the historic environment
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introduction

(i) This supplementary planning document (SPD) has been prepared under the provisions of the Planning and Compulsory Provisions Act 2004 in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004.

Supplementary Planning Documents

(ii) Paragraph 2.43 of Planning Policy Statement 12: Local Development Frameworks (2004) advises that “supplementary planning documents may cover a range of issues, both thematic and site specific, which may expand policy or provide further detail to policies in a development plan document.”

(iii) As outlined in the Council’s Local Development Scheme (2005), this document is being prepared to supplement the policies contained within the saved Bolsover District Local Plan (February 2000) and saved Derby and Derbyshire Joint Structure Plan (2001).

(iv) To this end, this document provides further detail on the following Local Plan policies:

Chapter 6: Community Facilities, Recreation and Tourism

CLT 1 - Development Protection of existing buildings which serve the community

Chapter 8: Conservation of the Historic and Built Environment

CON 1 - Development in Conservation Areas
CON 2 - Demolition of Unlisted Buildings or Structures in Conservation Areas
CON 3 - Important Open Areas within Conservation Areas
CON 4 - Development Adjoining Conservation Areas
CON 5 - Advertisements in Conservation Areas
CON 6 - Development in Old Blackwell Conservation Area
CON 7 - Extension and Alterations to Listed Buildings
CON 8 - Demolition of Listed Buildings
CON 9 - Change of Use of Listed Buildings
CON 10 - Development affecting the setting of listed buildings
CON 11 - Documentary Archives relating to all Listed Buildings and to Unlisted Buildings of Merit in Conservation Areas
CON 12 - Historic Parks, Gardens, Graveyards and Cemeteries
CON 13 - Archaeological Sites and Ancient Monuments
CON 14 - Bolsover Area of Archaeological Interest

Chapter 9: Countryside and the Natural Environment

ENV 4 - Development re-use and adaptation of rural buildings

(v) Derbyshire County Council has advised that this SPD is in conformity with the following Joint Structure Plan policies:

ENV 9 - Conservation Areas
ENV 10 - Historic Buildings
ENV 11 - Historic Parks and Gardens
ENV 12 - Archaeological and Other Heritage Features
ENV 17 - Design Quality

(vi) The East Midlands Regional Assembly has issued a statement of conformity advising that this SPD is in conformity with East Midlands Regional Spatial Strategy Policy 31 - Regional Priorities for the Historic Environment.
Public Participation in the preparation of this Supplement Planning Document

(vii) In accordance with the Council’s Local Development Scheme, the preparation of this document commenced in April 2005 and the initial stakeholder identification and consultation took place during April and May 2005.

(viii) The outcome of this exercise was reported to the Council’s Planning Committee at its meeting on the 12th October 2005. At this meeting, it was resolved that the draft Historic Environment SPD be issued for a public participation exercise.

(ix) This second exercise ran from the 31st October to the 12th December 2005 and was carried out in accordance with the proposal agreed at Committee.

(x) Following consideration of the representations received during this exercise, a summary of the main issues raised and how the main issues were addressed in the SPD, together with the revised SPD, were reported to the Planning Committee at its meeting on the 22nd February 2006. At this meeting, the Planning Committee recommended adoption of the revised document, which was approved by the Council on 1st March 2006.

(xi) The Historic Environment Supplementary Planning Document was published on the 29th March 2006, which is the date when the document was sent to the Government Office for the East Midlands.

(xii) More information on the participation of the public in preparing this SPD can be found in the accompanying “Consultation Statement” and “Adoption Statement” produced by the Council.

Document Period

(xiii) As this supplementary planning document provides further detail on certain policies contained within the saved Bolsover District Local Plan, its period of coverage is the same as that for the Local Plan, as set out in the Local Development Scheme.

The Historic Environment

(ix) The Historic Environment Supplementary Planning Document (SPD) has been developed to provide guidance on the protection of the District’s historic environment. The document defines how the best parts of the District’s wider cultural heritage will be protected and conserved encompassing Conservation Areas, historic agricultural buildings, Listed Buildings and archaeology. On adoption the document will form part of the Bolsover District Local Development Framework and will support the Local Development Documents.

The Historic Environment SPD comprises the following elements:

(x) Conservation Areas - including guidance on building materials, development and regeneration in Conservation Areas, detailed application procedures including pre-application discussions and detailed plans, change of use, detailed design and demolition;

Historic agricultural buildings – including guidance on rural buildings, the conversion of farm buildings into residential use, extensions to buildings and design considerations including general features, roofs, openings,
interiors, curtilage and nature conservation;

Listed Buildings – including definition, selection, classification and the law, buildings at risk, alterations, historic fixtures and fittings, extensions, setting, building regulations, repairs, damp, joinery and mortars;

Archaeology – including guidance on areas of archaeological importance, other areas of archaeological importance, medieval settlements, the assessment of planning applications that affect archaeology including archaeological appraisal, desk-top study, site evaluation and mitigation and the portable antiquities scheme.

(xi) In addition to the above sections the SPD also contains:

• A description of Bolsover – its local distinctiveness, which details the important historic landscapes and historic landscape features of the District;

• A list of scheduled monuments;

• A list of Conservation Areas and dates of designation;

• Sources of building stone.
1.0 description of bolsover – its local distinctiveness

1.1 The northern half of Bolsover is distinguished by the underlying geology of magnesian limestone. This broad band runs from Bulwell in Nottinghamshire as far north as Wetherby near York and then continues in a narrow strip to the Tyne. Within Derbyshire this was covered by extensive broad-leaved forest but was cleared to provide fertile farming conditions. The introduction of deep mining in the late 19th century meant that it was possible to reach the rich coal seam reserves under the limestone plateau. A consequence of this was the creation of purpose-built settlements that reflect the large scale of mining operation at the end of the 19th century.

1.2 Within the south of the district the conservation areas of Old Blackwell, Newton and Tibshelf all fall within the geological area of the middle coal measures. In this area coal mining originated in the medieval period, because coal deposits were closer to the surface, either shallow or outcrops and could be removed simply by opencast or bell-pit methods. A coal pit was mentioned in Tibshelf in 1330 but the greatest concentration of activity was in the 17th century, Hardwick being mentioned in 1656, South Normanton and Pinxton in 1669 and Blackwell colliery in 1673. The extraction of coal continued in the south of the district into the 20th century but ceased in the 1960’s except by opencasting. The historic settlements have tended to be of early origin, compact, small villages based on hill tops centred upon a church, and interconnected by a complex network of roads running along the sandstone ridges. Development associated with the 19th century collieries has been largely concentrated on the outskirts of each historic settlement. Coal measures sandstone is the local building stone, although red brick was used extensively for farm outbuildings and became the main building material in the 19th century.

1.3 In the central area of the district are a number of villages composed of farm-based settlements, developed as part of the historic estate of Hardwick Hall (now owned by the National Trust and Chatsworth Estate). These villages have largely escaped recent mining activity because of the historic estate control over the land. The conservation areas in this area are Hardstoft, Astwith, Stainsby, and Hardwick and Rowthorne. Hardstoft and Astwith were developed along the edge of commons and so the pattern of the settlement is a sinuous shape (like Elmton further north), reflecting the piecemeal pattern of enclosure. Rowthorne and Stainsby, on the other hand were ribbon settlements and shared with Patterton (to the north) the characteristic medieval pattern of buildings along a main street with long thin crofts behind them. These central villages support mixed farming and historically were surrounded by
an estate-managed landscape but this is becoming more disparate as some of the farms have been sold and plots subdivided. The land is gently undulating and views into and between the conservation areas are therefore extremely important. The traditional buildings are characterised by predominantly coal measures sandstone and slate or clay pantile roofs, often with an eaves course of stone-slate. Many have the Hardwick Estate distinctive identity marked by the National Trust (dark green) or Chatsworth Estate (blue-green) colour schemes and by a common window pattern; timber-mullioned casements with single horizontal glazing bars. The local stone is a carboniferous sandstone that outcrops just below Hardwick Hall, although Rowthorne falls just on the limestone, reflected in the change in the local building stone.

1.4 Bolsover and Palterton sit on the ridge of the magnesian limestone escarpment with Scarcliffe, Stony Houghton, Upper Langwith, Elmtont and Whaley on the plateau beyond. Many of these settlements feature in the Domesday Book of 1087. Scarcliffe and Bolsover are strongly nucleated settlements and share this characteristic with Shirebrook, Whitwell and Barlborough. The smaller villages such as Whaley, Elmtont and Belph started small with a nucleus (around the church in the case of Elmtont) but as common land was enclosed in the 1850’s, they developed in a more random fashion. They are now dominated by mid C19 farms and farmworkers houses. To the west of the ridge are the slopes of the escarpment with the undisturbed remains of early field enclosure.

1.5 The limestone escarpment clearly had strategic importance with its wide vantage points as there is evidence of very early human activity. Prehistoric cropmarks of large single ditch enclosures occur along the ridge, overlooking the sweeping sandstone landscape of the Doe Lea valley to the west.

1.6 The landscape of the magnesian limestone has attracted settlers throughout history. There are traces of Bronze Age and Mesolithic activity within Bolsover, found during excavation, and for a time there was also Roman occupation within Bolsover. In the 11th century William Peveril built the first Bolsover Castle and this led to the development of one of only two medieval planned market towns in Derbyshire. This can still be witnessed in the gridiron street pattern that survives.

1.7 The strong pattern of development in the ridge settlements of Palterton and Bolsover, is routed in these medieval origins; plots of land comprising furlongs were subdivided into paddocks and then further subdivided into the characteristic “strips” of land, running from the main street to the back street. In many instances buildings have their long axis gable-end onto the street, and have maintained the narrow enclosed paddocks behind, following the linear plots, with access needed to ancillary buildings at the rear.

1.8 All need for a defensive castle at Bolsover had been removed when Charles and William Cavendish, a member of the local land-owning aristocracy (Welbeck
Estate), used the medieval castle as the basis for a lavish scheme of refurbishment. He transformed the castle in the early 1600’s into a multi-themed exotic pleasure ground. The mansion’s dramatic setting provided the stage to exercise his bold imagination and he created a truly “mock-castle”.

1.9 The fertile and free-draining soils of the magnesian limestone led to large-scale intensive arable farming in the early and mid 19th century and the development of model-type farms. The Welbeck Estate (Duke of Portland) was responsible for much of the development of the model farms in the mid 19th century. A large part of the heathland between Creswell and Elmton that contains these farms was common land and was subject to a very late Parliamentary Enclosure in 1850. The bulk was allotted to Rodes (of Barlborough Hall) as principal landowner and lord of the manors of Elmton and Creswell but he quickly sold most of the land to the Duke of Portland. This is now owned by the Chatsworth Estate. These model farms are best represented by the Elmton-with-Creswell Farmsteads Conservation Area; Elmton Park Farm (1824 – Rodes Estate) and Elmton Lodge Farm (ca. 1830 – Rodes Estate), Markland Farm near Clowne (ca. 1850 – Duke of Portland), Markland Farm near Elmton (ca. 1850 – Duke of Portland), Hazelmere Farm (ca. 1850 – Duke of Portland), The Oaks Farmhouse (ca. 1850 – Duke of Portland), Whaley Hall Farm and Brookside Farm. Aspley Grange farm is another fine example of a traditional farmstead.

1.10 The limestone plateau is dissected by a number of spectacular gorges. These were cut by torrents of melt-water at the end of the last ice age. These gorges contain some of the earliest archaeological remains in Britain - traces of Neanderthal occupation. The presence of a ready supply of water in these steep-sided river valleys meant that the pattern of human activity is closely linked to these gorges up until the 20th century. Three of these gorges are conservation areas. They are all characterised by a strong sense of enclosure within the U-shaped valleys, with exposed limestone rock faces and caves, and characterised by their natural species-rich habitat and ancient woodland, remnants of the dense deciduous forest that once covered the limestone plateau. The textile mills of Pleasley Vale, on the border with Nottinghamshire, were located on the site of an earlier 18th century corn mill, but expanded significantly in the 19th century with the growth of textile.
manufacturing to incorporate by 1860 three huge mill buildings and associated structures. William Hollins, who owned a mill near Cromford on the Via Gellia, developed the Pleasley Mills first for cotton spinning, following the example of other mill owners in Derbyshire in the Derwent Valley, and later for the production of Viyella.

1.11 Archaeological deposits from the caves within the valley are scarce and have been damaged by 19th century development. Pleasley Vale, Ash Tree Gorge, Markland Grips, Holinhill Grips, Elmton and Whaley valleys and Langwith Valley have recently been the subject of a detailed archaeological evaluation of the limestone gorges (Arcus - March 2004). This has extended our knowledge of the surviving archaeological remains. Creswell Crags is the northernmost location in the UK for detailed evidence of Upper Palaeolithic human activity and is of international significance. Further to the north is Markland and Hollinhill Grips, comprising limestone ditches, an Iron Age promontory fort (located on the route of the ancient Packman Way) and prehistoric caves. Clowne crags, a smaller outcrop of magnesian limestone is centred around the village of Clun (now Clowne) which was first recorded in 1036.

1.12 Coal mining was late to develop in the north of the district because of the technical difficulties of reaching the deep coal seam reserves under the magnesian limestone. Pleasley colliery opened in 1873 and the small settlement of Pleasley (first mentioned in 1165) expanded significantly. Hand-in-hand with the late development of the coalfield came purpose-built industrial housing and complete settlements, with all the trappings of the industrialists’ aspirations and commitment to their new workforce; Co-operative stores, schools and buildings for social gatherings. The district is fortunate in having two of the best-preserved model villages of their type, New Bolsover and Creswell (built by Bolsover Colliery Company). Well-planned terraced housing is also prevalent within other ex-mining communities particularly Whaley Thorns and Shirebrook Model Village and Hilcote. The district also has one of only 2 surviving sets of colliery headstocks in the County at the former Pleasley Colliery (a scheduled ancient monument).

1.13 Historic estates and their parkland landscape quality are recognised with the designation of conservation areas for Hardwick Hall, Carnfield Hall, Southgate House and Barlborough Hall. Parkland and tree cover associated with these conservation areas is high in ecological value. The long retention of these parks in single ownership has led to the survival of many archaeological and designed landscape features.
2.0 conservation areas

Introduction

2.1 The district falls into areas of well-defined landscape character and quality. These areas are shaped by the local geology, which has determined the pattern of use of the landscape, the age and distinctive character of the historic settlements.

2.2 Further supplementary planning guidance on each conservation area will be produced in the form of Conservation Area Character Appraisals.

2.3 There are at present 28 conservation areas within the district (see separate list). In addition to these conservation areas, additional controls have been added in the form of Article 4 Directions to control development within Whitwell, Hardwick and Rowthorne, the land west of Bolsover Castle and Creswell model village.

2.4 The district is divided into two main areas of geology. A band of magnesian limestone overlaying deep coal seams, runs north/south through the District. Along the south and east side of the band, limestone gorges provided the sheltered environment for some of the earliest human activity in Britain. The magnesian limestone ridge that runs throughout the district is occasionally interrupted by stone outcrops, which overlook a sweeping coal measures sandstone landscape to the west. This ridge provided a natural defence for early occupation. The limestone plateau to the east supported rich and fertile agricultural land which led to the development of large farmsteads in the mid 19th century. A narrow band of land in the north of the district, and all of the south of the district, lies to the west of the limestone ridge. Here, the low-lying farmland was poorly drained (typical of a coal measures landscape) and the area was a poorer farming area, supporting mainly dairy farming. The main building stone in the southern area and western fringe of the district is coal measures sandstone, a dark yellow stone. There are extensive 19th century coal-mining settlements of red brick, and later brick buildings.

2.5 The landscape of the district is best characterised by its two main historic industries, farming and coal mining. Farming is dominated by the estate holdings of major landowners; the Sitwell and (former) Rodes estates in the north and the Welbeck, Chatsworth and National Trust (Hardwick) estates in the central area. Where coal mining occurred, settlements expanded rapidly particularly in the late 19th century coalfield and these are typified by the brick-built terraced rows, the best of which are found in the model villages of New Bolsover and Creswell.

Building Materials

2.6 The geology of the district is composed of two main building stones; magnesian limestone and coal measures sandstone. Even these stones vary a great deal in colour and texture.

2.7 Magnesian limestone has a wide spectrum of colour and is often mistaken for sandstone. The earliest standing buildings in the district used
the local stone immediately available to hand. Limestone outcrops in the Whitwell and Belph areas are pink, they become a creamier colour further south, and more yellow and gritty in texture towards Pleasley. In Palterton the stone outcrops in red, brown and yellow. In Bolsover, just a few miles further along the ridge, it outcrops in a creamy-yellow colour. These local differences are reflected in the colours of the earliest stone buildings.

In Whitwell the small outcrops of pink and dark yellow stone found in the village are mostly former quarry faces, where stone was won for local building materials. The characteristic pink limestone was laid in thinly-bedded courses and the buildings are generally early 19th century or earlier. 18th century windows are finished typically with segmental arches and a wedge stone. This reflects a lack of high quality dressed stone. In the mid 19th century improvements in transport meant that magnesian limestone could be used from further afield. This has provided villages, such as Whitwell and Palterton, which expanded in the 19th century, with buildings in a variety of colours of limestone. The more recent 19th century buildings tend to be constructed from more regular and larger blocks of creamy-coloured limestone, with square dressed lintels.

2.8 The main source of local quarried limestone was Bolsover Moor quarry but this no longer produces stone suitable for building. In 1839 Bolsover Moor limestone was the preferred choice for the Houses of Parliament. Sources of local stone are unfortunately all second-hand, reliant upon the demolition of existing historic buildings. Sources of dimension stone for building using magnesian limestone are now invariably from outside the district (see list of suppliers).

2.9 Coal measures sandstone within the district can be found to the western fringes and south-west of the magnesian limestone plateau. Numerous small quarries once existed, but (apart from Hardwick Hall quarry – only permitted for use by the National Trust) there are no sources of coal measures sandstone now quarried in the county. The appearance of the stone varies according to the age of the building. Generally, the older the property, the narrower the courses, which will have been locally hewn from small outcrops. The older buildings are finished with large dressed flush quoins. Later, larger blocks of sandstone were used and would have been quarried in large blocks and transported further distances so there was not the same need for quoins.

2.10 Barlborough falls on the edge of the coal measures and the magnesian limestone plateau. Within Barlborough the building stone reflects this mixed geology of the area as both magnesian limestone and coal measures sandstone can be seen used in the same building.

2.11 Within Pleasley, to the south of the magnesian limestone, many of the buildings have been built from Mansfield White, a sandy dolomitic limestone quarried in Mansfield, to the south. This stone is distinctive for its blue-green veining. This stone has been used for many of the high status buildings in the district and was the choice for Southwell Minster.

2.12 Roofing materials incorporate a wide palette. Historic use of magnesian limestone diminishing-
course roofing slate has all but disappeared. One or two examples survive within Whitwell, Steetley and Bolsover. Graduated Westmoreland slate and Welsh slate has tended to replace earlier forms of roofing material on the more formal buildings and houses, with pantiles retained for cottages and outbuildings. An eaves course of stone slate has often been inserted to the pantiled roof to create a weathering “tilt” at the eaves and is seldom a vestige of an earlier stone-slate roof. Within the southern part of the district thatch can be found, used exclusively on cottages.

2.13 Prior to the 19th century, the use of brick is limited in the central and north parts of the district, undoubtedly because of the local availability of stone. It was always feasible to produce local bricks cheaply. New Bolsover Model Village (1894), for example, was built from the Colliery Company brickworks within the colliery site.

2.14 There are a few instances where brick was used deliberately to stand out, such as the former Presbyterian Church of 1662 in Bolsover, where the use of brick combined with stone dressings was a deliberate and fashionable choice. Within Bolsover, there are instances where it was decided that the red brick was too strong a visual contrast with the mellow stone and gault brick was used, imported from East Anglia in the late 19th century. Red brick is commonplace in the late 19th century colliery villages. The use of red brick was much more common in the southern part of the district and here it is found in the late 18th century and throughout the 19th century, with farmyards containing generally a mixture of stone and brick.

2.15 It will be important that in selecting stone for new development in conservation areas, or the repair of historic buildings, that stone of the appropriate geological type, colour and texture is chosen to fit the locality.

2.16 The use of artificial materials for historic buildings, particularly for replacement roofs, will not be approved.

Regeneration in Conservation Areas

2.17 There is wide recognition that improvements to the historic environment can be a catalyst for regeneration. This has already taken place within key areas of the district; Bolsover, Pleasley Vale, Creswell, Whitwell and Barlborough, where regeneration schemes have combined economic regeneration
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with restoration and the promotion of the historic environment. Tourism can benefit directly from the improvements to the historic environment.

2.18 As a result of the loss of coal mining and textile manufacturing, the historic environment of the district has suffered from large-scale problems of under-used buildings. Often the key to regeneration of communities is the imaginative re-use of redundant historic buildings and redevelopment of key sites. At Pleasley Vale a large complex of textile factory buildings has been successfully converted into multi-use business premises, offering flexible commercial work spaces.

Conservation Areas and the Impact of Development

2.19 Within historic settlements, the character of places is composed of buildings and the spaces between them, the mix of uses of buildings and spaces, building materials, the detailed treatment of boundaries and road or footpath surfaces and the presence of natural features such as rock outcrops, rivers and streams, trees and hedgerows.

2.20 Development can affect views to and from the conservation area and the treatment of boundaries (where new access points are proposed). It can impact on landmarks and upon the dominant pattern of development. It can affect the extent to which traffic intrudes into spaces.

2.21 Within the district of Bolsover there are a number of characteristic historic settlement patterns. Examples include the nucleated settlements, and the ribbon settlements that incorporate evidence of medieval strip-farming and a back lane.

2.22 Historic settlement patterns will need to be preserved in any schemes for redevelopment or new development.

2.23 The historic environment also includes archaeology and a number of conservation areas were medieval settlements for which there is significant potential for archaeological remains. These are discussed in detail under Archaeology and are addressed by policies CON13 and CON14 of The Bolsover District Local Plan 2000. The local authority will assess the potential for archaeology in determining the approach to development on any site by consultation with the Development Control Archaeologist. Where there is significant potential that archaeology will be disturbed an evaluation may be required.

2.24 Spaces between buildings can be important to the character of the conservation area. These include village greens, areas of common land, rocky outcrops and green knolls, the garden setting of large historic houses, the agricultural setting of farmyards and churchyards. Large houses,
with substantial gardens, are often part of the historic settlement pattern and part of the historic and architectural interest. Rectories, for example, often had large gardens, which reflected their historically high status within the village.

2.25 In addition to the specific protected open spaces identified in the Local Plan (Policy CON3), spaces within other Conservation Areas are important to the setting of buildings and the character of the settlement.

2.26 Within conservation areas the important open spaces will be protected from development.

2.27 Applications for the sub-division of gardens into separate building plots within conservation areas will be judged on their own merits and on the contribution of the open space to the wider character of the conservation area.

2.28 Applications for new development within farm complexes will be judged on the importance of the space between the buildings and the contribution that the farm group makes to the character of the conservation area.

2.29 In assessing the effect of a proposal on the special character or appearance of the area, particular regard will be given to:

1) the design of the proposed development, both in general form and in detailing; and

2) the proposed materials of construction and the extent to which they conform to the prevailing traditional building materials and styles of the conservation area; and

3) the scale of the proposed development; and

4) the relationship of the proposed development with existing buildings; and

5) the impact of the proposed development on important open spaces within the conservation area; and

6) the impact of the proposed development on known or potential archaeological remains; and

7) the relationship of the proposed development to the historic street pattern; and

8) the impact of the proposed development on views into, out from and within the conservation area, including views of important buildings; and where appropriate

9) the impact of new uses
on the area’s special character or appearance and (10) the impact of the proposal on the historic landscape character

Planning Applications

2.30 The district encourages applicants to discuss schemes with planning officers prior to submitting planning applications. At these discussions, the level of information that would be required by the local planning authority can be discussed and so avoid further delays in obtaining information. This is particularly important in dealing with new development in conservation areas.

2.31 The legislation requires that in considering proposals for new development within conservation areas, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas. Planning Policy Guidance 15 (Planning and the Historic Environment - paragraph 4.18) emphasises that local planning authorities will often need to ask for detailed plans and drawings of new development, before considering a planning application. This is so that proposals can be assessed adequately for the layout (to identify whether they preserve the historic settlement pattern, trees, important open spaces and views) and design (to identify whether they preserve or enhance the traditional building language, scale and materials).

2.32 In cases where there is inadequate information to make an informed assessment based on the submitted drawings, the planning authority may require further information. This can be in the form of plans and elevations and a site layout plan or it can extend to an assessment of ground conditions, or detailed sections through the site, or a model showing the relationship of the proposed development to other structures within the conservation area (where topography and views are critical).

2.33 As a minimum requirement, drawings should be submitted of plans at a scale of 1:50, elevations at a scale of 1:100 and site location plans at a scale of 1:2500.

2.34 There will be occasional instances when a decision can be made about development without the need for submitting detailed plans. In these instances, reserved matters will control all of the details.

2.35 In order to assess the impact of new development proposals on the historic environment, the local planning authority will generally require submission of detailed plans within conservation areas. Outline applications will be determined without further details if there is a reasonable justification for this, at the discretion of the local planning authority.
2.36 The character of historic areas is affected by the pattern of use of its buildings. In many areas of the district historic buildings are unused and empty. The local Buildings at Risk register identifies 22 historic buildings, of which 17 do not have a use, and 2 have only a minimal use. In considering applications for change of use of large historic buildings within conservation areas, there will be instances where economic viability will need to be proven.

2.37 Residential properties can command higher end values than commercial or light industrial uses and there is often pressure to convert industrial buildings into residential use. In many cases this removes the opportunities for local small businesses to thrive and expand.

2.38 In the same way, where shopping centres have suffered from competition and shop units stand empty, there will be pressure to convert these into residential use.

2.39 There is widespread concern over the loss of original building uses within historic town centres and the impact on the local economy and infrastructure – retail premises, community uses and public houses (see Local Plan policy CLT1). In some cases, therefore, the district may require a supporting economic justification with a planning application for a change of use. This should demonstrate the value of the site, the cost of the development, the end value and the developer profit. An options appraisal may be required to demonstrate that other uses are not viable. In some instances evidence of the unrestricted offer of the freehold of the site on the open market for a reasonable period may also be required. The length of time that is deemed reasonable will depend upon the location and local market conditions.

1. For details of “buildings at risk” see guidance on Listed Buildings

Detailed Design

2.40 Within conservation areas, the character of new buildings should not only be of its own time but also respect its setting and the historic and architectural character of the local building tradition. This is a difficult balance to get right. The district council welcomes innovative modern design, where this pays particular respect to the architectural language of the locality and the context, whether this is an urban or rural setting. For detailed guidance about new design in a historic environment a good source is “Buildings in Context – New development in historic areas” CABE/English Heritage 2001.
2.41 The district council will normally require a Design Statement where new development is proposed in a conservation area. This will need to identify the context, consider important views, the topography of the land, the pattern of existing development (including pedestrian routes and connections and the density of existing development), the scale of neighbouring buildings, and the local palette of materials. With all this taken on board, the Design Statement should identify where it will add to the historic context in a positive way.

2.42 The district council will take a pro-active approach to identify and prepare Development Briefs for key sites within conservation areas.

2.43 Where new buildings are designed in a traditional form, the local authority will require certain details to be incorporated that reflect the distinctive character of the locality. Where these are not incorporated into a design, they will be added as conditions. These are:

- Timber windows and doors with a painted finish
- Cast-metal rainwater goods
- Traditional flush eaves, without fascia boards
- Plain flush verges or raised coped gables, without barge-boards
- Coursed stonework, laid evenly coursed
- Stone lintels and cills
- Roofing materials of natural slate, red clay pantiles or red clay tiles

Demolition in Conservation Areas

2.44 This advice is supplementary to policy CON2 of The Bolsover District Local Plan 2000.

2.45 The character of conservation areas can be made up of a number of structures - houses, churches, farmbuildings, industrial buildings, small outbuildings, boundary walls and railings. Proposals for the demolition of historic buildings or structures that make a contribution to the historic character of conservation areas will be resisted. The detailed assessment of the character of each conservation area will be addressed in character appraisals. These will identify those buildings or structures that make a positive contribution to the character of each area.

Historic Parks and Gardens

2.46 The District has many fine examples of parks, gardens and planned landscapes.

2.47 English Heritage maintains a register of parks and gardens of special historic interest. They are graded Grade I (exceptional interest),
Grade II* (great interest) and GII (special interest). Hardwick Hall, Bolsover Castle and Barlborough Hall appear on the register, graded 1, II* and II respectively. Although inclusion on the register does not confer any extra statutory controls the effect of proposed development on a registered park or garden or its setting is a material consideration in determining a planning application (PPG 15 para 2.24). Policy CON 12 sets out the criteria against which applications will be judged.

The Hardwick Conservation Area

2.48 Conservation Area designations encompass diverse forms of development ranging from historic urban centres and traditional rural villages to great historic estates. For each of them, the combination of a variety of historic features gives added significance. One of the nation’s prime examples of a great historic estate is situated in the southern part of Bolsover District – the Hardwick Estate.

2.49 The Conservation Area encompasses not only two great houses and their historic park and garden, but also a variety of other important and contemporary buildings and structures, areas of historic woodland, formal gardens, ponds and the estate quarry. Individually each of these aspects of the historic environment is of significance, but this is magnified by the associations between the different elements and their aesthetic and functional interrelationships.

2.50 In particular the Registered Historic Park and Garden is not merely a backdrop to Hardwick Hall – that extends well beyond to encompass the wider agricultural estate and further afield. Neither is it simply the approach to the Hall – that commences with the long distance views of the Hall on its escarpment as seen from several kilometres away. Rather, beyond its own undoubted aesthetic qualities, its strength lies in being integral to life at Hardwick. The garden has produced vegetables and fruit for centuries, as well as providing a place for relaxation and contemplation for many generations. The parkland has been used as a deer reserve and for the grazing of cattle since the sixteenth century and its man-made features, such as the Row Ponds, Great Pond, Miller’s Pond, ice house, rare Victorian “duck decoy” and the buildings of the Estate and Stable Yards emphasise the functional nature of the estate, serving and supporting the hall, as well as linking it with the surrounding landscape and communities. Unlike many historic parks, Hardwick’s was never completely re-designed by a landscape ‘improver’ such as Humphrey Repton or Lancelot ‘Capability’ Brown. Instead the changes, utilitarian and aesthetic, wrought by each generation survive in a rare layered parkland landscape which boasts features dating from the 16th to the 20th centuries.

2.51 The Registered Historic Park and Garden and its surroundings are an important feature of the Conservation Area, but their uniqueness is demonstrated by the relationship with the combination of elements of the historic environment to be found at Hardwick and their wider overall setting.
conservation areas checklist

General

• New development must preserve or enhance the character or appearance of the area – respect historic settlement / street patterns, open spaces, scale and form of surrounding buildings.
• Applications affecting historic parks and gardens or their setting must preserve or enhance the character or appearance of the site or its setting.

Planning Applications

• In most cases full planning applications will be required.
• Drawings required at scale of 1:50 and 1:100 with other details such as windows and doors at scale of 1:20.
• For new build projects a design justification statement will be required in accordance with PPS1.

Materials

• Need to ensure that new stone is the correct geological type, colour and texture for the area.
• Traditional natural roofing materials required – slate, clay pantiles, plain tiles.
• Timber windows and doors.
• Cast metal rainwater goods.
• Flush eaves without fascia boards.

Demolition

• Conservation area consent applications for demolition of historic buildings or structures must be accompanied by justification statement demonstrating the need for demolition in accordance with criteria outlined in policy CON2 and PPG 15.
• Applications for conservation area consent must be accompanied by planning application for re-development.
3.0 historic agricultural buildings

Introduction

3.1 Within the south of the district the low-lying farmland is poorly drained and supports dairy farming. This is reflected in the nature of the farm buildings within the historic settlements. Here, the farm buildings often comprise long ranges of single-storey or 1½ storey buildings, often pantiled with stone eaves, providing cartsheds, cow-sheds and byres with some storage above. There are usually extensive ranges of small buildings.

3.2 The farm buildings in the north of the district are characterised by soft creamy magnesian limestone and either slate or pantiled roofs, sometimes hipped. Many of the farms within the Magnesian Limestone plateau were developed in the early to mid 19th century as farming expanded to accommodate new scales of production with changes in farming as the British diet and consumption changed. In particular, farms were purpose-built for intensive cereal cropping/ arable production, creating large complexes. A number of farm groups within the north of the district have been designated as conservation areas. Many of these date from the first half of the 19th century and a number are based on 19th century model farming principles. It is the character of the existing farm groups, their scale, massing, utilitarian appearance and historic uses which makes these important within the landscape. The structures vary in scale according to their former function but the model-type complexes are of large mass, are stone-built with slate roofs, sometimes elongated hipped catslide roofs and incorporate large full-height barn doors.

3.3 There is constant change within the countryside as patterns of agriculture develop to meet new demands. Scales and methods of production have changed over the last 50 years so that historic farm buildings no longer have the capacity for storage of crops or new machinery. The condition of farm buildings within the southern area of the district is a cause for grave concern, particularly because of the accelerated decay of the coal measures sandstone. Here, farm groups are largely fragile and require extensive repairs.

3.4 Many non-estate farms are no longer viable and they are being sold, sub-divided and reduced into smaller holdings that are attractive as smallholdings but not viable as farms. In this environment there is renewed pressure to find alternative uses for redundant agricultural buildings within former farms. The housing market puts pressure on the re-use of buildings that perhaps would ordinarily be overlooked. National Planning Guidance (PPS7) encourages the re-use of rural buildings to take pressure off new development in the countryside, with an emphasis on commercial, rather than residential use. However, it is important that this does not take place without regard for the wider environment and some buildings of poor build quality or of no historic or architectural value will
Conversion of Rural Buildings

3.5 The conversion of rural buildings in settlement frameworks is treated differently from buildings in the open countryside. Within settlements frameworks defined in the local plan, there is a presumption in favour of conversion provided that it preserves the character of the buildings and in the case of Conservation Areas, that it preserves or enhances the character of the settlement. It is the particular impact on the buildings themselves that is of material weight.

3.6 The design criteria for assessment of conversion schemes outside settlements is the same as those within settlements (see later checklist).

3.7 The diversification of farms is supported by the district council where it ensures the survival of the farm and sustains agriculture as the primary land use.

3.8 Outside settlement frameworks, the conversion of farm buildings into small business use, commercial, light industrial, recreational and community uses will be supported, provided that this does not lead to the irreversible change of character in the historic buildings or the landscape and requirements such as safe highway access are met (Policy ENV4). Farm Tourism (camping, bed and breakfast, self-catering or camping barns) is appropriate where it supports the income of a working farm. These low-key uses have little impact on the character of the countryside. Where it is necessary to control the occupation of converted buildings, planning conditions will be used to limit use.

The conversion of farm buildings into residential use

3.9 Residential conversions entail the greatest number of changes in the appearance and setting of farm buildings.

3.10 Applications for residential conversion outside settlements will only be considered if all reasonable efforts to find an employment use have been made (Policy ENV4). This would normally comprise the unrestricted sale of the freehold on the open market, identifying it for employment use.

Extensions to Buildings

3.11 In any scheme for conversion of farm buildings outside settlement frameworks, it will be essential that the development is feasible without the need for further extensions. Where development involves residential use, for example, garaging should be contained within the existing buildings. New detached garage blocks and attached conservatories will not be acceptable.

3.12 Planning permission would not normally be granted for extensions to agricultural buildings converted for residential or other use. Where planning permission is approved for conversion of farm buildings, permitted development rights will normally be withdrawn.
Extent of Reconstruction

3.13 This advice is supplementary to policy ENV4 of The Bolsover District Local Plan 2000.

3.14 Many historic agricultural buildings have suffered neglect and structural damage as a result of lack of investment. It is essential that in any case for conversion, the building should be capable of conversion without the need for significant reconstruction. The condition of farm buildings is therefore an important consideration when assessing proposals for change of use. Planning applications for conversion will be required to have an accompanying detailed measured survey of the existing building (including floor plans, elevations and if appropriate cross-sections), a detailed independent structural condition survey (by a chartered surveyor, architect or structural engineer) and a schedule of demolitions.

3.15 The extent of reconstruction permitted will be at the discretion of the planning authority on the basis of the professional structural condition survey.

Design Considerations

3.16 The local authority will resist the conversion of buildings that have limited historic character. The quality of the existing building will be a material factor in determining applications for change of use. If the Local Authority considers it appropriate, it may require an independent professional assessment of its historic or architectural interest.

3.17 Agricultural buildings contain many distinctive features that are not repeated on other buildings. It will be important that these are retained in any proposals for change of use. For example, doors are usually wider than domestic doors and open outwards, fitted within a rebate and fixed on hinge pins. It will be important that “taking-in” doors and stable doors are retained in any schemes for conversion. They can be used for additional security as external shutters.

3.18 Within the district there are several historic estates that own and manage farms. These estate buildings have house styles with distinctive building details and colour schemes. It is important that these local details are preserved in any conversion scheme.

3.19 The setting of farm groups is important. To protect the setting of historic farm groups, permission will not normally be given for the subdivision of farmyards. These will need to be treated as communal areas and landscaped accordingly retaining hard elements such as setts and brick-on-edge. Parking areas should avoid marked bays. The formation of new curtilages to create private gardens will require careful consideration and details must be submitted with the planning application. Whilst enclosed spaces within farm complexes are often hard landscaped, the land surrounding the farm group is invariably open fields. In order to protect the setting of these farm groups in the landscape, the district will normally remove permitted development rights by way of a planning condition, if planning permission is granted for conversion to residential use.
Checklist of Requirements

A planning application for re-use or adaptation of farm buildings must include the following:

- Full structural survey by a qualified professional
- Drawings of existing buildings, and proposals including:
  - Floor plans
  - Site plan
  - All elevations
  - Sections, which must show the roof structure
  - Original features such as stone staircases, cow stalls, fireplaces etc.

Photographs of the existing building and features may be useful to supplement drawings. Proposals should clearly indicate how the building and features will be affected.

General

- Existing fabric should be retained where possible
- Stonework should be regularly coursed or brought to horizontal courses if rubble type
- Generally, a mortar mix of 1:2:9 (cement/lime/sand) is desirable for repointing and joints in new stonework

Roofs

- New roof coverings should be in natural materials to match the original
- New dormers will not be permitted.
- Rooflights may be approved where they are
  - few in number
  - on less prominent roof slopes
  - using non reflective glass
  - low in profile
- Television aerials, satellite dishes, extractor vents and boiler flues should be located discretely or within the structure itself.
- Where metal flues are required, they shall be provided in a powder-coated finish and located within the roof slope, rather than on the ridge, or vent tiles shall be used. New chimneys will not be permitted on traditional farm buildings.
- Rainwater goods should be in cast metal with a painted finish. Gutters should be fixed on rise and fall gutters. Fascia boards will not be permitted where not original.

Treatment of Openings

- New openings should be avoided where possible
- Existing blocked openings may be re-opened
- Large barn openings should be retained in the new design
- Generally it will not be appropriate to infill open ranges of cartsheds
- Generally new window / doors should follow any surviving original designs and paint finishes. Otherwise plain clear glazed panels are preferred with no subdivisions. Vertical boarded timber shutters may be provided, outward opening, to provide security.
- Existing shutters/taking-in doors to openings should be retained

Interiors

- When determining the type of accommodation to be provided, the constraints of the existing building, numbers and location of openings, should inform the design.
- Farm buildings often are characterised
by large volume spaces with an exposed roof structure and where floors are incorporated, floor joists are exposed. Roof trusses should ideally remain exposed and large spaces incorporated into the design.

- Existing internal partitions and features, such as staircases, should be incorporated into the new layout.

**Curtilage**

- Private amenity space for domestic outdoor equipment should be marked on proposal plans, and located away from principal elevations wherever possible.
- Hardstanding surfaces should reflect the character of the farm building, using natural materials eg. stone setts or crushed stone
- Services such as gas tanks, external lighting, meter boxes should be located discretely, not visible from the principal approach or elevations.
- Existing outbuildings may be possible to convert into garages. New garage buildings will not normally be permitted

**Nature Conservation**

- Barn owls and bats are protected species (under Schedule 5 and Schedule 1 of the Wildlife and Countryside Act 1981 (as amended). It should be pointed out that this protection applies to the species in all habitats and in all buildings (not just agricultural buildings). Where they are present no work can be undertaken without proper consultation with English Nature.
4.0 listed buildings

4.1 Listed buildings are an important part of the cultural heritage of the district, and the Council will endeavour to protect, value and conserve them.

What is a Listed Building?

4.2 The government (Department of Culture Media and Sport) produces a list of buildings of special architectural or historic interest that covers the whole of England. These are “listed” buildings. Each area of the country has its own list and the list for Bolsover has 185 entries (392 buildings). The Bolsover list (which includes a very brief description of each building) is available for inspection at the Council offices in Bolsover.

4.3 The government list includes a wide variety of structures, representing the best of English buildings. It ranges from castles and cathedrals, and includes structures such as mileposts, statues and bridges. When a building is assessed for “listing”, both its historic interest and its architectural interest are considered. Each building is looked at on the basis of a set of national criteria. If a historic building is not listed, it will usually be because it has not met the government standards but there are exceptions that have been over-looked and sometimes these will be individually “spot-listed”.

4.4 A listed building includes the building itself (in the list description), any object or structure fixed to it or any structure within the curtilage (i.e. within the boundary) of the premises that pre-dates July 1948.

How Are They Selected?

4.5 Very broadly speaking the criteria for listing buildings are;
- all buildings built before 1700 which survive in anything like their original condition
- most buildings of 1700 to 1840, though selection is necessary
- between 1840 and 1914 only buildings of definite quality and character, and the selection is designed to include the principal works of the principal architects
- after 1914 only selected outstanding buildings are listed
- buildings that are less than 30 years old, only if they are of outstanding quality and under threat
- buildings that are less than 10 years old are not listed

4.6 In choosing buildings particular attention is paid to:
- age and rarity
- special architectural interest or social and economic interest (e.g. industrial buildings, railway stations, schools, planned social housing, almshouses, prisons, mills)
- technological innovation or virtuosity
- association with well-known characters or events
- group value, especially as examples of town planning (e.g. model villages, squares, terraces)

How Are Buildings Classified In Importance?

4.7 Buildings are classified in grades to show their relative importance. There are three categories of listed building that are classified in grades according to their importance; grade I, grade II* and grade II.
Grade I; these are buildings of exceptional interest (only about 2% of listed buildings are in this grade)  
Bolsover has 7 grade I listed buildings

Grade II*; these are particularly important buildings of more than special interest (only about 4% of listed buildings)  
Bolsover has 25 grade II* listed buildings

Grade II; these are buildings of special interest, which warrant every effort being made to preserve them (94% of listed buildings)  
Bolsover has 360 grade II listed buildings

Listed buildings are protected by law

4.8 Owners have a duty of care to look after their historic buildings. Listed buildings need to be regularly maintained. Preventive maintenance (such as cleaning out gutters and drains and replacing slates that have slipped) is the key to avoiding problems escalating out of control.

4.9 If an owner is not adequately keeping a listed building in good repair the Local Planning Authority, English Heritage and the Secretary of State all have powers to serve notice on the owner to prevent further deterioration or carry out full repairs. These powers are given under the Planning (Listed Buildings and Conservation Areas) Act 1990. They are called either an Urgent Works Notice (section 54) or a Full Repairs Notice (section 48). The serving of a Full Repairs Notice can lead to Compulsory Purchase of a listed building if repairs are not carried out.

4.10 Listed buildings are also protected by law from unauthorised work or demolition. Unauthorised work that results in damage to a listed building or loss of any historic features is a criminal offence (see Alterations, Extensions).

Buildings at Risk

4.11 The majority of historic buildings in England are well maintained. Sadly, a number of historic buildings are “at risk” from dereliction, neglect and disuse. These are publicised in a national and county list of “Buildings at Risk”. These range from buildings on the point of collapse to those needing some maintenance or with vacant upper floors. There are 22 “buildings at risk” in Bolsover. Some are blighted by their location or because they fall within an industrial area needing redevelopment or an area that is characterised by neglect.

4.12 The register enables the local authority to prioritise any action needed on listed buildings, whether this is by the carrot method (grant-aid) or by the stick method (legal action). It also enables the authority to look strategically at any patterns of neglect to identify areas needing pro-active initiatives (such as grant schemes, feasibility studies and masterplans).

Alterations

4.13 This advice is supplementary to policy CON7 of The Bolsover District Local Plan 2000.

4.14 Most listed buildings, though not all, can accommodate some degree of sensitive alteration.
4.15 Any alterations that affect the character of a listed building either internal or external will require Listed Building Consent. The test that the local authority will apply is whether the alterations proposed affect the building’s special architectural or historic interest. In some cases extensive repairs (such as re-roofing, cleaning or re-rendering) can also affect the special character and will require Listed Building Consent.

4.16 A common misconception is that only the outsides of buildings are listed. This is not the case. Interiors of listed buildings are also protected, as is the setting of the building. If work involves removing any historic fittings or finishes, such as plaster, this will need Listed Building Consent. If in doubt, you should consult the Conservation Officer.

4.17 In formulating your proposal for alterations you should give special consideration to the historic character of the building. You will be required to submit as part of an application a Justification Statement and you are advised to appoint a suitably qualified historic building specialist to assist you with your application. They should be able to assess the form and development of the building and advise you on the best solutions that avoid damage to the historic fabric. When adding new elements, it is important that new features are fitted to old, rather than blur the definition of the two. As part of your Justification Statement you or your adviser will need to consider:

- The importance of the building, its intrinsic architectural or historic interest and its rarity in both national and local terms
- The particular features of the building that justify its inclusion on the list
- The impact of your proposals on the overall character of the building or any particular features

4.18 Planning permission and/or Listed Building Consent will only be granted if proposals for alteration would preserve the special interest of the listed building.

**Historic Fixtures and Fittings**

4.19 Historic buildings will have been added to and adapted over the years. Later additions to a historic building can be of particular interest. Georgian or Victorian plasterwork, for example, should not be removed to reveal timber beams underneath. In the majority of cases beams were not intended to be seen and the “polite” and historically authentic appearance is a flat plastered ceiling. Sometimes a Georgian or Victorian fireplace has been added to an earlier chimney stack. Investigating the appearance of an earlier feature can destroy later features of interest in their own right. Generally it will not be appropriate to strip back later historic features to reveal earlier phases of a building. Most works of “restoration” will need Listed Building Consent. If in doubt, consult the Conservation Officer.

4.20 Windows and doors are also an important part of the historic fabric of the building. The fenestration (the arrangement and detail of windows) is often essential to its individual appearance and...
is key to identifying its historical development. Windows evolved with fashion, style and technical know-how. For example, early sash windows in the early 18th century, with thick ovolo-moulded glazing bars, gave way to very slender glazing bars in the Georgian period and larger panes of glass in the later 19th century. Historic windows are important elements of buildings and tell us much about their evolution.

4.21 The specific material of an historic window is an integral part of the building’s character. For that reason, replacement of historic windows with modern materials, such as uPVC, will not be approved.

4.22 Original doors and surviving furniture should be retained and repaired if possible. Replacement doors should copy the original in terms of materials, detailed design and paint finish. Modern off-the-peg doors are not generally acceptable for use in listed building. Unpainted hardwood or stained or varnished softwood doors are rarely suitable.

4.23 Listed Building Consent or planning permission will not be approved where it results in the loss of important historic fixtures or fittings.

Extensions

4.24 This advice is supplementary to policy CON7 of The Bolsover District Local Plan 2000.

4.25 When more space is needed, the owner of a listed building will need to justify their proposals. There are three main considerations to bear in mind;

- How will the extension affect the aesthetic appearance of the building and its setting?
- How will the extension affect the original fabric of the building?
- How will the extension affect the plan form of the building?

4.26 Extensions will only be permitted where the special character of the building can be preserved. The owner will need to consider the impact of an extension on the character of a building and on its setting and demonstrate this in a Design Statement. In formulating your proposal you should give special consideration to the historic form, building details, scale and context of the building. You are advised to appoint a suitably qualified historic building specialist to assist you with your application.

4.27 In designing an extension to a listed building, there are two schools of thought – to match the existing building or to produce a contemporary extension. Sometimes the solution will be a compromise between both of these design principles. The suitability of either option will depend on the individual circumstances of the listed building and upon the assessment of its historic character and form and the site constraints.

4.28 If the design is intended to copy the historic details and reflect the character of the main building, the scale of the extension should be subordinate to the main listed building. Particular attention should be paid to the proportions of the building, the detail of the roof and eaves, the bond of any historic brickwork or coursing of the stone masonry, the detail of the windows and any other particular features. If insufficient details are illustrated on the drawings, conditions may be attached to any planning permission.

4.29 If a contemporary design is chosen, this must be of a very high standard. This should reflect the scale, bulk, vertical and horizontal spacing and rhythm of the listed building and normally be subordinate to the original building.

4.30 Extensions should be designed to avoid loss of the original fabric. A
good principle to follow is to fit new to old.

4.31 There are occasions when no design for an extension will be acceptable. This is particularly the case for very small or compact buildings, those that have a strong symmetrical design, those set-piece designs by famous architects, or those that have been overdeveloped in the past.

4.32 Planning permission and/or Listed Building Consent will only be granted if proposals for extension would preserve the special interest of the listed building.

**Setting**

4.33 This advice is supplementary to policy CON10 of The Bolsover District Local Plan 2000. The immediate setting of a listed building (i.e. its curtilage) is protected from inappropriate development. Any building work within the curtilage will need planning permission, as there are no permitted development rights.

4.34 The legislation also protects the wider setting of listed buildings. Any applications that affect the setting of a listed building, which can extend beyond its curtilage, are advertised and the impact of the proposal is taken into account in any planning decision. Applications for development can be turned down on the grounds of damage to the setting of a listed building.

4.35 There is no rule of thumb defining at what distance the proposed development has to be away from the listed building to affect setting. However case law has confirmed that a development miles away could have an impact on the setting. Case law has also dictated that an assessment of setting is not just confined to views to the listed building but also views from the listed building.

4.36 The setting can be an integral part of a building’s character. This could be a formal garden design if it is a house, or a designed parkland if it is a country house, or a space that served the building historically (a churchyard to a church, a service yard to a textile factory or a farmyard to a farmhouse). The designed parkland also invariably sits within its own setting which also needs to be respected.

4.37 Setting can also extend to the relationship between a listed building and its neighbours (particularly important if the neighbours share common characteristics, such as a terrace), or it can extend further to incorporate views of the building if it is a landmark. Planning permission for development will not be granted where it would result in damage to the setting of a listed building.

**Change of Use of Listed Buildings**

4.38 This advice is supplementary to policy CON9 of The Bolsover District Local Plan 2000.

4.39 The best use of a listed building is its original use, that for which it was designed. In some cases this use may no longer viable, for example – ex-hospital sites or asylums, colliery buildings, textile mills. New uses can be the key to regenerating vacant or under-used historic buildings. However, a change to a particular use is not always appropriate and an alternative use may be more sympathetic, if less profitable. In some cases, therefore, if a proposal for the change of use of a listed building is likely to have a significant effect on its character, the district may require a supporting economic justification with a planning application for a change of use. This should demonstrate the value of the site, the cost of the development, the end value and the developer profit. In all cases knowledge of the true condition of the particular building and the cost of
repair (using traditional materials and skilled trades) will underpin decisions about which potential uses are economic. An options appraisal may be required to demonstrate that other uses are not viable. In some instances evidence of the unrestricted offer of the freehold of the site on the open market for a reasonable period may also be required.

Building Regulations

4.40 Some works of alteration to listed buildings will also require Building Regulations approval. There is normally sufficient flexibility under the Building Regulations to take account of the sensitivities of listed buildings. It is the responsibility of the applicant or their agent to investigate the need for consent under the Building Regulations. Any Environmental Health requirements should be identified on any proposal drawings for Listed Building.

4.41 Owners of listed buildings should be aware of the regulations concerning Part L and Part M of the Building Regulations.

4.42 Part L controls the energy efficiency of buildings. The specific requirement introduced by Part L is that reasonable provision shall be made for the conservation of fuel and power by limiting the heat loss through the fabric of the building. This only comes into effect if you are intending to carry out alterations that involve substantial replacement – eg. roof, windows, or change of use. Replacing any window in your property now requires Building Regulations approval from your District Council, even if a like-for-like replacement is being made. Where a window is being repaired Part L does not apply and this is usually the best solution for listed buildings. Double-glazing is rarely practical for listed buildings and can fundamentally change the character of historic windows. Alternative options include:

- Making use of internal shutters
- Installing secondary glazing
- Using thermally lined curtains or insulated internal blinds

4.43 For further advice speak to your Conservation Officer or see English Heritage publication “Building Regulations and Historic Buildings” (2002) – www.english-heritage.org.uk

4.44 The new requirements of Part M of the Building Regulations came into force on 1st May 2004. This addresses the need to provide accessible buildings for people with disabilities. With regard to historic buildings, the aim of the regulations is to improve accessibility wherever possible, taking into account the practical constraints and historic character of historic buildings. If you are proposing a change of use or a change in plan form in association with an extension you will need to provide an Access Statement. This should be submitted with both your applications for planning permission and Building Regulations approval. The Access Statement should identify the key issues, the constraints and any compensatory measures where full access is impracticable.

Repairs

4.45 Prior to undertaking any work to repair an historic building it is important to understand the form and development of the building. It is generally advisable to obtain professional advice. Alterations and repairs to historic buildings require specialist skills in traditional building construction and repair. The repair of old fabric is almost always preferable to the introduction of new materials, although sometimes it is not possible to achieve this. The old has patina and authenticity. These characteristics are irreplaceable.

4.46 Each element of the building plays its part in providing a dry shell. It is essential that a traditionally constructed building is allowed to breathe. Traditional buildings do not
normally have cavity walls and a waterproof outer skin. Most are built from solid masonry and they rely on the ability of the walls to breathe, so that any surface moisture evaporates quickly. A fully air-tight building could store up such problems as condensation and dry rot.

Damp

4.47 A major concern for most historic building owners is damp. With traditional buildings there are a few key things to remember to avoid damp:

- Clean out gutters, hoppers and catchpits twice a year, particularly after the leaf fall in the autumn
- Maintain all gutters, rainwater pipes and hoppers by painting (if cast-metal or timber), securing joints and checking the correct fall
- Ventilate, open windows and allow the building to air over the spring and summer months
- Re-point masonry (where necessary) using a lime mortar
- Maintain leadwork on the roof; lead flashings on chimney stacks and lead valleys
- Avoid a build-up of soil around the exterior walls. Try to keep the ground level outside the building lower than the ground level inside. This can be helped by a French drain. If you have penetrating damp because the higher land is not in your ownership, you may have to consider tanking the walls
- Never block up air vents to suspended floors
- Never cover up or bridge a damp proof course (this should be at least 6” above ground level)

Mortars

4.49 When re-applying render it should be carried out in a lime mortar to enable the walls to breathe. Paints should be water-based or mineral-based so that any moisture is not sealed in.

4.50 When re-plastering internally it is always advisable to use a lime-based renovating plaster (or lime and hair plaster) rather than cement or Gypsum plaster, which are dense materials and do not match the flexibility and breathability of historic buildings.

4.51 Traditional buildings will require re-pointing at some time. It is important to match the original mortar if at all possible. Generally, a mortar mix of 1:2:9 (cement/lime/sand) or 1:3 (hydraulic lime: sand) is desirable for repointing brickwork and stonework. Lime is important as it enables the wall to breathe and lengthens the life of the stone or brick. Washed or well-graded sand will provide the texture needed to match traditional mortars. In order to match up new mortar with old, care should be taken to select sand that is similar and it may be necessary to experiment to get the right colour and texture. Mortars did not traditionally use red sand, although this is now widely available.

Joinery

4.48 Historic windows and doors do eventually need repair and sometimes replacement.

Replacements will normally need to be custom-made. All historic details should be duplicated so that the new window or door is an exact copy of the original.

Further information on repairs can be obtained from the Institute of Historic Building’s website http://www. ihbc.org.uk
list of listed buildings checklist

**General**
- Listing includes the interior and exterior of the building, any object or structure fixed to it and any structure within the curtilage which pre-dates July 1948.
- It is a criminal offence to carry out any unauthorised work.
- Owners of listed buildings have a duty of care to look after them.

**Extensions**
- Proposals must be justified and will only be permitted where the special character of the building is preserved.
- Should be designed to avoid loss of original fabric.

**Listed building consent**
- All alterations that affect the architectural or historic character of a listed building (internal or external) requires consent.
- Applications should be accompanied by:
  1. Justification statement
  2. Photographs
  3. Survey plans of existing and proposed at 1:50 and 1:100
  4. Drawings at 1:20 of architectural details to be changes and 1:1 for mouldings
  5. Structural survey (if necessary)

**Building Regulations**
- Owners should be aware of the requirements under Part L and Part M relating to energy efficiency and access. Early consultation with building control inspectors and conservation officer will ensure that an acceptable solution is reached.

**Historic fixtures**
- Historic windows and doors are important elements and should be retained and repaired. If replacement is absolutely necessary then they should match the original in every detail.

**Repairs**
- Like for like repairs using traditional materials do not require consent.
5.0 archaeology

Introduction

5.1 Archaeology exists throughout the District in all locations. It comprises buried remains, scheduled monuments, the historic landscape including historic boundaries, field patterns and settlement patterns.

5.2 The district has a wealth of archaeological interest represented from many periods (ranging from Ice Age sites to a late 19th century colliery). Until recently, there has been little systematic study of many of these areas. The scheduled monuments, which have greater legal protection, have historically received more notice than other sites of archaeological importance. There are 13 scheduled monuments (see separate list in appendices), with two distinctive clusters - one around Bolsover, and a cluster within the limestone gorges.

5.3 Policies CON13 and CON14 of the Local Plan seek to protect scheduled monuments and archaeological sites and their setting.

5.4 National Planning Policy guidance (PPG16) also recognises that there are many other nationally important sites that have not yet been given scheduled status.

The main objectives of this guidance are to

- Identify areas where archaeological remains are known to exist or where there is significant potential
- Advise developers of the stages involved in assessing planning

Areas of Archaeological Importance

5.5 The town of Bolsover has been identified as an Area of Archaeological Importance and Policy CON14 of the Bolsover District Local Plan (2000) sets out the criteria against which planning applications for development will be assessed.

5.6 In Bolsover, an excavation of the site of the Council Offices (Sherwood Lodge), revealed backland industrial activity associated with Roman occupation over quite a period of time. Mesolithic and Bronze Age evidence has been found in Bolsover at the same site and at the Castle Visitor Centre. A thorough archaeological assessment of Bolsover was undertaken by Arcus (University of Sheffield) in 1995 – “A Review of the area of archaeological interest at Old Bolsover”. In view of the continuity of occupation for such a long period and the survival of the planned medieval street pattern, the town has a rich and complex history that warrants the special planning control over archaeology. As a result all applications for planning permission which fall within the Bolsover area of archaeological interest must be accompanied by a field evaluation (Policy CON 14).
Creswell Crags and Limestone Gorges

5.7 The limestone gorges and crags running along the eastern boundary of the district are of national archaeological importance for their Ice Age remains.

5.8 The gorges and valleys of the southern Magnesian Limestone area are cultural landscapes where the geology, archaeology, topography and ecology are intertwined. They have a remarkable concentration of Ice Age archaeological and geological sites. The best known of these gorges is Creswell Crags, but a recent study (March 2004) has revealed considerable more potential for Ice Age human activity and animal remains in all of the gorges and valleys within the district. The field survey increased the number of known or potential cave or rock shelter sites from 50 to 163. These are within – Pleasley Vale, Ash Tree Gorge, Markland Grips, Holinhill Grips, Elnton and Whaley Valleys and Langwith Valley.

5.9 The existing scheduled monuments are the largest concentration of protected Ice Age remains in the UK. Even so, they are just a small sample of potential archaeological sites within these gorges. The boundaries of the protected monuments are tightly defined. The setting of monuments is protected under the legislation but the scheduled sites do not reflect all the surviving evidence and the potential for early human activity. As a result of lack of awareness of their significance, there have been a number of developments in gorges such as Pleasley Vale (over the last 200 years), which have damaged the archaeology. Most importantly, it is not just the caves, crags and rock shelters that are important but the lower slopes and floor of each gorge have high archaeological potential because they contains layers of deposited sediments, where drift geology may have buried archaeological remains.

5.10 In addition, it will be important to re-evaluate the scheduled monument descriptions to identify whether further protection is required. A re-evaluation of the archaeological importance and scheduling of these areas is a priority.

5.11 The Creswell Crags Conservation Plan (2001) and the Creswell Crags Limestone Heritage Area Management Action Plan (March 2004) are important policy documents that the Council will take into account when considering any proposals for development within these areas. A Conservation Statement and Management Action Proposals have been produced for each vale. The following policies from the Conservation Plan have particular relevance to applications for new development;

A.1.6 Preserve and enhance the integrity of the Creswell Crags landscape including the removal of intrusive 20th century infrastructure that detracts from the appearance of the site

A.4.2 Carry out a study to consider definition of a protected area around Creswell Crags to safeguard and enhance the high quality landscape setting and to protect the setting from degradation through inappropriate and piecemeal development

5.12 The threats to these gorges are in the form of development such as
• improvements to road networks
• drainage works
• engineering operations
• construction in association with agricultural buildings or industrial buildings
• recreational development (including sports fields and cycleways)
• large scale landscaping
• public utilities operations such as pipe or cable laying.

5.13 The setting of the gorges may be affected by landfill sites, mineral extraction, industrial development and other large-scale operations.

5.14 The Council will seek to protect and enhance the setting of the limestone gorges and the historic views both into and from within the gorges. If any development is proposed which affects these gorges or their setting, the Development Control Archaeologist at Derbyshire County Council and the Creswell Heritage Trust will be directly consulted.

5.15 In all cases where development is proposed within the limestone gorges, an archaeological appraisal will be required before an application is determined.

Sites and monuments register

5.17 The Sites and Monuments Record (SMR) is the principal source of information about unscheduled archaeological sites in Derbyshire and is maintained by Derbyshire County Council. It includes a record of known sites, monuments, “spot finds” and documentary evidence. By its nature it provides a scattered and incomplete picture of archaeological potential. The importance of the SMR is addressed within Policy CON13 of The Bolsover District Local Plan 2000.

Medieval Settlements

5.18 In addition to the two areas of Archaeological Importance, the medieval settlements of the district are a third increasingly recognised area of special archaeological interest.

5.19 Barlborough was recently surveyed under an English Heritage programme called “Extensive Urban Areas Surveys”. This demonstrated the significance of the surviving townscape and the pattern of its historic development.

5.20 Documentary records and experience of recent archaeological evaluation in settlements such as Clowne has shown that a large number of the small towns and settlements in Bolsover have medieval origins and significant potential for surviving medieval archaeology, although this potential is undefined at present. Given the topography and the characteristics of the medieval settlement patterns that still survive within the district, it is appropriate that these areas are treated with due care.

Setting

5.16 PPG 16 Archaeology and Planning Para 18 states that “the desirability of preserving an ancient monument and its setting is a material consideration in determining planning applications whether that monument is scheduled or unscheduled”.

37
5.21 The boundaries of the core medieval settlements have been identified (see plans in appendix) based on early map evidence prior to 19th century coal mining development. Together with the Sites and Monuments Record these boundaries provide a more systematic means of identifying archaeological potential.

5.22 Inside the core medieval settlements any development that is likely to disturb the ground will be referred to the Development Control Archaeologist at Derbyshire County Council so that proposals can be evaluated for their impact on archaeology.

5.23 The following settlements are identified as having significant potential for medieval archaeology:

- South Normanton
- Blackwell
- Tibshelf
- Glapwell
- Patterton
- Scarcliffe
- Shirebrook
- Elmton
- Clowne
- Whitwell
- Barlborough

Assessment of Planning Applications that Affect Archaeology

5.24 As a first step in assessing any proposal for development where there is likely to be archaeological interest, the Local Planning Authority will consult the County Development Control Archaeologist, who will undertake an initial assessment of archaeological potential.

5.25 PPG16 emphasises the need for discussions to take place at an early stage so that the needs of archaeology and development can be reconciled.

5.26 In cases where an initial assessment has identified the presence of archaeological remains or the potential for archaeology, there are three possible next stages

1. Archaeological appraisal
2. Recommendation for refusal
3. Mitigation

5.27 Archaeological Appraisal
A brief for an archaeological appraisal will normally be written by the County Archaeologist. The appraisal must be commissioned by the developer or consultant, at their own expense. Professional archaeological organisations must be used to undertake the appraisal. The appraisal will normally comprise a desktop study.

5.28 Desktop-study
A desktop study involves the following types of research:

- Site visit
- Critical analysis of the SMR and national heritage databases
- Search of other sources (published and unpublished)
- Analysis of aerial photographs
- Topographical analysis
- Geological analysis
- Map regression

5.29 In some cases the desktop assessment may be all that is required for a mitigation strategy to be agreed (such as an archaeological watching brief) or for a recommendation for refusal. In many instances, however, this highlights the need for a site evaluation.

5.30 Site evaluation
An archaeological field evaluation is intended to establish whether the site contains remains worthy of preservation in-situ. This will inform the planning process prior
to determination. The cost of an evaluation will correspond with the scale of the proposed development and the complexity of archaeological deposits. In urban areas, therefore, with more complex layers of archaeology than rural locations and the use of trench shoring, the costs are likely to be greater. An evaluation should be a rapid assessment involving ground survey and trial trenching and must be carried out by a professionally qualified archaeologist or archaeological organisation.

5.31 The results of evaluation
Following the evaluation the archaeological consultant will prepare and circulate a report to all interested parties. There are three options open to the Council; to require preservation in-situ, by refusing the application, to require preservation in-situ, by designing the development to enable this to happen, or lastly preservation by record (a full archaeological excavation accompanied by a published report).

5.32 In order to ensure preservation in-situ, the design of the development needs to accommodate this. Developers can help this process by ensuring that archaeology is considered very early on in the design process. This will avoid expensive re-design at a later date. There are techniques for sealing archaeological remains underneath buildings and techniques for designing foundations that avoid disturbing the remains.

Mitigation

5.33 Mitigation is the process by which a developer will address the conflicts associated with archaeology and offer building design or recording solutions. The following factors need to be taken into account to design a development that provides the appropriate level of mitigation;

- Relative importance of archaeological remains
- Complexity of archaeology and depth of remains
- Siting of proposed structures
- Depth and design of foundations
- Access roads
- Landscaping
- Service trenches
- Ground conditions

The Portable Antiquities Scheme

5.34 The Portable Antiquities Scheme is a voluntary scheme for recording archaeological objects, known as “finds”. It is aimed at anyone who finds any archaeological material, whether it is by chance whilst out walking, or gardening or metal detecting. If you wish to have your “find” recorded, it will be added to a national database. This will eventually provide a nation-wide picture of spot-finds in the UK. Discoveries are an important source for understanding our past and the area in which we live. If you have “finds” that you would like to register, you should contact the Finds Liaison Officer at Derby Museum (01332 716657).

5.35 Please remember that it is illegal to carry out metal detecting or any digging on the site of Scheduled Monuments and you must always obtain permission of the landowner before metal detecting on any private land.

5.36 For further information on The Treasure Act or on the Portable Antiquities Scheme, visit the website www.finds.org.uk
Bolsover town centre has been identified as an area of archaeological importance and applicants should be aware that a desk-top archaeological assessment may be required before an application for planning permission is submitted. In almost all cases an archaeological watching brief will be required by condition. It is the applicant’s responsibility to appoint a suitably qualified archaeologist to carry out a watching. A brief can be supplied by Derbyshire County Council.

Other areas have been identified as having archaeological potential (limestone gorges, medieval settlements) and may require desk top surveys and watching briefs.

Any development proposals which affect the setting of archaeological sites must preserve that setting.
APPENDIX - Plans of Settlements with Potential for Medieval Archaeology
Settlements with potential for medieval archaeology
list of scheduled monuments

AULT HUCKNALL
Hardwick Old Hall
Stainsby defended manorial complex
   including site of chapel

BARLBOROUGH
Barlborough Cross, High Street,
   Barlborough

CLOWNE
Market Cross, High Street, Clowne

ELMTON-WITH-CRESWELL
Markland Grips Camp

OLD BOLSOVER
Bolsover Castle
Four watch towers (conduit houses) SW of town
   Entrenchments N and SE of town

PINXTON /SOUTH
NORMANTON
Pinxton Castle

PLEASLEY
Pleasley Colliery

SCARCLIFFE
Langwith Bassett Cave, Upper Langwith

WHITWELL
Creswell Crags
    Ash Tree Cave, Highwood Lane
# list of conservation areas

<table>
<thead>
<tr>
<th>Area Name</th>
<th>Designated Date</th>
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<tbody>
<tr>
<td>Astwith (area 14.91 ha)</td>
<td>14th February 1990</td>
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<tr>
<td>Apsley Grange (area 1.8 ha)</td>
<td>20th December 1995</td>
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<td>Barlborough (total area 187.76 ha)</td>
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<td>Ext. No. 1 5th July 1978</td>
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<td>Ext. No. 3 7th May 1997</td>
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<td>Ext. No. 4 22nd August 2001</td>
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<td></td>
<td>Ext. No. 5 11th September 2002</td>
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<td>Belph (area 2.6 ha)</td>
<td>7th February 1979</td>
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<td>Bolsover (total area 70 ha)</td>
<td>17th July 1971</td>
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<td></td>
<td>Ext. No. 1 5th July 1978</td>
</tr>
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<td></td>
<td>Ext. No. 2 11th August 1982</td>
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<td></td>
<td>Ext. No. 3 28th September 1988</td>
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<td>Carnfield Hall (area 45 ha)</td>
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<td>Clowne</td>
<td>4th May 2005</td>
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<td>Creswell Village</td>
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<td>and Model Village (area 20.2 ha)</td>
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<td></td>
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<td></td>
<td>Ext. No. 2 7th May 1997</td>
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<td>Elmton (total Area 22.2 ha)</td>
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<td></td>
<td>Ext. No. 1 10th July 1991</td>
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<td>Hardwick and Rowthorne (total area 498 ha)</td>
<td>29th March 1974</td>
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<td>Markland and HollinHill Grips (area 63.0 ha)</td>
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<td>Newton (Area 3.74ha)</td>
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<td>Old Blackwell (Area 17.5 ha)</td>
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<td>Palterton (Total area 10.9 ha)</td>
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<td>Pleasley Park and Vale (area 132 ha)</td>
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<td>Scarcliffe (area 8 ha)</td>
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<td>Stainsby (area 25.4 ha)</td>
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<td>Steetley (area 1.5 ha)</td>
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<td>Stony Houghton (area 10 ha)</td>
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<td>Tibshelf (area 4.4 ha)</td>
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<td>Upper Langwith (total area 36.1 ha)</td>
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<td>Whaley (area 15.5 ha)</td>
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<td>Whitwell (total area 24 ha)</td>
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Alteration No. 2 25th March 1987
## Sources of Building Stone

### Coal Measures Sandstone
- **Crossland Hill Hard York Stone**
  - Johnsons Wellfield Quarries Ltd.
  - Crossland Hill
  - Huddersfield
  - HD4 7AB
  - Tel: 01484 652311

- **Ladycross Quarry**
  - Colin Jowett
  - Slaley
  - Hexham
  - Northumberland
  - Tel: 01434 673302

- **Shipley Quarry**
  - Mr T Cross
  - Marwood
  - Lartington
  - Barnard Chapel
  - Co. Durham
  - Tel: 01833 650529

- **Sycamore, Kerridge**
  - A M & D Earl
  - Sycamore Quarry
  - Windmill Lane
  - Kerridge
  - Macclesfield
  - Cheshire
  - SK10 5AZ
  - Tel: 01625 572125

### Magnesian Limestone
- **Hampole**
  - Warmsworth Quarry
  - 1-3 Sheffield Road
  - Warmsworth
  - Doncaster
  - S Yorkshire DN4 9QH
  - Tel: 01302 858617

- **Cadeby**
  - Cadeby Stone Ltd.
  - Garden Lane
  - Cadeby
  - Nr. Doncaster
  - DN5 7SN
  - Tel: 01709 866628

- **High Moor, Tadcaster**
  - Tadcaster Building Limestone
  - High Moor Quarry
  - Warren lane
  - Toulston
  - Tadcaster
  - N Yorkshire
  - Tel: 01937 833956