 3: Townscape Character Plans

Panoramic Views

A panoramic view gives a perspective to the viewer that is not merely visual. The connection to the landscape is both physical and personal. The 'big picture' of the panoramic view provides for an inner stillness. If in the middle distance the panoramic view creates a backdrop. 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 Character Plan.

HP1: Views of the village from East Parade the height of the track which climbs above Butt Hill enables views across rooftops to the hillside beyond.

HP 2: Views of the village from footway leading to High Hill the height of the track enables views across rooftops to the hillside beyond. From the footway which leads from Mason Street to the eastern ridge of High Hill a magnificent view of the village centre and the characteristic huddle of brick and stone, slate and pantile is available from beyond the Mason Street Field.



MP1: View of High Hill from the Church of St Lawrence

Due to the steep gradient of High Hill excellent views can be obtained from various locations both from High Hill and looking towards it. The most impressive view of High Hill is from Scotland Street and from the Parish Church on High Street but due to its size it can also be glimpsed from other locations throughout the village. Looking down Scotland Street the hill provides a sylvan backdrop with the modern properties of Scotland Street in the foreground. Moderately significant due to the narrowness of the panorama and the expanse of the road in the foreground detracting from the view.

Enclosed views

An enclosed view is a short to medium distance view within the settlement channeled 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 Character Plan.

HE1: Views along High Street The narrowness of the street and properties fronting the back of the pavement contributes to a strong sense of enclosure along High Street. The vernacular quality and the number of traditional buildings contributes to a high quality enclosed view. The many buildings create enclosure which is accentuated

when the gable end faces the road and where the footways are narrow or only on one side of the road. This is particularly evident along the approach to The Square where the road bends, the footways narrow, and the buildings appear to encroach on the space available due to their orientation.



The topography is also a contributory factor as this area of the village is built on the hillside with land rising to the north and sloping away to the east. The road is therefore at a lower level than some of the properties and creates the effect of being carved into the hillside. As High Street winds its way down to The Square the properties and gardens overlook the road with the additional height contributing to the sense of enclosure.

HE2: Views along Scotland Street towards the Church of St Lawrence although the road is wide relative to the height of the buildings this is a high quality enclosed view with the church closing it and the rise of the land creating a dynamic view.



ME1: Entrance into village along High Street the historic approach to the village from the west. Trees are a significant component of the townscape on this approach, giving seasonal distant views of the Church. The sense of enclosure from the stone walls increases as the Church is approached with the townscape character of being in a settlement. On the approach the fields to the south and the views of High Hill from the top of Scotland Street create a sense of openness which becomes one of enclosure further along High Street.

ME2: Hangar Hill climbs from the Square towards toward Welbeck Street. Depending on the direction of travel the experience differs greatly. Uphill it is a high quality enclosed view due to the quality of the buildings and the slope of the land. Downhill towards the Square there is a sense of openness due to the steep craggy area between Hangar Hill and Malthouse Road and the gradient of Hangar Hill which provides views to the west overlooking the village.

Glimpsed Views

A glimpsed view is a view from within the settlement 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 Character Plan.

Glimpsed views are not a feature of the conservation area.

Focal Point

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.

HFP1: War memorial located at the junction of 5 roads the listed War Memorial (grade II) is a high quality focal point.



Significant Characteristics of Setting

- The medieval origins of the village are apparent not only in the character of the surviving early buildings but also in the feeling of enclosure from the narrowness and curve of the streets from that time.
- The slope of the land and the surrounding hillsides enables panoramic views across rooftops and beyond the built up areas of the village.
- The rolling wooded character of the landscape affords a highly picturesque setting from within the village which contribute significantly to its character with trees contributing to skyline views.

8.0 Traffic and Movement

Pedestrian

Narrow footways are a feature of the village and are partly a product of the topography of the area. Butt Hill has three footways which link Titchfield Road and The Square to the higher ground on Butt Hill road. A footway also links Portland Street to High Street and passes through the central hillock. These footways are often lined with trees and make a positive contribution to the character of the area. The footway which leads from Mason Street to the eastern ridge of High Hill is featured on historic plans and from here a magnificent view of the village centre and the characteristic huddle of brick and stone, slate and pantile is available from beyond the Mason Street Field SINC.



Vehicle

The present road network largely resembles the appearance of the village in the 1830s as the Tithe Map illustrates. Therefore, the historic street pattern is a key feature which contributes to the character and appearance of the village. In order to preserve and enhance the character and appearance of the conservation area, development along these roads shall reflect the existing characteristic relationship with the highway and plot development patterns. In the 20th century road-widening schemes took place in several locations but elsewhere narrow winding roads have on the whole remained unchanged and are a key part of the historic character of the central core.



Parking

Public parking is focused in locations off The Square; at the Community Centre and Library and at the new Coop and the Doctors surgery. Both parking areas are surrounded by low stone walls and are well assimilated into the townscape.



9.0 Summary

The Whitwell Conservation Area is characterised by:

- An historic core which retains a strong rural character.
- A surviving medieval street pattern.
- A high quality historic built environment with a high proportion of Key Buildings.
- A townscape character defined by Magnesian limestone buildings and walls from its agrarian origins sitting alongside the Victorian and Edwardian red brick buildings from its industrialisation.
- A streetscape of continuity and enclosure from buildings and walls abutting footways.
- A settlement of panoramic views due to the topography.



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)

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

Barry Joyce, (1996) Derbyshire Detail and Character. Alan Sutton Publishing Ltd in Association with Derbyshire County Council

Chapter 3: Historic Origins

Whitwell Local History Group

<http://www.wlhg.co.uk/index.htm>

Andrew Bridgewater: Derbyshire Coal Mining history

<http://www.oldminer.co.uk/>