



# Tibshelf Conservation Area Appraisal

April 2018

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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 Palterton 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

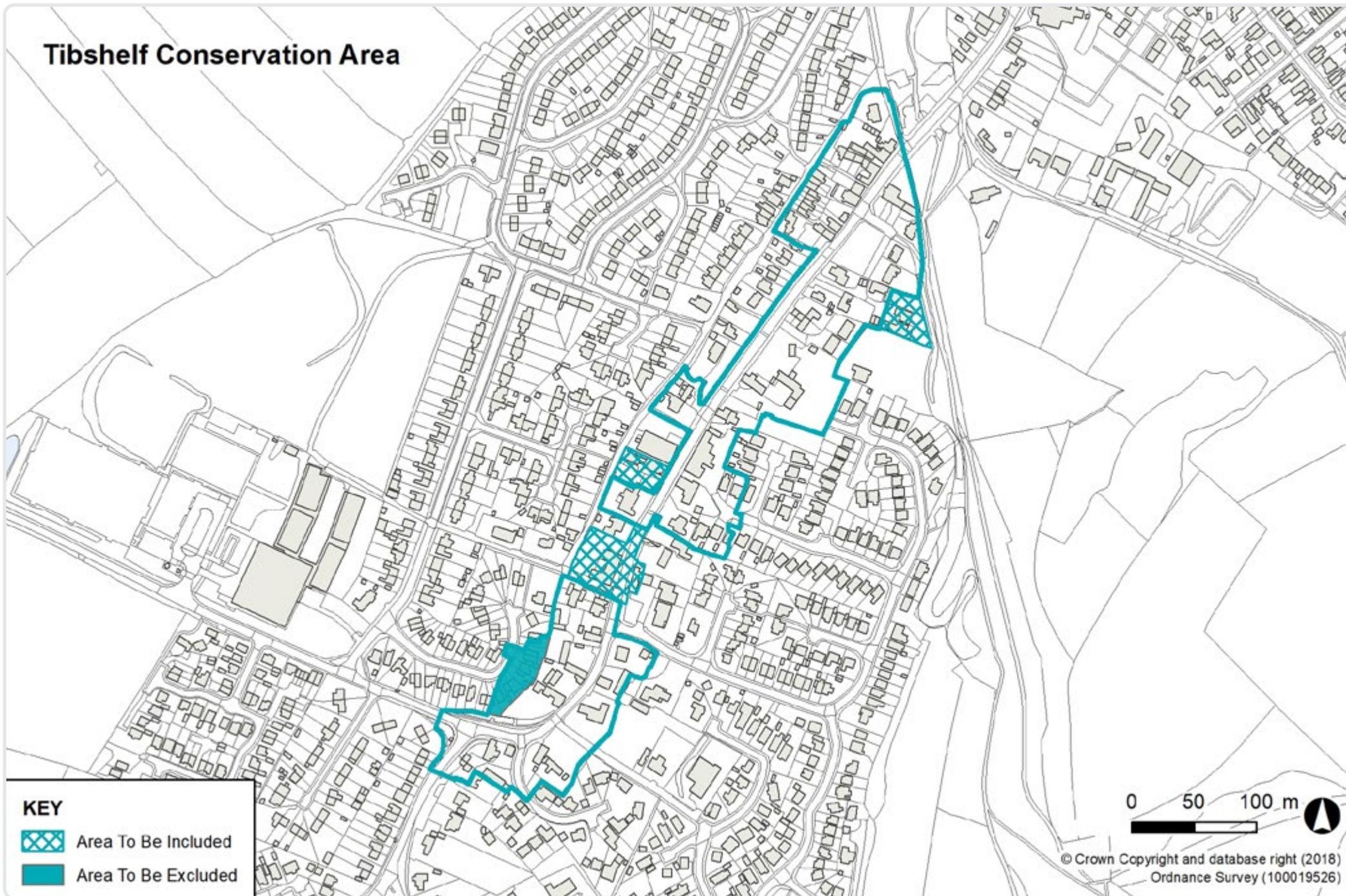
**SC21** - Non Designated Local Heritage Assets

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)

## Tibshelf Conservation Area Appraisal

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

# Tibshelf Conservation Area

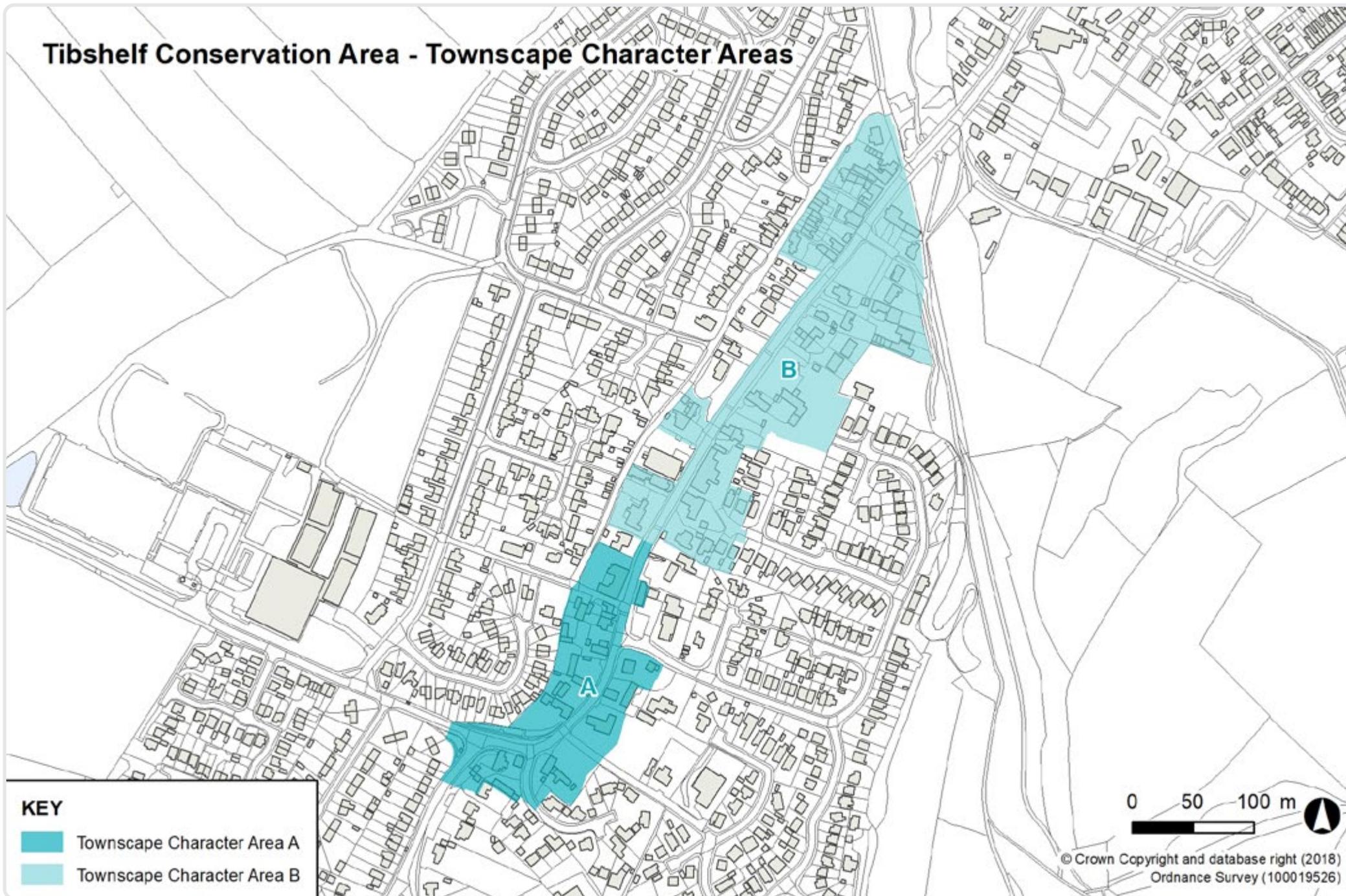


## KEY

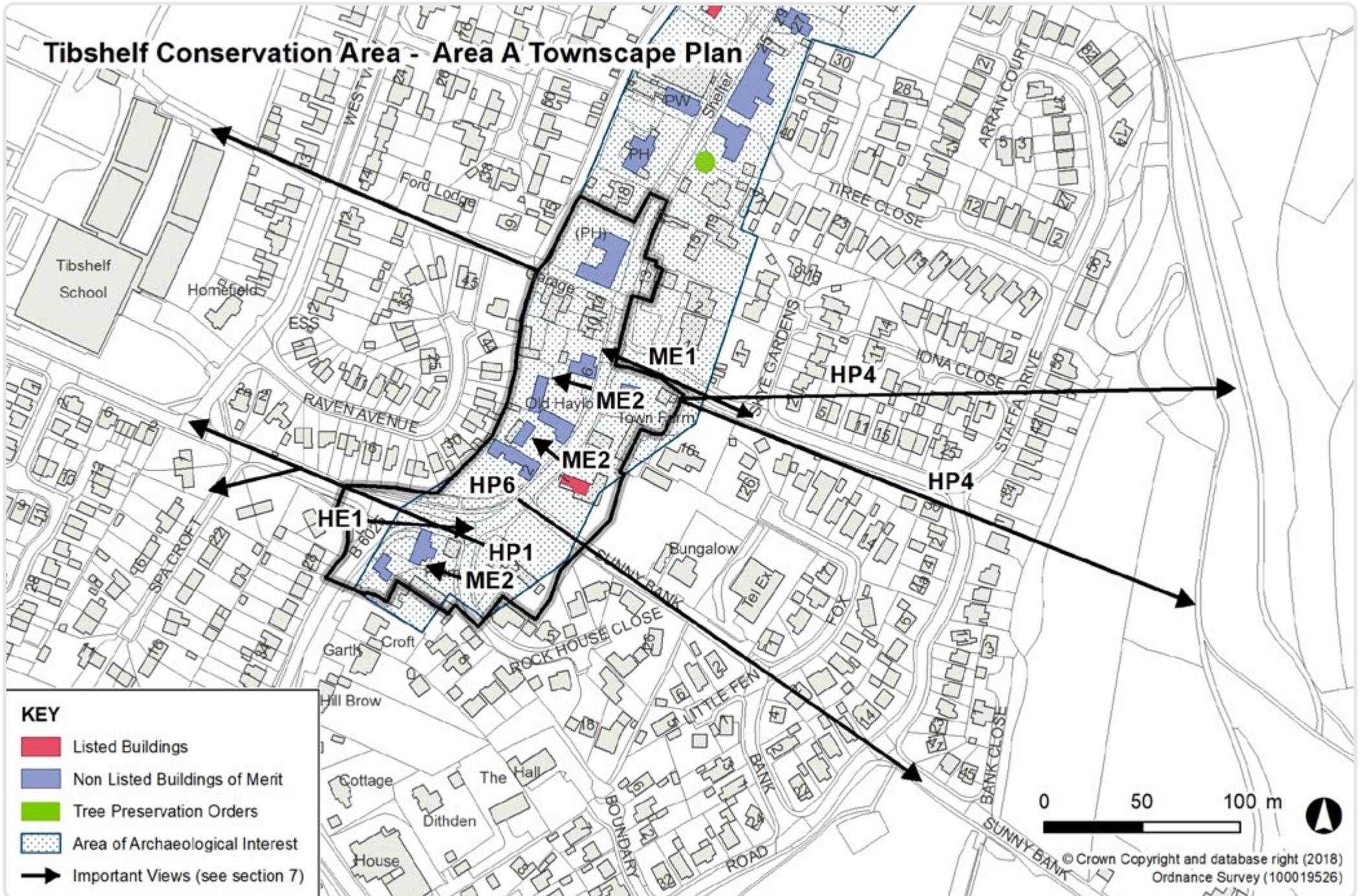
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Ordnance Survey (100019526)

# Tibshelf Conservation Area - Townscape Character Areas



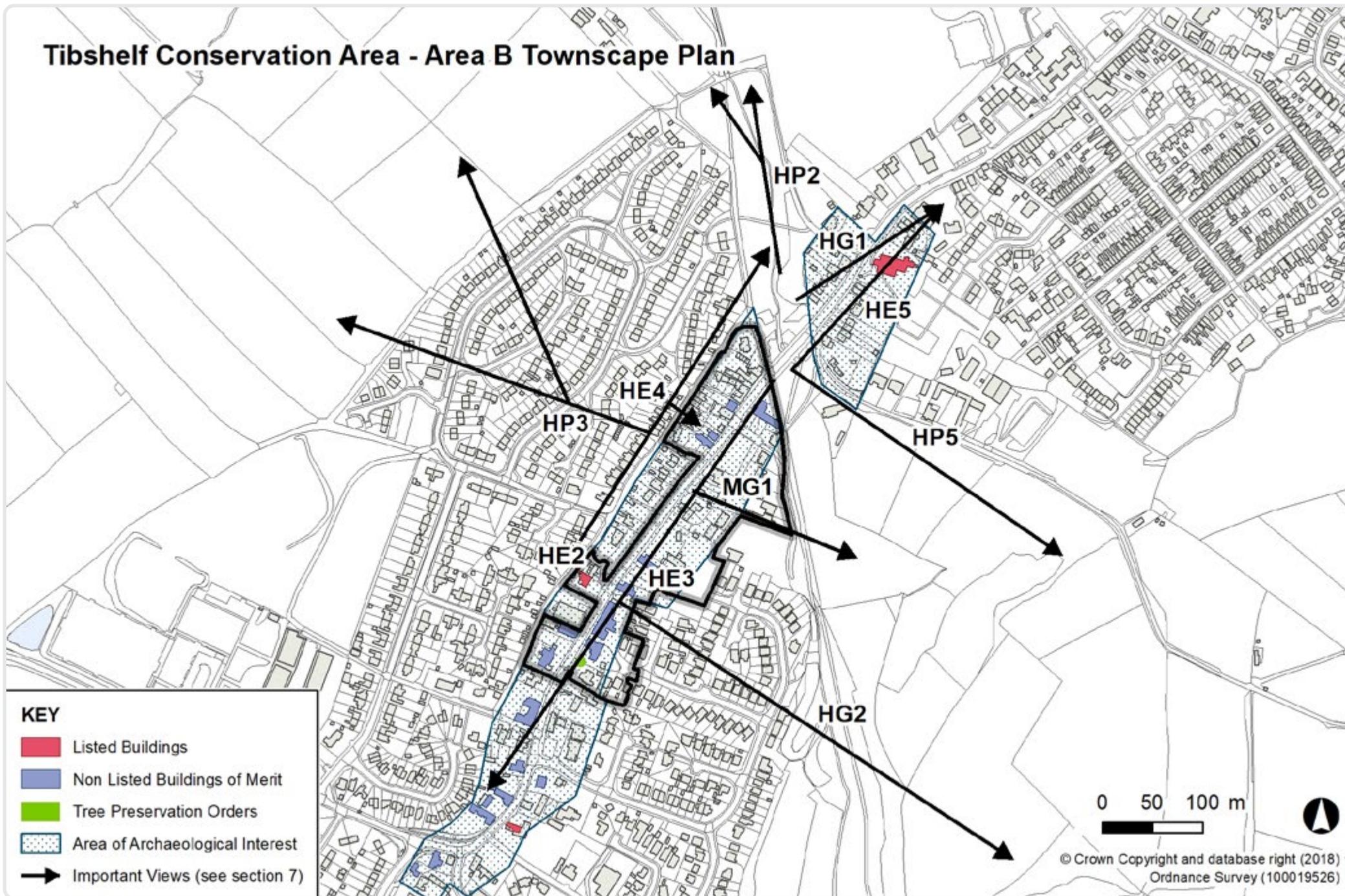
# Tibshelf Conservation Area - Area A Townscape Plan



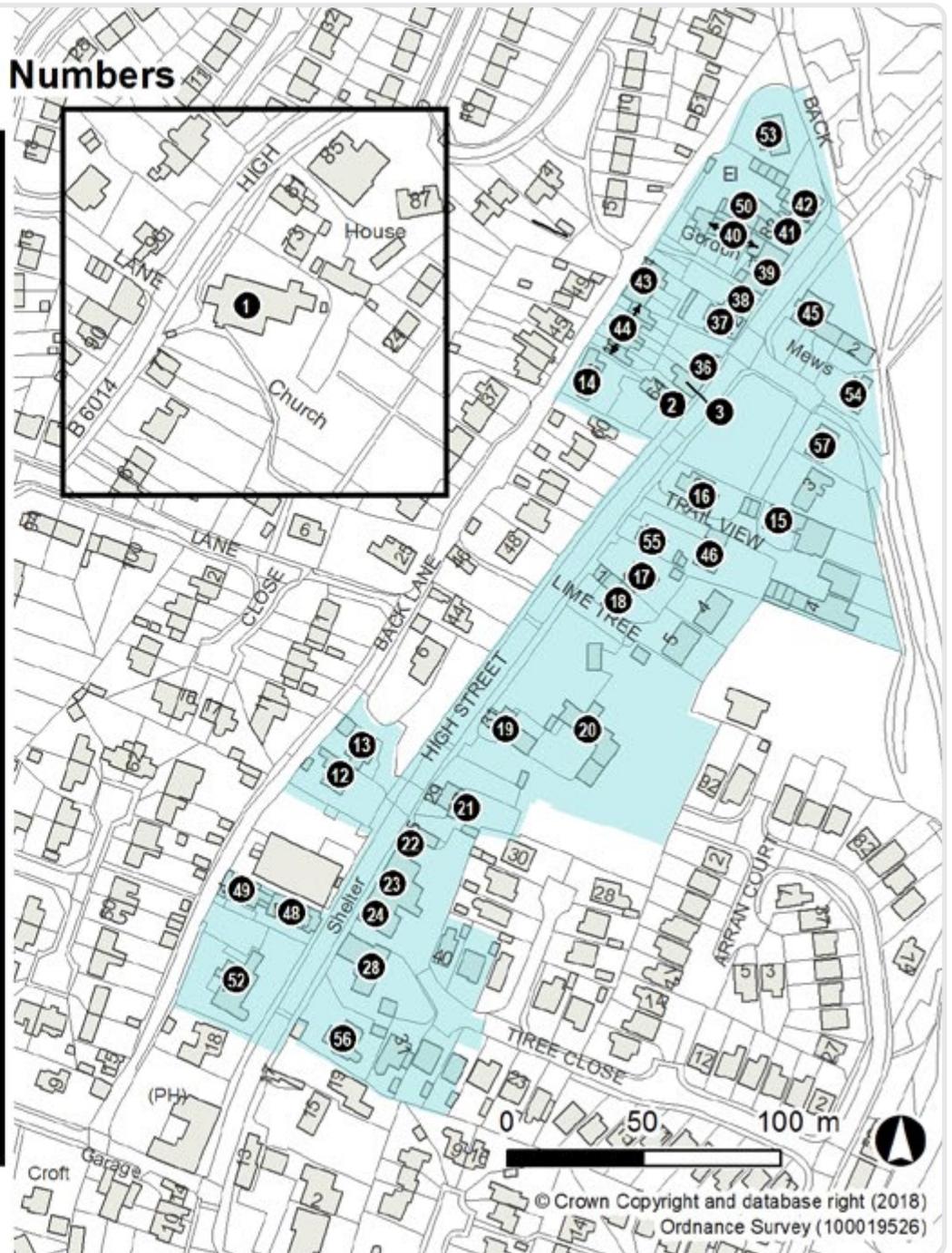
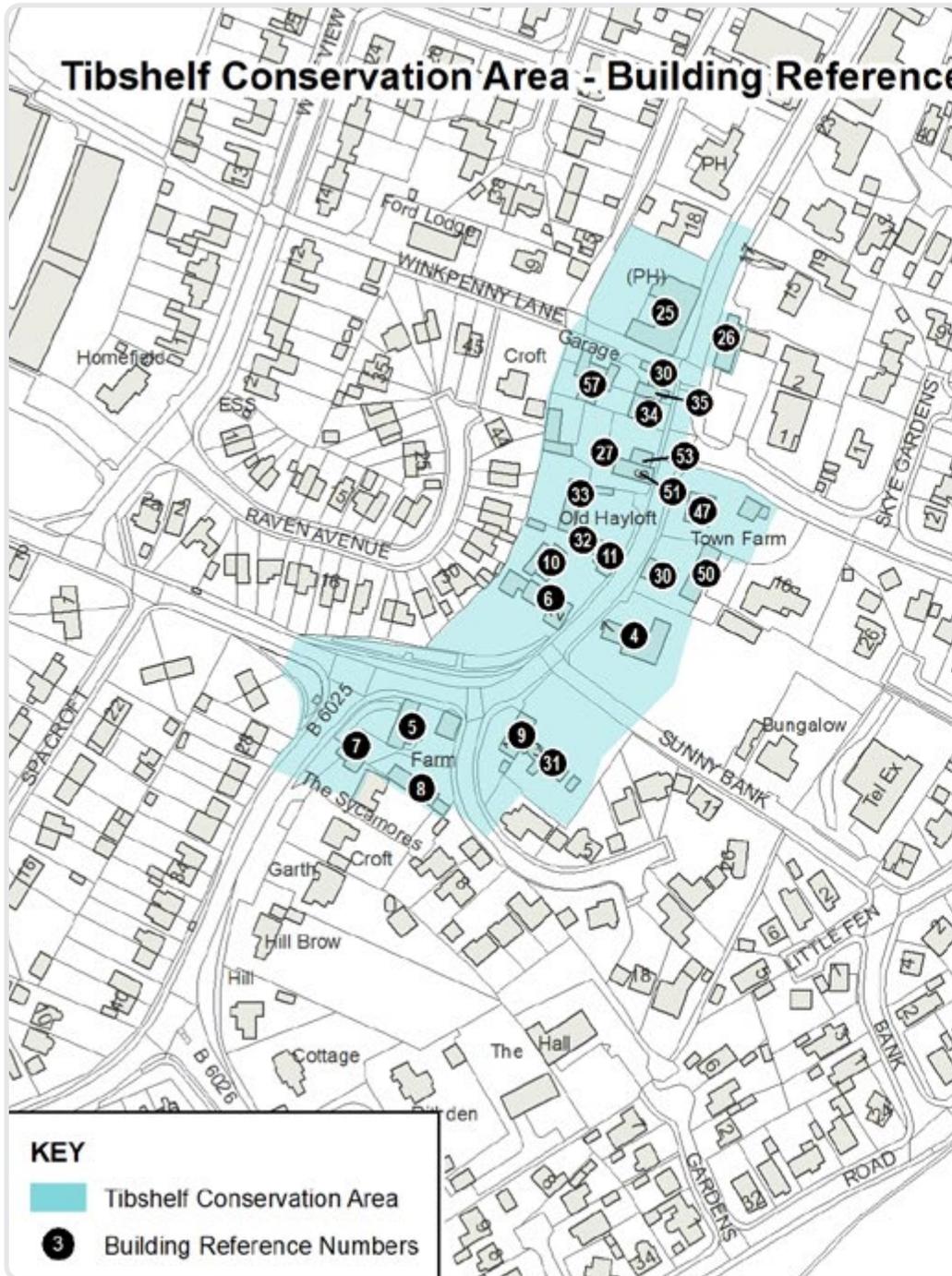
**KEY**

- Listed Buildings
- Non Listed Buildings of Merit
- Tree Preservation Orders
- Area of Archaeological Interest
- Important Views (see section 7)

# Tibshelf Conservation Area - Area B Townscape Plan



# Tibshelf Conservation Area - Building Reference Numbers



# 1.0 Introduction

## The purpose of this document

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

## Document Layout

**Overview** is the broad context of the conservation area designation.

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

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

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

**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 key townscape buildings. Some are protected under an Article 4 direction. The section numbering corresponds to that of the Historic Origins section.

**Views** Important views are identified and the reason stated.

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

**Summary** defines the key components of the Conservation Area's Significance as a designated heritage asset. An expansion of this can be found at the end of the preceding sections.



## 2.0 Tibshelf: An Overview

The village of Tibshelf is located in the gently undulating landscape of the Derbyshire, Nottinghamshire and Yorkshire Coalfield. Its ridge top origins dictated its linear form. Over the centuries up until the late 20th century, new development was concentrated along the length of the High Street, the original village street and along Back Lane. Most recently the village has expanded into the adjacent fields.

The village has two main historic phases of development; its early agricultural origins and mid-19th century industrial expansion. Throughout its industrial expansion, agriculture remained a local industry. There is a high survival of 18th and 19th century farmsteads and cottages. The High Street is the focus of the designated area:

**Designation date:** 7th February 1979

**Suitability of existing boundary:** as part of this appraisal the boundary of the Conservation Area was reviewed. It was considered that the boundary should be amended to reflect the layout of new development as well as a greater understanding of historic significance since the time of the designation.

**Proposed extension 2020:** Within the Tibshelf Conservation Area, there are no proposed boundary changes. Three are to exclude from the Conservation Area part of modern developments where the boundary no longer makes sense on the ground. The other is to include within the Conservation Area, The Methodist Chapel, The Crown Public



House and the traditional buildings facing it on High Street. The Methodist Church is an imposing late 19th century brick building that was re-fronted in the 1930's in the art deco style of the day. The Crown

is a former Coaching Inn and has historic significance. As surviving traditional buildings the church and public house make a significant townscape contribution. The traditional stone buildings facing The Crown are of good quality and complement the traditional character of the High Street frontage. This proposed change in the boundary will result in the conservation area having a continuous boundary where presently there are two separate areas.

**Map: Conservation Area Map**



## 3.0 Historic Origins

**In putting together an overview of the historic origins of Tibshelf various archive sources have been used. References are included at the end of the Appraisal.**

Tibshelf is thought to date from the 8th century; when as a tiny peasant settlement it comprised a small group of farmsteads clustered along a village street, surrounded by open fields. The name of the village may have been derived from the Anglo Saxon, Tebbas Schele, meaning Tebba's Ridgeway settlement.



### Medieval settlement

Initially the village economy was predominantly based on the production of corn. This expanded to include sheep farming and the consequent lucrative medieval trade in wool and lambs. In the 1330 a coal pit was recorded in Tibshelf though it is likely that by that time it was already long established and one of a number in the area.

In 1552 King Edward VI gave the Manor of Tibshelf to St. Thomas's hospital. The King was the founder of the hospital and the lands at Tibshelf were part of the endowment.

**Legacy:** Within the conservation area there are no surviving buildings from this period. However the 13th century Church of St John the Baptist (grade II), Building Reference Number **(1)**. The Church can be viewed from locations within the conservation area and is a key historic landmark building.

### 17th early 18th Century

The start of the century saw changes nationwide relating to the nature of farming, with the advent of Enclosure. It was initially envisaged that this would be by mutual consent between landlords and tenants. By 1660 national grain prices had begun to fall, further justifying the case for enclosure as a more economic way of farming. Despite this, in 1692 Tibshelf retained a large area of Commons, 363 acres. In Tibshelf farming life continued on as it had done for centuries.

**Legacy:** the earliest surviving buildings from the agricultural origins of the village are from this time. They number 5 buildings in all, Building Reference Numbers **(2)** to **(6)**. All are considered to be of significance (see Section 6.0 Key Buildings).

### 18th Century

Throughout the 18th century Tibshelf was a prosperous agricultural community. A quarry at the foot of the hill

provided stone for building the farmsteads and cottages. The century saw an increase in national travel. The Crown Public House, a coaching inn from this time, is evidence that Tibshelf was located on the national transport network of the day.

**Legacy:** the buildings from this period represent the agricultural hey-day of the village and by their number contribute most to the character of the conservation area. There are 24 buildings in all, Building Reference Numbers **(7)** to **(30)**. Of these, nearly half are considered to be of particular Significance (see Section 6.0 Key Buildings).

## 19th Century

By 1810 a Wesleyan Methodist Chapel had been founded in Tibshelf. It is most likely that the early meetings were held in the houses of the followers. In 1829 Tibshelf was a well-established agricultural settlement that included a corn miller, a wheelwright, a blacksmith, a whitesmith, a butcher, a shoemaker and farmers and a licensed victualler. There was also a framework knitting industry producing stockings as well as the long standing coal pit.

Less than 20 years later in 1846 Tibshelf was to present a very different picture.

On the back of coal mining and the related industries and commerce Tibshelf developed into a vibrant industrial settlement. The village expanded north beyond the Parish Church along the High Street. New trades included a saddler, a coal master, a malter, a timber merchant, stone masons, a baker and an increase in the number of butchers

and shopkeepers. In the middle of the century a number of the farmers are recorded as being in both industry and farming. Some of the farming families were to become leading industrialists. Their philanthropy contributed to village expansion with workers housing and the provision of social facilities.

In 1851, the Religious Census listed the Tibshelf Wesleyan Methodist Chapel as a detached building with seats for 150 people and a Sunday-School. The front was the Sunday-School, with the Chapel at the rear. The present day Wesleyan Methodist Chapel, capable of accommodating 250 people, was erected in 1863. Following this two further places of non-conformist worship were built in the village, A Primitive Methodist Chapel located on Alfreton Road was built in 1878 and the United Free Methodist Chapel on Addison Street was erected in 1884. The latter was a small plain structure, capable of seating 150 people. A Sunday-School was added to the rear of the Wesleyan Chapel in 1891. As elsewhere in the country, the industrialisation of Tibshelf had strengthened non-conformism.

In 1891 the railways came to the village. Initially built to service industry, demand soon led to a passenger service. Tibshelf had its own station as a branch line destination of the Manchester, Sheffield and Lincolnshire Railway line which in turn connected these expanding northern cities to London. The connectivity of Tibshelf was further improved that same year when the National Telephone Company connected it to neighbouring towns.

Industrialisation impacted on its character, with commercial and public buildings and the introduction of brick and blue slate as building materials. At the southern end of the High Street, agriculture however remained the main land use with stone buildings predominating.

**Legacy:** the surviving buildings of this period reflect the diversity of the Tibshelf economy at that time. They number 20 buildings in all, Building Reference Numbers **(31)** to **(50)**. Nearly one third are considered to be of Significance (see Section 6.0: Key Buildings).

## 20th Century

Tibshelf experienced significant residential expansion throughout the century. Early development continued the focus along High Street with infilling between older agricultural properties taking the form of mainly detached houses set back from the road with front gardens.

The focus on leisure in Edwardian times resulted in a new place in society for the public house. The former Royal Oak (now Twisted Oak) was built in what was the golden era for public house building when brewery companies designed and built many such public houses across the country. The pub was perfectly placed not only for villagers but for passing trade as the wider population began to visit 'the countryside' in pursuit of leisure.

Between 1965 and 1968 the Rugby to Leeds extension of the M1 was built, passing less than a mile to the east of Tibshelf. This time was to see the start of another period of significant expansion of the village. The first modern housing

estate development was built in the fields to the north, off Back Lane. There followed a number of residential estates in the fields immediately surrounding the village off Back Lane and High Street. At the close of the century a new service station was built nearby on the M1 and was named after the village.



**Legacy:** the surviving buildings of this period include the earliest individual examples of the 20th century housing expansion that was to develop into housing estates later in the century. They number 8 buildings in all, Building Reference Numbers **(51)** to **(58)**. Two are considered to be of particular Significance (see Section 6.0: Key Buildings).



## Significant Historic Characteristics

- Tibshelf is a long standing agricultural settlement. Although the industrial expansion remains evident, the essence of the village is the survival of its rural origins.
- Settlement morphology follows a traditional High Street configuration of an historic ribbon settlement with the church at one end at the highest point and a Back Lane going into the surrounding fields. This historic settlement layout and hierarchy remains legible.
- The completeness of settlement particularly in the southern character area strongly conveys the essence of its agricultural origins.
- Tibshelf has historically punched above its weight in terms of its links to the wider area and country as a whole.

## 4.0 Landscape Character

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

The landscape with its undulating form, its small woodlands and tree lined fields and watercourses are typical of The Coalfield Village Farmlands.

Tibshelf is typical of an historic settlement within this landscape with local sandstone buildings at its core. The landscape is legible from within the Conservation Area and is a significant component of its character.

Tibshelf is built along the crest of a hill that falls north to south along its length. High Street runs along the contour line, sloping down towards the earliest part of the village. The Coal Measures outcrop upon which the village developed is characterised by alternate layers of silt, coal, sandstone and mudstone. The geology contributed to its early years as a successful agricultural settlement as well as its subsequent industrial prosperity.

The pattern of the surrounding fields dates from the early 18th century and the advent of Enclosure when the previously open fields of cultivated strips were largely

enclosed in small private closes. With the adjacent fields now built up with 20th century residential estate development, the conservation area boundary is tightly drawn around the historic core of buildings.

### Landscape Significance

- The historic settlement layout and hierarchy remains legible. It follows the traditional pattern of a medieval High Street with the church at one end at the highest point and a Back Lane giving access to the surrounding fields. The survival of a significant number of 17th and 18th century farmstead buildings contributes significantly to the overall character of the conservation area.
- The surviving public buildings contribute to the historic significance of the conservation area in reflecting its social and economic history.

## 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 two distinct character areas; the southernmost frontage of High Street which retains a large number of the 18-19th century agricultural buildings and the High Street frontage to the north which has more diversity in building type and age. The designated area has been drawn to reflect their distinct characters; comprising two separate areas. The character areas do not share a common boundary.

#### *Maps: Townscape Character Areas*

**A.** The southern character area has a strong sense of place categorized by the clustering of substantial farmstead buildings. Although a large number of the original barns are now in residential use, the overall character remains one of an agricultural settlement.

The area is characterised by the uniformity in the character, scale and appearance of its traditional buildings and the farmyard and garden settings of its properties. Established trees contribute significantly to landscape and townscape setting. The ambience of this character area is of stillness.

**B.** The northern character area comprises two main streets; High Street and the later medieval Back Lane. The High Street comprises mainly 18th and 19th century buildings and slopes south west from the Church. Back Lane consist of a small number of traditional terrace cottages, some of which front directly onto the pavement. Along most of the length of Back Lane modern and traditional properties present their rear to the road frontage.

This character area is characteristic of the ongoing evolution of the village with infilling creating a patchwork of building ages, types and materials along both thoroughfare. The lack of homogeneity is a characteristic of the area. This area includes some of the 19th century commercial expansion of Tibshelf, representing a key phase in the history of the village.

The impact of economic change with vacancy and demolition has impacted on the potential of these buildings to make a positive contribution to the character of the area.

## Townscape

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

### *Map: Townscape Plans*

## Buildings

The style and quality of buildings primarily reflects that of an agricultural community with a small number of commercial buildings from its industrial expansion.

As a likely a response to the hilltop location and prevailing winds, farmhouses and cottages are set back from the road frontage and present their gable ends to the High Street. A significant number date back to the 18th and 19th centuries reflecting the thriving agricultural community at that time. There are some picturesque individual traditional buildings which make a significant contribution to the visual quality of the area. These have been identified as Key Townscape Buildings.

A number of early farmhouses were enlarged in the 19th century. Although many outbuildings have been lost, the main barn of each farmstead generally survives and is significant in that respect. They are typically large and built along the contour line, parallel to the High Street.



The late 20th and early 21st century has seen the erosion of traditional character of the farmstead and other traditional buildings with the loss of architectural details in the way of traditional joinery and roofing materials. Surviving traditional windows are rare. The loss of traditional joinery has undermined the historic character of traditional properties. There has been the loss of the wider landscape setting of many individual farmsteads from the encroachment of modern residential development. Where the connection between a farmstead and the surrounding landscapes survives it is significant.

## Boundaries

Boundary walls are a key component of the character of the conservation area with half round sandstone coping stones common. Some walls are pointed whereas others are drystone walls. Most are built of Coal Measures sandstone, and complement the traditional stone buildings. In their historic and visual relationship to the historic farmsteads and cottages they contribute significantly to the agricultural character of the village. They are a visually unifying feature along the High Street and contribute towards enclosure along its length. They make a significant contribution to the historic townscape.

## Materials

**Natural stone:** the majority of traditional buildings and walls are constructed from Coal Measures sandstone.

As a building material the Coal Measures sandstone remains relatively intact, in the southern character area very few buildings are rendered or painted. In the northern character area the predominance of pebbledash, render and painted brick undermines the contribution of the stone buildings that remain. The fragility of the material in terms of its sometimes poor resilience to weathering has a negative contribution in places where it has failed. Throughout the conservation area the contribution of Coal Measures sandstone for both buildings and walls is a key component of its character. Its warm mellow hue is a significant attribute.

**Brick:** Brick is the main building material for 20th century buildings. The Royal Oak is the only brick built building in the

Conservation Area that has not been altered. The brick is a soft buff/brown. Decorative brickwork, a popular detail of the time is employed on the main elevation. The building is a high quality example of a brick building.

**Slates and Tiles:** The main surviving traditional material is blue slate with a small number of clay pantile buildings. There are two thatched roofs in the village on the only two 17th century buildings; one in each of the designated character areas. There are a small number of plain tile buildings, one of which is the Royal Oak Public House. Key surviving traditional roof details include 18th century stone parapet gables with kneelers and 19th century decorative barge boards.

Concrete tiles are in evidence on traditional buildings throughout the conservation area. Their visual heaviness and flat patina do not contribute positively to the character and appearance of the area.

## Trees and planting

Trees make a significant contribution to the character of the conservation area. The established trees have historic significance as well as townscape significance in their visual majesty and contribution towards the setting of the village. Trees and planting provide enclosure and interest along the High Street frontage as well as a backdrop to traditional buildings when within the plot.

Hedges are a feature of the High Street frontage although they not a traditional boundary treatment. Hedges have most often been planted to supplement a traditional stone

boundary wall to increase privacy. The resultant impact on the townscape has been to increase the sense of enclosure along the High Street. In this way hedges have helped to assimilate later infill properties by providing a screen. Although hedges are not characteristic of the area, they have a scenic quality.

### Open space

There is one area of open space in the Tibshelf conservation area. It is a piece of open land where once stood a Bank and other commercial buildings. These buildings have been demolished since the conservation area was designated. The resulting open space has little visual amenity being an uneven grassed mound. There is no seating so its public amenity is limited. As an obvious 'gap' which breaks the enclosure of the frontage it undermines the character of the High Street. It is not therefore considered to be a key open space in terms of making a positive contribution to the character and appearance of the conservation area.



## Townscape Significance

- The former farmstead buildings that include stables and threshing barns are a significant component of the agricultural legacy and character of the conservation area.
- The trees, boundary walls and hedges are unifying components with significant scenic qualities.
- The intensification of residential uses from the conversion of agricultural buildings impacts on the overall ambience of the conservation area and dilutes its agricultural character.
- The vacancy of 19th century commercial properties blights the appearance of the conservation area.
- Open spaces are not a significant component of the townscape.

## 6.0 Key Buildings and Archaeology

Tibshelf Conservation Area is characterised by traditional farmsteads and cottages. Commercial buildings of note include the three public houses dating from the 18th, 19th and 20th centuries, although one is no longer in use as a public house. There are two listed buildings in the conservation area, both residential. Buildings that are not listed but make a contribution to the character of the conservation area are identified as non-listed buildings of merit or Key Townscape Buildings.

*Map: Plan of Building Reference Numbers*

### Medieval

**1) Parish Church of St John the Baptist (grade II)** 15th century with Victorian rebuilding in 1887 (Bodley and Garner) though the tower, nave and chancel are of the original church. The parish church is included as a Key Building as although outside of the area it is a key landmark building visible from within the conservation area and in that way, along with the surrounding landscape, is a significant component part of its historic setting.

### 17th Century

**2) 62 and 64 High Street (non-listed building of merit)** an 18th century thatched house built of coursed sandstone now two properties. Significant for its age as one of the oldest buildings in the village and its contribution to the townscape of the conservation area.

**3) 66 High Street (non-listed building of merit)** a much altered frontage belies a much earlier dwelling, evident from the steepness of the gable and window therein. Significant for its age as one of the oldest buildings in the village.

**4) 7 High Street (grade II)** early 18th century thatched house built of coursed rubble sandstone with ashlar dressings. It has stone mullion windows and brick chimney stacks at the gable and on the ridge. An early residential building significant for its age, as one of the oldest buildings in the village and its contribution to the townscape of the conservation area.

**5) Rock House Farm, 1 High Street (key townscape building)** an early 18th century farmhouse with 19th and 20th century additions. The earliest elevation fronts High Street. The survival of its historic openings on this elevation means that the building contributes significantly to the high quality of the historic townscape at this prominent location. The over-sailing eaves of the Victorian alterations is slightly incongruous but of a similar high quality. Significant as a high quality traditional building.

**9) Raven House Farm (key townscape building)** an early 18th century farmhouse which has been much altered including a brick and rendered two storey extension to the rear and the raising of the height of the roof to add another complete storey. Its significance is as part of an historic farm group alongside its associated outbuildings which retain their traditional character.

### 7) Barn to Rock House Farm (key townscape building)

an early 18th century barn built of coursed rubble sandstone with a blue slate roof with a stone eaves course. As a traditional agricultural building it is significant in its contribution to the historic townscape. That it presents a blank façade to Alfreton Road is key to this.

## 18th Century

### 10) Barn to Raven House Farm (key townscape building)

built of coursed sandstone rubble with a clay pantile roof. As a traditional agricultural building it is significant in its contribution as part of a traditional farmstead group around a traditional open yard. Its prominence closing the view from High Street further adds to its townscape significance.

**11) Outbuilding to Raven House Farm (key townscape building)** single storey small outbuilding built of coursed sandstone rubble with a clay pantile roof. Although converted as part of a traditional farmstead group around a traditional open yard. Its prominence as a building fronting the High Street further adds to its townscape significance.

**12) Thorpe Farm, 32 High Street (number 40 on OS base) (grade II).** A late 18th century house built of squared sandstone with stone mullion windows. It has a slate roof and brick gable end chimney stacks.

**19) Ashmore Farm 31 High Street (non-listed building of merit).** Stone built farmstead with slate roof. Vertically sliding multi-pane sash windows. Its completeness of architectural detail and modern garden setting gives it a picturesque quality. It is significant as a good quality example of a

farmstead typical of its type constructed with its gable end to High Street.

### 21) 27 and 29 High Street (key townscape building).

Stone built former farmstead with slate roof now two cottages. Significant for its townscape contribution as an example of a traditional farmhouse typical of its type constructed with its gable end to High Street. Its contribution is enhanced by its visibility alongside 31 High Street (above).

**25) The Crown Hotel:** An 18th century coaching inn that is not included within the conservation area but instead sits between the two character areas in the High Street frontage. Although architecturally much altered, it is a key historic building in the context of being one of 3 public houses from consecutive centuries showing the development of the building type. It contributes to the historic setting of the High Street.

**28) 23 High Street (key townscape building)** originally a double pile house with gable ends fronting the road, this stone farmhouse was extended in the 19th century with a two storey extension at right angles to the original house. The lofty proportions of the Victorian addition contrast but do not detract from the more homely proportions of the



original building. A shopfront remains on the back section of the original building. This would likely have been to a butchers shop as the farm included a slaughterhouse. Significant for its history as well as the townscape contribution of not only the 19th century extension but also the original farmhouse with its gabbles fronting the road.

**29) The Old Barn, High Street (key townscape building)**

coursed squared rubble sandstone former barn with a tile roof. Of significance for its townscape contribution as a substantial former agricultural building.

**30) Annex at The Old Barn (key townscape building)**

coursed squared rubble sandstone former outbuilding with a tile roof. Later brick gable end. Of significance for its contribution as part of the traditional setting of the Old Barn and its townscape contribution as a traditional gable end fronting building.



## 19th Century

**32) The Old Hayloft, 4 High Street (key townscape building)** traditional farmstead building range fronting an open yard. Earlier single storey stone building with much larger and later red brick barn attached. Converted and no longer retains its traditional agricultural character. Significant in its townscape contribution; as part of a farmstead group around a central yard.

**33) Farmhouse at 4 High Street (key townscape building)**

traditional red brick farmhouse fronting an open yard attached to the former barn now converted with an l-shaped addition. Significant in its townscape contribution as part of a farmstead group around a central yard.

**38) 76-78 High Street (key townscape building)**

substantial brick house of 3 storeys with additional attic room. Asymmetrical main façade. Brick dwarf wall with railings to High Street. Of historic significance as an example of a grand residence of its day and of townscape significance for its imposing architectural presence though it has lost its architectural finesse.

**5) 1 to 4 Wheatsheaf Mews, High Street (non-listed building of merit)**

A stone built, slate roof 19th century former public house, The Wheatsheaf, which has been converted to residential use. Traditional architectural detailing survives, includes gables with ornate barge boards. The building is a fine example of its time of early brewery built public houses. Now converted to residential use.

**47) Town Farm, 9 High Street (key townscape building)**

former farmhouse built of coursed squared sandstone

with a blue slate roof. The stone boundary wall and gated entrance contributes to an overall picturesque setting which contributes to the historic townscape of the conservation area.

#### **48) Tibshelf Methodist Chapel (key townscape building)**

The Wesleyan Chapel is a brick and blue slate building erected in 1863. When built it was furnished with open seats of pitchpine to accommodate 250 people. A commodious Sunday school was built in 1891, added to the rear of the building, on Back Lane. The building is still used as a place of worship. It has historic significance as the only surviving 19th century non-conformist chapel in the village. It makes a significant contribution to the townscape by virtue of its prominence and architecture. The Art Deco style rendered front is somewhat at odds with the restrained brickwork of the original building but is of note nonetheless .

### **20th Century**

**51) 6 to 8 High Street (key townscape building)** a pair of Edwardian semi-detached red brick houses. Historically significant as the only such examples in the conservation area. Although their historic picturesque quality has been diminished by later alterations they have an architectural contribution to the townscape in their overall composition. Raised above street level they each have a small forecourt garden area surrounded by railings.

**5) 2 The Twisted Oak Public House formerly Royal Oak (non-listed building of merit)** Brick with plain tile roof. A good example of a brewery designed public house of the early 20th century. A high quality brick building. Early

designs took their inspiration from a romanticised view of earlier times, with Tudor references common. Plain tiles and natural stone or buff/brown bricks were used to create the palette of 'Olde England'. The interiors became increasingly more grand and luxurious.

The scale of the buildings more grand. The former Royal Oak is a typical brewery architect designed public house. Characteristically, it is of a size much larger than its forbears in the village and the interior is correspondingly grand. The car park fronting the road is also of its time responding to the advent of mass car ownership. The frontage car park and low boundary wall to High Street is part of its historic setting.

### **Archaeology**

Tibshelf is one of eleven settlements in the district which are considered to have particular potential for medieval archaeology. As a non-designated archaeological asset, its location is defined as an Area of Archaeological Interest.



## 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.**

Tibshelf is a village within which views of the surrounding countryside; glimpsed and panoramic, are a significant component of its setting. Although later 20th century expansion has impacted on the physical connection between the historic core and the wider landscape, the views of that landscape remain and are a key component of the character of the village.

**Map: Townscape 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 Plan.

**HP1: View west along High Street and Doe Hill Road**

The view from the bottom of High Street looking along Doe Hill is a fine panoramic long distance view. The land slopes down towards the boundary of the conservation area where the view closes to a near view.

**HP2: View west along Church Street**

Church Street links High Street and Back Lane at the northernmost extent of the conservation area. The view along Church Street to the west is a spectacular long distance view of the hillside beyond with tree lined fields. The view is further enhanced by the planting either side of Church Lane, some natural others garden trees, which frame the foreground.

**HP3: View west off Back Lane along Harrison Road**

Harrison Road falls steeply away from Back Lane. The view beyond, over the tops of the housing is an amazing panoramic view of fields and woodland.



#### **HP4: View east along Staffa Drive**

The view is a stunning long distance view of the wooded hillside. Although Staffa Drive is an access for new residential development the floor levels of the new housing are such that they lie under the sight line. This is a highly significant view in terms of an appreciation of the landscape and its contribution to the setting of the village and conservation area.

#### **HP5: View east from former public house**

At the entrance to the conservation area from the north, this panoramic view of the wooded hillside is a significant component of the setting.

#### **HP6: View east along Sunny Lane**

As viewed from the High Street, the view along Sunny Lane ends at the horizon of the road as it falls down the hillside. The wider view of the wooded slope ahead opens out along Sunny Lane. A highly significant view.

### **Enclosed views**

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

#### **HE1: View up High Street from the roundabout at the junction of High Street, Alfreton Road and Doe Hill Road.**

From the end of High Street the view towards the entrance to the historic core contributes significantly to the character of the conservation area. The steep rise of the land, the curve of the road and the closure of the view by high walls and established trees creates a dramatic gateway to the historic core.

#### **HE2: View north along Back Lane towards Church Street.**

The land rises towards Church Street and the view is closed by established trees/planting. The framing of the view by garden trees of properties on Back Lane enhances the enclosure. A significant length of the Back Lane frontage is of the backs of properties of new estate development or properties fronting the High Street. The sylvan qualities of this view contrasts with this back land character.

#### **HE3: View south looking down High Street.**

The view south down the High Street is closed by the established trees and embankment as it turns sharply at its end. This view does not have the drama of HE1 as notwithstanding the enclosure along High street from the walls and planting, the relative shallowness of the slope and width of a relatively long and straight length of road reduces its impact. It's high significant is of itself, being the original village road and historic core.

#### **HE4: Views to rear of 50 and 52 High Street from Back Lane**

This view is a short view channelled along a narrow footpath. The proximity and architectural majesty of the gable end of the property dramatically closes the view. The footpath turns sharply around the end of the building. This view has an historic quality that conveys a strong sense of place.

#### **ME1: Views towards 6 and 8 High Street from Staffa Road.**

This view is closed by two pairs of semi-detached properties and by a tree in the open area between them. It is not a significant view.

#### **ME2: Views into former farmstead curtilages**

In the character area at the south of High Street, the enclosed views into the former farmyards convey the agricultural origins of the village. Their contribution to the character of the conservation area has been diluted from the impact of residential conversion on their agricultural character and setting.

### **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 Plans.

#### **HG1: View from Back/Church Lane.**

From Church Lane the glimpsed view across the route of the Five Pits Trail, formerly the line of the railway is of the Parish Church. This sylvan view framed by trees and planting has a timeless picturesque quality.

#### **HG2: View east at 27 High Street.**

A glimpsed view through the garden to the hillside beyond. With the garden setting in the foreground, a picturesque view.

#### **MG1: View east at 37 High Street**

A glimpsed view between buildings of the Hillside beyond though partially obscured by residential development.

### **Significance of Setting**

- The hilltop location of Tibshelf affords spectacular views to the countryside beyond. Panoramic views of the surrounding Coalfield Village Farmlands landscape from within the settlement are a key component of its wider historic and townscape setting.
- The slope of the land and trees contribute significantly to enclosed views within the village.
- The physical separation of farmstead and landscape has undermined the contribution of the agricultural landscape setting to the setting of the farmsteads and thereby the character of the conservation area.

## 8.0 Traffic and Movement

### Pedestrian

There are pavements on both sides of the High Street dissected at intervals by the access drives which cut across them. Although wide enough to feel safe the speed of the traffic still impacts on the overall ambience of the pedestrian experience. The two short and narrow public footpaths linking High Street to Back Lane give the opportunity albeit fleeting to be in the historic core without the presence of traffic. The contrast in ambience from the stillness and enclosure is significant.

### Vehicle

High Street forms part of the B6014 and is a relatively wide road. Traffic travels along it at 30 mph. It is moderately busy. Traffic impacts on the ambience of the conservation area and has an urbanising impact on its character. Back Lane is much quieter being a local access road.

### Parking

Roadside parking is a feature of the High Street. Although restrictions are in place along both sides of the road the visual impact of parked cars is significant. A number of properties have private off road parking. The only public car park in the designated area is the car park to the Twisted Oak.



## 9.0 Summary of Significance

### The Tibshelf area is characterised by:

- A hillside setting with a range of views out of the village across the surrounding countryside some of which could be considered spectacular.
- A strong linear form, following the contour of the hill.
- An overall agricultural character of traditional farmsteads and cottages.
- A character strongly rooted in local materials with Coal Measures sandstone buildings and walls predominating.
- A sylvan character from the established trees and planting.



## 10.0 Sources

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### Chapter 3 Historic Origins

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