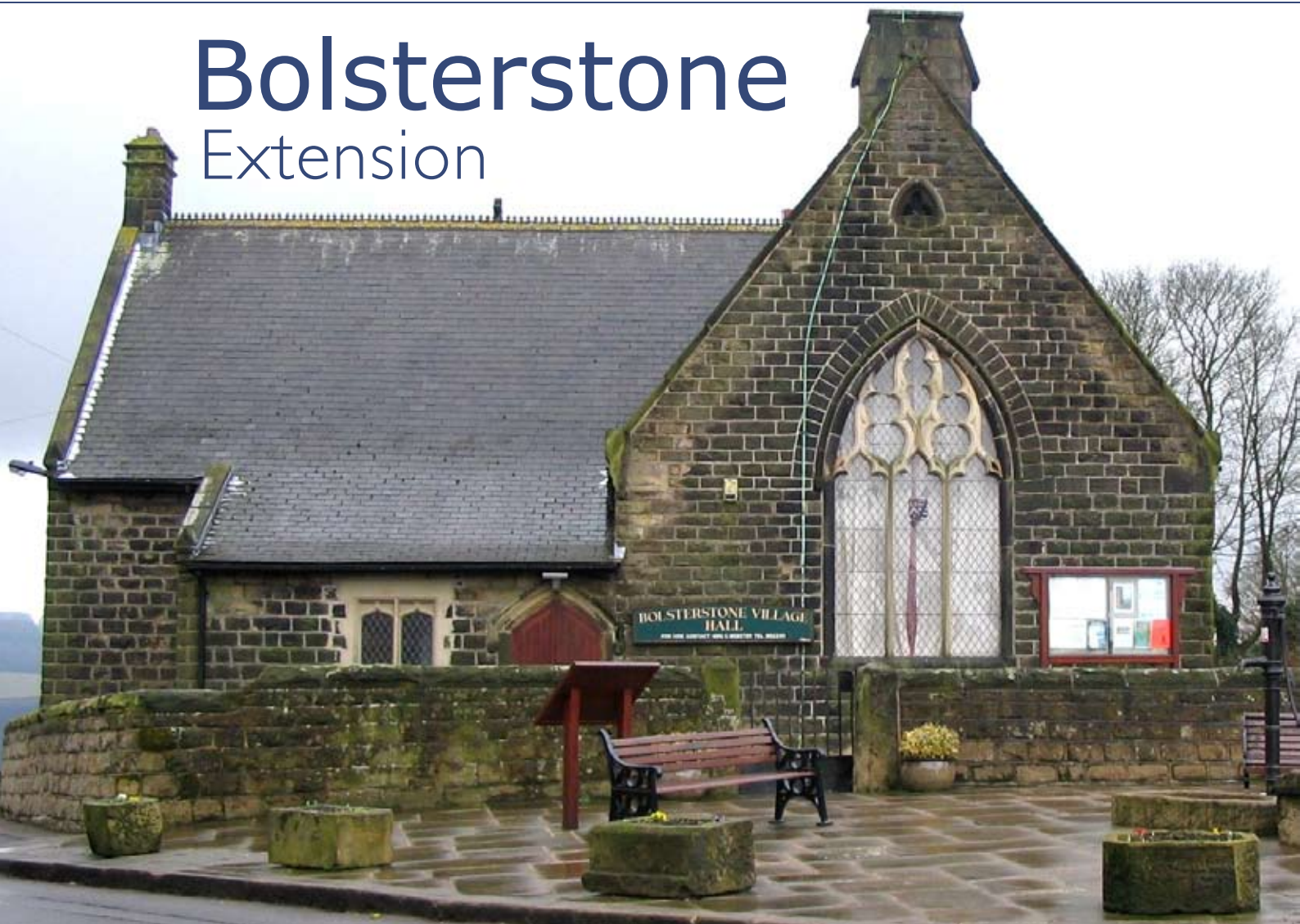


# Conservation Area Appraisal

March 2009

## Bolsterstone Extension



# **BOLSTERSTONE CONSERVATION AREA EXTENSION APPRAISAL**

## **CONTENTS**

## **Page No.**

INTRODUCTION

LIST OF ILLUSTRATIONS

LIST OF FIGURES

1.0	CHARACTER SUMMARY	1
2.0	LOCATION AND POPULATION	2
3.0	HISTORIC AND ARCHAEOLOGICAL DEVELOPMENT	3
4.0	FORMER AND CURRENT USES	4
5.0	ARCHITECTURAL AND HISTORIC QUALITIES	6
6.0	PREVALENT AND TRADITIONAL BUILDING MATERIALS	9
7.0	THE RELATIONSHIP OF STRUCTURES AND SPACES	11
8.0	GREEN AND OTHER NATURAL FEATURES	14
9.0	CONSERVATION AREA SETTING	15
10.0	THE CONSERVATION AREA BOUNDARY	16
11.0	POTENTIAL FOR IMPROVEMENT	17
12.0	PLANNING POLICY	18
13.0	GLOSSARY	19
14.0	REFERENCES	21

## **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 available 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 Village Officers (on 01629 816200).

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 Services (on 01629 816000).

### **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's Structure and Local Plans, the Design Guide (2007) and Landscape Character Assessment (2008). The relevant national guidance should also be taken into account, for example Planning Policy Guidance 15: 'Planning and the Historic Environment' and Planning Policy Guidance 16: 'Archaeology and Planning'. 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 both 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.

## LIST OF ILLUSTRATIONS

Photo No.		Page No.
1	P1 Former National School and School House	1
2	P2 Former Vicarage	1
3	P3 Extensive Tree Cover	1
4	P4 The Bolster Stones	3
5	P5 Heads Lane	3
6	P6 Former National School	4
7	P7 The Village Hall	5
8	P8 Gothic window + drip mould, stone tracery & stained-glass shield	6
9	P9 Decorative trefoil	6
10	P10 Gothic arched doorway	6
11	P11 Stone coped gables, fleur-de-lys ridge tiles and finial	6
12	P12 Decorative triangular stone above kneeler	6
13	P13 The Old School House; four diagonally set chimney stacks; fleur-de-lys finial	7
14	P14 Former Vicarage; vertically grooved chimney stack; fleur-de-lys finial	7
15	P15 Coursed rock-faced gritstone	9
16	P16 Welsh slate roof	9
17	P17 Timber gutter + cast-iron downpipe	9
18	P18 Pre-fabricated former School Room	9
19	P19 Boundary walls	9
20	P20 Horizontally tooled vertical band to gate pier	9
21	P21 The Village Hall – a landmark building	11
22	P22 Pedestrian gateways to church and Vicarage situated opposite each other	11
23	P23 Views out of the Conservation Area Extension	12
24	P24 View south-west down Yewtrees Lane	12
25	P25 Pinch-point at the top of Yewtrees Lane	12
26	P26 Gateway formed by Village Hall and Castlefields	13
27	P27 Former Vicarage buildings narrow the view	13
28	P28 View to village centre from Heads Lane	13
29	P29 Specimen trees in the garden of the former Vicarage	14
30	P30 Moor Hall Reservoir from Sunny Bank Road	15
31	P31 Conservation Area Extension viewed from the south	15

## **LIST OF FIGURES**

Location of Bolsterstone Conservation Area Extension

Bolsterstone Conservation Area Extension Boundary

Aerial Photograph covering Bolsterstone Conservation Area Extension

Archaeological sites identified on the South Yorkshire Archaeological Service Monument Record, within Bolsterstone Conservation Area Extension

Broomhead Estate Map, 1825

First Edition Ordnance Survey Map, 1850

Second Edition Ordnance Survey Map, 1905

Architectural Development within Bolsterstone Conservation Area Extension

Streetscape Features within Bolsterstone Conservation Area Extension

Views within Bolsterstone Conservation Area Extension

Landscape Features within Bolsterstone Conservation Area Extension

## **ACKNOWLEDGEMENTS**

We would like to thank Sheffield City Council for their 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 majority of Bolsterstone lies within the administrative area of Sheffield City Council and was designated as a Conservation Area on the 5<sup>th</sup> January, 1977. The south-western edge of the village lies within the Peak District National Park, and is an extension of the Bolsterstone Conservation Area. The Bolsterstone Conservation Area Extension was designated on the 11<sup>th</sup> February 1994, by the Peak Park Joint Planning Board, now the Peak District National Park Authority. This Conservation Area Appraisal relates specifically to the Conservation Area Extension.

1.2 The Conservation Area Extension includes the tree belt and Village Hall (formerly the National School) and former Vicarage to the south-west of the village. The Conservation Area Extension boundary follows the boundary walls of the former school and the walls surrounding the grounds of the former Vicarage.



P1 Former National School and School House

1.3 Bolsterstone is a historic hilltop settlement with Anglo-Saxon origins and the possible remains of a medieval fortified manor house known as Bolsterstone Castle.

1.4 Part of the special interest of the Conservation Area Extension lies in its landscape setting in a rural hilltop location. It is located high on the ridge overlooking the Ewden Valley and allows extensive long-range views of the surrounding countryside, in all directions.

1.5 The Conservation Area Extension is characterised by its key buildings and their associated structures, and by the extensive tree cover, both within the area and along its boundaries.

1.6 The mid-nineteenth century stone-built Village Hall and Old School House, and the former Vicarage, typical examples of mid-Victorian gothic architecture, have played a significant part in the history and communal life of the village. The Village Hall is a landmark building within the settlement, located at the southern end of the central village main street.



P2 Former Vicarage

1.7 Stone boundary walls surround and enclose the Conservation Area Extension, and these extend out into the surrounding countryside, providing a physical and visual link between the built environment and its rural setting.

1.8 There is a uniformity of colour and material within the Conservation Area Extension, created by the use of local gritstone in both the construction of the buildings and the boundary walls.

1.9 The extensive tree cover, both within the area and along its boundaries, and the vegetation within the garden of the former Vicarage, provide a more rural backdrop to the built elements within the Conservation Area Extension.



P3 Extensive Tree Cover



## **2.0 LOCATION AND POPULATION**

**2.1** The Pennine village of Bolsterstone stands at nearly 1,000 feet (305 metres) above sea level on the edge of moorland to the south-east of Stocksbridge. The settlement is situated high on the ridge between the Stocksbridge and Ewden valleys, on a spur that divides the valleys of the Little Don and Ewden rivers. The soil includes heavy clay and light sand, with a subsoil of sandstone and clay (Kelly's Directory, 1881).

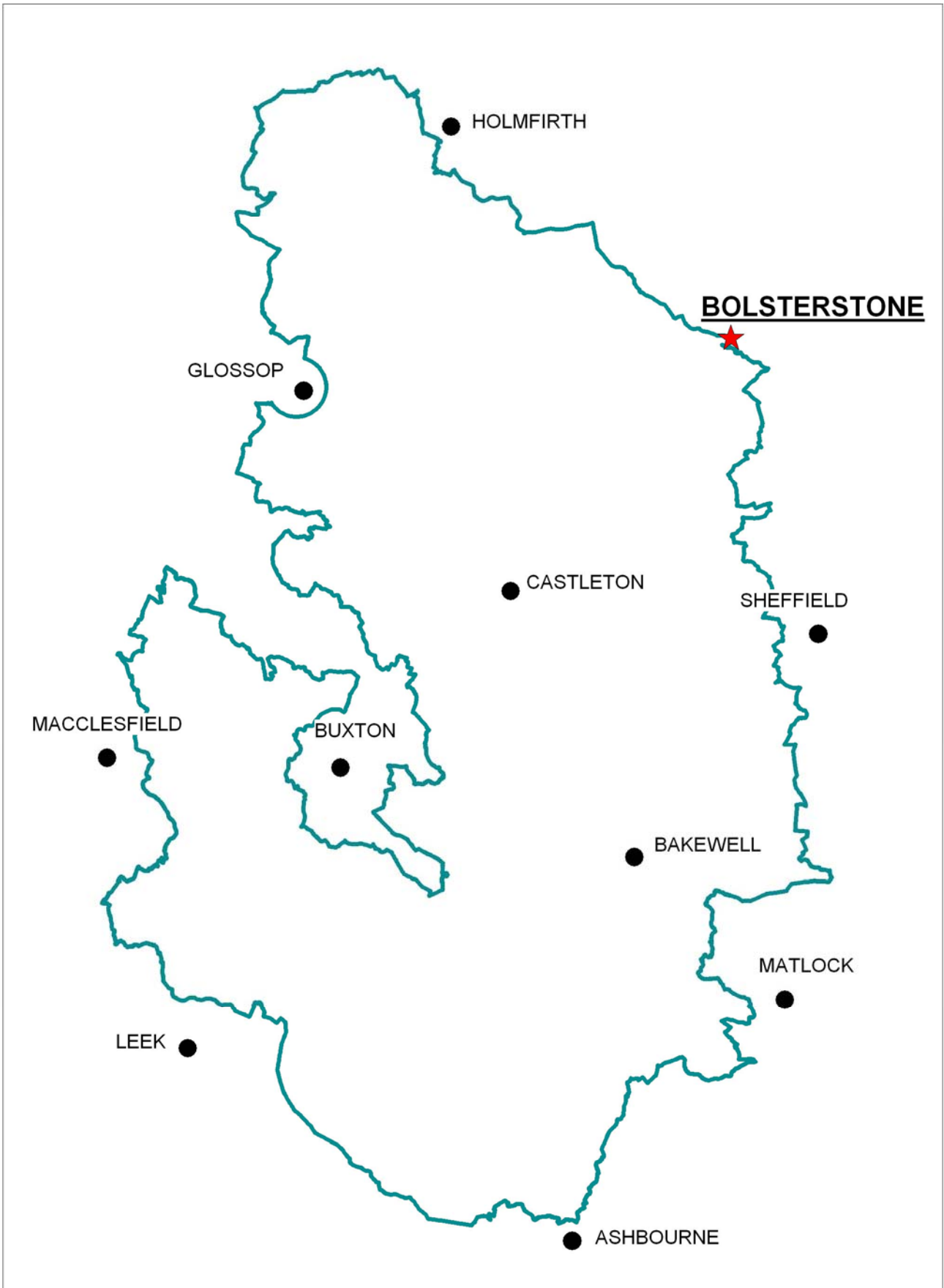
**2.2** Bolsterstone is located approximately 8.5 miles (13.7 km) north-west of Sheffield, 5 miles (8 km) south-south-east of Penistone, 1.5 miles (2.4 km) from Stocksbridge, and 1 mile (1.6 km) from Deepcar.

**2.3** The village of Bolsterstone comes under the jurisdiction of Stocksbridge Town Council.

**2.4** The village falls within the Dark Peak Yorkshire Fringe Landscape Character Area (Peak District National Park Authority, 2008) and encompasses two types of landscape: Enclosed Gritstone Upland, which includes the northern area of the village; and Slopes and Valleys with Woodland, which incorporates the southern area of the village, including the Conservation Area Extension (Peak District National Park Authority, 2008).

**2.5** Bolsterstone has a north-south axis, with the Conservation Area Extension located at its south-western end.

**2.6** The Conservation Area Extension covers only a very small part of the village of Bolsterstone. Population figures taken from historical Directories and Censuses record the number of people per household across the whole parish. It is extremely difficult, therefore, to extrapolate accurate historic population figures specific to the Conservation Area Extension. However, with only two residential households in the area (at the former Vicarage and at the Old School House), the historical population figures are likely to be similar to the present day.









**Aerial Photograph showing Bolsterstone Conservation Area**

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**Key**

- Sheffield City Council Conservation Area boundary
- Conservation Area Extension boundary
- National Park boundary



### 3.0 HISTORIC AND ARCHAEOLOGICAL DEVELOPMENT

**3.1** There are no Scheduled Monuments within the Conservation Area Extension. One site is identified on South Yorkshire Archaeology Service's Historic Environment Record (HER): a possible site of a palstave (a type of Bronze Age axe) find (MSY9379) to the south-east of the former Vicarage. A further possible site of a palstave find is located to the south of this (MSY11154), outside the boundary of the Conservation Area Extension.

**3.2** The palstave find suggests early human activity in the area, and there have been Mesolithic, Neolithic and Bronze Age archaeological finds nearby, above Ewden Beck and on Broomhead Moor.

**3.3** There are various theories as to the origin of the settlement's name, which was first recorded in 1375 as Bolstyrton (Smith, 1961). The village is believed to have originated as an Anglo-Saxon settlement, and one suggestion is that the name may derive from the Anglo-Saxon word 'ton' (meaning a dwelling), and a corruption of Walder, a local Saxon chieftain (Crossland, 1975). Walder's Low is the name of the mound that lies to the south-east of the village.

**3.4** An alternative suggestion is that the name Bolsterstone could derive from the existence of two large stones formerly located on the village green and now situated in the churchyard, known as the 'Bolster Stones'. It has been suggested that the name of the stones may originate from the Old English word 'bolster', meaning a pillow, and that the head of a felon would have been laid on the stone prior to his beheading (Smith, 1961).



**P4** The Bolster Stones

**3.5** Sir Robert Rockley founded a chapel of St Mary in Bolsterstone in 1412 (Crossland, 1975). This is the first clear evidence of a chapel in Bolsterstone, although there are unsubstantiated references to the existence of a chapel and a priest in the village in the twelfth century.

**3.6** The Earl of Shrewsbury is believed to have had a fortified manor house here, generally known as Bolsterstone Castle, some parts of which may still remain in Nos. 6 and 8 Folderings Lane, a Grade II Listed building outside the Conservation Area Extension boundary. A building known as the Porter's Lodge in Walders Lane, also outside the Conservation Area Extension, is mainly of nineteenth century construction but the arch and doorway date from the sixteenth or seventeenth century and may also have been part of the curtilage of Bolsterstone Castle.

**3.7** Before the opening of the Langsett turnpike road in 1805, which runs to the north of Bolsterstone, some of the ancient highways across the Pennines from Cheshire and Lancashire to Sheffield and Rotherham passed through Bolsterstone, running along the tops of the hills rather than through the valley bottoms (Hey, 2001).

**3.8** Bolsterstone lies close to the main salt route between Cheshire and Yorkshire, and names such as Salter Hills, Salt Springs Farm and Salt Springs Cottage at the western end of Heads Lane, which runs along the northern edge of the Conservation Area Extension, suggest that the lane may have been on a southern branch of the main saltway (Hey, 2001).



**P5** Heads Lane

**3.9** The first purpose-built school in Bolsterstone, known as the Free School, was built in 1686 (rebuilt in 1780), on Sunny Bank Road, outside the Conservation Area Extension (Crossland, 1975).

**3.10** The Bolsterstone Enclosure Act of 1778 saw the substantial enclosure of the land around Bolsterstone. Evidence of enclosure can be seen on the 1825 Broomhead Estate Map, which shows that the area now covered by the Conservation Area Extension was divided into three distinct fields, enclosed by drystone boundary walls.

**3.11** In 1791 the Reverend Thomas Bland demolished the fifteenth century village church, which was apparently in a ruinous condition, and a new church was consecrated in 1796 (Crossland, 1975).



**3.12** In 1802, the manor, freehold and tithe-free estate of Bolsterstone were bought by James Rimington, a lawyer and banker, at a public auction (Crossland, 1975).

**3.13** The Bolsterstone National School, at the north-eastern end of the Conservation Area Extension, was built in 1852. The 1850 First Edition Ordnance Survey map shows a triangular area marked at the southern end of the main village street, suggesting that this was originally a village green. The 1905 Second Edition Ordnance Survey map indicates that the National School was built over the southern end of this green, and the building now encloses the southern end of the main street.



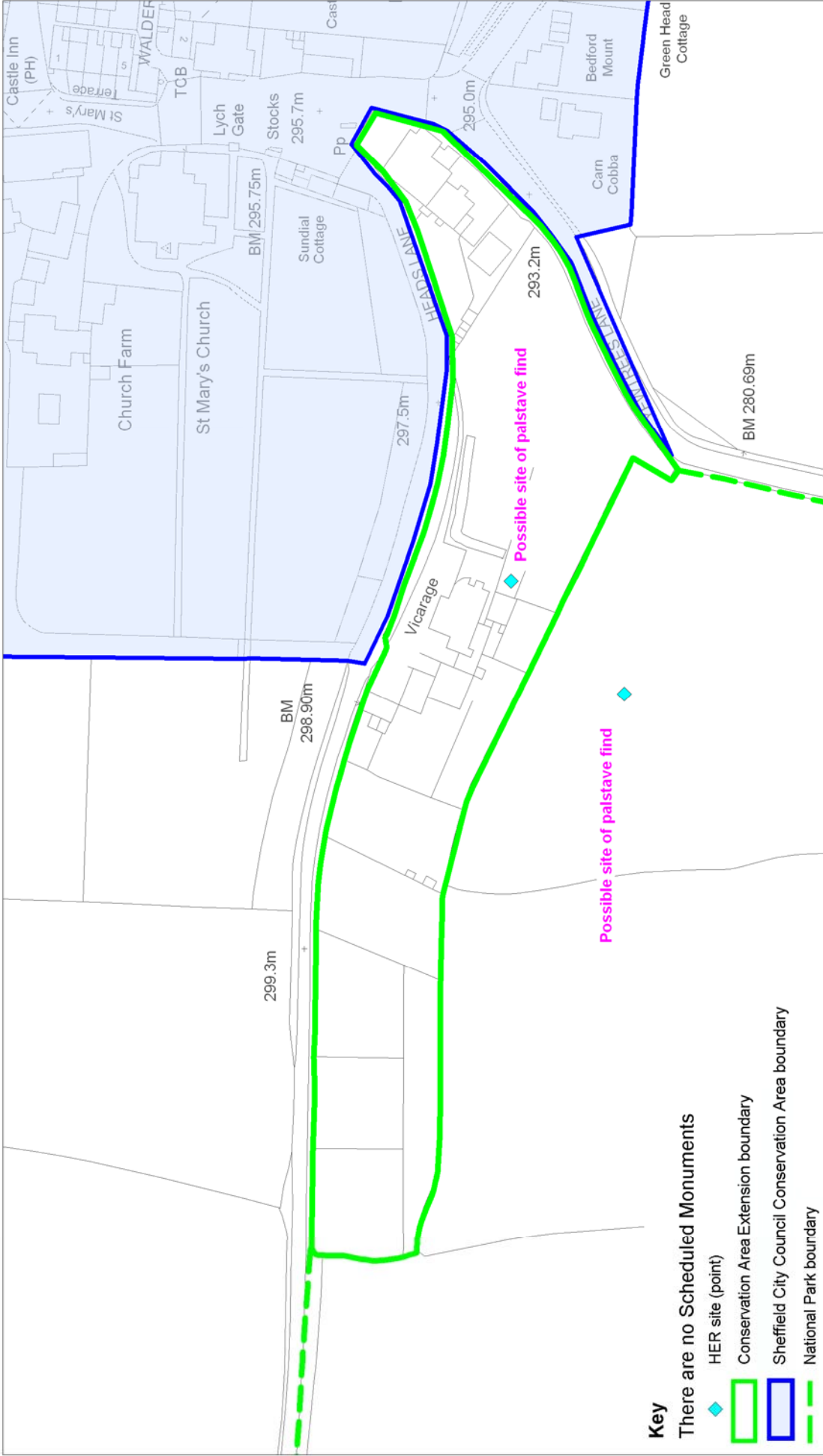
P6 Former National School

**3.14** The Reverend John Bell, vicar from 1847 to 1862, built the Vicarage on Heads Lane in 1862 (Crossland, 1975).

**3.15** William Wilson, who became vicar in 1867, replaced Thomas Bland's church with the present church, which was built between 1872 and 1879.

**3.16** In 1885 the two Bolsterstone schools were amalgamated: the National School was used for the older pupils and the old Free School for the infants (Crossland, 1975).

**3.17** In common with many small English villages, agricultural activity and the agricultural character of the village have declined in the twentieth century and it is now a residential village with a pub but no shops. The old Free School is now in residential use whilst the former National School, which closed in 1992, is now in active use as the Village Hall, with its attached School House in private residential use.



**Key**

There are no Scheduled Monuments

◆ HER site (point)

□ Conservation Area Extension boundary

□ Sheffield City Council Conservation Area boundary

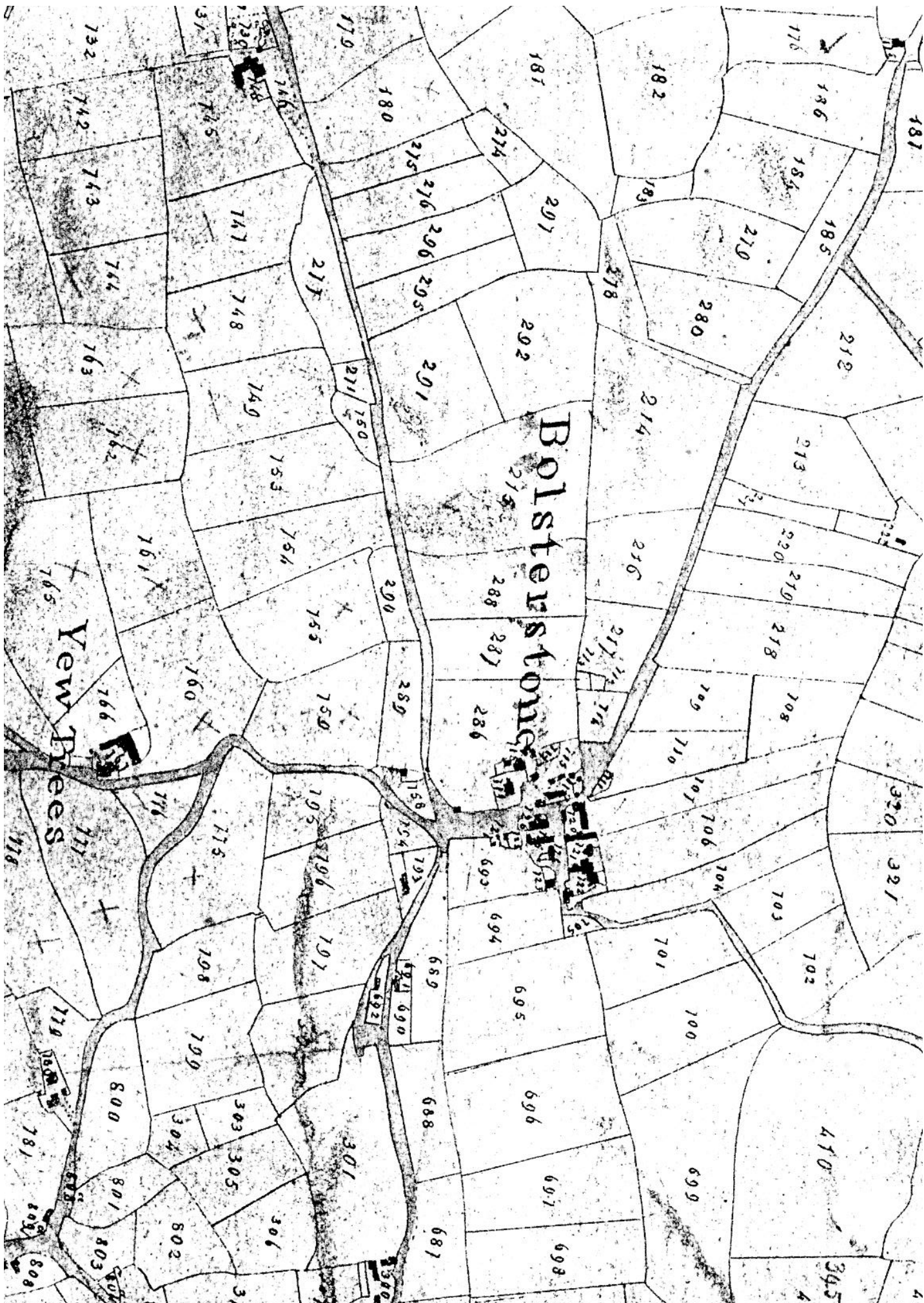
--- National Park boundary



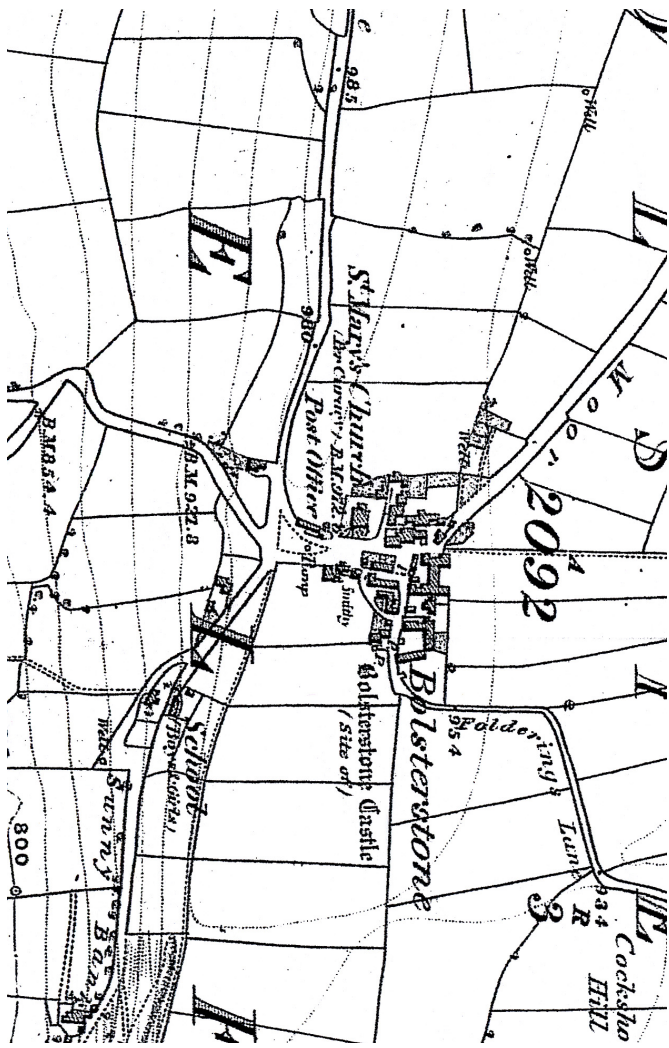
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Archaeological Sites identified in the South Yorkshire SMR within Bolsterstone Conservation Area Extension

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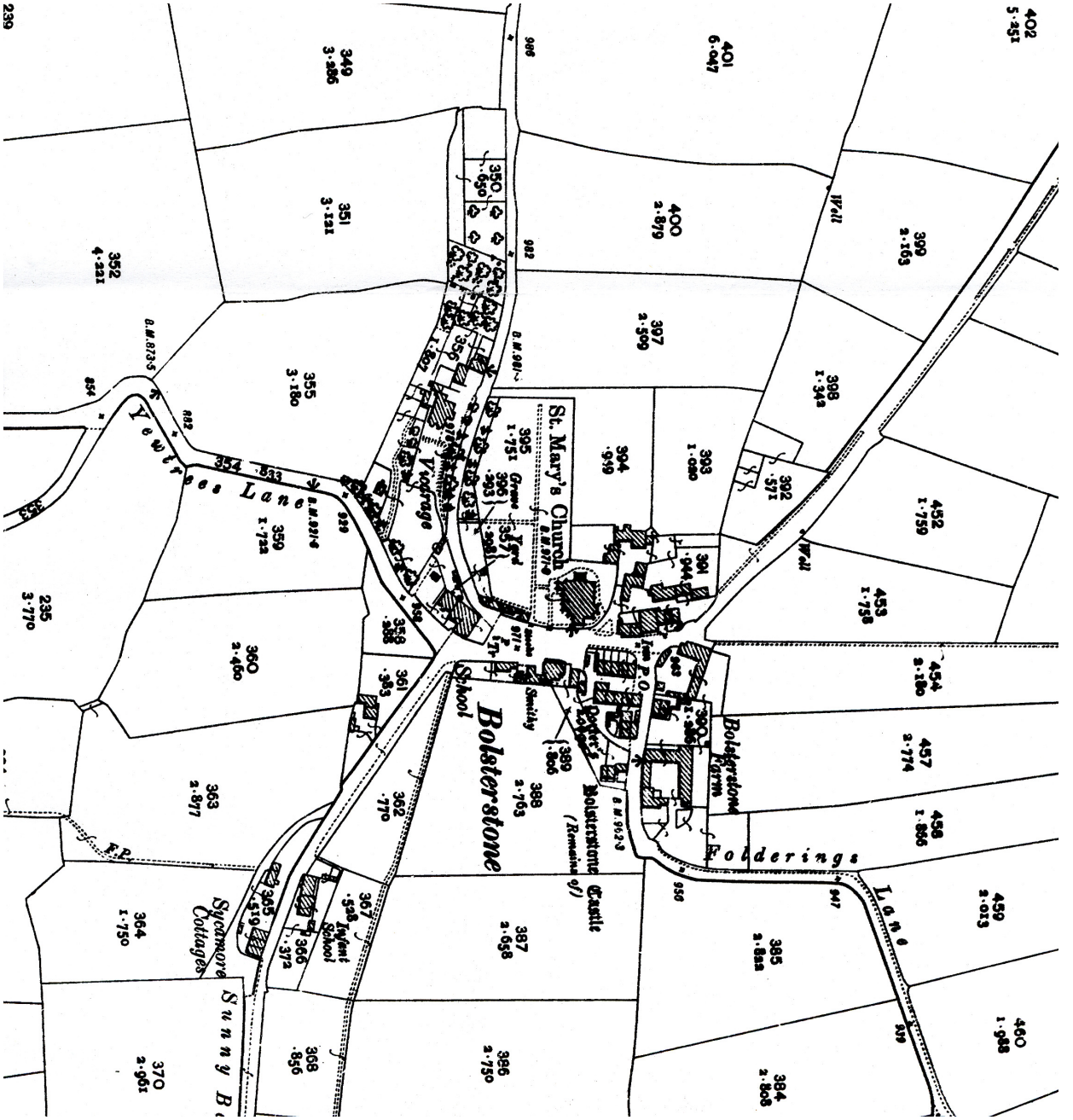


Broomhead Estate Map, 1825



First Edition Ordnance Survey Map, 1850





Second Edition Ordnance Survey Map, 1905



## 4.0 FORMER AND CURRENT USES

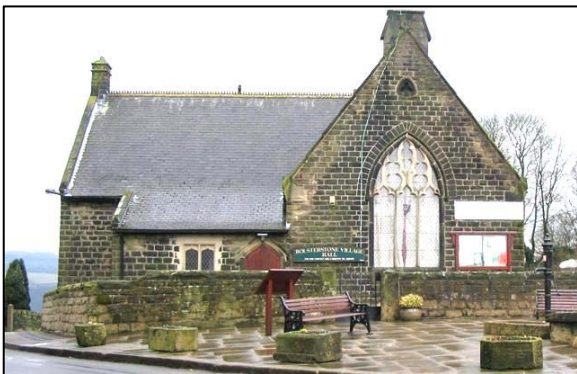
**4.1** The area of Bolsterstone which falls within the Conservation Area Extension was in agricultural use before the building of the National School and the Vicarage in the mid-nineteenth century. The 1825 Broomhead Estate Map shows three fields, with a small building to the western side of the eastern-most field. The map also shows that the area was surrounded by agricultural land, divided into separate fields following enclosure.

**4.2** Kelly's Directory (1881) indicates that by the end of the nineteenth century the chief crops grown in the area were oats, wheat and hay. The 1849, 1952 and 1881 Kelly's Directories refer to farmers living within the village, suggesting that the predominant activity within the area was agriculture.

**4.3** Bolsterstone was famous for glass-making from the mid seventeenth century until the eighteenth century (Kenworthy, 1928). The Bolsterstone Glass House was located just to the north of Bolsterstone village.

**4.4** Bolsterstone is now almost exclusively residential. The two former schools, former post office, smithy and other workshops associated with a small rural community are now closed. The Village Hall, together with St Mary's Church, the Castle Inn and the Public Convenience, which are within the main Bolsterstone Conservation Area but outside the Extension, are the only remaining amenities.

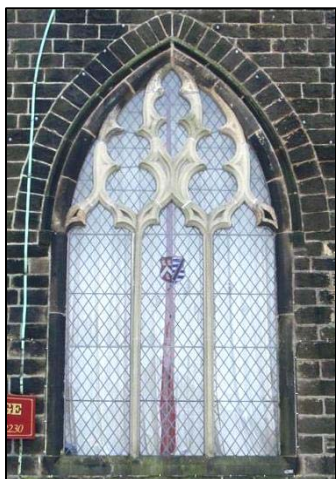
**4.5** The Village Hall continues to play a significant role within the settlement. It provides a focus for social activities within the community and is used by the Bolsterstone Male Voice Choir, as well as for Yoga, Karate, Parent and Toddler groups, local functions and parties.



P7 The Village Hall

## 5.0 ARCHITECTURAL AND HISTORIC QUALITIES

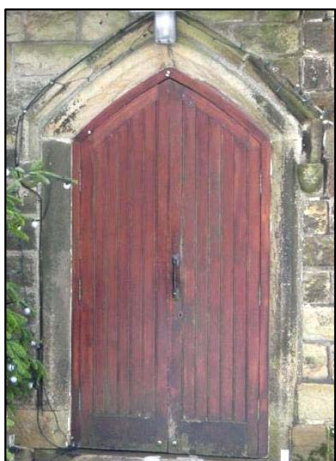
5.1 The buildings in the Conservation Area Extension are mid-Victorian. The Village Hall is a typical example of mid-Victorian gothic architecture, displaying examples of both decorated and perpendicular styles. Large gothic windows to three gable walls have elaborate stone tracery, with drip moulds and decorative trefoils above. The north-east facing gable window contains a small stained-glass shield. Other windows are of perpendicular gothic design, and the main doorway on the north elevation has a gothic arch with a drip mould over.



P8 Gothic window + drip mould, stone tracery & stained-glass shield



P9 Decorative trefoil



P10 Gothic arched doorway

5.2 The Village Hall has a steeply pitched Welsh slate roof with decorative fleur-de-lys ridge tiles. The finial at the top of the south-east facing stone coped gable is in the form of a stone cross, with stone fleur-de-lys finials to the other two stone coped gables. The stone coped gables have a decorative triangular stone above the stone kneelers.



P11 Stone coped gables, fleur-de-lys ridge tiles and finial



P12 Decorative triangular stone above kneeler

5.3 The attached Old School House is smaller in scale than the school building itself. It is one and a half storeys with two eaves dormer windows with stone coped gables on both the east and west elevations. The dormer windows to the east elevation have stone fleur-de-lys finials above the stone coped gables, reflecting those on the main school building. The dormer windows were originally stone mullioned, although the mullions have been removed.

5.4 The Old School House shares the steeply pitched Welsh slate roof with the former school building. The decorative fleur-de-lys ridge tiles continue along the ridges of the dormer windows. There are two sets of four chimney stacks set diagonally to each other, one at the gable end and the other where the school house is attached to the main school building. A modern porch to the west elevation and a large modern porch/conservatory to the east elevation obscure gothic doorways.





P13 The Old School House; four diagonally set chimney stacks; fleur-de-lys finial

**5.5** The former Vicarage in Heads Lane is a typical example of an architect-designed mid-nineteenth century 2.5-storey stone gabled vicarage. It has twin gables to the south-west elevation and two pitched roofed ground floor bay windows to the south-east elevation. Stone fleur-de-lys finials to some of the gables reflect those on the Village Hall and Old School House. The stone chimney-stacks have heavy chamfered stone cappings and are vertically grooved. The building has double-chamfered stone mullioned windows with drip-moulds over and a gothic doorway with an elaborate religious inscription carved into the stonework above it.



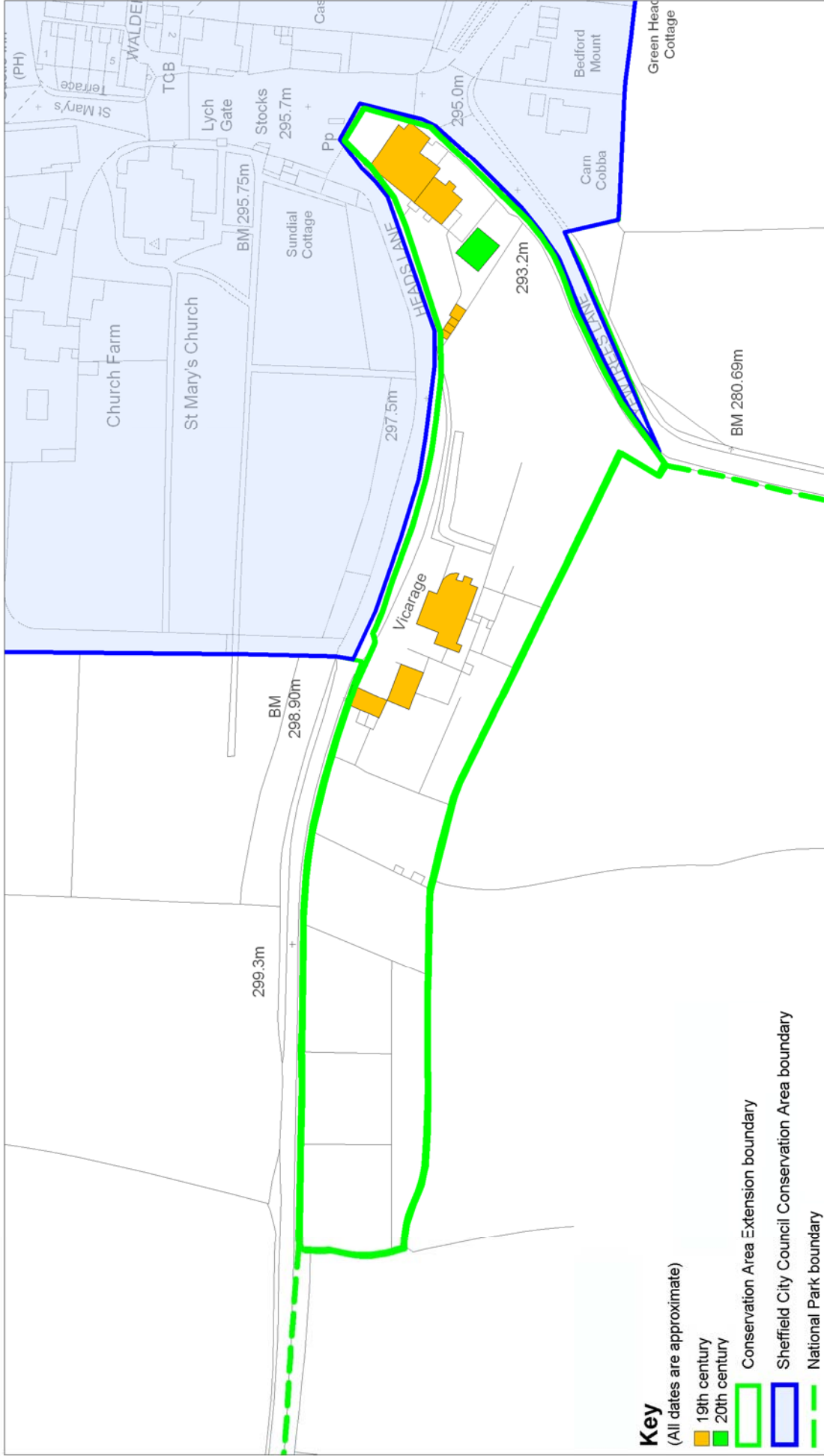
P14 Former Vicarage; vertically grooved chimney stack; fleur-de-lys finial

**5.6** The Stables, the single-storey former servants' quarters within the curtilage of the former Vicarage, is likely to be contemporary with the Vicarage itself. However, this building is much smaller in scale and simpler in detailing, including timber barge-boards and fascias.

**5.7** Some modifications, such as the removal of stone mullions, the introduction of various forms of double glazing and u-pvc windows, the addition of external porches and conservatories, have compromised the historic significance of some of the properties. However, these changes are relatively limited within the Conservation Area Extension and in general do not negatively affect the overall historic architectural character of the area.

**5.8** There are no listed structures within the Conservation Area Extension, but there are five Grade II listed structures within the main part of the Conservation Area (administered by Sheffield City Council). These are St Mary's Church, the village stocks, numbers 6 & 8 Folderings Lane (Castle Cottage), the Porter's Lodge and the K6 red telephone box.

**5.9** Both the Village Hall, Old School House and former Vicarage are important non-listed buildings, of significance not just within the Conservation Area Extension, but also within the streetscape of the village as a whole. These buildings have each played a significant role in the history of Bolsterstone since the mid-nineteenth century. Apart from the church, the Village Hall is the most visually significant building within Bolsterstone village. It occupies a landmark position, dominating the southern end of the main street. The Vicarage dominates views of the village from the south-west.



**Key**  
(All dates are approximate)

- 19th century
- 20th century

- Conservation Area Extension boundary
- Sheffield City Council Conservation Area boundary
- National Park boundary



Scale 1:1500

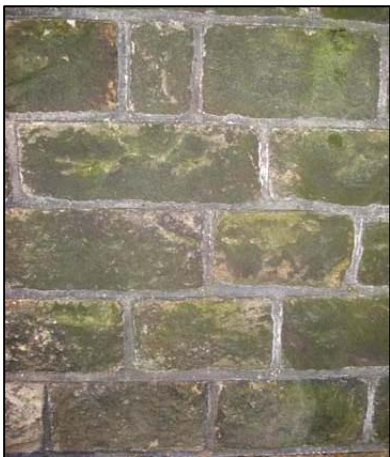
## Architectural Development within Bolsterstone Conservation Area Extension

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## 6.0 PREVALENT AND TRADITIONAL BUILDING MATERIALS

6.1 The local geology of the area is millstone grit. With the exception of the timber-clad detached former School Room to the south-west of the Old School House, the buildings within the Conservation Area Extension are constructed using this local stone, with coursed rock-faced gritstone walls, and gritstone dressings and chimney-stacks. The roofs are of Welsh slate, with decorative clay ridge tiles to the Village Hall and Old School House.



P15 Coursed rock-faced gritstone



P16 Welsh slate roof

6.2 The rainwater goods to the Village Hall consist of timber gutters and cast-iron downpipes. Both cast iron and plastic rainwater goods have been used elsewhere within the Conservation Area Extension.



P17 Timber gutter + cast-iron downpipe

6.3 The windows to the Village Hall have stone tracery with leaded lights. The windows to the Old School House may originally have been stone mullioned with leaded lights, but these have been replaced with u-pvc windows. The former Vicarage retains stone mullions and timber windows.

6.4 The 1960s detached former School Room to the south-west of the Old School House is constructed from pre-fabricated timber paneling, with plastic rainwater goods. These materials are uncharacteristic of the area.



P18 Pre-fabricated former School Room

6.5 Boundary walls are of coursed and roughly coursed gritstone construction, both dry-stone and mortared, with a variety of coping stone details, including rounded, triangular and undressed. The gritstone gate piers to the Village Hall and the Old School House have a horizontally tooled vertical band running from top to bottom on one side.



P19 Boundary walls



P20 Horizontally tooled vertical band to gate pier

**6.6** The metal gates to the Village Hall and Old School House are modern – the piers retain the fixings for the original gates. The Vicarage has a decorative cast-iron gate to the main entrance and an ornate iron pedestrian gate further along its boundary wall, opposite the pedestrian entrance to the churchyard. There is also a decorative iron gate at the top of the steps on the east side of the Village Hall.

**6.7** The public realm of the Conservation Area Extension is surfaced with tarmac. However, there are gritstone flags and kerbs in front of the Village Hall, just outside the Conservation Area Extension boundary.

**6.8** There is no street furniture of particular merit within the public realm of the Conservation Area Extension.

## 7.0 THE RELATIONSHIP OF STRUCTURES AND SPACES

### General

7.1 Part of the special interest of the Conservation Area Extension lies in its landscape setting in a rural hilltop location. It is located high on the ridge overlooking the Ewden Valley and the land drops to the south along its southern boundary.

7.2 The Conservation Area Extension is characterised by its extensive tree cover, both within the area and along its boundaries. Trees surround and enclose the whole area to the west, beyond the grounds of the former school, and link the buildings and spaces within the Conservation Area Extension.

7.3 The trees within the Conservation Area Extension provide a backdrop to the village. They are linked to the tree planting within the churchyard, providing a visual association between church and Vicarage.

7.4 The Village Hall stands at the junction where two lanes fork, and is therefore visually and physically separated from the surrounding buildings within the village centre. It appears to stand in the middle of the road, and acts as a landmark feature, enclosing the southern end of the main village street.



P21 The Village Hall – a landmark building

7.5 The Old School House and former Vicarage have a distinctly domestic feel, both in terms of their architecture and curtilage, in comparison with the Village Hall.

7.6 There is no common orientation to the buildings within the Conservation Area Extension. The Village Hall faces north-east onto the main village street, the Old School House faces north-west onto Heads Lane and the former Vicarage faces south-east, overlooking its garden. Most of the buildings are set back from the lanes, but The Stables and the south-east gable of the Village Hall are oriented gable on to the lane and pavement respectively.

7.7 A pedestrian entrance to the former Vicarage grounds is situated directly opposite the

pedestrian gateway into the churchyard. This provides a reminder of the historic association between the former Vicarage and the village church.



P22 Pedestrian gateways to church and Vicarage situated opposite each other

7.8 The entire Conservation Area Extension is enclosed within a continuous stone boundary wall, providing a physical and visual link with boundary walls throughout the rest of the village and in the surrounding countryside.

7.9 There is a uniformity of colour and material through the Conservation Area Extension. The predominance of local gritstone in the construction of buildings and boundary walls, interspersed by tree cover, provides a homogeneous character to the Conservation Area Extension.

### Views from within the Conservation Area Extension

7.10 Because of its hilltop position in open countryside, there are extensive long-range views to north, south and west from the edges of the Conservation Area Extension, across the valleys to distant countryside. There are long-range views through the Conservation Area Extension from the north of the area, but these are partially obscured by tree cover in places, particularly in summer.

7.11 At the north-eastern end of the Conservation Area Extension, near the Old School House, views are restricted to the north by churchyard trees and to the west by the former Vicarage, and trees obscure the view to the south-west. There are long-range views to the south-east from here, glimpsed between the Old School House and the detached former School Room.

7.12 From the north-west end of the Village Hall, views north are blocked by the buildings of Sundial Cottage, but views open out at the north end of the Conservation Area Extension, in front of the Village Hall. There are long-range views



north along the main street of the village, to the hills beyond. There are also long-range views to the south and to the east, where the standing stone at Walder's Low can be clearly seen.



P23 Views out of the Conservation Area Extension

## **Relationship between the Bolsterstone Conservation Area & the Peak Park Extension**

**7.13** The eastern boundary of the Conservation Area Extension is elevated above Yewtrees Lane. As the road descends to the south-west, the trees along the perimeter of the Vicarage grounds appear to tower over the road, accentuating the height of the ridge on which the Conservation Area Extension is situated. The trees block views to the west, and draw the eye down to the bend in the road and across to the distant hills to the south-west.



P24 View south-west down Yewtrees Lane

**7.14** From the east, along More Hall Lane and Sunny Bank Road, the south-east gable of the Village Hall, situated at the top of the steep hill, visually terminates the route ahead. At the top of Sunny Bank Road, the Village Hall leads the eye round to Sundial cottage and St Mary's church.

**7.15** The south-east gable of the Village Hall directly fronts the pavement and, together with Castlefields on the opposite side of the main street, creates a visual pinch-point.



P25 Pinch-point at the top of Yewtrees Lane

**7.16** Entering the village from the north, along Folderings Lane, the Conservation Area Extension only comes into view beyond the corner of the Castle Inn. From within the village centre, the Village Hall both obstructs and frames views of the hills to the south.

**7.17** The Village Hall and Castlefields, on the eastern side of the main street, form a gateway out of the village when viewed from the village centre.



P26 Gateway formed by Village Hall and Castlefields

**7.18** Entering the village from the west along Heads Lane, the former Vicarage buildings, with the gable end of The Stables directly fronting the lane, narrow down the view ahead, and signal the start of the enclosed centre of the village.



P27 Former Vicarage buildings narrow the view

**7.19** The Village Hall, Sundial Cottage and Castlefields form a visual pinch-point at the eastern end of Heads Lane, creating a sense of expectation as the end of the lane is reached and the broad village main street opens out.



P28 View to village centre from Heads Lane





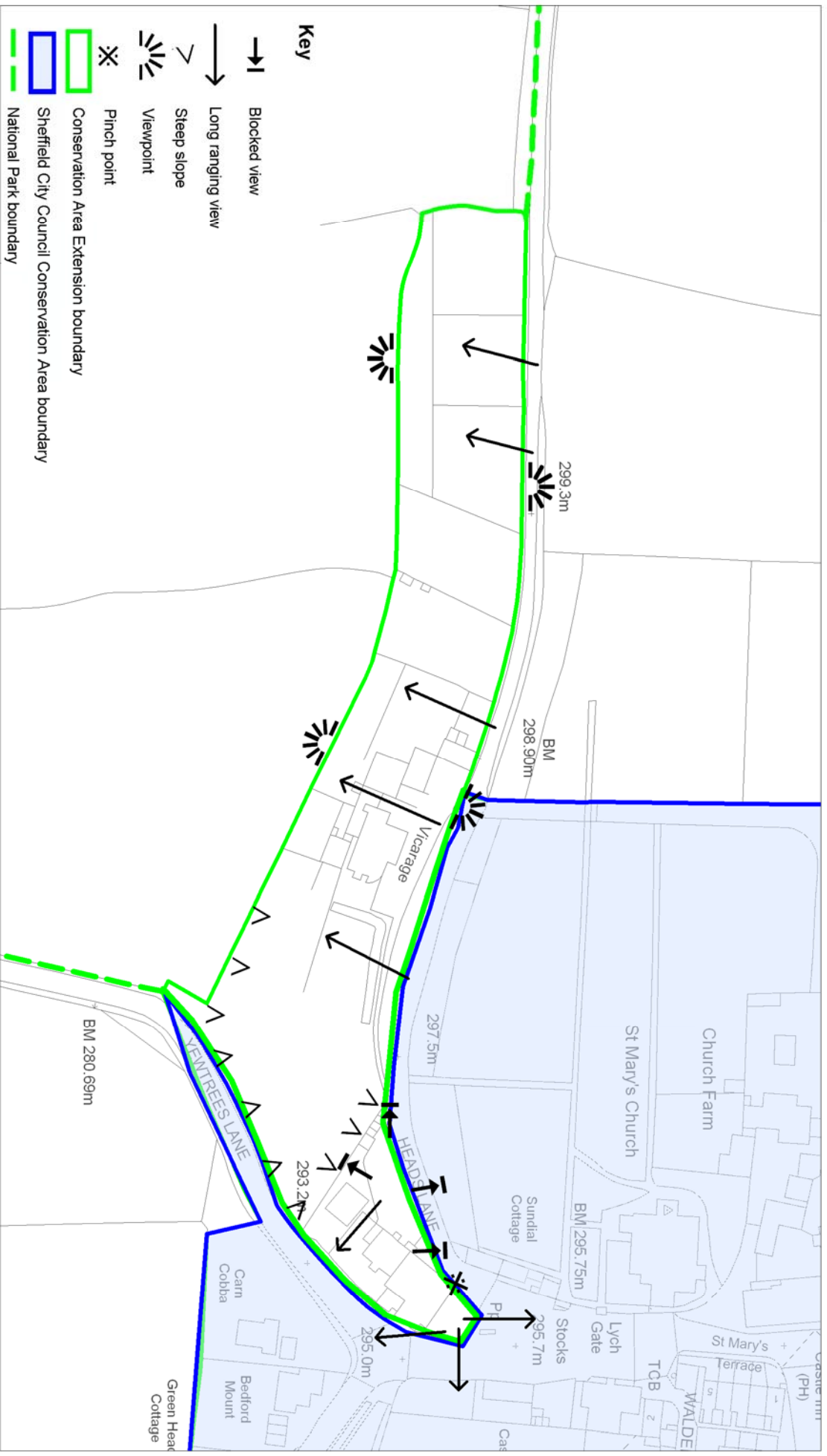
- Key**
- Important unlisted building or structure
  - Traditional paving (old & new)
  - Important wall or railings
  - Conservation Area Extension boundary
  - Sheffield City Council Conservation Area boundary
  - National Park boundary



  
 Scale 1:1500

## Streetscape Features within Bolsterstone Conservation Area Extension

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- Key**
- | Blocked view
  - Long ranging view
  - ↘ Steep slope
  - ☀ Viewpoint
  - ✱ Pinch point
  - ▭ Conservation Area Extension boundary
  - ▭ Sheffield City Council Conservation Area boundary
  - - - National Park boundary



Scale 1:1500

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**PEAK DISTRICT**  
NATIONAL PARK AUTHORITY

Views within Bolsterstone Conservation Area Extension

## **8.0 GREEN AND OTHER NATURAL FEATURES**

**8.1** The tree belt around and within the Conservation Area Extension contributes significantly to the overall character and appearance of the designated area, and provides a backdrop to the village.

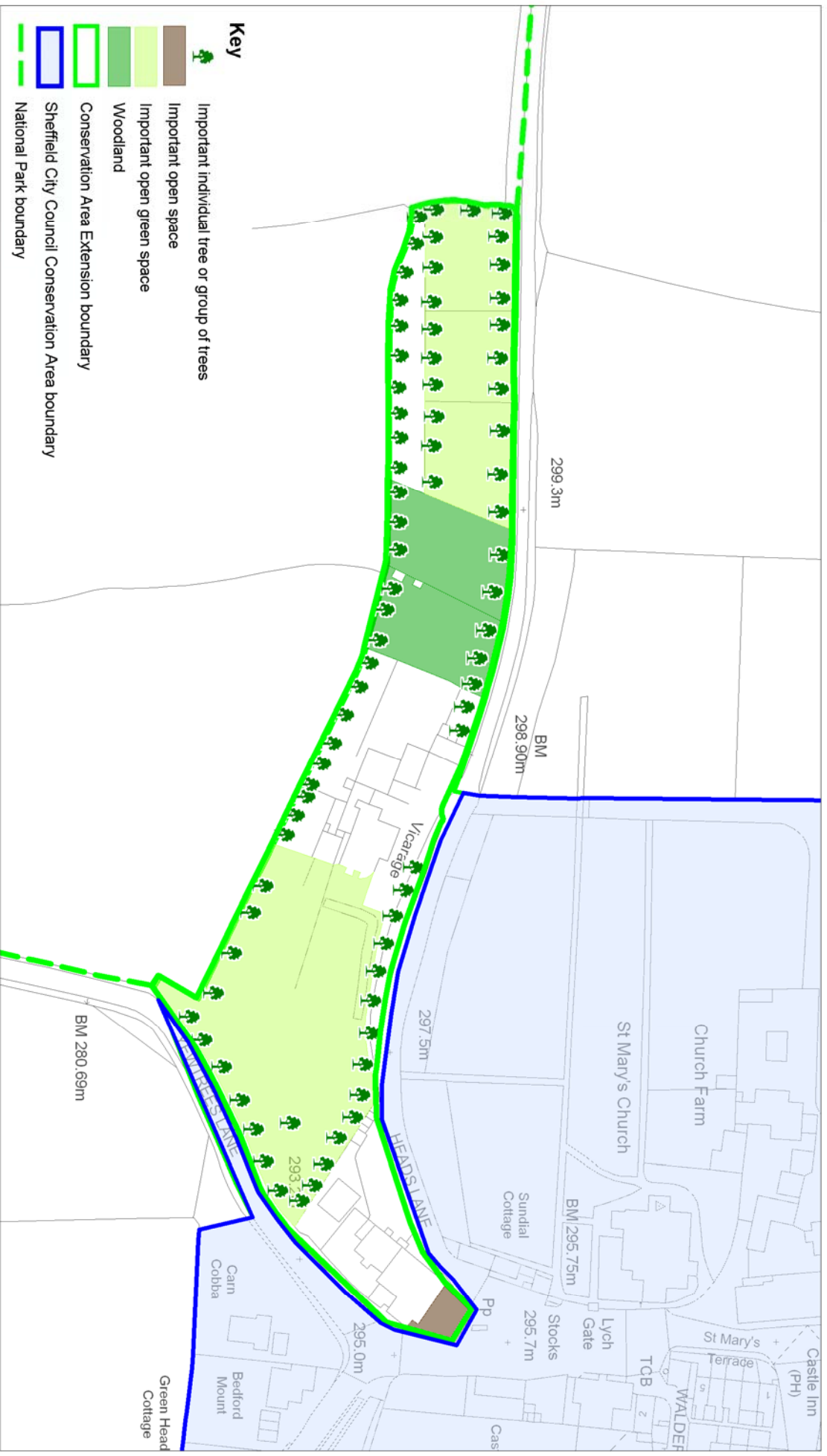
**8.2** From a distance these trees have the appearance of a small wood. Combined with the trees in the churchyard, a continuous green space is formed, extending from the village core to the open countryside.








**8.3** The open green spaces within the Conservation Area Extension, including the gardens of the former Vicarage and the more rural green spaces at the western end of the area, make a significant contribution to the overall character and appearance of the Conservation Area Extension.

**8.4** The garden of the former Vicarage contains some notable specimen trees, including a large Irish Yew, Scots Pine and Cypress. These specimens are typical of Victorian planting schemes.



P29 Specimen trees in the garden of the former Vicarage



- Key**
-  Important individual tree or group of trees
  -  Important open space
  -  Important open green space
  -  Woodland
  -  Conservation Area Extension boundary
  -  Sheffield City Council Conservation Area boundary
  -  National Park boundary

Landscape Features within Bolsterstone Conservation Area Extension



Scale 1:1500

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## 9.0 CONSERVATION AREA SETTING

9.1 The Bolsterstone Conservation Area Extension sits at the head of a steep south facing slope above the north bank of the River Ewden. Broomhead and Moor Hall reservoirs are located in the valley below. The land rises to the east of the village to Walder's Low, a mound with a cairn and standing stone. Views of the surrounding landscape and the Ewden Valley contribute significantly to the character of the Conservation Area Extension, and reinforce the area's distinct identity.



P30 Moor Hall Reservoir from Sunny Bank Road

9.2 The landscape of the Conservation Area Extension and of the countryside surrounding it to the south is described as Slopes and Valleys with Woodland (Peak District National Park Authority, 2008), characterised by a steeply sloping and undulating topography, gritstone edges to the tops of some steeper slopes, irregular blocks of woodland and pasture enclosed by gritstone walls. The Conservation Area Extension is bounded along its northern edge by Enclosed Gritstone Upland (Peak District National Park Authority, 2008).

9.3 Approached from the south, along Yewtrees Lane, the edge of the settlement is clearly delineated by the line of the stone wall and tree belt along the southern boundary of the Conservation Area Extension.

9.4 When approaching from the south and north-west, the former Vicarage is prominent against the skyline, on the top of the ridge, creating a significant break in the tree cover.



P31 Conservation Area Extension viewed from the south

9.5 Bolsterstone is well linked to surrounding villages and to Stocksbridge by rural lanes and public footpaths. Heads Lane, which runs along the northern edge of the Conservation Area Extension is a non-classified road which leads to a farm, and therefore has very little through traffic.

**10.0 THE CONSERVATION AREA  
BOUNDARY**

**10.1** There are no proposed amendments to the existing Bolsterstone Conservation Area Extension 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 seek to embrace any opportunities for improvements which would be welcomed.

**11.2** The Village Hall received a National Park Authority Village Project Grant in 1994, for repairs to doors, windows and the roof.

**11.3** A Village Action Plan for Bolsterstone was drawn up in 2004 and updated in 2006, following consultation with residents. The item in the Plan most relevant to the Conservation Area Extension is improvement of stone walls in and around the village, potentially with grant-aid from the Peak District National Park Authority.

**11.4** The Conservation Area Extension is in comparatively good condition, with few neutral or negative areas or elements requiring enhancement. However, there are some issues to note which could be acted on if the opportunity were to arise. In some cases enhancement may not be achievable. It should be noted that the character of this area could easily be spoiled if it were to become over-manicured.

### **Historic buildings and structures**

**11.5** The buildings within the Conservation Area Extension are in relatively good condition. However, buildings need continual maintenance and repair. Historic properties in the 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)).

### **Avoiding unsympathetic repairs and replacement of traditional features**

**11.6** 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. Although traditional windows and doors remain within the Conservation Area Extension, where inappropriate replacements have been installed, these detract from the property's historic character and integrity. Any owner wishing to replace any type of window should contact the Authority's Cultural Heritage Team (on 01629 815200) for further advice.

**11.7** Unsympathetic extensions and additions to a traditional building may not only compromise

the historic quality of the building, but can also detract from the character of the Conservation Area Extension at that point.

**11.8** 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 Extension. Please check with Planning Services (on 01629 816200), before installing any such item.

**11.9** The street furniture and surfacing within the public realm would benefit from improvement, although the existing examples, while not aesthetic, do not significantly detract from the area.

### **Trees and shrubs**

**11.10** Trees and shrubs make an essential contribution to the character and appearance of the Conservation Area Extension and their removal would have a negative impact on the area. Some hedgerows are protected from destruction or damage under the Hedgerows Regulations of 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 other work to hedges.

**11.11** The open green spaces within the Conservation Area Extension contribute significantly to the area's character. The removal of these spaces would be detrimental to the character of the designated area.

## **12.0 PLANNING POLICY**

**12.1** The Peak District National Park Authority's Structure Plan (adopted 1994) and the Local Plan (adopted 2001) set out the Authority's 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 Guidance 15: Planning and 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 Structure Plan Policy C4 and Local Plan Policy LC5 respectively.

**12.2** 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 Bolsterstone Conservation Area Extension. Assessment of any development proposals will take place within the context of approved development plan policies and this Conservation Area appraisal.

**12.3** The Bolsterstone Conservation Area Extension is classed as Recreation Zone 1 in the Local Plan. Under policies LR1 (Local Plan) and RT1 (Structure Plan), recreation and tourism-related development is encouraged provided that it is appropriate in form, character, location and setting and will not have an unacceptable impact on the valued characteristics of the area. Such development may include, for example, hostels, farmhouse accommodation, walking, cycling and riding routes.

**12.4** One site within the Bolsterstone Conservation Area Extension is identified on South Yorkshire's Historic Environment Record (HER). This is listed in Section 3.1. Development that would affect this asset, or any other area of archaeological potential, will only be permitted if in line with Local Plan policies LC15 and LC16 and Structure Plan policy C10. 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.

**12.5** Protected species may exist within the Conservation Area Extension. Although there are no records within the area itself, there are records of lapwing, curlew and snipe in the surrounding area. 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.

**12.6** In the Conservation Area Extension, trees with a trunk over 75mm in diameter are protected. Some hedgerows are protected from destruction or damage under the Hedgerows Regulations of 1997.

**12.7** All wild birds, with the exception of those defined as quarry or pest species, are also protected under the Wildlife & Countryside Act 1981 (as amended). Natural England therefore recommends that: 'No tree or scrub 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 include tree, scrub and hedgerow removal. Development proposals for areas where protected bird species exist should include, and implement, a scheme for safeguarding the future survival of the protected bird species and their habitat. This will also be a requisite condition of any relevant planning permission. Development proposals affecting habitats of importance are covered by Structure Plan Policies (C8), (C11), (C13) and Local Plan Policies (LC17) and (LC20)



## 13.0 GLOSSARY

<b>Ancillary</b>	In architectural terms this usually refers to a secondary structure, for instance stables or an 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>Bronze Age</b>	Prehistoric period following the Stone Age, when bronze was the main material used for tools and weapons.
<b>Cairn</b>	Mound of stones as a monument, landmark or burial.
<b>Chamfered</b>	The surface made when the sharp outer edge of a stone block or piece of wood is cut away, usually at an angle of 45° to the other two surfaces.
<b>Chapelry</b>	Land assigned to a chapel.
<b>Coped gables</b>	Gable walls that have a course of flat stones (copings) laid horizontally on top.
<b>Curtilage</b>	Area attached to a house, which forms one enclosure with the house.
<b>Decorated</b>	The style characteristic of the second phase of English Gothic architecture, which lasted from the late thirteenth to the mid-fourteenth century.
<b>Dormer window</b>	Window placed vertically in the sloping plane of a roof.
<b>Double-chamfered window</b>	Window in which the chamfered lights are recessed behind a chamfered outer reveal.
<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>Finial</b>	A formal ornament at the top of a canopy, gable or pinnacle.
<b>Fleur-de-lys</b>	French for lily flower; originally part of the royal coat of arms of France.
<b>Gable</b>	The triangular upper portion of a wall at the end of a pitched roof.
<b>Gothic Architecture</b>	Style of architecture, based on the pointed arch, which lasted in Europe from the late twelfth century to the mid-sixteenth century, and was revived in the eighteenth and nineteenth centuries.
<b>HER</b>	The historic environment record includes all aspects of our surroundings that have been built, formed or influenced by human activities from earliest to most recent times. An Historic Environment Record (HER) stores and provides access to systematically organised information about these surroundings in a given area. It is maintained and updated for public benefit in accordance with national and international standards and guidance.
<b>Kneeler</b>	Horizontal decorative projection at the base of a gable.
<b>Lintel</b>	Horizontal beam or stone bridging an opening.
<b>Mesolithic</b>	The Middle Stone Age –prehistoric period of transition which comes before the Neolithic.
<b>Mullion</b>	Vertical posts or uprights dividing a window into 'lights'. 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 the cultivation of crops and the domestication of animals. Impressive ceremonial monuments were built, often used to establish traditional right to the use of land, by burying the bones of the ancestors to overlook pastures.
<b>Palstave</b>	A form of axe, used during the middle part of the Bronze Age over much of Europe.
<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>Perpendicular</b>	The style characteristic of the final phase of English Gothic architecture, dating from the mid-fourteenth to the late sixteenth century.
<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>Ridge Tile</b>	A tile used on the horizontal crest of a pitched roof.
<b>Tracery</b>	Ornamental stonework in the upper part of a Gothic window.
<b>Trefoil</b>	Lobe or leaf-shaped curve formed by the cusping of a circle or an arch. Trefoil, quatrefoil etc, express the number of leaf shapes to be seen.

## 14.0 REFERENCES

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### Maps

- 1825 **Broomhead Estate Map**
- 1850 **First Edition Ordnance Survey Map**
- 1905 **Second Edition Ordnance Survey Map**
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### Internet Sites

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- [www.stocksbridge-council.co.uk/bolsterstone.htm](http://www.stocksbridge-council.co.uk/bolsterstone.htm)
- [www.bolsterstonevillage.info](http://www.bolsterstonevillage.info)
- [www.genuki.org.uk](http://www.genuki.org.uk)