

# Conservation Area Appraisal

October 2010

# Youlgrave



# YOULGRAVE CONSERVATION AREA APPRAISAL

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## **INTRODUCTION TO CONSERVATION AREAS & APPRAISALS**

### **What is a Conservation Area?**

A Conservation Area is defined as an area of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' (Planning (Listed Buildings and Conservation Areas) Act 1990).

Each Conservation Area has a unique character shaped by a combination of elements including buildings, materials, spaces, trees, street plan, history and economic background.

The aim of Conservation Area designation is to ensure that this character is not destroyed or undermined by inappropriate changes.

### **Conservation Areas in the Peak District National Park**

There are 109 Conservation Areas in the National Park. Most contain groups of traditional buildings. Others include Historic Parks and Gardens, such as Lyme Park, or industrial sites, such as Cressbrook Mill.

Conservation Areas generally have an aesthetic quality that makes them desirable places in which to live. In order to preserve and enhance this aesthetic quality, a high standard of design and materials is required of any development within a Conservation Area. Organisations, including utility providers, are encouraged to exercise care and sensitivity.

### **Grant Assistance in a Conservation Area**

Grants are currently available (2010) for the repair and reinstatement of external architectural features to both listed and unlisted buildings and stone boundary walls in a Conservation Area. Such works may include, for example, the repair of stone slate roofs, or the re-instatement of historically appropriate windows. For further information and advice please contact the National Park Authority's Cultural Heritage Team (on 01629 816200).

Funding may also be available for tree planting and tree surgery (no grants are provided for tree felling). For further information please contact the National Park Authority's Tree Conservation Officer (on 01629 816200).

Parish Councils and local organisations can apply to the National Park Authority for help in funding environmental enhancements to public spaces.

If local communities want to produce a Management Action Plan they can seek advice on both production of the plan and sources of funding for projects identified within it from the National Park Authority's Live & Work Rural Officers (on 01629 816200).

Projects that have sustainability as their principal objective may be eligible for a grant from the Authority's Sustainable Development Fund (SDF). For information please contact the National Park Authority's SD Officer (on 01629 816200). For advice on improving the energy efficiency of historic buildings please contact the National Park Authority's Cultural Heritage Team.

For further information about grant assistance within a Conservation Area, please refer to the National Park Authority's website: [www.peakdistrict.gov.uk/grantsrr](http://www.peakdistrict.gov.uk/grantsrr)

### **Planning Constraints in a Conservation Area**

Conservation Area designation brings with it some legislative controls to ensure that any changes respect the special character of the area. The following works in a Conservation Area will require permission:

- Demolition of all, or most of a building, including boundary walls.
- Lopping or felling trees.

Other works that may require permission include:

- Cladding a building.
- Installation of a satellite dish or domestic micro-generation equipment.

For further advice, please contact the National Park Authority's Planning Service (on 01629 816200).

### **What is a Conservation Area Appraisal?**

Local Authorities have a duty to review Conservation Areas from time to time. The preparation, publication and formal adoption of Conservation Area Appraisals is part of this process. Appraisals are being carried out, and in some instances reviewed, for each of the Peak District National Park's 109 Conservation Areas. English Heritage's 'Guidance on Conservation Area Appraisals' (2006) forms the basis of the Authority's appraisals.

Appraisals identify the special qualities that make a place worthy of designation as a Conservation Area. They look at ways in which the character of a place can be preserved or enhanced and are intended to inform future changes, not to prevent them altogether. Draft Conservation Area Appraisals will be available for public consultation prior to adoption.

Conservation Area Appraisals should be read in conjunction with the Peak District National Park Authority's Local Plan, the Design Guide (2007) and the Authority's Landscape Strategy and Action Plan (2009). The relevant national guidance should also be taken into account, for example Planning Policy Statement 5: 'Planning for the Historic Environment'. These documents all include policies that help protect the special character of Conservation Areas and guide new development.

Once adopted, Appraisals will be available on request from the National Park Authority and on our website. Copies will also be sent to the relevant Parish Councils and local libraries.

### **How will the Appraisal be used?**

An appraisal can be used to assess the impact of proposed development on Conservation Areas and their settings. It can also assist in planning appeals, the development of planning policy and community-led initiatives.

An appraisal can identify opportunities for change and elements that would benefit from enhancement. This information could be used by local communities, individuals, the Authority and other agencies to develop initiatives that aim to protect or sympathetically enhance an area.

An appraisal can promote understanding and awareness of an area. It can be used as a starting point for interpretive materials such as information boards and local guides. It also provides a social and historical record of a place at a specific point in time, helping to create, maintain or enhance a sense of place.

Appraisals can help attract funding for improvements in an area. They can act as a catalyst for further enhancement work and community projects, encouraging partnerships between local communities, organisations and the Authority.

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## **ACKNOWLEDGEMENTS**

We would like to thank Mary Bartlett, and in particular Gordon Coupe, for their additional assistance with this appraisal.

**PLEASE NOTE:** No Conservation Area Appraisal can ever be completely comprehensive, and omission of any particular building, feature or space should not be taken to imply that it is of no interest.

In addition, there is a Glossary at the back of this Appraisal amplifying a range of historical and technical terms used within this document.

## 1.0 CHARACTER SUMMARY

**1.1** The Youlgrave Conservation Area was designated on 5 May 1982. The existing Conservation Area boundary covers the majority of the historic core of the settlement and excludes the major twentieth century developments to the north, south, west and east. The boundary includes an area of green space between Bradford and Bankside. The Conservation Area Appraisal does not propose to make any amendments to the existing boundary.

**1.2** The Peak District Landscape Strategy and Action Plan (LSAP, 2009) identifies the Youlgrave Conservation Area as straddling the Limestone Village Farmlands area and the Limestone Dale area. Limestone Dales are characteristically deeply cut into the limestone, and are therefore more or less hidden from view from the adjoining plateau landscapes: as a result, Bradford Dale cannot be seen from the areas surrounding Youlgrave, and is not visible except from the top of the ridge directly above it.



*P1.1 Youlgrave from Conksbury Lane*

**1.3** Part of the special interest of Youlgrave village lies in its position at the top of the south-facing ridge overlooking Bradford Dale. This means that there are open views and glimpses of views across the valley between buildings and above rooftops. The settlement is primarily linear in layout, arranged along the main road through the village. However, differences in level along this route, together with bends in the road, add variety to the street scene and views along the route are variously blocked or open.

**1.4** Youlgrave is located on an unclassified road but is within easy access of the A6 to the east and the A515 to the west.

**1.5** Youlgrave originated as an agricultural settlement, but the village developed most significantly in the seventeenth and eighteenth centuries as a result of wealth generated through lead mining. Although this peaked in the middle

of the nineteenth century, the village continued to expand with the development of quarrying and other mineral extraction in the locality.



*P1.2 Church Street*

**1.6** The majority of Youlgrave's buildings date from the eighteenth and nineteenth centuries with a few buildings surviving from the seventeenth century. A variety of building materials can be found in the village but buildings are predominantly either of gritstone, or of limestone with gritstone dressings. Roofs are typically stone slate and blue slate although clay and concrete tile can also be found. The use of locally quarried limestone and gritstone throughout the Conservation Area provides a strong unifying element.

**1.7** In general, buildings are small-scale cottages in short terraces, with more prestigious housing found near the church and public buildings and shops spread along Church Street and Main Street. The twelfth century church is the earliest building in the village and its massive tower dominates the settlement, with all or parts of it visible from most areas and glimpses visible above rooftops and trees.

**1.7** Although there are mature trees within the Conservation Area, it appears that much of the planting took place towards the end of the nineteenth century. Trees often seem to have been planted to follow boundary walls, providing shelter. The most significant broadleaf native trees are found down on the north slope of Bradford Dale at Bankside. Ash and sycamore are common species. Youlgrave also contains a high percentage of non-native ornamental trees.



*P1.3 Bradford Dale*

## 2.0 LOCATION AND POPULATION

**2.1** Youlgrave Conservation Area lies in west Derbyshire towards the south-eastern boundary of the Peak District National Park. It is located on the south eastern edge of the carboniferous limestone plateau, at an altitude of 600 feet (183 metres). The village is situated on a narrow shelf between two valleys, Bradford Dale immediately to the south of the village and Lathkill Dale to the north, with the Rivers Bradford and Lathkill meeting at Alport, 1 mile (1.6km) to the east. Directly east of the village, on the other side of the River Bradford, the limestone gives way to shale and shale grits, with millstone grit forming the higher land of Stanton Moor, 2½ miles (4km) east.



*P2.1 Youlgrave from Conksbury Lane*

**2.2** Numerous mineral veins containing galena (lead ore), calamine (zinc ore), fluorspar, barites and calcite outcrop on the limestone around Youlgrave, and are either in the form of vertical fissures or pipes and flats formed horizontally.

**2.3** The Authority's Landscape Strategy and Action Plan (LSAP, 2009) identifies Youlgrave as being within the White Peak, with the Conservation Area straddling two distinct landscape types: the settlement itself is positioned within the Limestone Village Farmlands and Bradford Dale lies within the Limestone Dale. The landscape comprises an elevated limestone plateau dissected by deeply cut dales and gorges, contrasting strongly with the adjoining millstone grit Derwent Valley regional landscape character area.

**2.4** The parish of Youlgrave covers 2,515 acres (1,016 hectares). Youlgrave Conservation Area is located approximately 5 miles (8km) south of Bakewell, 4 miles (6.4km) south-west of Rowsley and 7 miles (11.3km) north-west of Matlock. Youlgrave lies on the B5056, which runs between the A6 Matlock to Bakewell road to the east and the A515 Ashbourne to Buxton road to the west.

**2.5** In 1789 Youlgrave village had a population of 614, with 136 households (Coupe, 1993). Census figures for the village record a population of 686 in 1801, with 172 households, with a rapid rise in population to 1,194, with 264 households, by 1851 (Coupe, 1993). This dramatic rise in population and households can be attributed to the increase in lead mining in the area.

**2.6** The decline in lead mining from the middle of the nineteenth century led to a rapid decline in the village population between 1861 and 1871, from 1,230 to 1,058, although the number of households remained steady at 167 (Coupe, 1993).

**2.7** The population began to rise again towards the end of the nineteenth century, and had reached 1,214, with around 272 households, by 1921, with the development of quarrying and other mineral extraction in the locality. The village population continued to increase through the early part of the twentieth century, reaching 1,485 in 1951 (Coupe, 1993).

**2.8** By the end of the twentieth century the population had declined, and the 2001 census records a population of 1,190 for the village.



*P2.2 Bradford Dale*



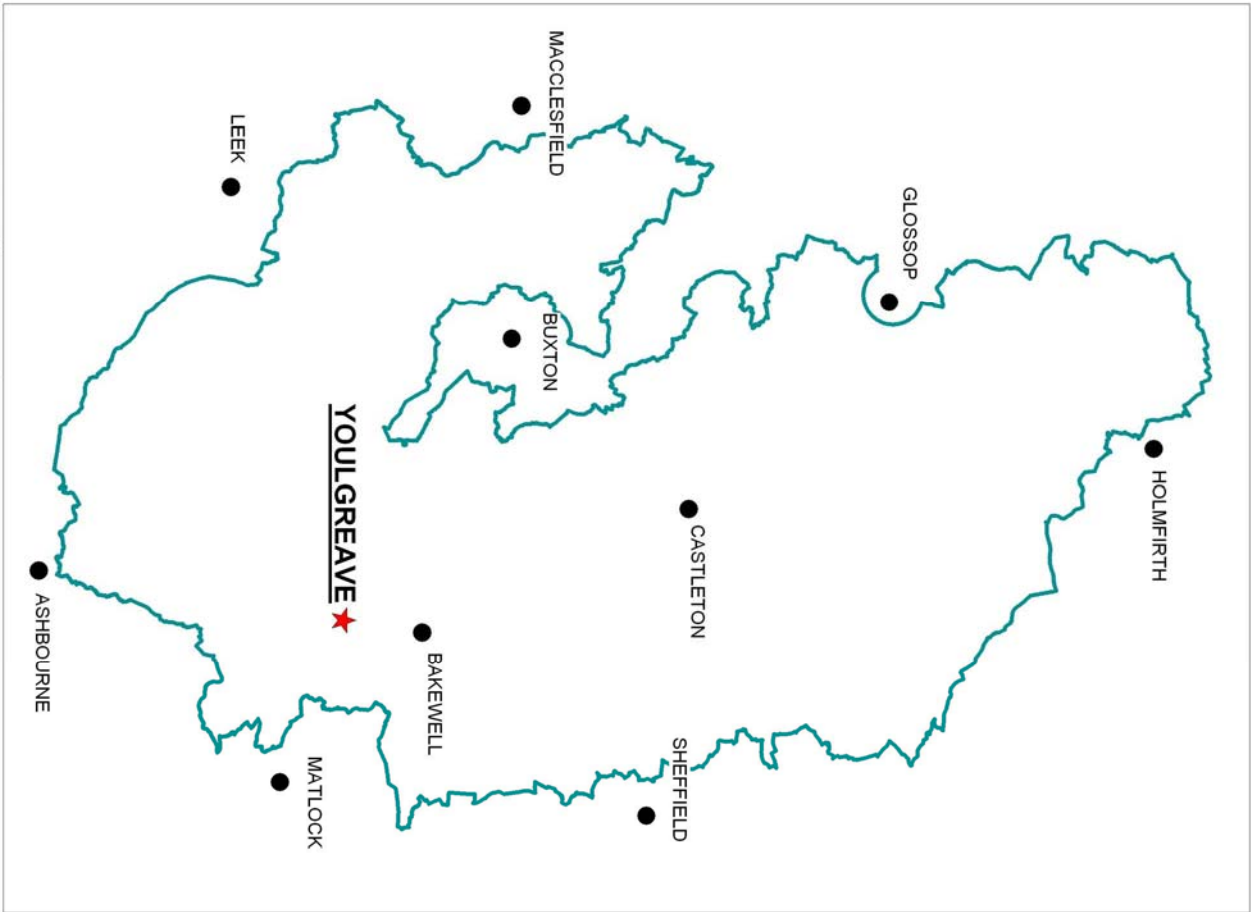


Fig. 1a. Location of Youlgrave Conservation Area

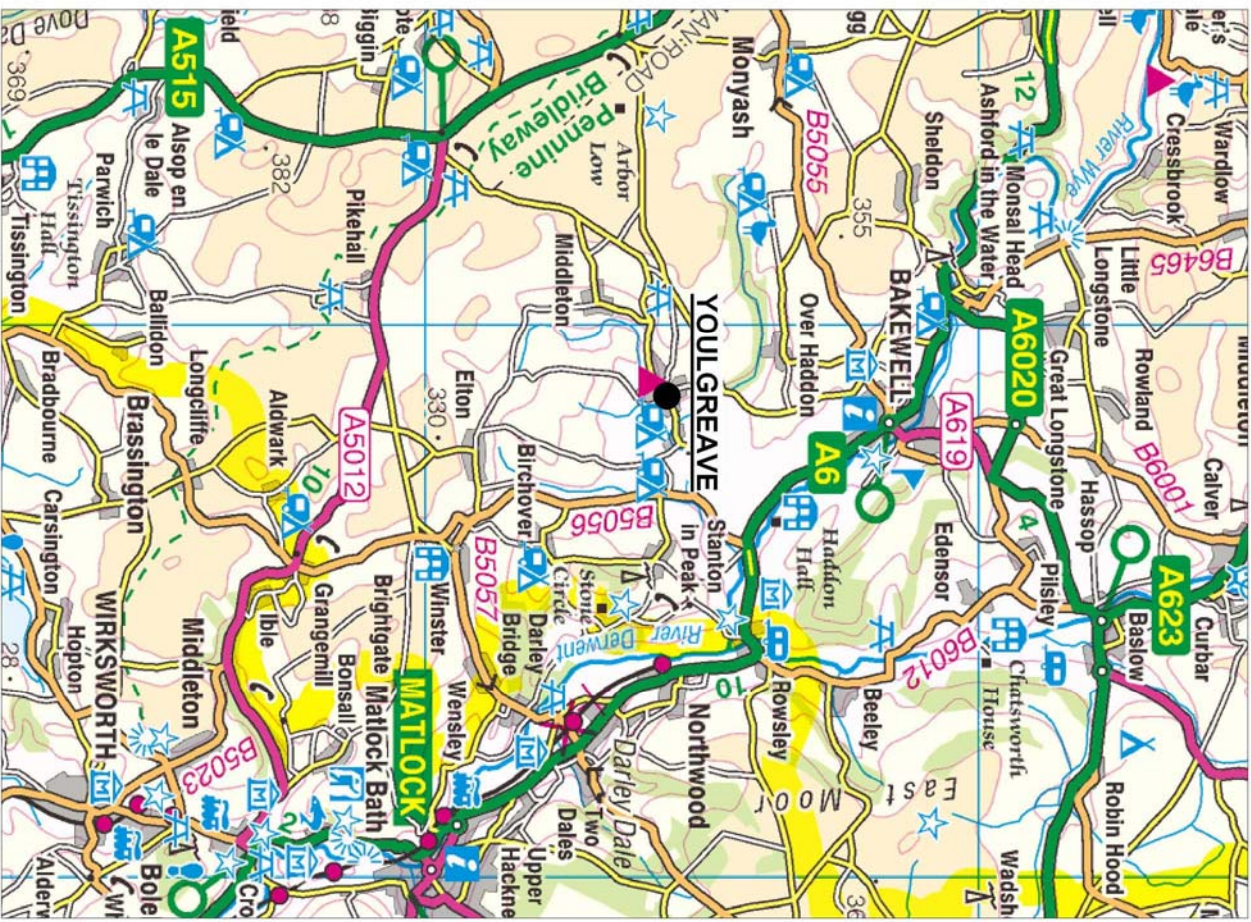
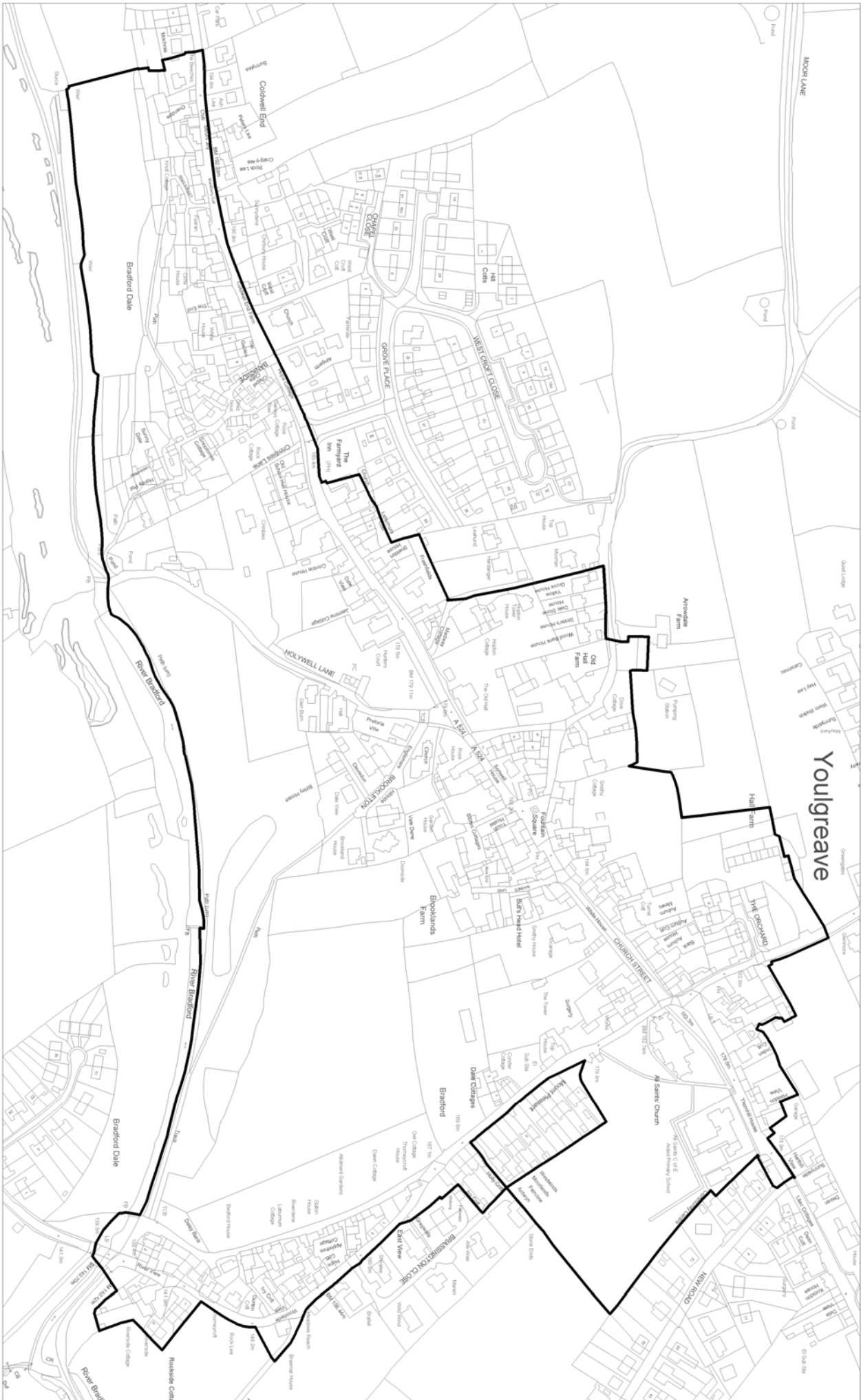


Fig. 1b. Location of Youlgrave Conservation Area



**Youlgrave**

**Fig 2 Youlgrave Conservation Area**  
 Designation date 5th February 1982

**Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, DE45 1AE**

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Scale 1:2500



Fig. 3. Aerial Photograph covering Youlgrave Conservation Area

### 3.0 HISTORIC AND ARCHAEOLOGICAL DEVELOPMENT

**3.1** There are no Scheduled Monuments within the Conservation Area although 22 sites within or just outside the Conservation Area boundary are identified on the Derbyshire County Council's Historic Environment Record (HER). These include: the Church of All Saints (15725 - Grade I listed), Old Hall Farmhouse and Barn (15742 – Grade II\* and Grade II listed), Old Hall (15741 – Grade II listed); two stone footbridge/clapper bridges (15765 and 15766 – Grade II listed), one of which is just outside the Conservation Area boundary; three wells set into roadside walls (15768, 15769 and 15771); a stone water pump near River View Cottages (15770); the circular stone water fountain (15773) and commemorative stone trough (15779) in Fountain Square; the stone obelisk (15774 – Grade II listed) and stone sundial (15775 – Grade II listed) in the churchyard; two stone troughs outside Old Hall Farmhouse (15778); a mounting block outside the George Hotel (15780); a fountain in the garden of Rose House (15776); the former Wesleyan Reform Union Chapel and Sunday School on Holywell Lane (29307); the Wesleyan Methodist Chapel on Main Street (29308); the former Independent Chapel on Main Street (29310); the location of a former chapel close to Bankside (29311); and a pinfold (15772) and the Primitive Methodist Chapel (29309) on Main Street, just outside the Conservation Area boundary.

**3.2** There is evidence of early human activity in the area around Youlgrave. A number of finds nearby date from the early Neolithic to the early or late Bronze Age, including: flint daggers (15717) and flint implements (15736), a flint core and flake (15732) and a small cupmarked stone slab (15739). Arbor Low (a Scheduled Monument and Guardianship Site), located three miles (4.8km) to the west of Youlgrave, is one of the largest late Neolithic henge monuments in England, and the site also includes Bronze Age barrows. Harthill Moor Farm, to the south of Youlgrave, was the site of an Iron Age settlement, now known as Castle Ring (Coupe, 1993).

**3.3** The Romans were attracted to the Peak District for its lead, and there is some evidence of activity in the Roman period near Youlgrave: Roman pottery has been found just to the north of the Conservation Area (10414).

**3.4** There is likely to have been some form of settlement in or close to Youlgrave in Anglo-Saxon times: an Anglo-Saxon glass bead has been found at Mawstone, to the south of Youlgrave (15721) and Fountain Square is believed to be the site of a Saxon Christian Cross.

**3.5** The village is first recorded as 'Giolgrave' in Domesday Book of 1086. The origins of the name are uncertain: 'giol' may derive from 'Geola', which may be the personal name of a local dignitary (Cameron, 1959) - in Domesday, the Saxon owner of the village is named as 'Colle' (Coupe, 1993), and Geola could be a variation of this name; alternatively 'giol' may derive from 'geolu' - the Old English word for yellow - possibly referring to the locally mined mineral barytes (Cameron, 1959); 'grave' is variously translated as a grove (Cameron, 1959), or a pit, trench or grave (Shimwell).

**3.6** The name Bradford was first mentioned in 1250, meaning 'broad ford' (Cameron, 1959).

**3.7** Historically the parish of Youlgrave lay partly in the Hundred of Wirksworth and partly in that of High Peak. It included the chapelries of Stanton, Elton and Winster, the townships of Birchover, Gratton and Middleton and the hamlets of Smerril, Conksbury, Hartlemoor, Alport and Greenfield. The proximity of the name Moatlow (or Mootlow) just to the south-west of Youlgrave indicates that one of the principal courts, or 'moot' sites of the High Peak Wapentake (Wapentaci de Peco) was held here (Hart, 1981).

**3.8** At around the time of Domesday the manor of Youlgrave was granted to William de Ferrers, Earl of Derby, who was then seized by the Crown for his part in the de Montfort uprising (Bulmer, 1895). The Duke of Rutland then became Lord of the Manor, but the Dukes of Rutland, the Dukes of Devonshire, the Thornhills of Stanton Hall and William Bateman of Middleton Hall and subsequently Lomberdale Hall were all principal owners of land and buildings in and around Youlgrave (Coupe, 1993).

**3.9** The parish Church of All Saints is the oldest surviving building in the village. It dates from the twelfth century and still retains Norman pillars and arches.



*P3.1 Parish Church of All Saints*

**3.10** The church was owned by the Abbey of St. Mary's at Leicester from around 1150 until 1552 following the Dissolution of the Monasteries (Coupe, 1993), when it was passed to Sir William Cavendish, whose family later became the Dukes of Devonshire. The massive tower, that dominates the centre of the village and can be seen from miles around, was added around the beginning of the fifteenth century.

**3.11** The 1793 map of the Manor of Youlgrave clearly shows three discrete areas to the settlement. The nucleus of the late-medieval village was the linear development between the parish church and the Old Hall, where a number of seventeenth century cottages still remain, together with the seventeenth century Old Hall and Old Hall Farm (Coupe, 1993). The Bradford area is often thought to be the oldest part of the village, located at a broad fording place with a plentiful supply of water, close to the Mootlow fields (to the south of the river). The Coldwell End/Bankside area, which developed slightly later, was not only close to the Mootlow fields but was also close to available employment in the nearby mines at Townend, Ashes, Mootlow and Costhill (Shimwell).

**3.12** In medieval times farms and their associated barns and outbuildings were generally situated within the village itself. A few former farmsteads still remain in Youlgrave, including Old Hall Farm built in 1630, and evidence of converted farm buildings can be found throughout the village (Coupe, 1993). Whytecote was built in 1907 on the site of a former farm (Ardley and Bartlett, 2003).



*P3.2 Old Hall Farm*

**3.13** People would travel out from the village to the large, shared open fields, where families would have strips or furlongs in different parts of the field. Fossilised medieval strips still survive: to the north side of the main east-west road through the settlement; in a rectangular block running south-west from the church and school; and to the south of the River Bradfield.

**3.14** Domesday Book records a water mill at Youlgrave (Barnatt and Smith, 2004), but no

record remains to suggest where this may have been located.

**3.15** The former village pinfold lies to the west of the Methodist Chapel (Peak District National Park Authority).

**3.16** Although Youlgrave was never granted a market charter and has no specific market place, it is likely that informal markets would have been held along the lanes of the predominantly linear settlement (Hart, 1981).

**3.17** Fountain Square is positioned at the western end of the historic core of the medieval village. From this point, the main village street divides to form two ancient lanes, Moor Lane and Holywell Lane, which would have headed north-west and south-west towards the medieval open fields. Holywell Lane was recorded as Holeweye in 1314 (Hey, 2001) and Holoway in 1434 (Shimwell), and was marked as Holloway Lane on the first and second edition Ordnance Survey maps (1879 and 1898), indicating that this is an ancient holloway, or sunken track, possibly once the main route running south-west from the village to Middleton, before the development of Coldwell End. Another ancient trackway runs from the south and crosses the river at the ancient fording place at Bradford, continuing up past the church and north to Conksbury and Over Haddon: the fording point at Bradford was later bridged and the packhorse bridge still remains today as a footbridge (Hey, 2001).

**3.18** There was a boom in lead mining in the area in the seventeenth and eighteenth centuries and the increasing prosperity which resulted led wealthy merchants and traders to build a number of large Georgian houses in the centre of the village from the middle of the eighteenth century, such as Auburn House on Church Street.



*P3.3 Auburn House*

**3.19** The Bull's Head is an eighteenth century coaching inn, and there are likely to have been a number of inns in the village from this time, to accommodate the growing population and the many labourers working in the surrounding mines. The George Hotel, opposite the church, was known as the Pig of Lead until the 1870s.

Thornhill House, opposite the Church of England School was an inn until 1913-14, originally known as the Marquis of Granby, then William the Fourth and most recently the Thornhill Arms.



*P3.4 Thornhill House, formerly an inn*

**3.20** The first school in Youlgrave was built in 1756 (White's Directory, 1857) for the education of the children of poor miners: the Co-op Building was built on the site of this school in 1887 (Ardley and Bartlett, 2003). There was also a private school referred to as Eleanor Liddall's Academy (Shimwell). The present school was built in 1867.

**3.21** The Middleton and Youlgrave enclosure Award was passed in 1818 (Coupe, 1993), although the 1793 map of the Manor of Youlgrave shows that the open fields and common land had already been divided up before this date. Enclosure shifted the focus from the old village-based farms to new, larger, more profitable farms built within the farmland, and by the end of the nineteenth century there were few working farms left within the village (Coupe, 1993). The only nineteenth century farm to be constructed within the village is Hall Farm, built in 1863, which is situated at the north-eastern edge of the settlement.

**3.22** A number of non-conformist chapels were constructed within the village during the early-mid nineteenth century. These can be seen on the 1879 First Edition Ordnance Survey Map of Youlgrave, although the earliest chapel is thought to have been situated at Bank Top, possibly where Chapel Cottages are now located (HER 29311). The former Wesleyan Chapel was constructed in 1807, extended at the front in 1907, and now privately owned by a school; the original Primitive Methodist Chapel was built in 1823 on Bankside, but was superceded by a larger building on the other side of main road, built in 1895; the Independent Chapel, designed and funded by Thomas Bateman, was built in 1853, and is now the Knoll Club; the Wesleyan Reform Chapel was built in 1857.

**3.23** Water has been a key factor in determining not only the location and form of the

village, but also its social and economic development. The fountain in Fountain Square was built in 1829, the money for its construction raised through a community fund by the Friendly Society of Women: the obelisk that now stands in the churchyard was originally located where the fountain now stands. The fountain served as a storage cistern for Youlgrave's own water supply, filled by a piped supply from a gritstone spring three-quarters of a mile to the south. Fountain Square became a focal point for the village, acting as a local meeting place and miniature market (Shimwell). Water was later piped to 10 public taps positioned around the village, and eventually to every house (Coupe, 1993).

**3.24** The Youlgrave Co-operative Society was formed in 1870, originally located on Moor Lane, before moving to the three-storey building on Church Street in 1877. The building contained various departments on its upper floors, with a cart shed and storage below. The Co-op supplied electricity to the village from 1910 until the electricity industry was nationalised (Coupe, 1993).

**3.25** A comparison between the 1793 map and the First Edition Ordnance Survey map of 1879 shows a moderate increase in the number of properties in the Coldwell End / Bankside area, a few infill properties in the Bradford area and along Church Street and around Fountain Square, and increased development on Main Street linking the Old Hall with the Coldwell End / Bankside area. There is an increase in the number of public buildings, such as the school, non-conformist chapels and the Farmyard Inn. In addition, a number of properties, particularly along Church Street, have been extended to the rear, with additional buildings added within the curtilage of others. These areas of expansion and extension within the settlement reflect the growing wealth of the economy of the village with the increase in lead mining up to the middle of the nineteenth century.



*P3.5 Building extended backwards from Church Street*

**3.26** With the exception of the new Wesleyan Methodist Chapel on Main Street, there is little

change from the First and Second Edition (1898) Ordnance Survey maps.

**3.27** In 1920 the Duke of Rutland sold 600 acres of land in the parish of Youlgrave. This resulted in the progressive development of plots of land, with the building of new houses in all parts of the village. The latter half of the twentieth century saw a number of new developments around the outskirts of the village, mostly outside the Conservation Area boundary.

Key  
There are no Scheduled Monuments

- ◆ HER site (point)
- HER site (area)
- ▭ Conservation Area Boundary

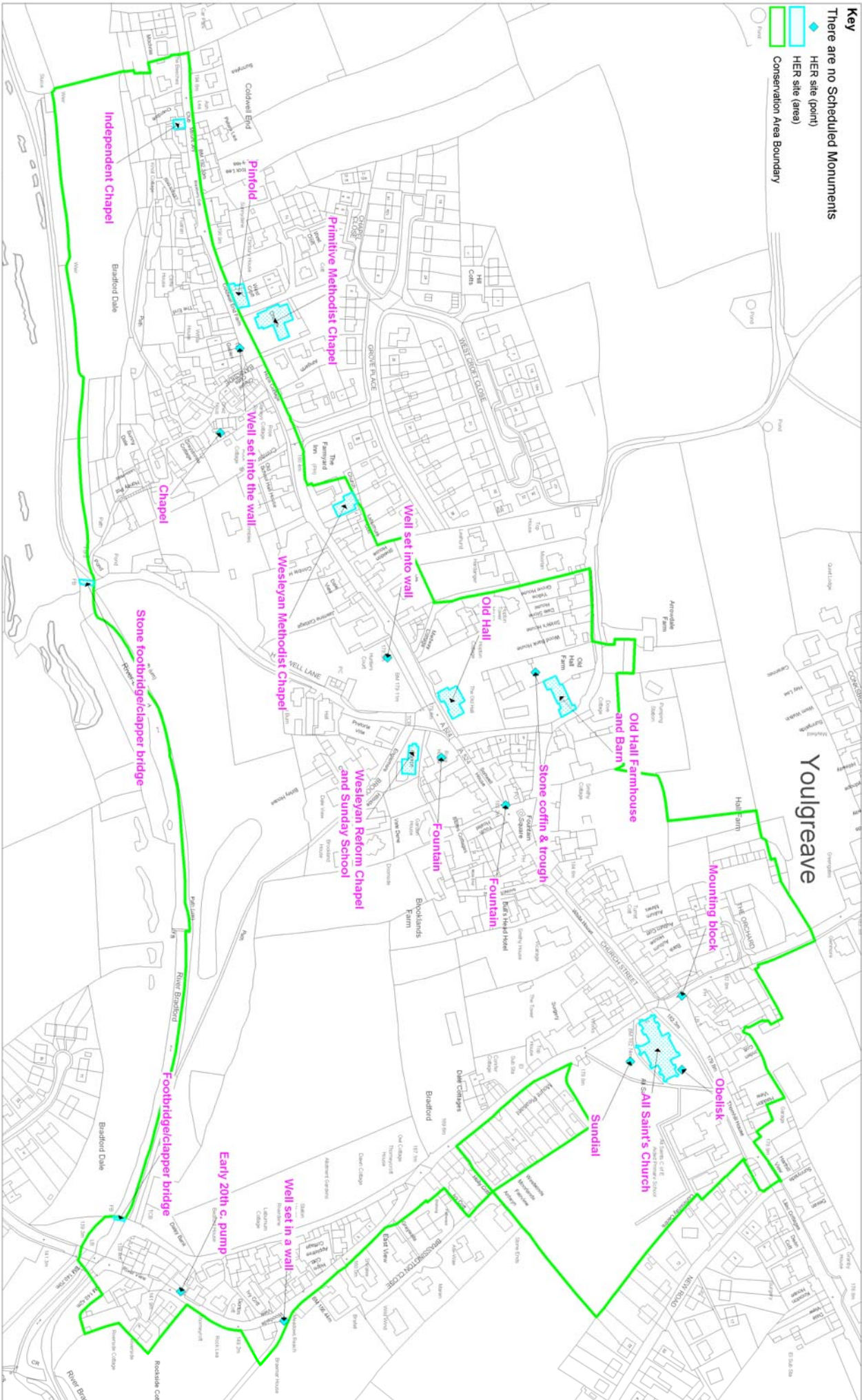


Fig 4 Archaeological Sites Identified on the Derbyshire Historic Environment Record (HER) within Youlgrave Conservation Area



Scale 1:2500



Fig 5 Manor of Youlgrave, 1793 (extract)



Fig 5 Manor of Youlgrave, 1793 (extract)

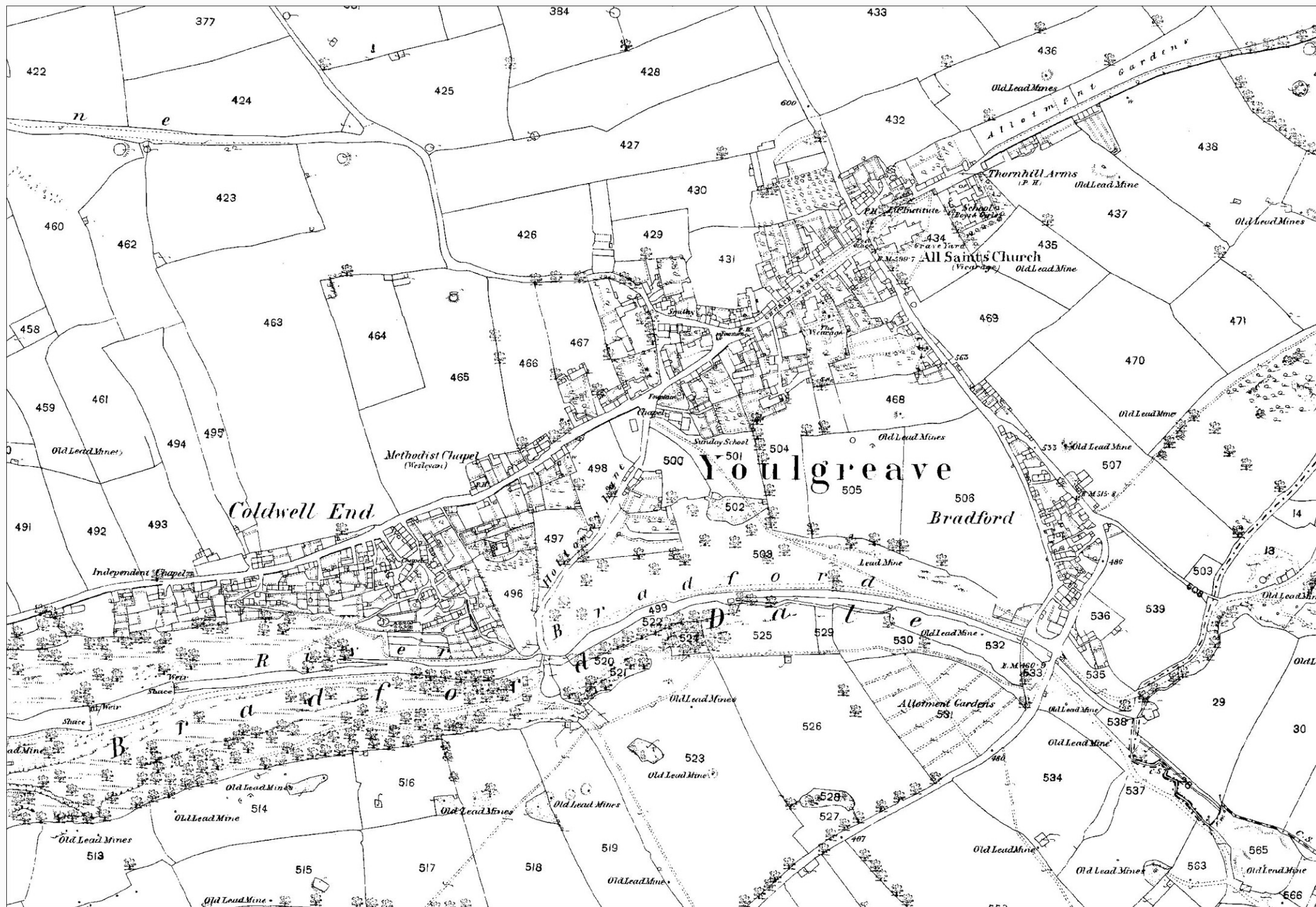
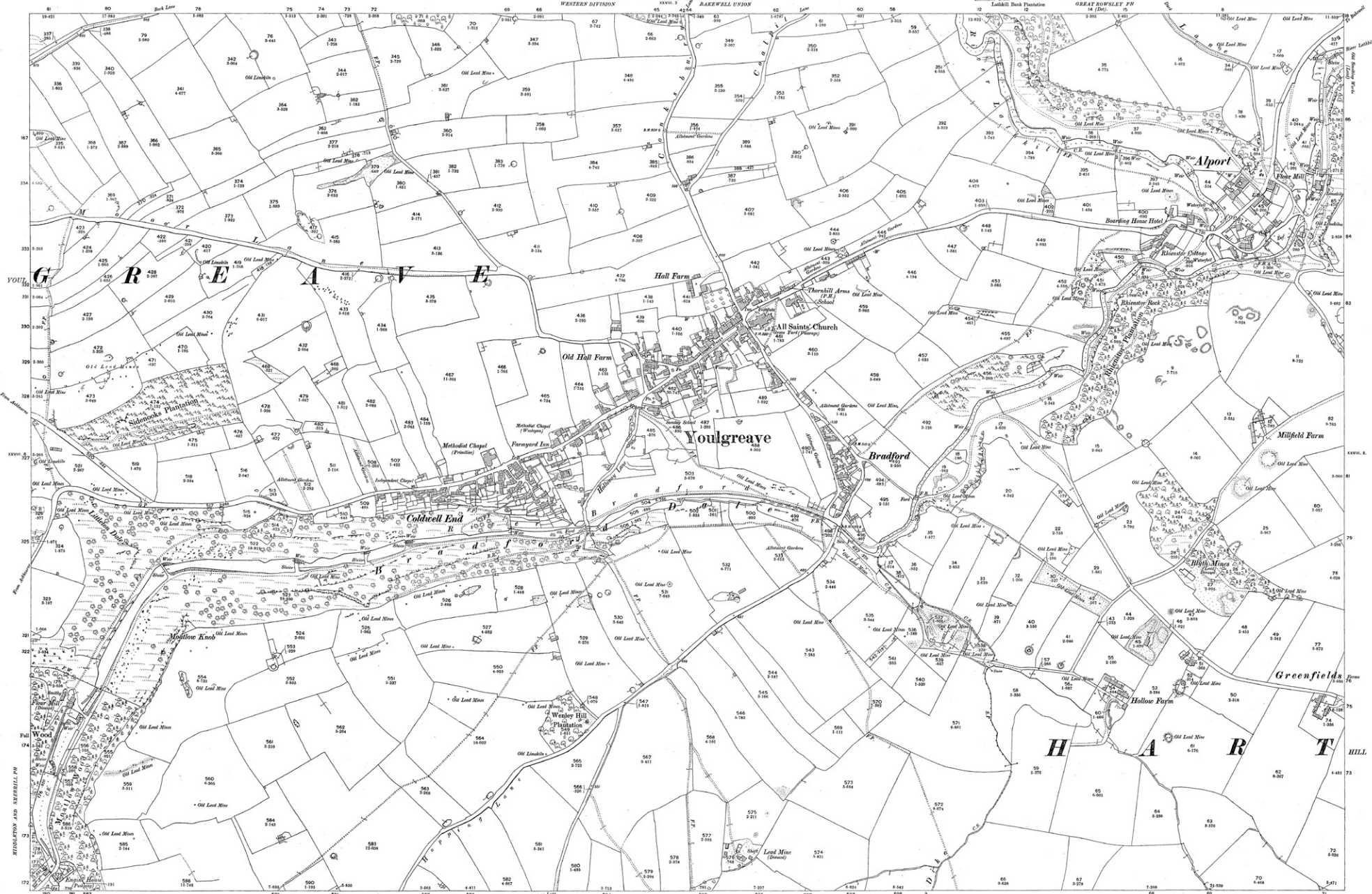


Fig.6 Ordnance Survey 1st Edition, 1879



CHARACTERISTICS AND SYMBOLS FOR BOUNDARIES, &c.

County	Manor	Manorial Waste	Water	Change of Boundary following the position of the Ordnance Survey of 1856	27
Parish	Manor	Other District	Water	Change of Boundary following the position of the Ordnance Survey of 1856	27
Manor	Manor	Other District	Water	Change of Boundary following the position of the Ordnance Survey of 1856	27
Manor	Manor	Other District	Water	Change of Boundary following the position of the Ordnance Survey of 1856	27

Engraved and Published by the Director General at the Ordnance Survey Office, Southampton, 1898.  
 The Altitude given in feet above the normal Mean Level of the Sea at Liverpool which is 0.610 fms. Foot below the general Mean Level of the Sea.  
 Altitudes indicated thus (H.M.S.) refer to Bench Marks on Buildings. W.L. shows marked thus 1.52 fms. surface level.  
 © Ordnance Survey, 1898.

Scale 1 inch being 25.347 inches or a Statute Mile or 200.33 Feet to the Inch.  
 1:25,347  
 1:200,330  
 1:20,033  
 1:2,003.3  
 1:200.33  
 1:20.033  
 1:2.0033  
 1:0.20033

Fig.7 Ordnance Survey 2nd edition, 1898

#### 4.0 FORMER AND CURRENT USES

4.1 The main occupations in Youlgrave, historically, were lead mining and farming, with many people combining the two jobs in order to make a living.

4.2 The soil around Youlgrave was fairly poor and not particularly well-suited to arable farming, and farming at the beginning of the seventeenth century consisted mostly of sheep rearing (Coupe, 1993). The presence of mills on the Lathkill and Bradford rivers, however, suggest that some arable crops were being grown at this time – the Youlgrave and Middleton Enclosure Award of 1818 mentioned tithes of corn and grain, as well as allotments of wool and lamb (Coupe, 1993).

4.3 The limestone around Youlgrave contains numerous mineral veins containing lead ore, zinc ore, fluorspar, barites and calcite, all of which have been mined commercially. Mining around Youlgrave began in the Middle Ages but increased significantly from the seventeenth century. Lead mining was the principal local industry in the seventeenth and eighteenth centuries and through to the mid-nineteenth century (Coupe, 1993).

4.4 By the middle of the nineteenth century, between 55 and 60% of the working male population of Youlgrave was employed in the lead mines and the whole village economy was closely related to the prosperity of the industry (Shimwell).

4.5 The lead mining industry declined significantly in the area from the 1860s and had almost ceased locally by 1920, with the notable exception of Mawstone Mine, which continued to employ a significant number of local men until the gas explosion of 1932. Employment in the mining industry continued, however, with the establishment of the Derbyshire Silica Firebrick Company in 1892 at Friden, four miles (6.4km) to the south-west of Youlgrave (Shimwell). From the early twentieth century, fluorspar was extracted locally for use in the steel industry (Coupe, 1993).

4.6 In the third quarter of the nineteenth century there was a rapid increase in the number of people within the village employed in gritstone quarries, to the south and east of the village, reflecting the nationwide late-Victorian building boom and the dramatic increase in railway construction (Coupe, 1993). By the end of the century, quarry working had overtaken mining as the main occupation locally (Coupe, 1993).

4.7 During the eighteenth century, wool spinning was carried out by local women, probably as a cottage industry (Coupe, 1993).

4.8 By the eighteenth century there were a number of paper mills sited on the River Lathkill at nearby Alport, together with several cotton weaving sheds and a few small spinning mills in Youlgrave (Peak District National Park Authority). There was a bobbin mill on the River Bradford at Middleton during the nineteenth century (Coupe, 1993).

4.9 During the third quarter of the nineteenth century some women in the village were employed in lace-working, as outworkers to the lace factories in Nottingham and Chesterfield, producing items such as parasols, shawls and jackets (Coupe, 1993). Both the 1861 census and the 1871 census record local women employed thus, but there is no record before or after these dates of lace-working in the village (Coupe, 1993).

4.10 By the mid-nineteenth century Youlgrave was a thriving settlement. There were many shops in the village, with a number of small shops in Fountain Square, at the bottom of Bradford and near the Farmyard Inn (Ardley and Bartlett, 2003), where evidence of former shop fronts can still be seen on the building frontages. A number of the larger properties on Church Street once housed shops: Lathkill House was a bank until the early 1980s, Whytecote was the Youlgrave Surgery for a time, Turret House was a silversmiths and the George Inn was once a Midland Railway Parcel Receiving Office (Ardley and Bartlett, 2003).



*P4.1 Former shop front on Church Street*

4.11 Local service industries recorded in the nineteenth century include shoemakers, tailors, blacksmiths, tinplate workers, dressmakers, builders, carpenters and joiners, stonemasons, shopkeepers and innkeepers (Coupe, 1993). The availability of manufactured goods from the beginning of the twentieth century reduced the number of people engaged in making handmade articles

and many of these industries declined in the village (Coupe, 1993).

**4.12** Industries based on the extraction of local minerals continued to provide employment for the village, with limestone quarrying and fluorspar extraction in addition to the silica brickworks at Friden and calcite mining on Long Rake. Today there is still some mining in the Youlgrave vicinity.

**4.13** The Co-operative Stores ceased trading in 1968 and is now a Youth Hostel (Ardley and Bartlett, 2003).

**4.14** Tourism is now important to the local economy with B&Bs and holiday cottages in the village.

**4.15** Youlgrave retains a number of amenities, including three public houses, a post office, a few shops, a garage, a dairy and the Youth Hostel.

## 5.0 ARCHITECTURAL AND HISTORIC QUALITIES

5.1 Youlgrave contains a wide variety of building styles, making generalised statements about its architectural qualities difficult. Predominant trends can be identified but exceptions can be found in every case. Given there is such a diverse mixture, the village has a surprisingly unified appearance. The use of varied but harmonious, locally sourced building stone contributes to this.

5.2 Architectural unity in Youlgrave is also achieved through a similarity of scale, so that whether a building has one, two or three storeys it relates well in terms of proportion to its neighbours. This is helped by the topography of the settlement.



*P5.1 Buildings relate proportionately to each other*

5.3 The two main exceptions to this are All Saints' Church and the Youth Hostel, both of which are prominent buildings in the street scene and in more distant views of Youlgrave.



*P5.2 All Saints Church from Moor Lane*

5.4 The buildings in Youlgrave have mostly been constructed in the vernacular style. Their simple, utilitarian forms have given them a solid, robust appearance. There are exceptions with some buildings displaying more sophisticated architectural detailing. These include All Saints Church, All Saints' School, Stores Cottages, Auburn House and Lathkill House, The Youth Hostel, The Wesleyan Chapel, The Methodist Chapel, The Independent Chapel and Whytecote.

5.5 There are 31 list descriptions, covering 38 listed buildings and structures in Youlgrave Conservation Area. A list of these can be found in Section 13. There are, however, many more listed buildings within the Parish of Youlgrave outside the Conservation Area. The majority of buildings in Youlgrave are unlisted but most make a significant, positive contribution to the appearance of the Conservation Area. Most have some historic and architectural merit.

5.6 It is evident from the surviving buildings, excluding the Church, that there have been four main periods of development, and this is born out by the historic evidence in Section 3. The earliest phase was the seventeenth century and these buildings were generally located between All Saints' Church and Fountain Square; most complete buildings from this phase are concentrated on Moor Lane.

5.7 A more intensive phase of development occurred in the eighteenth century, generated by wealth from lead mining. This resulted in the construction of some high status properties centred around All Saints' Church, with some miners' cottages at Coldwell End and Bradford Dale.

5.8 Continuing expansion of the lead mining industry up to the middle of the nineteenth century resulted in further expansion of the village. Towards the last quarter of the nineteenth century the impetus for development was the growth of the quarrying industry. By the end of the nineteenth century Coldwell End and Bradford were effectively linked to the main settlement, mainly due to the construction of workers cottages.

5.9 Twentieth century development has been concentrated on the periphery of the village, with housing developments at Grove Place and West Croft Close, north of Coldwell End and New Road at the eastern entrance to the village. Both these developments are outside the Conservation Area.

5.10 Twentieth century development within the Conservation Area includes the villas at Brookleton, properties on Moor Lane, Conksbury Lane and Bradford. There were also smaller developments occupying infill sites such as

Fuaran, The Gables, Freshfields, Sonwell House and Whytecote.

**5.11** The earliest surviving building within the Conservation Areas is All Saints' Church, which has twelfth century origins. Pevsner (p362) describes this as "One of the most impressive churches of Derbyshire." The oldest section is the south aisle which is late Norman (1150-70), and has round headed arches. The slightly later north aisle has pointed arches. This shows that the church's construction took place during the transitional phase between Norman and Early English Gothic periods.



P5.3 Early English Gothic and late Norman arches in the Church

**5.12** The fifteenth century tower, which is perpendicular gothic (1350-1530), dominates the street scene. The church was restored in 1870 by the architect Norman Shaw; the restoration date is shown on the clock. The east window of 1876 was designed by Edward Burne Jones and made in the William Morris workshop.

**5.13** Dating buildings is generally problematic as inevitably over time they are altered; extensions and other changes mask or destroy historic fabric. Windows and their surrounds are good indicators of a building's age, but even this is not straightforward. Sometimes earlier buildings were given new façades and this was common practice in the nineteenth century when technological advances in glass production allowed for larger windows; this certainly occurred in Youlgrave.

**5.14** With the exception of All Saints' Church, there is no exterior evidence to suggest that any buildings in Youlgrave have a construction date earlier than the seventeenth century. It is, however, possible that some of the buildings contain earlier cores.

**5.15** It is acknowledged that towards the end of the sixteenth and beginning of the seventeenth centuries England went through the Great Age of Rebuilding. Wealth from a thriving agricultural economy along with a desire for privacy and comfort are believed to have been the impetus behind the rebuilding. From this time onwards, construction used more substantial materials and forms. As such, evidence of earlier buildings could have been masked or destroyed.

**5.16** Buildings within Youlgrave which have seventeenth century origins include the Old Hall, Old Hall Farmhouse and Dove Cottage.



P5.4 Old Hall Farm, dates from the seventeenth century

**5.17** A variety of window styles are evident in the Conservation Area. The earliest openings have a horizontal emphasis with small casements in rows. The earliest surviving examples are from the seventeenth century and these have chamfered mullions with hoodmoulds over. Examples of these can be seen at the Old Hall on Main Street, Old Hall Farm on Moor Lane and Fountain View Cottage in Fountain Square.



P5.5 Seventeenth century window the Old Hall



P5.6 Blocked seventeenth century window, Fountain View Cottage

**5.18** In the eighteenth century window openings became larger with a more vertical emphasis. Eighteenth century sash windows

had more subdivisions using smaller panes of glass than nineteenth century ones. Casement windows also became popular. Eighteenth century mullions tend to be square cut and not chamfered.



P5.7 Ivy Cottage dates from the eighteenth century

**5.19** Stores Cottages to the rear of the Youth Hostel are an interesting example of eighteenth century polite architecture, containing a Venetian window and an oversize keystone over a former doorway. Both details are typical of the era, but not of the village or the locality. The detailing indicates high status buildings which must have been commissioned by a wealthy owner.



P5.8 Eighteenth century window surrounds at Stores Cottage

**5.20** There are other buildings from the eighteenth century which are obviously high status. Notably some of the larger properties on Church Street which have decorative door surrounds with stone brackets and canopies. The amount of detailing reflects the wealth of owners: Auburn House, built in 1734, was the family home of the Coates family who made their fortune in the cotton trade.



P5.9 Eighteenth century door surround, Auburn House

**5.21** The remains of a barn on Barnes Lane are thought to be that of an eighteenth century tithe barn. The building contains a door with a heavy stone surround which indicates a construction date of this period. It has been much altered over the centuries and it now has a mono pitched roof and the rear wall has been reduced in height.

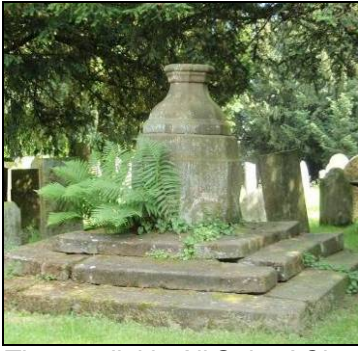


P5.10 Possible remains of the Tithe Barn on Barnes Lane

**5.22** The George Hotel and the Bulls Head, were both coaching inns during the eighteenth century. They have both had nineteenth century alterations, the George having bay windows added to the front elevation, and the Bull's Head having extensions to the rear and a jettied timber framed dormer added to the front.

**5.23** Other structures dating from the eighteenth century include the sundial of 1752 located near the south door of the church, which is formed from an upturned font. (Steps surrounding the sundial were taken from the Saxon cross); and the 1762 Obelisk in the cemetery.





*P5.11 The sundial in All Saints' Churchyard*

**5.24** The majority of properties within the Conservation Area date from the nineteenth century, and some of the earlier buildings were also restored at that time.

**5.25** Nineteenth century buildings typically contain larger window openings with a definite vertical emphasis. The later windows in particular typically had 2 panes in each half sash, or margin panes with a larger piece of glass in the centre of the frame. Detailing to surrounds became more ornate with pedimented lintels and projecting sills. A picked tool finish to quoins and window surrounds is a nineteenth century detail commonly found in Youlgrave.



*P5.12 A variety of nineteenth century window details.*

**5.26** The nineteenth century saw the construction of most of the village's public buildings some, of which were provided by local philanthropists. The Reading Room of 1857, was provided by William Pole Thornhill of Stanton-in-the-Peak for Youlgrave Literary

Society. The 1853 Wesleyan Reform Chapel at the top of Holywell Lane was built on land donated by William Pole Thornhill. The Independent Chapel of 1853, now the Knoll Club, was built at the request of Thomas Bateman, the local antiquarian.

**5.27** The former Wesleyan Sunday School, now a dwelling, and the original Wesleyan Chapel of 1807 are situated on Main Street.

**5.28** All Saints' School, 1866-68, was designed by Samuel Rollinson of Chesterfield and built by William Shimwell of Youlgrave.

**5.29** The fountain head, built by Edward Twyford in 1829 is described by Pevsner (p363) as "a big plain lumpy circular conduit head."



*P5.13 The Conduit Head, Fountain Square*

**5.30** Several nineteenth century shop fronts survive in the village. These are concentrated on Church Street and Main Street and include Dale Cottage and The Old Bakery which retains its original shop fittings. The most impressive shop is the purpose-built Co-operative Stores constructed in 1887 which is now the Youth Hostel. Shops which are still in use are The Post Office in Fountain Square and Holland's and Parker's shops both on Church Street. Parker's shop was constructed in the early part of the twentieth century.



*P5.14 Dale Cottage, former shop window*



*P5.15 The former Co-operative Store*

**5.31** One of the earliest shop fronts is thought to be that of the former shop at the corner of Church Street and Bradford. This may have been a greengrocer's shop, indicated by the carvings of fruit on the lintel.



*P5.16 Fruit detail on the former shop front, Church Street*

**5.32** Twentieth century development within the Conservation Area includes the villas at Brookleton, which are of a distinctive style with picked tool detail to stone dressings, often with dormer and bay windows. Individual properties fitting this type can be found at other locations in the village.



*P5.17 Properties at Brookleton*

**5.33** Whytecote is an Arts and Crafts house built in 1907, its white rendered walls and red clay tile roof are typical of the style but out of character with the local vernacular tradition.

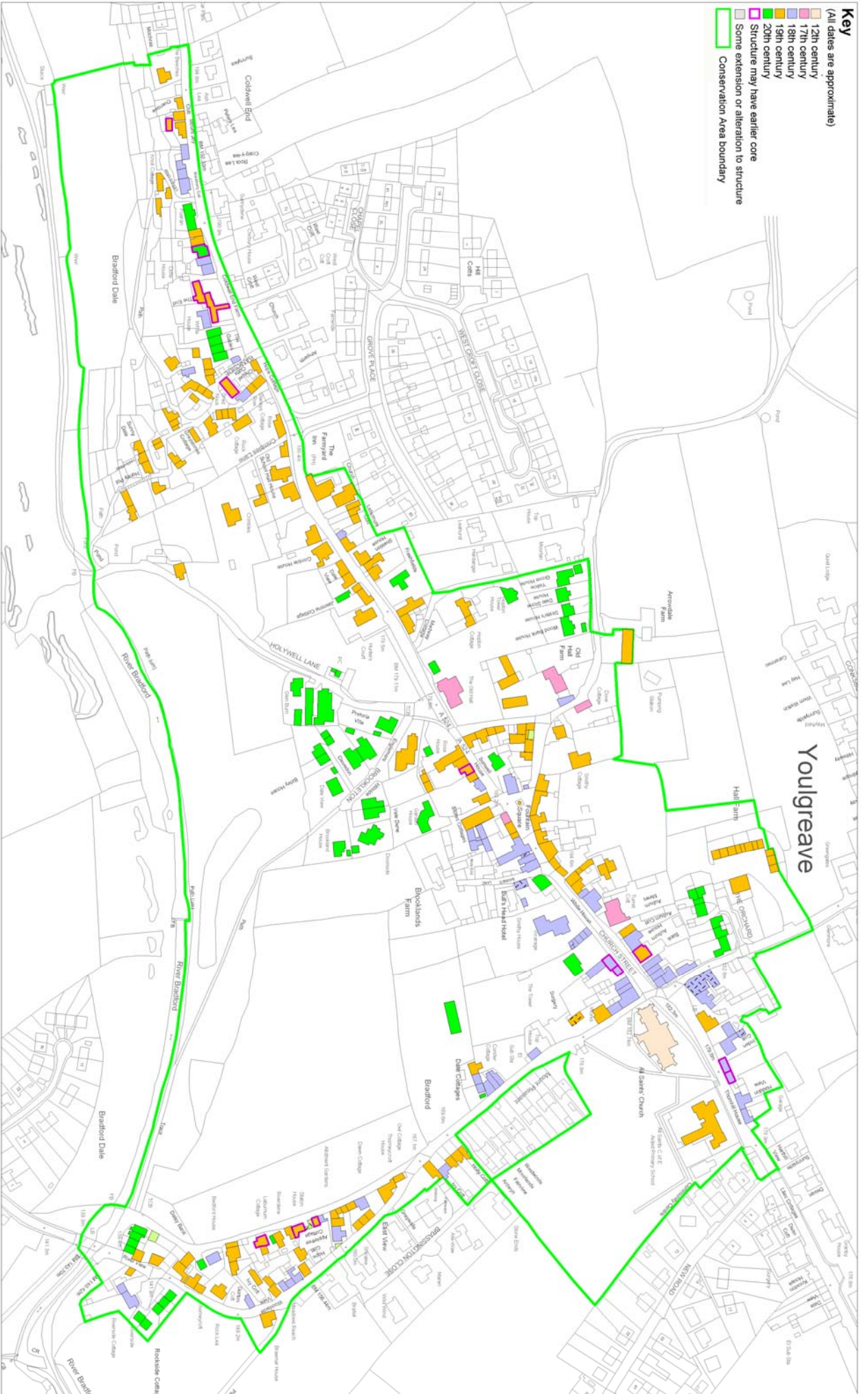


*P5.18 Whytecote on Church Street*

**5.34** Other twentieth century development in the Conservation Area, including Sonwell, Freshfields, The Garden House, and properties on Moor Lane have either a neutral or negative impact on the historic settlement. This is due to the use of harmonious building materials and the fact that they occupy positions set back from the roads.

**5.35** Rockside Cottages at Bradford are starter homes constructed in the early 1980s from concrete rubble block. This material is alien to the village and the locality.

**5.36** There are several key buildings within the village which have some architectural and historic importance, but which are not listed. These include, amongst others, the George Inn, The Old Bakery, The Knoll Club and The Wesleyan Chapel. All the key buildings and listed buildings are marked on the Streetscape Features map.



- Key**  
 (All dates are approximate)
- 12th century
  - 17th century
  - 18th century
  - 19th century
  - 20th century
  - Structure may have earlier core
  - Some extension or alteration to structure
  - Conservation Area boundary

**Fig 8 Architectural Development within Youlgrave Conservation Area**

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## 6.0 PREVALENT AND TRADITIONAL BUILDING MATERIALS

6.1 Although both gritstone and limestone buildings can be found in Youlgrave, limestone is the predominant material. The use of the locally quarried limestone and gritstone throughout the Conservation Area has provided a strong unifying element.



*P6.1 Harmonious building materials on Church Street*

6.2 Stonework in Youlgrave is normally dressed, and brought to courses. There are also examples of rubble construction particularly on lower status buildings. In some cases a building which presents an impressive coursed stone façade has rubble construction to the rear or side elevations, such as Auburn House and the former Vicarage. The three elevations of the Youth Hostel building which are on public view are gritstone, and the west elevation, which is more hidden, is limestone rubble. The Grocer's shop on Church Street has a gritstone façade with red brick to less public elevations.



*P6.2 The former vicarage has a gritstone façade, other elevations are limestone rubble*

6.3 Gritstone and limestone have both been used in the construction of prestigious buildings in the village. All Saints' Church is predominantly gritstone, The Wesleyan Chapel is gritstone. The former Co-op, The former Vicarage all have gritstone on their public elevations. The Independent Chapel (now the Knoll Club) is an exception, as although its side elevations cannot be clearly seen the whole building is gritstone.

All Saints School and the Methodist Chapel are both limestone with gritstone dressings.

6.4 There is some limited use of render, but this is not typical within the village. Rendered buildings tend to be of nineteenth century origin. Much of the render is modern cement-rich pebble-dash rather than a traditional wet dash or lime render. In some cases evidence that a building was formerly rendered can be seen in the form of projecting stone dressings.

6.5 A variety of roofing materials can be found in the village. There are examples of both blue slate and stone slate, Staffordshire blue tile, red tile and concrete tile. Natural slates are the predominant types. Blue tile started to appear in the nineteenth century with the opening of the railways making transportation of materials easier. Red tile and concrete tile are more typical of the twentieth century and are alien materials to the area.



*P6.3 A diverse mixture of materials on Main Street*



*P6.4 A mixture of roof materials, stone slate, clay tile and blue slate, just visible*

6.6 There were originally thatched buildings in the village but none of these survive. A photograph taken at the turn of the nineteenth century shows a thatched property on Holywell Lane, this building is marked on the Second Edition 1898 Ordnance Survey map but is now demolished.



*P6.5 Thatched building on Holywell lane*

**6.7** Stone chimneys are a common feature. On older and high status properties these are often ashlar with decorative drip moulds. Both gritstone and limestone chimneys are found and the majority have gritstone banding and drip courses. Blue engineering brick has been used on many nineteenth century properties and has replaced stone stacks on older buildings. Red and yellow brick chimneys can also be found, but these are later additions. Brick generally is an alien material to the Youlgrave Conservation Area.

**6.8** Traditional rainwater goods are typically cast-iron gutters with half-round or ogee profiles, normally fixed to metal rise and fall brackets. Fascia boards and barge boards are not traditionally used on buildings in the area.

**6.9** Gritstone is commonly used for stone dressings such as window surrounds, kneelers, copings and quoins. Earlier buildings have full gritstone window surrounds; later window openings just have gritstone heads and sills. A typical detail of late-nineteenth century buildings is dressings with a picked tool finish. This can also be seen on earlier buildings which were restored in the nineteenth century.



*P6.6 Quoins with picked tooled finish and margin detail*

**6.10** Some buildings in Youlgrave have been built to fit available plots. Examples include Thornycroft House at Bradford, the Grocer's Shop on Main Street and the cottages to the north of Fountain Square. Some corner properties have shaped quoins such as Dale View at Bankside.



*P6.7 Properties on Fountain Square, built to fit a corner plot, the grocer's shop in the distance*



*P6.8 Shaped quoin detail at Dale View, Bankside*

**6.11** Stone boundary walls contribute significantly to the character of the Conservation Area. There are a variety of walling types in the Conservation Area and examples of both drystone and mortared walls can be found. There are a variety of coping details including round and triangular. There are also some flat coping stones. Various types of gritstone gatepost punctuate the walls.



*P6.9 Boundary wall to Linden House*



*P6.10 Drystone walls on Moor Lane*

**6.12** Prior to the early twentieth century, Youlgrave's roads would have been un-metalled tracks. Tarmac is the predominant surfacing material. Given the size of the village there are few pavements, properties tend to front directly onto the roads. There are stretches of pavement on Church Street, Main Street, Coldwell End, Alport Lane and Conksbury Lane; some of these have gritstone kerbs, others are concrete. In places a notional pavement is marked on the road by a white line.

**6.13** Good examples of traditional stone paving can be found on King Street and the lower end of Bankside. Stone setts can also be seen showing beneath the tarmac surface on Crimbles Lane. Stone paths can be found in All Saints' Churchyard.



*P6.11 Gritstone setts and steps on Bankside*

**6.14** Smaller areas of stone surfacing can be found in front of cottages at Coldwell End to the east of King Street, and to the front and east of Turret House on Church Street. These are limestone and have a comparatively smooth appearance.



*P6.12 Limestone setts at Coldwell End*

**6.15** In Fountain Square there are sections of stone surfacing in a traditional style around the Conduit Head and properties immediately fronting The Square. This was funded by the Peak District National Park Authority in 1997.

**6.16** There are several historic water points surviving in the village. The Conduit Head is the largest and most obvious but other examples can be found on Main Street, Church Street, Coldwell End, Bankside and Holywell Lane. On Bankside there are examples of stop tap covers and inspection covers which bear the name Youlgrave Water Works.



*P6.13 Youlgrave Water Works stop tap cover*



*P6.14 Historic Water Point on Main Street*

**6.17** A K6 phone box is situated at the top of Holywell Lane and there is a post box. There is a twentieth century pillar box outside the Post Office in Fountain Square. There are pole-mounted twentieth century letter boxes outside

the Reading Room, in Bradford Dale and on the corner of Grove Place, which is just outside the Conservation Area.



P6.15 K6 Phone box with well dressing, Holywell Lane

**6.18** Street lighting is modern and utilitarian in appearance. There are, however, a few examples of historic lights in the village which, have been converted to electricity, with swan-neck adaptors. The most interesting of which is located at the bottom of Bankside. This has a barley-sugar twist pole, and is of Victorian origin; the remains of the support for a lantern can be seen.



P6.16 Base of Victorian lamp standard on Bankside

**6.19** Three paraffin lights were erected in the village in 1894 and some of the frames still remain. One was located at the top of the church steps, one was outside the gate at Old Hall Farm and third was on Bankside as mentioned in paragraph 6.18 above.

## 7.0 THE RELATIONSHIP OF STRUCTURES AND SPACES

### General

7.1 Part of the special interest of Youlgrave lies in its position at the top of the south-facing ridge overlooking Bradford Dale. This means that there are open views and glimpses of views across the valley between buildings and above rooftops.



*P7.1 Views glimpsed between buildings*

7.2 There is a fairly uniform colour palette through the Conservation Area, with pale grey limestone alongside sandy-coloured gritstone, with grey roof slates or tiles and darker grey tarmac.

7.3 Buildings within the Conservation Area are generally fairly small-scale. Cottages along the main route through the village tend to front directly onto the road, with former agricultural buildings presenting blank rear or side elevations edge-on to the lane.



*P7.2 Building with side elevation edge-on to lane*

7.4 The settlement is primarily linear in layout, arranged along the main road through the

village. However, differences in level along this route, together with numerous twists and turns mean that the buildings and roofs do not appear linearly aligned, but are offset beside, behind and above each other. This adds variety to the street scene and views are variously blocked or open along the route.



*P7.3 Buildings appear offset beside each other*

7.5 The massive tower of the Church of All Saints dominates the settlement, with all or parts of it visible from most areas and glimpses visible above rooftops and trees.

7.6 In most places the lanes are edged by stone walls, either boundary walls or the walls of the buildings themselves. These stone walls provide a continuity that links the buildings and spaces through the Conservation Area.

7.7 The settlement can be separated into three distinct areas, reflecting the historical development of the village and each with slightly differing characters: the historic core, from the north-eastern corner of the Conservation Area to the Old Hall; the south-western area including Coldwell End and the area between the Old Hall and the Farmyard Inn; and the Bradford area to the south-east.

### Historic Core

7.8 The tower of the Church of All Saints is a key focal point within the historic core of the village.

7.9 The churchyard visually and physically separates the north-eastern end of the Conservation Area from the main part of the settlement to the west.

7.10 From the north-east corner of the Conservation Area, the road appears to terminate at the churchyard, and the gable ends of cottages on either side of the road channel the view ahead to the churchyard entrance. The steps leading into the churchyard and the path that continues along the northern edge of the churchyard, lead the eye through to the main part of the settlement beyond, so that the churchyard appears to form an entrance into the village.





*P7.4 Steps into the churchyard lead the eye to the village centre*

**7.11** In the summer months, the trees along the northern edge of the churchyard prevent visibility of the church in its entirety from this part of Church Street. They frame views of parts of the main church building but totally obscure views of the church tower. Together with the buildings edge-on to the north side of Church Street here, they create a corridor which appears to end where the road bends sharply to the south beyond the George Inn. This creates a pinch-point which prevents views of the rest of the village to the west, and adds to the separation between the north-eastern end of the Conservation Area and the rest of the settlement.



*P7.5 Corridor with pinch-point on Church Street*

**7.12** Approaching Church Street from Conksbury Lane, the church tower rises high above the surrounding cottages, blocking and dominating the view ahead. The height of the tower is accentuated by the dramatic drop in the land beyond as it runs steeply downhill to Bradford, and there are glimpses of the hills rising across the dale beyond. From the bottom of Conksbury Lane, the roofs of properties along Bradford appear below eye level.



*P7.6 Bradford Lane roofs are below eye level*

**7.13** The area to the west of the church along Church Street is mostly characterised by small-scale vernacular properties arranged in short terraces directly fronting the pavement or the road itself. Spaces between these properties are minimal, but in places short passages lead through to rear courtyards, possibly originally for small industrial or agricultural functions. As a result, there are few views between the buildings and the linear nature of the settlement is accentuated.

**7.14** The Georgian properties along Church Street, such as Auburn House, Lathkill House and Turret House, are set back from the road behind small front gardens with low boundary walls and decorative railings, emphasising their higher status and larger scale relative to the smaller vernacular cottages opposite and to either side.

**7.15** The continuity of the building line along the south side of Church Street is interrupted by Whytecote and by the Vicarage, which are set back from the road so that their boundary walls and gates have more of an impact on the street scene than the buildings themselves. Unusually within this part of the Conservation Area, the frontage of the Vicarage faces south, so that it presents its rear elevation to the public domain, although mostly hidden behind its very high boundary wall.

**7.16** Looking east towards the church from Church Street, the eye is led to the churchyard and church tower, which lie directly ahead, so that the road appears to end here and views ahead are blocked.

**7.17** Barnes Lane has a distinctly rural, agricultural feel compared to the main street above, as it slopes downhill into the dale below.



*P7.7 Rural feel along Barnes Lane*

**7.18** From lower down Barnes Lane, the rear elevation of the Co-op building towers above the surrounding buildings, as the land drops away dramatically, accentuating its height and massing.

**7.19** The road drops downhill to the west of Fountain Square, so that from the top of Barnes Lane the tall gable ends of the Bull's Head Hotel and the building on the opposite side of the road, together frame views of the hills across Bradford Dale to the west, with no properties visible beyond the stone slate roof of the cottages at the bottom of Moor Lane.



*P7.8 Buildings frame the view to the west*

**7.20** Fountain square and the triangle of land between Tap Lane and Moor Lane are positioned at the western end of what would have been the medieval village, and this area still retains a sense of being the edge of the village. Only countryside is visible beyond the buildings on the western side of the Square and at the bottom of Moor Lane, and there is a distinct change in character between the close-knit rows of cottages lining both sides of the street to the east of Fountain Square, and the rest of the settlement to the west, which is more open and loose-knit in character.

**7.21** Fountain Square, and in particular the fountain itself, is an important focal point within the village. The small-scale cottages lining its north-east and north-west edges enclose the space on this side, creating an intimate feel. The south side of the square feels more like a public space, as the road opens out in front of the larger-scale Bull's Head Hotel and Co-op buildings.

**7.22** The Co-op building is situated at a higher level and is much taller than the surrounding buildings, so that it has an imposing presence from within Fountain Square, and is a key feature within this part of the Conservation Area, framing views of the hills to the south. However, as the building is set back from the street line, it is barely visible from further west or east along the main route through the village.

**7.23** Old Hall Farm is of a larger scale and is set higher up the hill than the smaller cottages along Tap Lane and Moor Lane which lead up to it, so that it dominates the view ahead when approaching from Fountain Square. The open space in front of the Hall's gates emphasises its imposing presence, and this is accentuated by the narrowing of the two lanes as they lead back down to the main road.

**7.24** There are long-ranging views to the south across Bradford Dale from beside Old Hall Farm. The gable ends of the barn at Old Hall Farm and of Dove Cottage form a gateway out of the village to the north, and form a pinch-point as the road turns to the north-west. From further up Moor Lane the church tower is visible above the roofline and the Co-op building dominates, its top floor visible above the surrounding roofs.



*P7.9 Long-ranging views across Bradford Dale from Old Hall Farm*



*P7.10 Gateway north out of the village, formed by Dove Cottage and the barn at Old Hall Farm*



*P7.11 Church tower visible above the roofline*

**7.25** The lower part of Moor Lane is dominated by the continuous high boundary wall to the Old Hall and Old Hall Farm. The wall is edged by trees which overhang the lane and, together with the row of cottages on the east side of the lane, creates a sense of enclosure. This contrasts with the open view of the hills across Bradford Dale visible above the roof of the Wesleyan Reform Chapel at the bottom of the lane.



*P7.12 Sense of enclosure on Moor Lane*

**7.26** Approaching Fountain Square from the west, the gable end of Fountain View Cottage, with two seventeenth century windows, is a prominent feature, signalling the start of the historic core of the village and leading the eye towards the church tower. Bends in the road mean that at some points the church tower appears to be situated directly ahead, in the centre of the road, while at other points it almost disappears from view.



*P7.13 Fountain View Cottage leads the eye to the church*

**7.27** The area in front of the Old Hall is very open, with buildings set back from the road edge, giving this area almost the feel of a village green, overlooked by the medieval manor house, with lanes leading off it to east, west and south.

**7.28** The top of Holywell Lane provides long-ranging views across Bradford Dale, with the view divided in two by Pretoria Villa, at the junction between Holywell Lane and Brookleton.

**7.29** The bend in Holywell Lane above the Village Hall creates a pinch-point. As the lane continues to twist and turn steeply down the hill, greenery along the lane merges with that across the valley, forming a tunnel of green with no views along the lane in either direction, particularly in the summer months. This creates a sense of expectation as each new bend is reached.

**7.30** The detached villas of Brookleton are in contrast to the more ancient, smaller-scale terraces of cottages tightly-packed along the main road above, with buildings facing to the south/south-east and set in their own gardens, with open spaces between them. The path at the bottom of Brookleton affords wide-ranging views across the Dale, and Stanton Hall can be glimpsed between the trees to the east.

**7.31** The Croft is the only open green area along the main road through the Conservation Area, providing a significant break in the built

form and emphasising the separation between the historic core of the village and the western areas of the settlement. The large trees at the northern edge of The Croft overhang the road here, preventing open views to the south and obscuring views of the Old Hall and the historic village centre and church from further west along the road. The area to the west of the Old Hall consists of a few short terraces of older properties fronting the street or pavement, with infill properties in between, providing a continuous link with the once physically separate Coldwell End. A number of former shop frontages are visible on the buildings here, indicating that this was once a thriving commercial/retail area.

### South-western area, including Coldwell End

**7.32** At the western edge of the Conservation Area the land drops sharply to the south into Bradford Dale. This drop in level is emphasised by The Beeches, which is set back from the road edge behind a wall, and is at a lower level than the road so that only its roof is visible on entering the Conservation Area.

**7.33** The road runs downhill towards the centre of the village from here, and as a result the hills further to the east progressively appear above the rooftops of the buildings which edge the road beyond The Beeches. The view along the lane terminates at the bend further to the east, taking the properties lining the road out of view.



*P7.14 Hills appear above the rooftops to the east*

**7.34** The most prominent building within the Conservation Area when entering from the west is the former Independent Chapel, now a club, whose stone slate roof rises above those around it. The building faces onto the street and is constructed from gritstone with neo-classical detailing to its frontage, and this visually sets it apart from the simpler, smaller-scale, more agricultural limestone buildings to either side of it, which present relatively blank elevations to the lane.

**7.35** From this end of the Conservation Area gaps between the buildings allow glimpses or open views across to the other side of Bradford Dale. Where buildings are set back from the road edge, they are at a lower level than the road itself, so that the hills across the dale are visible above their roofs.

**7.36** One of the key features of Coldwell End is the narrow lanes and paths, cobbled in places, which descend steeply from the south side of the main street, providing access to properties located further down the slope, and in some cases continuing as footpaths down to the river below. The steepness of the slope means that the rooftops of properties along these lanes, known locally as 'ginnels', are often at or below eye level, so that the hills to the south of Bradford Dale provide an almost constant backdrop to the roofs when looking down the slope. The entry points to these lanes are rarely visible except from the top of the lanes themselves, and as a result some of them feel more like private access routes rather than public rights of way. A further characteristic of these lanes is that as they twist and turn downhill, the route ahead is blocked by buildings positioned directly ahead, whether looking up or down the lane.



*P7.15 Hills to the south of Bradford Dale provide a backdrop*

**7.37** The density of tree cover on the slope leading down into Bradford Dale means that very little of the settlement on the top of the hill is visible from the bottom of the dale, by the river.

**7.38** Blackberry Cottages, to the west side of the entrance to King Street, are set back from the road so that their roofs are at eye level. As a result, they form a break in the continuous building line along the road edge to either side, and are obscured from view from further west along the lane.

**7.39** The continuous building line along the edge of the road is interrupted again in front of Coldwell End Farm. This is set well back from the road behind a relatively high stone wall, so that the wall has a greater visual impact on the Conservation Area here than the buildings, of which only the roofs are clearly visible.

**7.40** The main road through Coldwell End is relatively straight, so that this end of the Conservation Area has a linear feel, with the buildings on the south side generally lining the road edge. Looking east along the main road from Coldwell End Farm, however, bends in the road beyond the Farmyard Inn appear to dissipate the linearity, so that from this point in the Conservation Area the buildings lower down the hill appear to be clustered together haphazardly, the white gable end of the Farmyard Inn being prominent.



*P7.16 Buildings appear to be clustered together lower down the hill*

**7.41** From the top of Bankside there are clear views to the south-west over the rooftops of Slaneys Row to Stanton Hall. The church tower is visible for the first time when approaching from the west, above the roof of the Primitive Methodist Chapel.

**7.42** The tall bell tower to the gable of the former Wesleyan Sunday School building is a unique element in the street scene, and its position fronting the street makes it a prominent feature.

**7.43** Approaching the Farmyard Inn from the west, the view ahead is dominated by a series of gable ends on both sides of the road, closing the view as the road turns the bend.



*P7.17 Gable ends close the view ahead*

**7.44** From Crimbles House westwards along the main road, the land drops more steeply

behind the buildings on the south side, and the gaps between the buildings are wider than further to the east. As a result, there are more glimpses and open views of the hills on the south side of Bradford Dale to the west of this point than to the east.

## **Bradford**

**7.45** Bradford has an entirely different character to the more linear historic core on the ridge above. The majority of buildings are clustered together in between two narrow lanes that drop steeply down to the river and are arranged in no particular orientation, reflecting the differing ages of the buildings and various stages of development within this area; some front directly onto the lane, others run in short terraces horizontally across the hillside between the two lanes, while a few properties stand alone facing across the dale.

**7.46** Narrow passages between the buildings in this central area lead into hidden spaces and create a sense of privacy.

**7.47** The steep gradient of the lanes as they drop towards to the river means that the hills on the other side of Bradford Dale are visible above the rooftops, providing a green backdrop to the greys of the buildings.



*P7.18 Green backdrop to the buildings at Bradford*

**7.48** Thornycroft House, situated at the top of the Bradford building cluster where the two lanes split, is a significant unlisted building within the Conservation Area, dividing and framing the view to the south from above. From higher up Bradford, this building obscures the lower part of Bradford Road, so that the road appears to continue down Stoneyside only.



*P7.19 Thornycroft House divides and frames the view from above*

**7.49** Braemar House is also a significant unlisted building within the Conservation Area, splitting and framing views to the south from Bradford Road and terminating the view down the lane, as the road bends sharply below it.



*P7.20 Braemar House splits and frames views to the south*

**7.50** The west side of Stoneyside is undeveloped, providing open views over the allotments and fields and across the Dale to the hills beyond.

**7.51** Bends along the two lanes variously reveal and obscure views when climbing up the hill on either side of the central cluster of buildings, creating a sense of expectation and anticipation. Glimpses of the church tower appear and disappear from view, suggesting but not yet revealing the village centre on the ridge above.



*P7.21 Bends in the lane at Bradford*

**7.52** From across the river, just outside the Conservation Area, the roofs of Bradford appear to rise haphazardly above each other, leading the eye up to the church tower, which is silhouetted against the sky.



*P7.22 Bradford roofs rise up to church tower*

**7.53** The more recent development at Mount Pleasant now provides a physical link between Bradford and the central core of the settlement. However, these properties are set well back from the road behind a high stone wall and sizeable front gardens, so that there is still a sense of separation between the two historic areas, retained in part by the lack of development on the western edge of the lane.

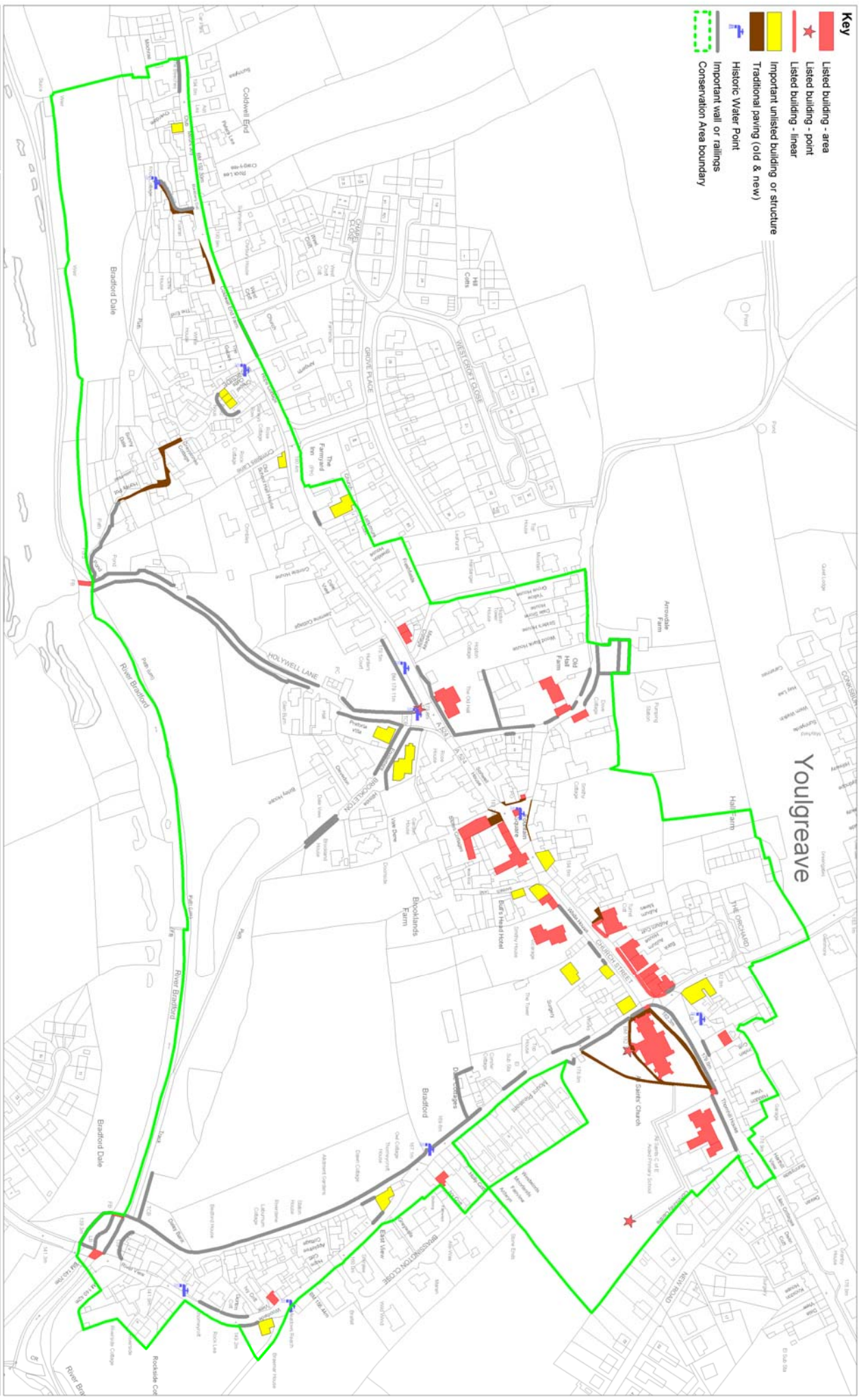
**7.54** Higher up Bradford Road older buildings with stone coped gables and moulded kneelers are oriented front-on to the lane, in contrast to the more modern properties set behind front gardens at Mount Pleasant.

**7.55** At the top of Bradford the long barn-like building side-on to the road provides a reminder of the settlement's longstanding agricultural heritage. This building, together with the western boundary wall of the churchyard and the trees which overhang it, channel the eye up to the top of the hill. Approaching Church Street, the tall side elevation of the barn-like building prevents any views of the main linear road through the settlement, so that the village appears to continue to the north along Conksbury Lane, rather than to the west and east. From here, the church itself is almost totally obscured from view by trees during the summer months, with only glimpses of the building through the trees.



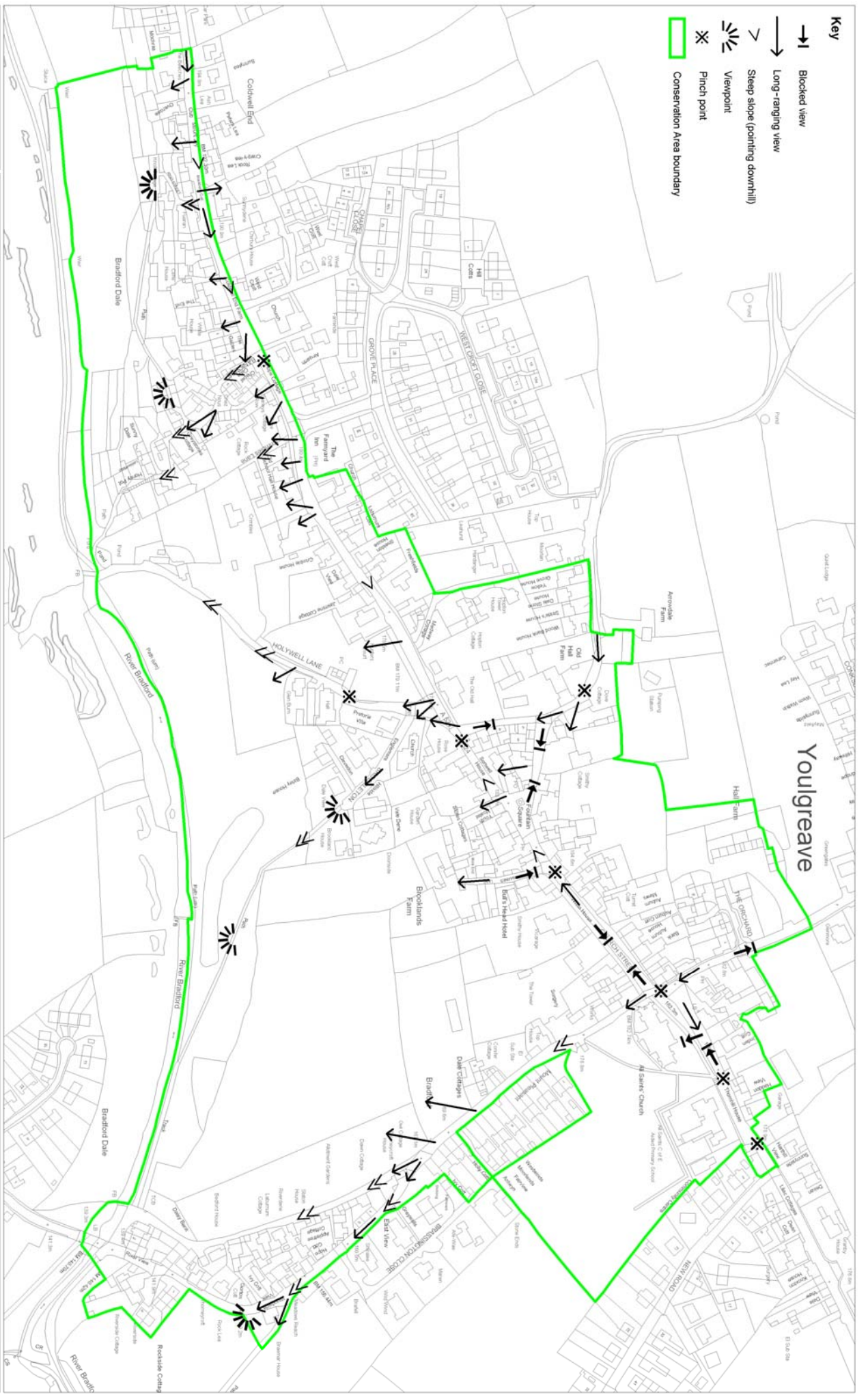
*P7.23 Views along Church Street obscured*

- Key**
- Listed building - area
  - Listed building - point
  - Listed building - linear
  - Traditional unlisted building or structure
  - Traditional paving (old & new)
  - Historic Water Point
  - Important wall or railings
  - Conservation Area boundary



**Fig 9 Streetscape Features within Youlgrave Conservation Area**

- Key**
- | Blocked view
  - Long-ranging view
  - > Sleep slope (pointing downhill)
  - ☀ Viewpoint
  - \* Finch point
  - ▭ Conservation Area boundary



**Fig 10 Views within Youlgrave Conservation Area**



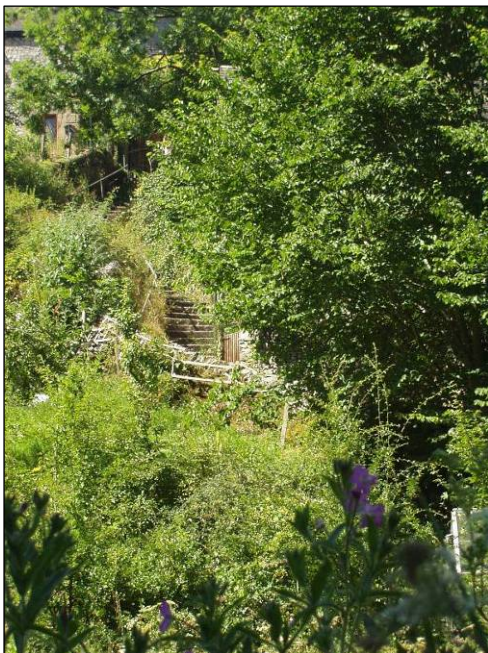
## 8.0 GREEN AND OTHER NATURAL LANDSCAPE FEATURES

**8.1** The distinctive character of Youlgrave is not solely derived from buildings. Trees, hedges, gardens, enclosed fields and other green spaces make an important contribution to the historic and aesthetic qualities. Generally speaking, trees and hedgerows are integral to rural Conservation Areas as they form enclosures, screen structures and are part of the historic landscape. They also help maintain rural character and provide a harmonious transition from open countryside to built environment.

**8.2** Obviously the impact of broadleaf trees on a Conservation Area changes dramatically throughout the year. Bare branches in winter create a completely different feel and allow different views to those of the summer months when trees are in full leaf.

**8.3** The Authority's Landscape Strategy and Action Plan (LSAP, 2009) identifies Youlgrave area as being within the White Peak. The White Peak is subdivided into four further landscape types; Limestone Village Farmlands, Limestone Plateau Pastures; Limestone Hills and Slopes and Limestone Dales. Youlgrave Conservation Area straddles two of these types, the settlement being within the Limestone Village Farmlands category and Bradford Dale to the south being within the Limestone Dales category.

**8.4** At Bankside in particular, there is no clear distinction between the two Landscape areas. The vegetation in the gardens merges seamlessly into the mature trees along the valley bottom.



*P8.1 Looking up Bankside from Bradford Dale*

**8.5** Historically the distinction between the two areas would have been more pronounced. A

photograph, taken towards the end of the nineteenth century shows that Bankside was neatly terraced and cultivated as gardens and allotments.



*P8.2 Bankside at the turn of the nineteenth century*

**8.6** The LSAP identifies the key characteristics of the Limestone Village Farmlands as having a gently undulating plateau, pastoral farmlands enclosed by drystone walls made from limestone, a repeating pattern of narrow strip fields originating from medieval open fields, scattered boundary trees and tree groups around buildings, discrete limestone villages and clusters of stone dwellings, relict mine shafts and associated lead mining remains and localised field dew ponds. These elements can all be identified in and around Youlgrave.

**8.7** The LSAP White Peak (pg 7) also states that in the Limestone Village Farmlands areas "Tree cover is largely restricted to small groups of trees and a scattering of trees along boundaries around village margins, often creating quite intimate rural scenes." The LSAP adds that "As a result of a long history of continual farming in close proximity to the village there is little surviving semi-natural vegetation within this settled pastoral landscape".

**8.8** It is certainly the case that in the settlement of Youlgrave, there are relatively few mature trees and photographs taken towards the end of the nineteenth century confirm that trees generally were comparatively sparse. It is evident, therefore, that much of the planting in the village took place around the end of the nineteenth and during the twentieth centuries.

**8.9** Trees often seem to have been planted to follow boundary walls, providing shelter. From certain viewpoints the density of these boundary trees can give the impression of thickly wooded plantations, rather than shelter belts. Shelter belt planting along The Croft on Main Street contains mature trees of mixed species including Eucalyptus, Beech, Ash and Scots Pine.



*P8.3 Mature trees in The Croft*

**8.10** Some of the most impressive mature trees in the village are the Lime trees along the boundary of All Saints' Church. Other species within the churchyard include Prunus and both English and Irish Yew. These trees are particularly noticeable when entering the village from Alport Lane.



*P8.4 Mature Lime trees, All Saints' churchyard*

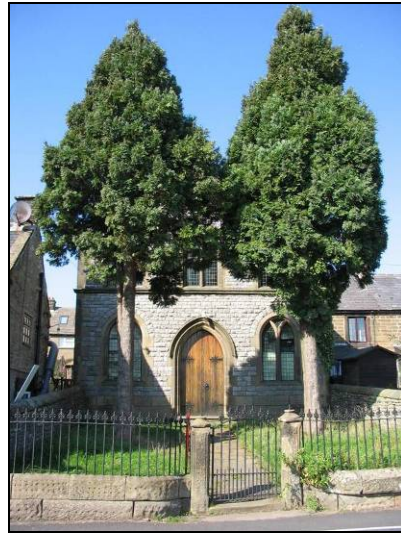
**8.11** The most significant broadleaf native trees are found down on the north slope of Bradford Dale at Bankside and include predominantly Ash trees. There are some mature Horse Chestnuts along the field boundary to the south of Brookland House in Brookleton.



*P8.5 Mature Ash, Bradford Dale*

**8.12** Youlgrave contains a high percentage of non-native ornamental trees. Conifers are particularly common. Evergreen specimen planting is typical of the Victorian taste. Species would have been chosen for picturesque qualities. It is important to note that many varieties of conifer would have been newly introduced to this country from about 1840 onwards. They would have been considered both exotic and fashionable.

**8.13** Two of the most distinctive mature conifers are found outside the Wesleyan Chapel, and these are prominent in the street scene. There are also two mature golden leylandii in front of Thornycroft House at Bradford. Prunus is another popular ornamental species within Youlgrave.



*P8.6 Mature Conifers at the Wesleyan Chapel*

**8.14** In the summer months, boundary walls appear softened by overhanging trees. Notable examples include a mature Yew tree in the grounds of The Vicarage and on Moor Lane where trees in the grounds of the Old Hall overhang the wall. At the bottom of Holywell Lane, branches overhanging trees on either side of the road meet, giving a tunnel effect.



*P8.7 Overhanging trees, Main Street and Moor Lane*

**8.15** There are other types of planting which contribute positively to the appearance of the Conservation Area. There are many examples of plants growing on walls, some of which are self-set and some deliberately planted. Ivy and Valerian are both quite commonly found growing over walls within the village. They add softness and colour to the street scene during the summer.



*P8.8 Valerian growing on a wall at Bankside*

**8.16** There are few examples of hedging in the village, the most common types are beech, privet, and leylandii. As few properties have much land to their frontages, hedges do not contribute significantly to the street scene.



*P8.9 Beech hedge south of Brookland House*

**8.17** To the south of the settlement of Youlgrave is Bradford Dale, which falls within the Limestone Dales landscape category. The LSAP White Peak (pg 12) identifies the key characteristics as: steeply-sided limestone dales, craggy outcrops, cliffs and scree slopes, extensive patches of limestone grassland, interlocking blocks of ancient semi-natural woodland, secondary woodland and scrub, largely unsettled apart from occasional mill settlement and historic mineral working (quarrying, lead mining).

**8.18** The LSAP goes on to state (pg 13) that, "Tree cover is a key feature of the dales, although in places its extent is limited. Some

dalesides ... are extensively wooded with large tracts of semi natural woodland dominated by Ash and Hazel." It goes on to say that, "in others cover is more sporadic and tends to be associated with scrub dominated by Hawthorn. Overall the woodland cover, coupled with the steep valley sides can create a strong sense of visual containment."

**8.19** The south-west corner of the Conservation Area forms part of Bradford Dale Regionally Important Geological Site (RIGS). This site is also designated as Section 3 land, with woodland being present on an ancient woodland site.

**8.20** There is another Section 3 area to the south of Youlgrave. Section 3 areas are those where "the natural beauty of which it is, in the opinion of the Authority, particularly important to conserve". These areas are defined to meet obligations under Section 3 of the Wildlife and Countryside Act.

**8.21** There are two lead rake sites within the Conservation Area boundary, one is on Conksbury Lane, and the other is south-east of Brookleton. These could potentially contain items of ecological interest (there are several other lead rakes, close to but outside the Conservation Area boundary).

**8.22** There are known to be protected species within the Conservation Area and this should be considered when works are to be undertaken to buildings or in the vicinity of waterbodies/courses within the Conservation Area, (please refer to the relevant policy guidance in Section 12). Further information on protected species can be obtained from the Authority's Ecologists.

**8.23** There are no formal green public spaces in the Conservation Area, the playing field on Alport Lane being outside the boundary. Green spaces with public access include the churchyard and the wildlife garden on Bankside. The public footpaths through Bradford Dale give access to a significant area of informal green open space.



*P8.10 Public footpath, Bradford Dale*



*P8.11 Bankside Wildlife Garden*

**8.24** Other green spaces of interest which contribute positively to the character of the Conservation Area include The Allotments on Bradford Road. It is clear from both and pictorial and map-based evidence that allotments have been an important part of village life from the nineteenth century. They are still well-used in the present day.

**8.25** The first edition Ordnance Survey map 1879 has allotments marked to the south west of Bradford. By the time the second edition map was published in 1898, there were also allotments marked to the north of the cottages at Coldwell End and to the west and east of the cottages at Bradford.



*P8.12 Allotments at Bradford*

**8.26** An orchard is shown to the south of Hall Farm on Conksbury Lane on the first and second edition Ordnance Survey maps of 1879 and 1898. The site now has houses constructed on it, but the street name 'The Orchard' reflects the former land use.

**8.27** The Croft is an important open space in the street scene as there are so few along its length. On the 1793 Estate Map Youlgrave was separated from Coldwell End by fields; The Croft is the last remnant of that separation. It was formerly the paddock to The Old Hall.

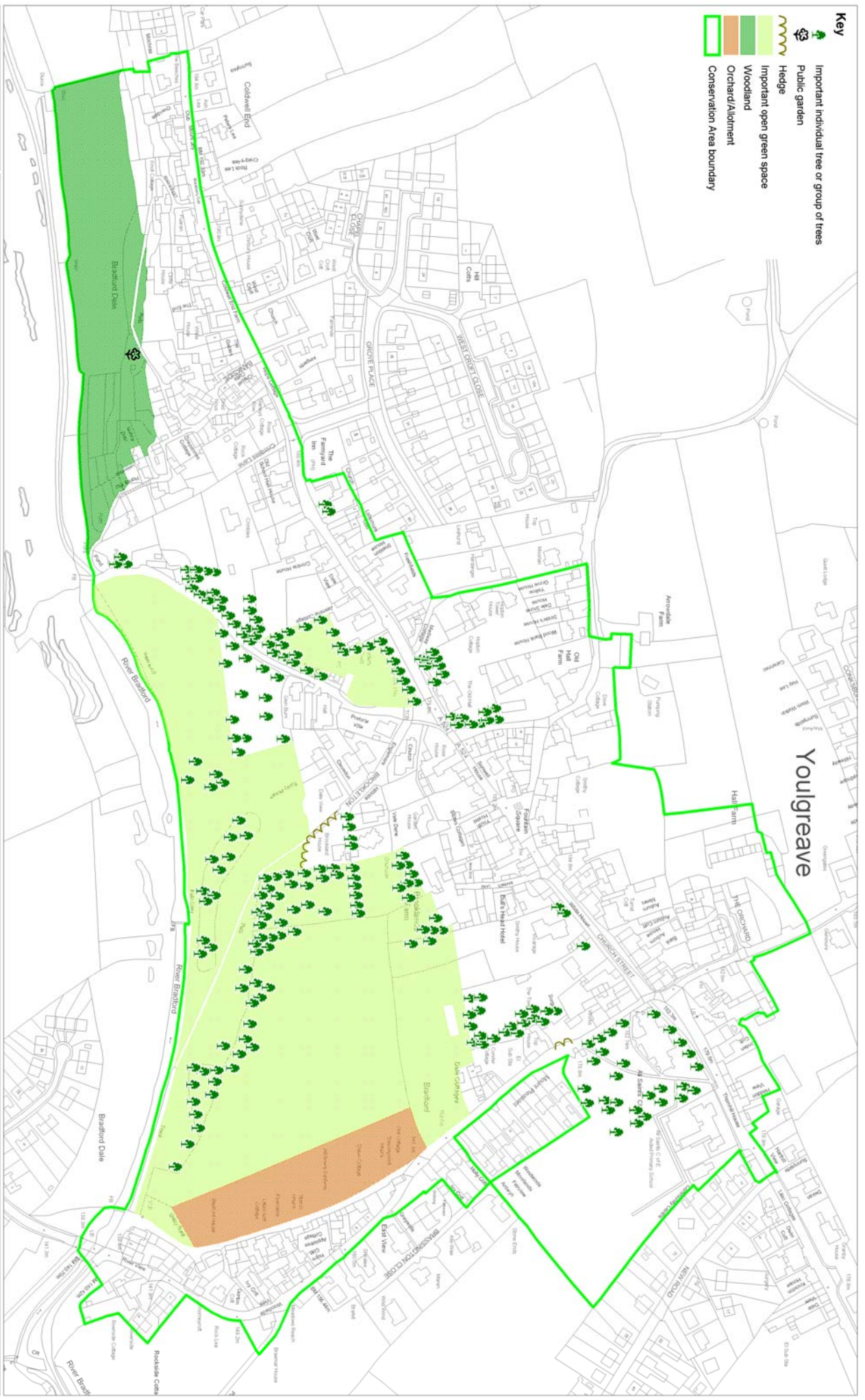
**8.28** Youlgrave is surrounded by significant areas of woodland which can be glimpsed in the

distance, from many vantage points within the village.



*P8.13 Clipped shrubs on Holywell Lane with distant plantations beyond*

- Key**
-  Important individual tree or group of trees
  -  Public garden
  -  Hedge
  -  Important open green space
  -  Woodland
  -  Orchard/Allotment
  -  Conservation Area boundary



**Fig 11 Landscape Features within Youlgrave Conservation Area**

## 9.0 CONSERVATION AREA SETTING

**9.1** The Peak District Landscape Strategy and Action Plan (LSAP, 2009) locates Youlgrave Conservation Area on the edge of two landscape areas within the White Peak landscape character area: the village is positioned within the Limestone Village Farmlands and Bradford Dale lies within the Limestone Dale area. The south of Bradford Dale, beyond the boundary of the Conservation Area, falls within the millstone grit Derwent Valley regional landscape character area.

**9.2** Limestone Village Farmlands are characterised by limestone villages, set within a repeating pattern of narrow strip fields bounded by drystone walls, on a gently undulating plateau. Youlgrave village is situated at the edge of this plateau, with the steeply sloping Limestone Dale at its southern edge.

**9.3** A typical characteristic of Limestone Dales is that they are deeply cut into the limestone, and are therefore more or less hidden from view from the adjoining plateau landscapes. As a result, Bradford Dale cannot be seen from the areas surrounding Youlgrave, and is not visible except from the top of the ridge directly above it.

**9.4** Views towards the Conservation Area from all directions are dominated by the tall tower of the Church of All Saints. This is the only prominent feature within the Conservation Area that can be seen from the surrounding landscape, apart from further south on Mawstone Lane, where the very tall rear elevation of the Co-op building rears up above the surrounding buildings, balancing the church tower on the skyline.



*P9.1 Church tower and Co-op building from Mawstone Lane*

**9.5** From outside the Conservation Area, the cut in the valley floor down to Bradford Dale is hidden, so that the settlement appears to be situated on the valley floor, with the surrounding hills rising up above it, providing a backdrop to the church tower. Only from the lower part of Mawstone Lane, does the tower appear silhouetted against the skyline, although even from here the steepness of the ridge leading up to the centre of the village is not evident.



*P9.2 View from Ball Cross, in the north-east*



*P9.3 View from the north, on Conksbury Lane*



*P9.4 View from the south*



*P9.5 View from the west, on Moor Lane*

**9.6** Looking into the Conservation Area, the building line is softened by trees, and the use of local building materials enables the buildings and boundary walls to blend with the surrounding landscape.

**9.7** The main east-west route through Youlgrave village can be particularly busy at certain times and the sounds of cars, people and children at the local school characterise the centre of the village at the top of the ridge. In contrast, the southern edge of the Conservation Area lies at the bottom of dale which is largely traffic-free, so that the gentle sound of the River Bradford dominates here.

**10.0 THE CONSERVATION AREA  
BOUNDARY**

**10.1** There are no proposed amendments to the existing Conservation Area boundary.

## 11.0 POTENTIAL FOR IMPROVEMENT

**11.1** The intention in this Section is to examine the special character and appearance of the Conservation Area and identify opportunities for improvements.

**11.2** A Conservation Area Management Plan was drawn up for Youlgrave in 1983 by the then Peak Park Joint Planning Board and the Parish Council in collaboration with the local community. This led to a number of improvements, including: landscaping of the main car park at Coldwell End (just outside the Conservation Area) in the early 1990s; removal of some overhead wires and street improvements at Fountain Square in 1997; tree planting at Bradford Dale and replacement railings at the 'Green Apple' on Church Street in 1987.

**11.3** In 2002 the Youlgrave and Alport Discovering Village Plan was drawn up by the local community in conjunction with the Peak District National Park Authority, and a number of further environmental improvements and social objectives were identified. The Discovering Villages Project was developed to provide an opportunity for the Peak District National Park Authority to work with local communities to improve the environment for residents and visitors.

**11.4** In 2009 the Youlgrave Village Plan: First Principles was drawn up by the Youlgrave Village Plan Steering Group, in conjunction with the Peak District National Park Authority and Derbyshire Rural Community Council. A number of further environmental improvements and social/business objectives were identified, showing further change to the community's priorities and aimed at developing and enhancing the village's special character. A key aim is to improve the civic spaces along the main road through the village, for reasons of both amenity and safety, reducing the impact of car parking on important village spaces and reducing traffic speeds. Proposals include enhancements to significant public spaces at Fountain Square, Church Square and the top of Holywell Lane. The Village Plan Steering Group is also in discussion with Derbyshire County Council's Highways department about reducing traffic speed and improving safety outside the school on Alport Lane. The Plan also identifies a number of key enhancements for the street scene, including more appropriately-designed street lighting, better quality street furniture and reduced signage.

**11.5** The Conservation Area is in comparatively good condition, with few neutral or negative areas or elements requiring enhancement. However, there are some improvements which could be made if the opportunity were to arise, including those

identified within the 2009 Village Plan. Some of the issues mentioned below could be addressed by the Peak District National Park Authority and/or Derbyshire County Council. Other items would need to be addressed by private individuals. A number of key areas are already being addressed by the Youlgrave Village Plan Steering Group, having been identified within the 2009 Village Plan, as outlined in 11.4 above. In some cases enhancement may not be achievable. It should be noted that the character of Youlgrave village could easily be spoiled if it was to become over-manicured.

**11.6** The issues outlined above and below could be progressed through a review and refreshment of both the Conservation Area Management Plan and Youlgrave Village Plan, in partnership with the local community (including the Parish Council, the Village Action Plan Steering Group, Sustainable Youlgrave and other interested parties), the National Park Authority and other stakeholders.

### Improving modern development

**11.7** The few twentieth century infill developments within Youlgrave Conservation Area have been constructed relatively sympathetically. This has resulted in either a harmonious or neutral impact on the character of the Conservation Area. Any new development needs to be designed with care to ensure that it does not detract from the character of the Conservation Area.

**11.8** Traditional stone boundary walls should be retained and where necessary repaired. Replacement with modern substitutes, for example timber post and rail or concrete post and timber boarded fences should be avoided. Works to boundary walls within the Conservation Area may be entitled to grant-aid from the Authority, subject to the eligibility of the proposed work and the availability of resources. For further information on grants contact the Cultural Heritage Team (on 01629 816200), or refer to the Peak District National Park Authority's website ([www.peakdistrict.gov.uk](http://www.peakdistrict.gov.uk)).



*P11.1 Traditional and modern boundary treatments on Main Street*



## Repairing historic buildings and structures

**11.9** Buildings within Youlgrave Conservation Area are in relatively good condition. However, buildings need continual maintenance and repairs. Listed and other historic properties in the Conservation Area may be entitled to grant-aid from the Authority, subject to the eligibility of the proposed work and the availability of resources. For further information on grants contact the Cultural Heritage team (on 01629 816200) or refer to the Peak District National Authority's website ([www.peakdistrict.gov.uk](http://www.peakdistrict.gov.uk)).

**11.10** Unsympathetic alterations and repairs can have a detrimental impact on a property's aesthetic and structural qualities. Minor works, such as the installation of windows and doors that are inappropriate in design and/or materials (e.g. u-pvc), or the use of cement-based mortars and strap pointing, soon accumulate and erode the special character of a place. Within the Youlgrave Conservation Area, many traditional window and doors have been replaced with u-pvc, and this significantly detracts from the character and integrity of the settlement's historic properties. Any owner wishing to replace any type of window should contact the Authority's Cultural Heritage Team (on 01629 816200), for further advice.

**11.11** The use of non-traditional materials, such as concrete render and imported and/or artificial materials, such as concrete roofing tiles and u-pvc should be avoided as this detracts from the historic character and architectural quality of the buildings. The use of modern materials in new developments within the Conservation Area will only be considered in exceptional circumstances. In these instances, the materials and detailing should be of a high quality.

**11.12** Unsympathetic extensions and additions to a traditional building may not only have a negative impact on the historic quality of the building, but can also detract from the character of the Conservation Area at that point.

**11.13** The Authority's Design Guide has further information on materials, alterations, extensions and enhancement to unsympathetic developments. See the Authority's website ([www.peakdistrict.gov.uk](http://www.peakdistrict.gov.uk)) for further details.

**11.14** Unsympathetically located modern fixtures on prominent elevations and roofs, such as satellite dishes, roof-lights, solar panels and wind turbines, can quickly accumulate and have a detrimental impact on the character of the Conservation Area. Please check with the Authority's Planning Service (on 01629 816200), before installing any such item.

## Protecting trees and shrubs

**11.15** Trees and shrubs make an essential contribution to the character of Youlgrave and their removal could have a negative impact on the Conservation Area. Some hedgerows are protected from destruction or damage under the Hedgerows Regulations 1997. The Town and Country Planning Act 1990 makes special provision for trees in Conservation Areas which are not the subject of Tree Preservation Orders: anyone proposing to cut down or carry out work to a tree, is required by legislation to give the Planning Authority six weeks notice of their intention to do so. The Authority's Tree Conservation Officer should be contacted (on 01629 816200) before any lopping or felling of trees, shrubs or hedges takes place, and before carrying out any other work to hedges.

## Maintaining spaces and streetscape

**11.16** The open public space of Fountain Square in the centre of Youlgrave contributes significantly to the village's character. Demand for parking, however, is having a negative impact on this area. Any enhancement to this public space and to other significant public spaces such as the top of Holywell Lane and Church Square should have a positive impact on the character of the Conservation Area.

**11.17** Some overhead wires were removed at Church Street in the early 1990s. However, overhead telephone wires still have a detrimental impact at Church Street and the Conservation Area would benefit if these were laid underground.

## Conserving traditional paving

**11.18** There are a variety of floor surfaces, old and new, in the Conservation Area. Traditional treatments such as stone kerbs, flags and setts survive in some areas, but the floor treatment to a majority of the public realm comprises tarmac. The reinstatement of gritstone kerbs should be encouraged.



*P11.2 Gritstone kerbs with setts beneath the tarmac, Crimbles Lane*

### **Improving street furniture**

**11.19** The street furniture within the Conservation Area would benefit from co-ordination, particularly the lamp standards. Although existing examples do not significantly detract from the area, they are not aesthetic. More appropriately-designed street lighting, better quality street furniture and reduced signage should have a positive impact on the character of the Conservation Area.

## 12.0 PLANNING POLICY

**12.1** The planning policy outlined below was applicable at the date of adoption of the Conservation Area Appraisal. Always check to ensure that it is still current.

**12.2** The Peak District National Park Authority's Local Plan (adopted 2001) set out the policy position on Conservation Areas. When drawing up policies for Conservation Areas, the Authority is informed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and Planning Policy Statement 5 (PPS 5): Planning for the Historic Environment. The Authority aims to preserve and where possible enhance the character or appearance of Conservation Areas by the prevention of harmful development under Local Plan Policy LC5.

**12.3** Development within Conservation Areas is controlled by the Planning (Listed Buildings and Conservation Areas) Act 1990, the Town and Country Planning (General Permitted Development) Order 1995 and the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008. There are currently no Article 4 Directions, removing certain permitted development rights, in the Youlgrave Conservation Area. Assessment of any development proposals will take place within the context of approved development plan policies and this Conservation Area Appraisal.

**12.4** PPS 5 sets out the Government's objectives for the historic environment and the reasons for its conservation. PPS 5 is dominant in plan making and individual planning decisions. Through this planning process we can identify and define the interest and character that the historic environment brings to the area and conserve that value. An area's heritage can also provide a reference point for the design of new development. Assessment of any development proposal will take place in the context of PPS 5 policies and the developer's assessment statement on the effect on the historic asset.

**12.5** The Local Plan has identified Youlgrave as a Local Plan Settlement (LC2). Residential development necessary for relocation of non-conforming uses, or which would enhance the valued characteristics of the National Park, may be permitted in these areas.

**12.6** Bradford Dale at the southern edge of the Youlgrave Conservation Area is classed as a Natural Zone. Local Plan Policy LC1 applies to this area, stating that development will not be permitted except in exceptional circumstances, in order to conserve the natural beauty of the area.

**12.7** There are 31 listed building and structures in Youlgrave Conservation Area (see Section 13 for the detailed list). Development

that affects the character of these historic assets shall be assessed against national policy and Local Plan Policies LC6 and LC7. In addition, the proposed conversion of any building of historic or vernacular merit within the Conservation Area will have to take into consideration the points set out in policy LC8.

**12.8** There are 22 sites within or just outside Youlgrave Conservation Area identified in the Derbyshire County Council's Historic Environment Record (HER) (See Section 3.1). Development that would affect these assets, or any other areas of archaeological potential, will only be permitted if in line with Local Plan Policies LC15 and LC16. Where development has been permitted, the developer will be required to minimise its impact and, as appropriate, to record, safeguard and enhance the sites or features of special importance. Appropriate schemes for archaeological investigation, prior to and during development, will also normally be required.

**12.9** A number of sites in and around Youlgrave Conservation Area are of regional importance for their biological and wildlife interest. Local Plan Policy LC17 states that development which would detrimentally affect the value to wildlife will not be permitted, other than in exceptional circumstances.

**12.10** It is possible that protected species, as identified in the Wildlife and Countryside Act 1981 (as amended), may be found. Development proposals may therefore require specialised surveys, such as bat surveys, as part of a planning application. Trees, particularly mature trees may include features suitable for roosting bats, and developments leading to the loss of mature trees may also require a bat survey. Water voles should be considered when completing any works in the vicinity of watercourses within the Conservation Area.

**12.11** Development proposals for areas where protected species exist should also include, and implement, a scheme for safeguarding the future survival of the protected species and their habitat. This will be a requisite condition of any relevant planning permission. For further information see the Authority's Planning Practice Note: Protected Species and Development in the Peak District National Park, or see the Authority's website ([www.peakdistrict.gov.uk](http://www.peakdistrict.gov.uk)).

**12.12** In the Conservation Area, trees with a trunk over 75mm in diameter are protected. Some hedgerows are protected from destruction or damage under the Hedgerows Regulation of 1997. The felling, lopping or topping of trees may not be permitted without prior agreement. This will in some cases require replacement of the tree(s). Anyone considering work of this nature should contact the National Park Authority for advice.

**12.13** All wild birds, with the exception of those defined as game or pest species, are also protected under the Wildlife and Countryside Act 1981 (as amended). Natural England therefore recommends that: 'No tree or shrub clearance works shall be undertaken during the main bird breeding season (mid March to July inclusive)'. This condition will normally be attached to planning permissions that require tree, shrub and hedgerow removal. Development proposals for areas where protected bird species exist must include, and implement, a scheme for safeguarding the future survival of the protected bird species and their habitat, as a requisite condition of any planning permission. Development proposals affecting habitats of importance are covered by Local Plan Policies LC17 and LC20.

**12.14** Youlgrave is not located on any major road routes and Local Plan Policies LT1 and LT2 state that the Authority will discourage the use of the lowest category of roads in favour of strategic and secondary routes.

### 13.0 LISTED BUILDINGS IN YOULGRAVE

No.	Address	Grade	Date
1.	Linden cottage, Alport Lane	II	Early C19 <sup>th</sup>
2.	All Saints School and School House, Alport Lane	II	1866-8
3.	Eastern Gates, Steps and Walls to All Saints Churchyard, Alport Lane	II	Mid C18 <sup>th</sup> and later
4.	All Saints' Church, Alport Lane	I	Late C12 <sup>th</sup> , early C14 <sup>th</sup> , C15 <sup>th</sup> & C16 <sup>th</sup>
5.	Sundial 10 metres SW of All Saints' Church porch	II	Medieval and 1752
6.	Obelisk 15m N of Chancel of All Saints' Church	II	Late C18 <sup>th</sup>
7.	Ivy Cottage, Mawstone Lane, Bradford	II	Late C18 <sup>th</sup> , C19 <sup>th</sup> and C20 <sup>th</sup> alterations
8.	Woodside View, Bradford	II	Early C19 <sup>th</sup>
9.	Footbridge over River Bradford 60 metres SW of Bradford House	II	Probably C18 <sup>th</sup>
10.	Western Gatepiers and Gates to All Saints' Churchyard, Church Street	II	Mid C18 <sup>th</sup> with late C19 <sup>th</sup> gates
11.	Cottage attached to east of No 1 Church Street	II	Late C18 <sup>th</sup> with minor C20 <sup>th</sup> alterations
12.	Nos 3 and 5 and Garden Railings, Church Street	II	Early C19 <sup>th</sup> with C20 <sup>th</sup> alterations
13.	Lathkill House & attached railings + garden walls	II	Circa 1840
14.	Auburn House & attached railings, Church Street	II	1734 + early C19 <sup>th</sup> alterations
15.	Turret house & attached railings, Church Street	II	C17 <sup>th</sup> , re-fronted C19 <sup>th</sup>
16.	The Vicarage, Church Street	II	1776 with later alterations
17.	Beech Cottage & attached cottage, Church Street	II	Early C19 <sup>th</sup> with later alterations
18.	Conduit Head, Fountain Square	II	1829
19.	Thimble Hall, Fountain Square	II	Probably C18 <sup>th</sup>
20.	Bull's Head Hotel and Bull's Head Chambers, Fountain Square	II	Mid C18 <sup>th</sup> , early C19 <sup>th</sup> & C20 <sup>th</sup>
21.	Fountain View Cottage, Fountain Square	II	Early C17 <sup>th</sup> , remodelled C19 <sup>th</sup> & C20 <sup>th</sup>
22.	Y. H. A. Hostel, Fountain Square	II	1887, converted c. 1974
23.	Stores Cottages, off Fountain Square	II	Mid C18 <sup>th</sup> with C19 <sup>th</sup> & C20 <sup>th</sup> additions
24.	Footbridge over River Bradford, Holywell Lane	II	Probably C18 <sup>th</sup> replacement of similar early bridge
25.	Old Hall, Main Street	II	Early C17 <sup>th</sup> with C19 <sup>th</sup> & C20 <sup>th</sup> alterations and additions
26.	Medway Cottage and Coniston Cottage, Main Street	II	Mid C18 <sup>th</sup> & late C19 <sup>th</sup> additions and alterations
27.	Old Hall Farmhouse, Moor Lane	II	1630 with C19 <sup>th</sup> and C20 <sup>th</sup> alterations
28.	Barn to E of Old Hall Farmhouse, Moor Lane	II	C19 <sup>th</sup>
29.	Dove Cottage, Moor Lane	II	C17 <sup>th</sup> and various later additions
30.	Road bridge over River Bradford	II	Probably C18 <sup>th</sup> with later alterations
31.	K6 Telephone Kiosk, Holywell Lane	II	1935

## 14.0 GLOSSARY

<b>Agrarian</b>	Of the land or its cultivation.
<b>Ancillary</b>	In architectural terms this usually refers to a secondary structure, for instance stables or outbuilding.
<b>Ancient Monument</b>	Ancient monuments are legally protected archaeological sites and buildings designated under the Ancient Monuments and Archaeological Areas Act 1979. It is an offence to carry out works to them without the written consent of the Secretary of State.
<b>Ashlar</b>	Masonry that has been carefully cut, dressed and squared, to be employed as facing stone in finely jointed level courses.
<b>Coped gables</b>	Gable walls that have a course of flat stone laid on top.
<b>Chapel-of-ease</b>	A place of Christian worship, subordinate to or dependent on and distant from a parish church, provided for the convenience of parishioners who might not otherwise be able, by reason of distance, to attend divine service.
<b>Chapelry</b>	A subdivision of an ecclesiastical parish in England up to the mid-19th century. It had a similar status to a township but was so named as it had a chapel which acted as a subsidiary place of worship to the main Parish Church. Such chapelries were common in northern England where the Parishes had been established in medieval times when the area was sparsely populated, thus obliging parishioners to travel long distances to the parish church. A chapelry also had a role in civil government, being a subdivision of a parish which was used as a basis for the Poor Law until the establishment of Poor Law Unions in the 19th century.
<b>Cruck Frame</b>	Constructed primarily in the north and west of England from the medieval period through to the 19 <sup>th</sup> century (Brunskill, 2000). This method of timber-framing is based upon two curved timbers, known as blades, positioned in an A shape. These paired timbers are usually cut from a single tree. The blades are joined at the apex and roof loads are transferred along roof purlins, then directly to the ground via the blades. A tie beam and collar assist the restraining of the structure whilst the base of the cruck sits on a soleplate, padstones or on a plinth.
<b>Curtilage</b>	Area attached to a house and forming one enclosure with it.
<b>Dormer window</b>	Window placed vertically in the sloping plane of a roof (Pevsner, 2002).
<b>Double pile plan</b>	The building is entirely two rooms in depth (Brunskill, 2000).
<b>Drip moulds</b>	A horizontal moulding for throwing water off and so protecting the windows immediately below. Drip moulds are also used on chimneys.
<b>Enclosure Award</b>	Between the mid-18th and late-19th centuries a large amount of waste and common land was enclosed in England and Wales. This enclosure movement was undertaken under the strong belief in the need for agricultural improvement amongst landowners at the time. To enclose land the distribution of the newly enclosed fields had to be approved. This approval could be via an Act of Parliament, the central courts or private agreement between local landowners. In all legally ratified cases, and some privately agreed examples, an enclosure award setting down the agreed extent and layout of the enclosure in writing and a corresponding plan was drawn up. The level of accuracy and detail that allotment boundaries were planned to is usually good, but in many cases the subdivisions into individual fields were not shown. Their coverage therefore varies from one area to another. In the case of Parliamentary Awards these were often done on a parish by parish basis.
<b>HER</b>	Historic Environment Record (HER)
<b>Holloway</b>	A sunken track worn down over time, with slightly raised sides.
<b>Hood mouldings</b>	Projecting moulding above an arch or a lintel to throw-off water (Pevsner, 2002).
<b>Kirkgate</b>	Route or way to the church.
<b>Kneeler</b>	Horizontal decorative projection at the base of a gable (Pevsner, 2002).
<b>Lintel</b>	Horizontal beam or stone bridging an opening (Pevsner, 2002).

<b>Mullion</b>	Vertical posts or uprights dividing a window into 'lights' (Pevsner, 2002). Mullions can be shaped or chamfered which can give an indication as to age.
<b>Neolithic</b>	The prehistoric period which comes between the Mesolithic (Middle Stone Age) and the Bronze Age, dating roughly from 4000 to 2000 BC. This was the time of the adoption of the first agricultural practices, including cereal cultivation, but more importantly the rearing of domesticated animals, including herds of cattle and flocks of sheep. In the beginning, farmers moved around the landscape with their herds, much as they had in the Mesolithic (except they took animals with them rather than following wild game). It was only after more than a thousand years that they settled in more 'permanent' farms which they surrounded by hedged fields. They built impressive ceremonial monuments, often used to establish traditional right to the use of land, by burying the bones of the ancestors to overlook pastures.
<b>Parish</b>	The smallest unit of local government is the civil parish. In some areas this covers the same area as an ecclesiastical parish which is the area of jurisdiction covered by the parish church. Ecclesiastical parishes are almost always the remains of Medieval manors especially in rural areas and many have remained unaltered in their boundaries since the Medieval period. However, in the Peak District many parishes became defined by the boundaries of Townships.
<b>Pediment</b>	The classical equivalent of a gable, often used without any relation to a roof. Often used over an opening, particularly doorways.
<b>Pinch point</b>	A visual effect which suggests a narrowing of the street scene. It is typically caused by a bend in a road and the proximity of buildings on either side.
<b>Quoins</b>	Dressed stones at the (exterior) angles of a building.
<b>SBI</b>	Site of Biological Importance (SBI) is the name given to the most important non-statutory sites for nature conservation and provides a means of protecting sites that are of local interest and importance.
<b>SSSI</b>	Site of special scientific interest. Sites of national importance for their wildlife or geological interest, protected under the Wildlife & Countryside Act 1981 (and subsequent amendments). Owners/occupiers must consult Natural England if they wish to carry out operations which might damage the interest of the site, and public bodies have a duty to take reasonable steps to further the conservation and enhancement of SSSIs (e.g. when considering planning issues).
<b>Strip field</b>	In the Medieval period, from at least as early as 1100 AD, Peak District villages were surrounded by large strip fields (often referred to as 'open fields' – in upland areas it is debatable whether some parts of them remained open for long and thus the term strip field is preferred). While often bounded at their edges by banks and ditches, internally they were initially divided into a large number of unfenced cultivation strips. The use of strips allowed a fair distribution of different grades of land between lord and villagers. This system was designed to favour the needs of arable cultivation. It seems to have been introduced into the area from the lowlands of the Midlands. In the Peak District, pastoral farming was of equal or greater importance, and individual strips or parcels of strips were enclosed from an early date. Others, in less favourable locations in what are known as 'outfields', may have only been used in an intermittent way.
<b>Tithe map</b>	Shows the boundaries of land and property within the Tithe area. A tithe was a tenth of a person's produce or income given voluntarily or as a tax to the church.
<b>Vernacular</b>	An indigenous building constructed of locally available materials, to local detail, without the benefit of an architect. Vernacular architecture can be defined as dwellings and 'all other buildings of the people' (Oliver, 2003).

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### **Maps**

- 1793 **Map of the Manor of Youlgrave**
- 1879 **First Edition Ordnance Survey Map**
- 1898 **Second Edition Ordnance Survey Map**
- 1994 **Ordnance Survey Outdoor Leisure 24 The Peak District, Dark Peak Area 1:25 000**

### **Internet Sites**

- [www.youlgrave.com](http://www.youlgrave.com)
- [www.dialspace.dial.pipex.com/town/terrace/pd65/genindex.htm](http://www.dialspace.dial.pipex.com/town/terrace/pd65/genindex.htm)
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