

# Conservation Area Appraisal

March 2011

## Bonsall



# **BONSALL (Peak Park)**

## **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 (2011) 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 principle 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 controls apply to any building or land within a Conservation Area:

- Conservation Area consent will be required to demolish:
  - (i) a building with a volume of 115 cubic metres or greater.
  - (ii) a wall, fence, gate or other means of enclosure 1 metre or more in height next to a highway (including a public footpath or bridleway), waterway or public open space, or 2 metres or more in height elsewhere.
  - (iii) a building constructed before 1914 and in use, or last used, for agricultural or forestry purposes.
- Planning applications for development within a Conservation Area will have to demonstrate that the proposed work will preserve, and where possible enhance, the character of the Conservation Area.
- Planning permission will be required for some minor development, for example stand-alone solar panels.

- Trees with a diameter 7.5cm, or more, in a Conservation Area are protected. Anyone proposing to cut down or carry out work on a tree in a Conservation Area is required to give the Local Planning Authority 6 weeks written notice of intent to do so.

For further advice, please contact the National Park Authority's Planning Service (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 East Midlands Regional Plan (2009), the Peak District National Park's Local Plan (2001), the Design Guide (2007) and the Peak Park's Landscape Strategy and Action Plan (2009). The relevant national guidance should also be taken into account, for example Planning Policy Statement 5 (PPS5): 'Planning for the Historic Environment'. These documents include policies that help protect the special character of Conservation Areas and guide new development.

The Bonsall (Peak Park Extension) Conservation Area Appraisal was adopted at the Peak District National Park Authority's Planning Committee on the 11 March 2011. Copies are available on request from the National Park Authority and on our website. Copies of this document have also been given to Bonsall Parish Council and Derbyshire Local Studies Library.

### **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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## **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. CHARACTER SUMMARY

**1.1** Bonsall was designated a Conservation Area by West Derbyshire District Council, now Derbyshire Dales District Council, on 3<sup>rd</sup> March 1972. The Conservation Area boundary was drawn tightly around the buildings in the historic core of the settlement. This comprised the area around Town Head and The Cross, including the Church of St. James and part of Yeoman Street. None of this early-designated area was within the Peak District National Park.

**1.2** A large extension to the Conservation Area was designated in April 1991. This was largely due to an increasing awareness of the important contribution landscape setting makes to an area. The revised Conservation Area boundary included the majority of the settlement and some of the fields that form its immediate setting, see Fig.2.a.

**1.3** The majority of the settlement and Conservation Area lie within the administrative area of Derbyshire Dales District Council.

**1.4** The western edge of the settlement lies within the Peak District National Park, see Fig.2.b. This particular area comprises the south side of Uppertown, the western flank of Bankside, properties along Horsedale and the southern part of the Top of the Dale. This Conservation Area was designated on 12<sup>th</sup> April 1991 by the Peak Park Joint Planning Board, now the Peak District National Park Authority, and is known as the Bonsall (Peak Park Extension) Conservation Area.

**1.5** This analysis relates only to the section of the Bonsall Conservation Area that lies within the Peak District National Park. The rest of the Conservation Area falls under the jurisdiction of Derbyshire Dales District Council. Throughout this document the term 'the Conservation Area' refers to the section within the National Park only, unless otherwise stated.

**1.6** This Conservation Area is situated within the White Peak and forms part of the south-east edge of the Peak District National Park. The Authority's Landscape Strategy and Action Plan (2009) describes the White Peak as an elevated plateau dissected by deeply cut dales and gorges which contrast strongly with the adjoining landscapes of the Dark Peak and Derbyshire Peak Fringe.'

**1.7** This Conservation Area lies upon a steep sided valley created by glacial action. The geology has had a significant influence on the settlement. For instance, the topography has determined the siting of structures; local stone is the principal construction material; and

historically, limestone, lead and other minerals were extracted to support the local economy.

**1.8** The Conservation Area is laid out at different levels. Uppertown is the highest part of the settlement and overlooks Horsedale and the Top of the Dale within the valley bottom. Buildings hug the steep hillside that forms Bankside. This area has developed organically and this is reflected in the irregular arrangement of the properties.

**1.9** Although this Conservation Area covers a relatively small area, it contains at least four distinctive character areas. These are: (1) close-knit clusters of buildings lining the southern side of Uppertown; (2) dispersed clusters of buildings strung along Bankside; (3) a relatively isolated group of properties along Horsedale; and (4) a small cluster of buildings that encompass the Top of the Dale.

**1.10** Hollies Farm originates from the seventeenth century and is considered to be the oldest building in the Conservation Area. The majority of the buildings in the Conservation Area date from the eighteenth and nineteenth centuries. Nearly all structures are built from the local limestone. The prevailing use of this natural material has provided a unified character to the Conservation Area. Buildings also have gritstone dressings and either a clay tile or blue slate roof coverings.

**1.11** Bonsall's built environment is interspersed by mature trees, hedgerows, well-stocked gardens and green road verges. These verdant areas make a significant contribution to the Conservation Area's rural character. The wider setting to the Conservation Area is formed by steep limestone scarps, moorland peppered with field barns and pasture land, scarred by relict lead mining and enclosed by a network of drystone walls.

**1.12** Agriculture has been the mainstay of the settlement. In the past, this has been combined with lead mining. These activities had a significant impact on the land that forms the setting to the Conservation Area. Other industries that have contributed significantly to the local economy include stone and vein mineral quarrying along with textile and garment production.

**1.13** This document can be accessed on the Peak District National Park Authority's website, <http://www.peakdistrict.gov.uk/bonsallconservationareaappraisal> .

## **2. LOCATION & POPULATION**

**2.1** Bonsall is located within central Derbyshire, approximately 2 miles (3km) from Matlock, 9 miles (14km) from Bakewell and 18 miles (28km) from Derby, see Fig.1a and 1b.

**2.2** The part of the Bonsall Conservation Area that lies within the National Park comprises the western edge of the settlement. This includes Horsedale, Bankside, the south side of Uppertown and properties south of the Top of the Dale, see Fig. 2.a. and 2.b. This covers an area of 1.0185 sq km (101.85 ha). The Conservation Area is located approximately half a mile north-west of Bonsall's Village Cross and market place with the small hamlet of Slaley directly south.

**2.3** This Conservation Area is situated within the White Peak, on the Limestone Way, and forms part of the south-east edge of the Peak District National Park. The Authority's Landscape Strategy and Action Plan (2009) describes the White Peak as, 'an elevated plateau dissected by deeply cut dales and gorges which contrast strongly with the adjoining landscapes of the Dark Peak and Derbyshire Peak Fringe.'

**2.4** This Conservation Area lies upon a steep sided valley created by glacial action. Built upon a high open plateau, Uppertown is the highest part of the settlement, at 370 metres (1217 feet) above sea level.

**2.5** Bonsall is a relatively isolated settlement but can be reached via the A5012 and A6 from Cromford or Matlock. Alternatively, the Conservation Area can be approached from the west by the B5056. The nearest railway station is in Matlock 2.6 miles (4.18km) away and Cromford 2.7 miles (4.35km). The village has a regular bus service, running on Mondays to Saturdays.

**2.6** Three public footpaths radiate from the southern part of the Conservation Area. The first runs past the front of the Nook, and continues north-west as a hollow-way up the hillside to meet Moor Lane. Another, continues west from Horsedale Farm along the broad valley bottom connecting with other routes to Ible, Winster and Moor Lane. The third extends south from the Dale, behind Vidstone, connecting with other footpaths south-west across Bonsall Leys.

**2.7** The geology underlying the Bonsall Conservation Area comprises a variety of limestones and igneous rocks (Lewis, 1848). The latter includes a stone comprising basalt and dolerite, locally referred to as toadstones (Ford, 2004).

**2.8** There appears to be two principal limestone types in this Conservation Area, both from the Carboniferous Period (360-330 million years ago). The first is the Eyam limestone formation, comprising a thin bed of dark to pale grey, cherty limestone. Bankside and Uppertown are built on this rock.

**2.9** Horsedale and The Top of the Dale are based upon the Monsal Dale limestone formation. This rock is pale to medium grey in colour and is more massive than the Eyam limestones. Part of the sequence has undergone dolomitisation, creating Dolomitic limestone (British Geological Survey, 2010).

**2.10** Mineralization occurred in faults and cavities within the limestone bedrock. These minerals include fluorite (fluorspar), barites, calcite, galena (lead ore) and calamine (zinc ore).

**2.11** These were overlaid by different sedimentary rocks, shale and mudstone. Above, the soil is generally shallow and poor. The junction between the limestone and impermeable volcanic rock produced a line of springs and wells. These are an important part of the settlement's development, as they allowed people to settle in an area where water supplies were otherwise difficult to obtain (Bonsall Village Design Statement, 2002).

**2.12** The geology has had a significant influence on the settlement. For instance, the topography has determined the siting of structures; local stone is the principal construction material; and historically, limestone, lead and other minerals were extracted to support the local economy.

**2.13** This appraisal concentrates on the part of Bonsall Conservation Area that is located within the Peak District National Park alone and not the Parish as a whole. Census figures provided do not make this distinction and cover the whole settlement, if not the whole Parish.

**2.14** A survey carried out by the Bishop of Lichfield in 1563, under the instruction of the Archbishop of York, records 84 households in Bonsall and a population of 400. The List of Bishop's Visitation in 1677 noted 614 inhabitants over the age of 16 in Bonsall. The first official census in 1801 records a population of 1,204 and 299 dwellings. This figure peaked in 1841 with a population of 1,496 and 309 houses. By 1881 Bonsall supported 1,354 inhabitants and by 1901 this figure had slightly risen to 1,360



(Fowkes et al, 2003). From this period the population diminished and by 2001 the population figure was 775.

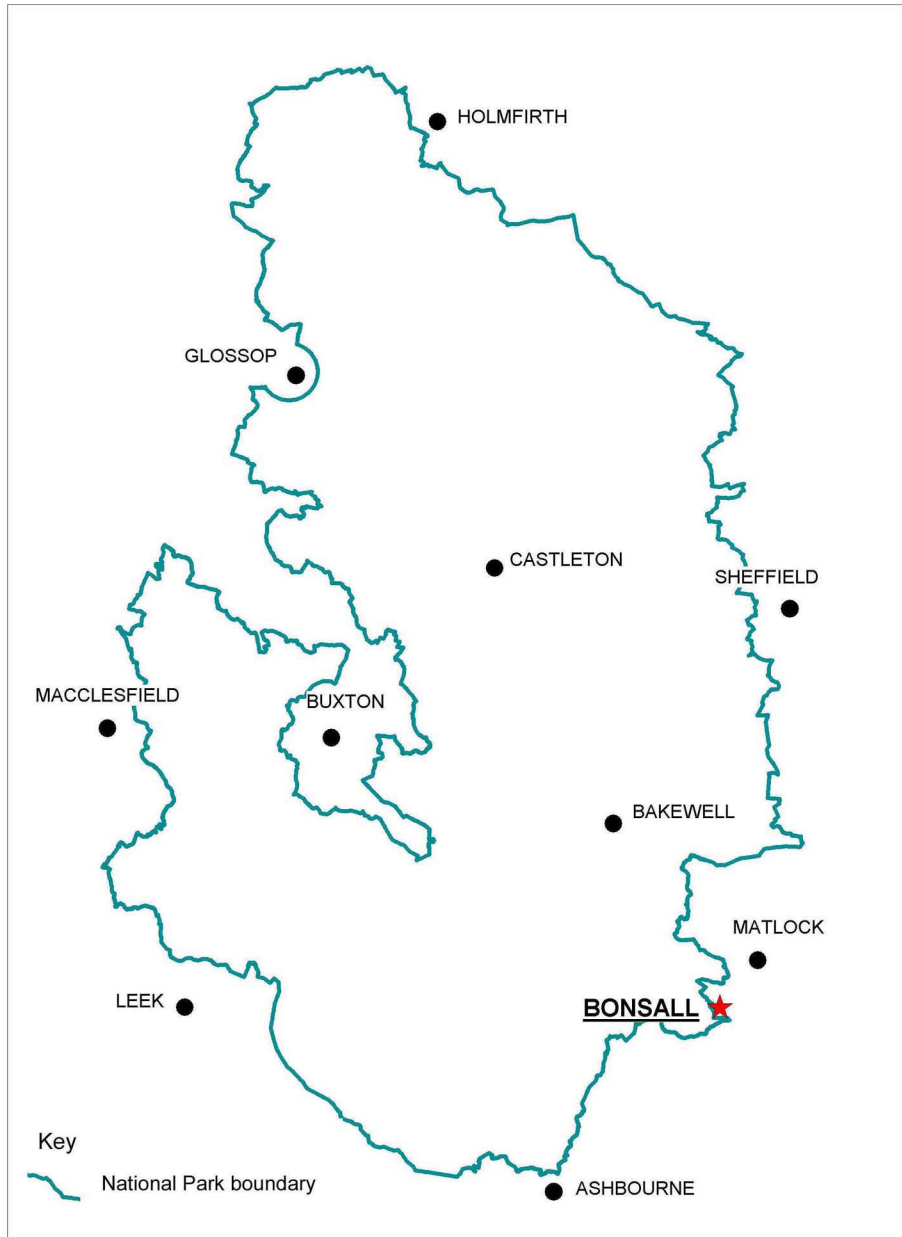


Fig. 1a. Location of Bonsall (Peak Park) Conservation Area

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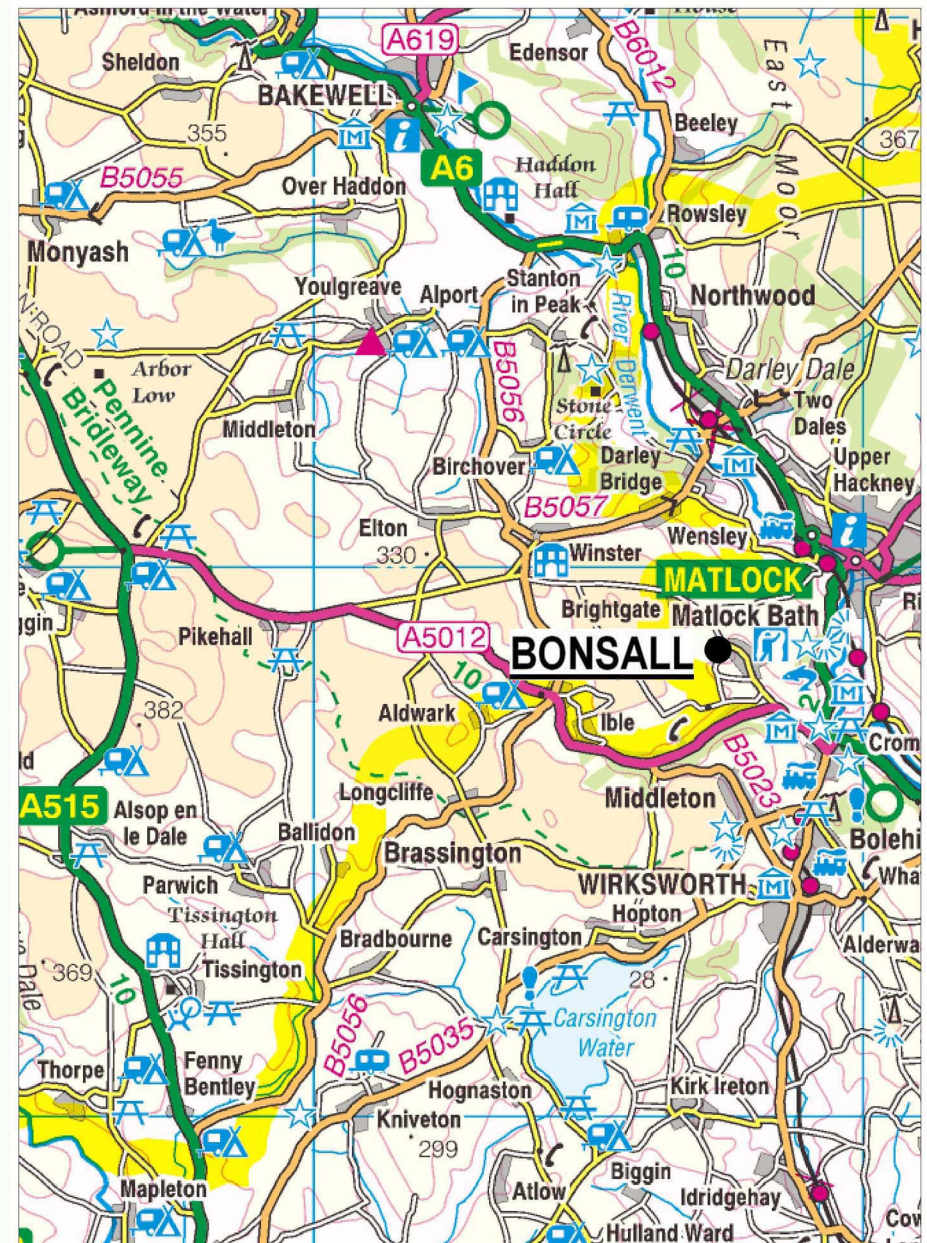







Fig. 1b. Location of Bonsall (Peak Park) Conservation Area

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**Key**

-  Peak District National Park Authority
-  Derbyshire Dales DC
-  Proposed Conservation Area boundary extension
-  Conservation Area boundary
-  National Park boundary

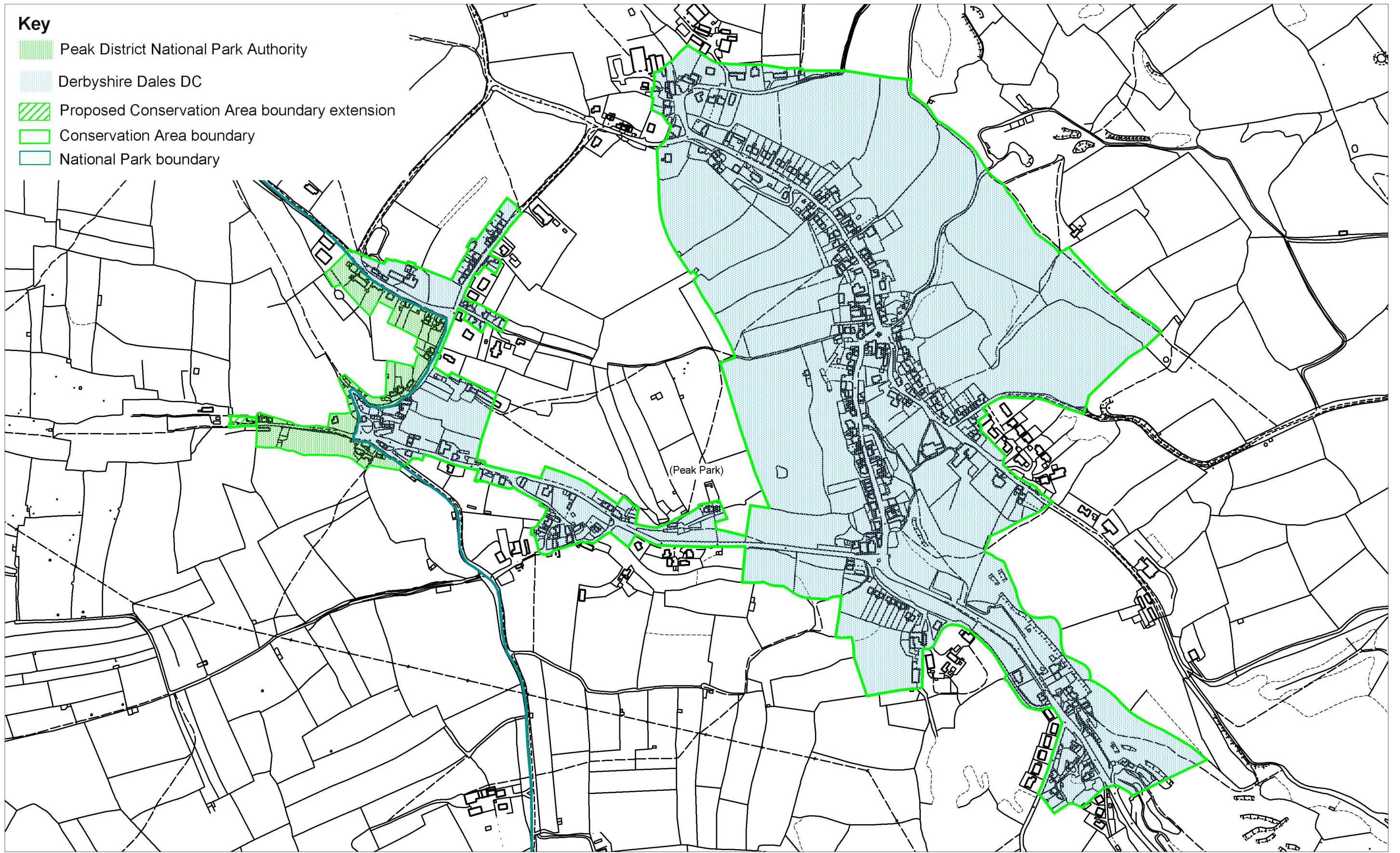






Fig. 2a. Bonsall Conservation Area showing Administrative Areas  
Designation date April 1972 & Extensions (including area within the Peak Park) in April 1991

**Key**

-  Peak District National Park Authority
-  Derbyshire Dales DC
-  Proposed Conservation Area boundary extension
-  Conservation Area boundary

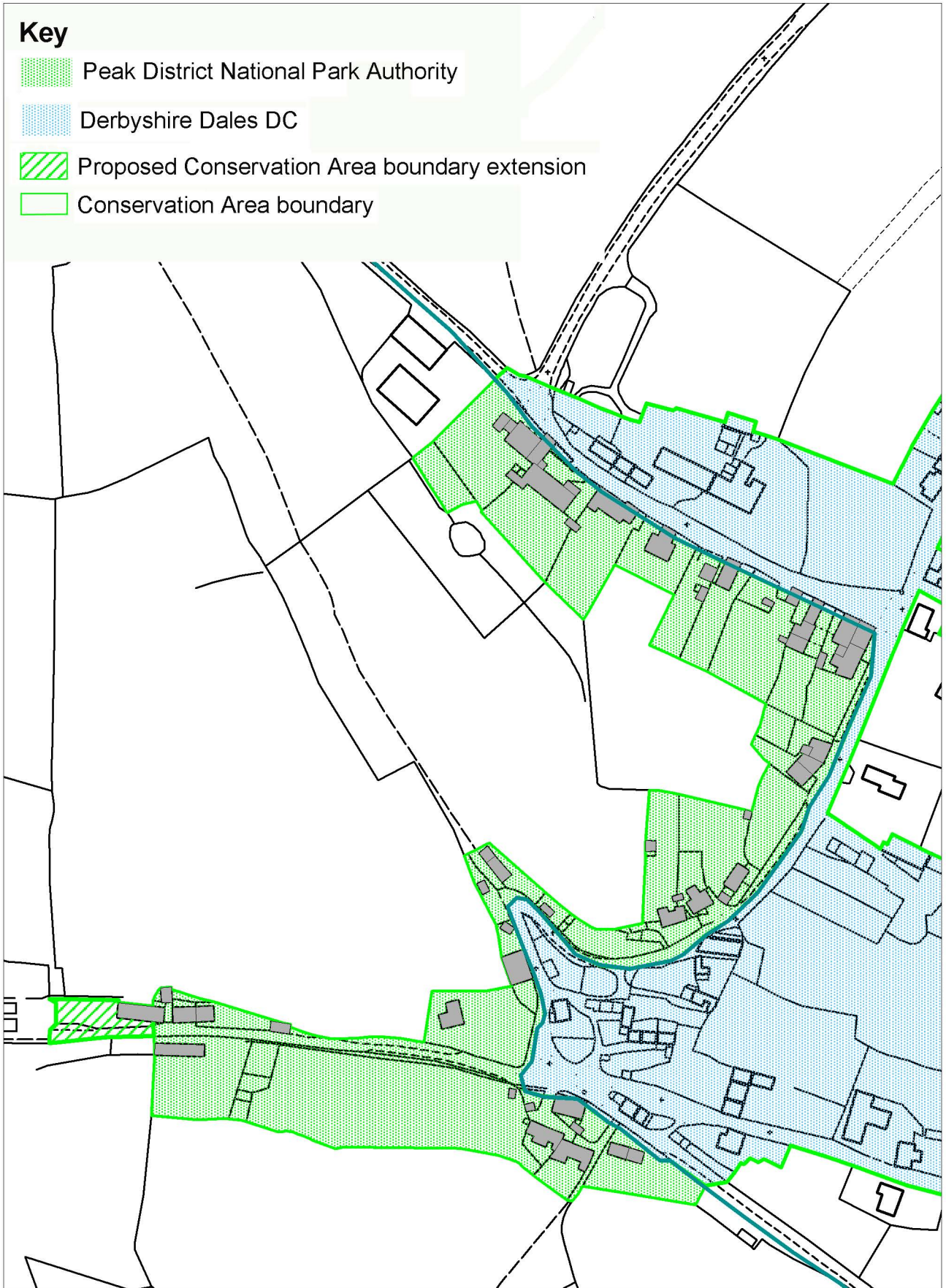








Fig. 2b. Bonsall (Peak Park) Conservation Area showing Administrative Areas

**Key**

-  Conservation Area boundary
-  Proposed Conservation Area boundary extension
-  Derbyshire Dales DC
-  National Park boundary

**PEAK DISTRICT**  
NATIONAL PARK AUTHORITY



N  
Scale 1:2000

**Fig. 3. Aerial Photograph showing Bonsall (Peak Park Extension) Conservation Area**  
*Imagery is property of UK Perspectives*  
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### **3. HISTORICAL & ARCHAEOLOGICAL DEVELOPMENT**

**3.1** Archaeological finds from the Neolithic (4000-2500 BC) period around Bonsall demonstrate that there were people in the area during prehistory. These finds include a Neolithic axe, discovered in the eighteenth century when the Via Gellia was formed, and a variety of Neolithic tools found in the Parish (Howie & McInally, 2003).

**3.2** The remains of a Romano-British farmstead at Bonsall Wood suggest that people had settled in the area by the time of the Roman occupation (43 AD – 410 AD). Other Roman finds in and around Bonsall includes a brooch found near the old schoolhouse and another discovered in Slaley. Roman pottery has also been found at Ball Eye quarry (Howie & McInally, 2003). Bonsall's upland location with good access to fresh water supplies would have attracted these early settlers.

**3.3** There are no Scheduled Monuments or sites identified on the County's Sites and Monuments Record in this Conservation Area. This does not preclude any part of the area from being of archaeological interest.

**3.4** Bonsall was first recorded in Domesday Book (1086 AD) (Morris, 1987). Although the precise date of origin for the settlement is unknown, acknowledgement in this early inventory clearly demonstrates that Bonsall existed in the Saxon period. At this time Bonsall was not a manor but a dependency of the Manor of Metesforde, now known as Matlock Bridge. The settlement may have originated around The Cross, or alternatively at the Fountain where two streams meet (pers.comm. Greaves, 2011).

**3.5** There are various theories on the source of the settlement's name. According to Cameron (1959) Bonsall means 'Bunt's nook of land'. Howie and McInally (2003) suggest that 'Bunteshale', as recorded in Domesday Book, means 'Bond's Hall'. However, all concur that the settlement has Saxon origins and was held by Edward the Confessor.

**3.6** By the end of the thirteenth century Edward, Earl of Lancaster, held the manor and was the principal landowner in the village. Documents from this period reveal that Uppertown was established by this time and was separate to Bonsall. Early records refer to Uppertown as 'Over Bonteshale' (1297) and also 'Bonteshale Superior' (1298). At this time, Uppertown probably comprised no more than a few farmsteads, relying on Bonsall for economic and religious lead. Today, there is no visible,

above ground, evidence of Uppertown's early origins.

**3.7** Fossilised strip fields provide much of the immediate setting to the Bonsall Conservation Area. This historic landscape pattern suggests that open field cultivation in and around Bonsall has medieval origins, if not earlier. Originally, these narrow strips would have been free of boundaries and tilled by the local community. These strip fields also indicate that arable farming was carried out, in the past, in close proximity to the settlement.

**3.8** Uppertown had become part of Bonsall by the fourteenth century. This may have been driven by religion as there was only one local church and this was located in Bonsall. The first written reference to Bonsall Dale is during this century.

**3.9** From the fourteenth century, if not earlier, lead was being extracted from the land around the settlement. Lead mining and lead processing attracted people from the surrounding areas to Bonsall as the importance of this metal increased. Local families often combined mining and farming to provide a living.

**3.10** Agricultural development in the sixteenth century led to many of Bonsall's narrow field strips being gradually grouped together and bounded by hedges. Examples of this enclosure type are still evident in the fields to the west and south of Horsedale. These "enclosures" were usually by agreement between the owner of the freehold estate and his tenants.

**3.11** The manor remained a part of the Duchy of Lancaster's Estate until 1630, when Charles I granted the land to Charles Harbord and others, reserving a fee-farm rent (Fowkes et al, 2003). Henry, Earl of Dover, purchased the manor in 1632. Within a year, Henry had sold the manor to copyholders, subject to the same fee-farm rent. (Glover, 1833). Early prosperity, probably stemming from local lead mining, enabled a number of copyholders to purchase smallholdings within the manor.

**3.12** From 1633 to the 1690s the 'lords of the manor' were prominent villagers from amongst the copyholders. This created an 'open village', free of a lord and controlled by a Manor Court consisting of villagers' representatives. This appears to have been unique in Derbyshire and also contributed to the irregular piecemeal development and relatively large number of smallholdings within the settlement and the surrounding landscape (Bonsall Map, 1997).

**3.13** Transport, trade and communication have been important to the development of Bonsall. Although the settlement is not located on a major through-route it was an important Salters Route. During the seventeenth century a few packhorse routes passed through the settlement. One linked Cheshire with Chesterfield, via Salters Lane (Fellows et al, 2003). Lead, salt and calamine were the main products transported by 'jaggers' along these routes. However, silk and other raw materials, from industrial centres, such as Macclesfield and Nottingham, would have also been brought into the settlement, via the packhorse routes, as framework knitting and associated subsidiary industries were established and expanded.

**3.14** Demand for lead shot during the Civil War probably contributed to the peak of the local lead mining industry in the mid-seventeenth century. A Roundhead cavalry, probably under Sir John Gell, allegedly quartered their horses at Horsedale. The name of this area is believed to have originated from this story.

**3.15** Hollies Farmhouse, at the western end of Uppertown, appears to be the only building in the Conservation Area dating from the seventeenth century. The farmhouse is also the earliest structure in the Conservation Area.

**3.16** Improvements were carried out to many of the packhorse routes in the Bonsall area at the beginning of the eighteenth century. One connected Cheshire with Chesterfield, via Salters Lane. This ran via Bonsall Moor Lane, connecting Winster to Matlock Bath. According to Cameron (1959) the packhorse route at Horsedale was first recorded in 1703. Local lead miners widened the Clatterway in 1736. This allowed carts to use the route and subsequently, improved the transportation of goods.

**3.17** Dwellings that were constructed in the Conservation Area during the eighteenth century include Field Farm, Laburnum House and Bell House.

**3.18** The enclosure of land in and around Bonsall had been piecemeal since the sixteenth century, if not earlier. By the end of the eighteenth century Parliamentary Enclosure Acts and private agreements resulted in the enclosure of the remaining commons and wastes in and around the settlement, including Bonsall Moor. An early enclosure map of Bonsall dating from 1776 relates to the enclosures on Bonsall Moor only and does not provide any direct information on the Conservation Area.

**3.19** Burdett's Map of Derbyshire (1791), refers to Uppertown as 'Over Town', see Fig.3.1. This early map shows Uppertown as a through

road, lined with properties. The term 'Uppertown' was first acknowledged in written form in 1798 and means 'Upper Farm'. This appears to suggest that Uppertown may have originated as a farmstead.



*P.3.1. Extract from Burdett's Map of Derbyshire (1791)*

**3.20** The 1848 Tithe Map is the earliest map of the Parish, see Fig. 4. This map clearly demonstrates that there has been relatively little change to the form of the Conservation Area over the last two centuries. The most noticeable difference is the open plot of land at the Top of the Dale, where the Wesleyan Reform Chapel stands today. The first written reference to The Bank, known today as Bankside, was in 1851. However, this route has much earlier origins and is shown on the 1848 Tithe Map.

**3.21** A number of properties in the Conservation Area were built during the nineteenth century including Bankside Cottage, the Beeches and Horsedale. The Wesleyan Reform Church was constructed at the Top of the Dale in 1893. Prior to this time, Wesleyans are believed to have met in the Chapel Chamber at Yields Farm, Uppertown.

**3.22** The 1<sup>st</sup> Edition Ordnance Survey Map (1880) shows roughly the same form of the Conservation Area as the 1848 Tithe Map. One addition is a formal garden laid out to the south of Brumlea House. The 1<sup>st</sup> Edition Map also indicates that Westbury was formerly attached to Lilac Cottage.

**3.23** The 2<sup>nd</sup> Edition Ordnance Survey Map (1899) shows that Westbury and Lilac Cottage were detached by the end of the nineteenth century. Both the 1<sup>st</sup> and 2<sup>nd</sup> Edition maps show a substantial building in-between the Beeches and Laburnum Cottage. Only part of this structure survives today. Both maps also show an irregular shaped plot immediately west of the Top of the Dale. This now forms part of the open garden to Horsedale.

**3.24** A short terrace, comprising approximately five cottages, lining the western side of the lower part of Bankside was razed as part of an urban clearance scheme in the 1930s. Their residents were re-housed, by Matlock Urban District Council, in line with the Improved Housing Standards at the time.

**3.25** There has been relatively little new development in the Conservation Area over the last century. New build has been small-scale comprising extensions, conservatories, porches and small ancillary structures. These works include an extension to the north-west elevation of Field Farm and a new wing to the rear of Lilac Cottage. The only new structure of significance is located just outside the Conservation Area boundary. This is a large agricultural store, west of Hollies Farm.

**3.26** Other works that affected the appearance and character of Bonsall in the twentieth century include the tarmacing of roads and the introduction of streetlights, telegraph poles and associated telephone/electricity wires.

**3.27** For a more information on the history of Bonsall view [www.bonsallhistory.org.uk](http://www.bonsallhistory.org.uk) or refer to the publication 'Bonsall, A Village and its History' (2006) by The Bonsall History Project.



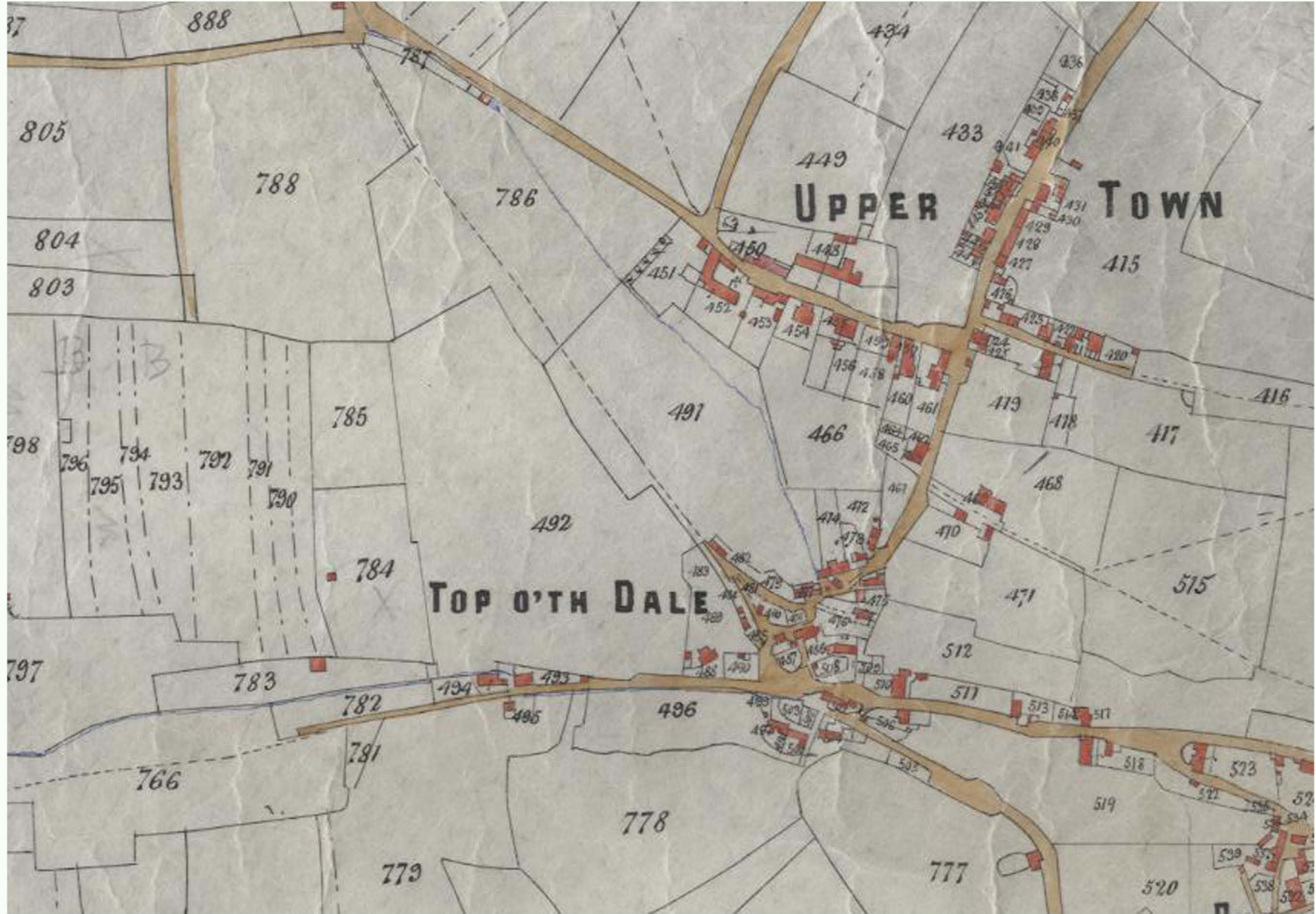


Fig. 4. Extract from a copy of the 1848 Tithe Map, dated 1900, produced for the Steward of the Manor of Bonsall  
By permission from Derbyshire Record Office, Matlock, Derbyshire DE4 3AG

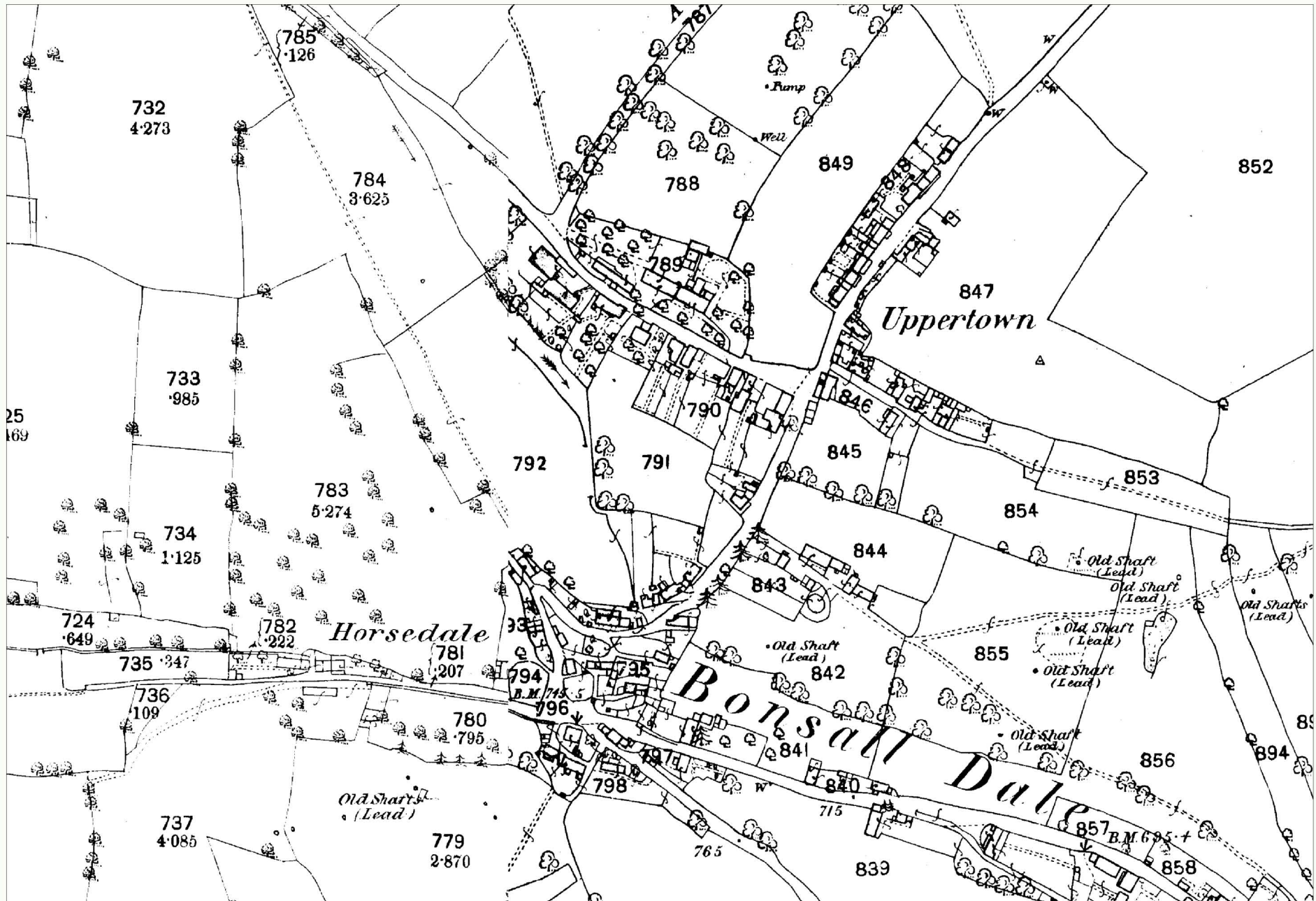


Fig. 5. Extract from the 1st. Edition Ordnance Survey Map, 1880  
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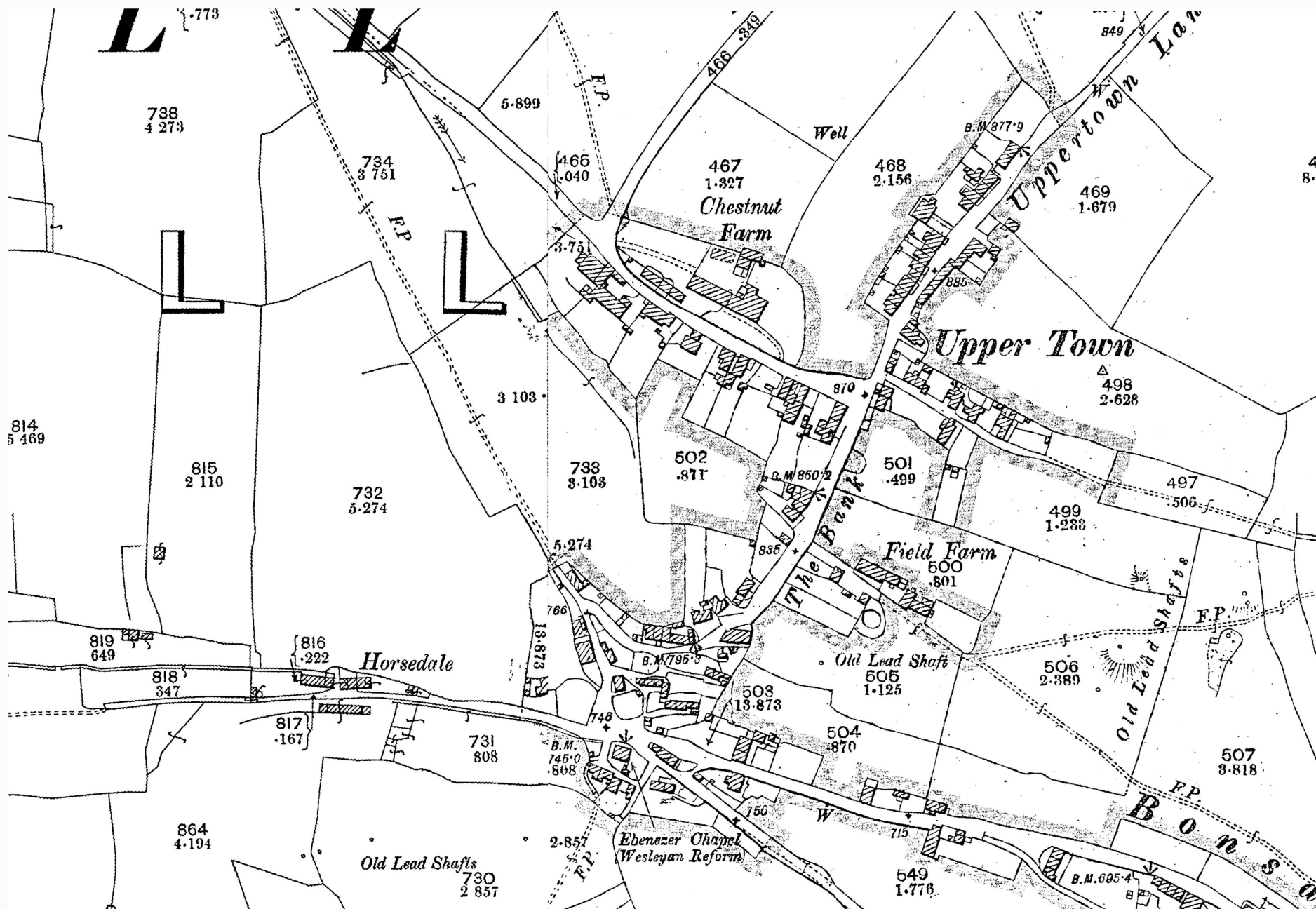


Fig. 6. Extract from the 2nd Edition Ordnance Survey Map, 1899  
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#### 4. FORMER & CURRENT USES

**4.1** The main occupations in Bonsall were farming, lead mining, textile production and the extraction of limestone and vein minerals. Over the centuries, these industries not only formed the local economy but also shaped the settlement and the surrounding landscape.

**4.2** Agriculture was the mainstay of the settlement from early times until the beginning of the twentieth century. Past inhabitants of Bonsall would have been relatively self-sufficient, growing their own food and maintaining livestock. The agrarian lifestyle had a significant impact on the settlement determining the types, arrangement and development of plots, buildings and the surrounding land.

**4.3** The remains of open field cultivation in Bonsall's immediate setting demonstrates that farming had early origins. Low grade agricultural land and the establishment of enclosures, in and around Bonsall, ensured that low intensity pastoral farming prevails now.

**4.4** Hollies Farm, at the western end of Uppertown, was formerly a dairy farm and would have employed local people to help with production. Cheese-making was a common subsidiary of dairy farming in Derbyshire. A cheese press located to the front of Bell House and the remains of another at the Top of the Dale indicate that villagers made cheese.



*P.5.1. Cheese press to the front of Bell House*



*P.5.2. Remains of a cheese press at the Top of the Dale*

**4.5** There were also industries in the settlement and its vicinity that relied on the secondary products of farming. For example, during the nineteenth century there were a number of cobblers and shoemakers in the village and a tannery on the Via Gellia. It is highly probable that these bought animal skins from the local farmers.

**4.6** The dual activities of farming and lead mining appears to have been the main sources of work in Bonsall during the seventeenth and eighteenth centuries, and probably earlier. Many of the miners had smallholdings, growing crops and keeping livestock, to supplement their income. The majority of these farmer-miners would have lived in the settlement but worked on the moor.

**4.7** Lead ore has been extracted in the White Peak since at least the Roman occupation (43AD-410AD). Pigs of lead have been found in the area, but there is no evidence of lead mining in Bonsall from this time.

**4.8** Small-scale lead mines were worked on Bonsall Moor by the fourteenth century. Unlike its neighbouring parishes, Bonsall did not have many deep rich mines because of its geological form. Shallow mines were worked on Bonsall Leys in limestones lying above the toadstone, these contained small veins, called 'scrim' (Barnatt & Penny, 2004).

**4.9** Despite financial impositions, lead mining became a popular proposition for local people. The importance of lead increased during the sixteenth century as it was used for a range of purposes such as roofing and windows. Lead mining brought significant wealth to the area between 1650-1850 and employed a large proportion of Bonsall's population.

**4.10** Whole families were involved in the lead mining industry with women and children often working above ground, breaking and cleaning lead ore, next to the mine. There was also a social hierarchy to the local mining industry. This would have had a major impact on the local popular culture at the time, being instilled in laws and local customs.

**4.11** The local lead industry began to decline during the second half of the nineteenth century as lead reserves had been worked and cheaper supplies became available from other parts of the country and abroad. Some villagers continued to work in the lead mining industry at Mill Close mine, Darley Bridge, until 1939 when this last Derbyshire lead mine was closed.

**4.12** There were also local lead related/dependent industries in the area that employed Bonsall's populace, including a lead processing works on the Via Gellia and a colour works on the Clatterway.

**4.13** During the 20<sup>th</sup> century, lead mining sites began to be extensively reworked for minerals that had been discarded by lead miners when they extracted the lead ore. These included fluorspar, barites and calcite. Fluorspar was important in the steel and chemical industries. Calamine was used in the production of brass and pans.

**4.14** Some of the past inhabitants of Bonsall would have also been involved in local small-scale stone quarrying. The extraction of limestone has early origins in the area, as local stone was used in construction and agriculture. The scale of local quarrying developed from the 1840s with improvements in the local infrastructure and mechanization. This is particularly evident along the Via Gellia. Stone quarrying again increased in scale during the mid-twentieth century. With the exception of Ball Eye Quarry, located outside the National Park boundary, stone and vein mineral quarries in the vicinity of Bonsall have ceased working.

### **Textiles**

**4.15** Bonsall has a long association with textile production, firstly with wool and then with silk and cotton. Bonsall's textile legacy has early origins, beginning with the spinning and weaving of wool in the homes of the villagers. Early textile production is likely to have been carried out alongside other principal industries, particularly sheep rearing.

**4.16** Textile related cottage industries continued to develop in Bonsall throughout the eighteenth century, with the introduction of home knitting-frames to produce hosiery. Silk and cotton supplied by master hosiers, based in

nearby towns, were knitted into stockings on frames, often rented by the hosiers. By the middle of the eighteenth century Bonsall had become an important centre for home framework knitting.

**4.17** The production of hand-knitted stockings began to decline in Bonsall during the nineteenth century with the introduction of water-powered frames and a fall in demand. There is no visible evidence of frame-knitting in this Conservation Area but frame-knitter cottages can be seen in other parts of the settlement, for example on the Dale and near The Cross. These buildings can be recognized by rows of windows to the upper floor, providing well-lit workshops for the frame-knitters.



*P.5.3. Frame-knitters cottage on the Dale*

**4.18** Mining and farming as employment for the local population started to decline during the nineteenth century. Local farming had to compete with cheap imported produce and goods. Similarly local lead mining faced pressure from depressed lead prices and a local scarcity in lead ore.

**4.19** Other employment, such as working in the newly established textile mills in the area, became attractive to the inhabitants of Bonsall as it ensured a reliable income.

**4.20** The first cotton spinning mill was established in Cromford by Richard Arkwright in 1771, followed by Masson Mill in 1783. Children and women formed the majority of the workforce for these mills. It is highly probable that some of this labour was from Bonsall. Census records, from the early nineteenth century, indicate that many children and young women from Bonsall were employed in textile related industries but these records do not state where exactly they were employed.

**4.21** Within a century Hollins Mill, located on the Via Gellia, was producing textiles. This mill replaced a water-powered corn mill that was adapted in the mid-eighteenth century to process lead. It is highly probable that residents of Bonsall were employed in these mills. According to Fellows (2003) one in ten of Bonsall's inhabitants were employed in the textile industry throughout the nineteenth century. By the end of the century this figure had risen to one in six.

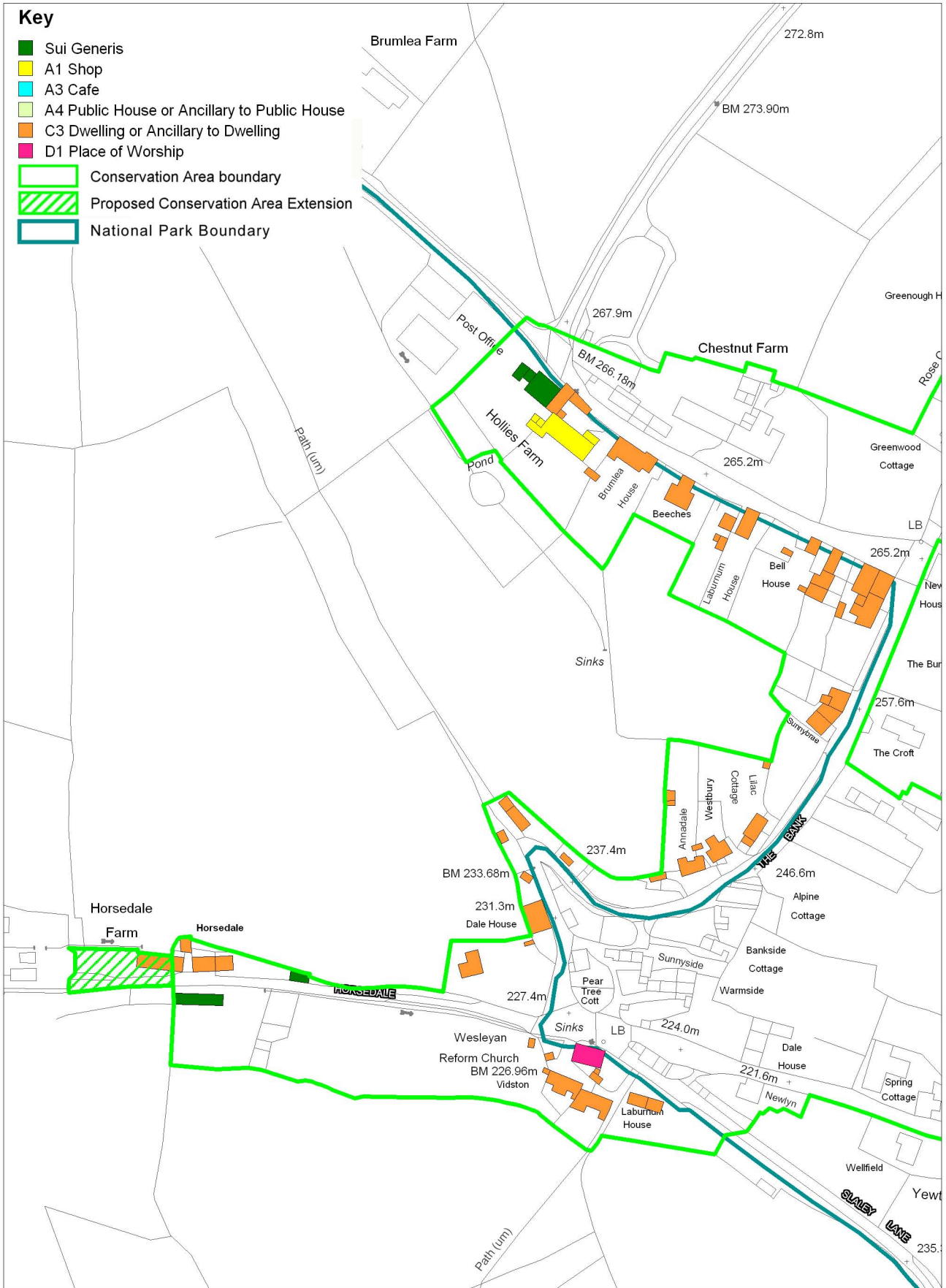
**4.22** During the nineteenth century, a number of Bonsall's residents were employed in the mills along the Clatterway and Via Gellia. These included a paper-making factory (Clatterway), a tortoiseshell comb mill (Clatterway) and a bobbin mill at Slinger Cottage (Via Gellia). It is not known if any of the mill labourers were residents in Uppertown, Bankside or the Top the Dale.

**4.23** According to local directories, a number of services were available in the western edge of the settlement during the nineteenth century. These included a blacksmith, butcher and a joiner. The Loxley family who lived in Uppertown in 1841 and then Bankside in the twentieth century, were rope-makers. Dale House was a Co-Operative store between 1850-1912.

**4.24** The 1871 census records John Fearn, a resident at the Nook, as a railway platelayer. Two lodgers at this address, at this time, also had the same profession. Platelayers maintained railway tracks once they had been laid. John Fearn and his lodgers probably formed part of a gang that was responsible for the Midland Railway line.

**4.25** At the beginning of the twentieth century there was a baker on Bankside and Field Farm was a garage and engineering business. There were also a number of farmers still living in the village at this time.

**4.26** Today, Bonsall continues as a thriving working settlement. Although the majority of properties in the Conservation Area are in residential use, see Fig.7., a number of their residents work from home, some running small businesses. The Wesleyan Chapel remains a place of worship. Hollies Farm has diversified and is now the local shop. A small-scale horticultural nursery is also run on these premises. There are also more services in the rest of the settlement, including two Public Houses, a primary school and a church. Farming, continues to be important in the area with the majority of land around Bonsall primarily used for grazing cattle and sheep.



## 5. ARCHITECTURAL QUALITIES

**5.1** The architectural interest in the Conservation Area is derived from different elements including the building types, siting, massing, scale, styles, design, detailing and the use of locally sourced construction materials. The combination of these has created a visually rich and distinctive character to the Conservation Area.

**5.2** There is an architectural unity in the Conservation Area provided by a similarity of scale. This in turn means that whether a building has one or more storeys it relates well in terms of proportion to its neighbours. Another unifying feature is the use of local materials, particularly limestone, which has been used for constructing buildings and the network of interconnecting drystone boundary walls in and around Bonsall.

**5.3** There is no large scale, uniform development in the Conservation Area. Instead, the western edge of Bonsall comprises dispersed clusters of detached buildings, farmsteads and short terraces, which hug the steeply rising Bankside.

**5.4** There are no listed buildings in the Conservation Area. Nevertheless, many of the buildings are of historic and/ or architectural interest, making a positive contribution to the character of the Conservation Area.

**5.5** Houses are the predominant building type within the Conservation Area. The majority of these have small ancillary buildings, mostly later in date than the host building.

**5.6** Until the mid-twentieth century, agriculture, textile production and stone/ mineral extraction were the principal industries in the settlement. This is reflected in the building types within the Conservation Area and its wider setting, for example, farmhouses, barns, frame-knitters houses and coes. Other building types found in the Conservation Area include short terraces and purpose built places of worship. The Wesleyan Reform Chapel is the only ecclesiastical structure within the Conservation Area.

**5.7** With the exception of the Chapel, buildings in the Conservation Area are constructed in the vernacular style. The simple and utilitarian forms of this architectural type and the use of local building traditions, details and materials have provided Bonsall with a distinctive local identity.

**5.8** Dating these buildings can be difficult, as many will have been altered over time, with extensions and other changes masking or

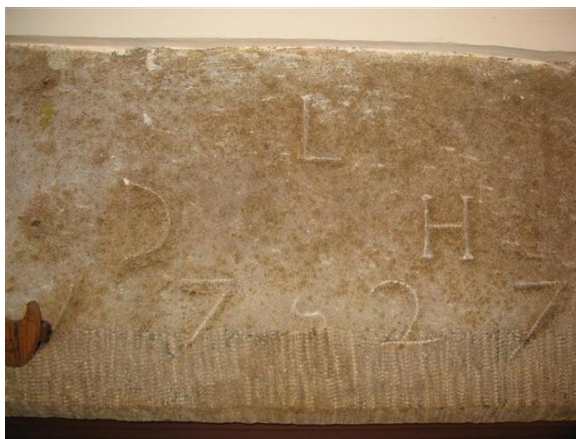
destroying earlier fabric. Architectural features, for instance windows and doors, along with plan forms and construction methods and materials can, however, still provide a fairly reliable indicator of a building's construction date.

**5.9** The earliest building in the Conservation Area appears to be Hollies Farm. An archetypal double chamfered mullion window is located within the north elevation of the property. This feature would suggest a construction date of the seventeenth century. Inside the property, a date of 1727 has been scribed into a stone door lintel.



*P.5.1. Double Chamfered Mullion Window at Hollies Farm*

**5.10** Datable architectural styles and features were often adopted later in rural areas than in cities and towns, as styles and fashions radiated from metropolitan centres. This could be the case at Hollies Farm. The property may therefore actually be early eighteenth century in date but contain double chamfered windows that are characteristic of seventeenth century buildings elsewhere.



*P.5.2. Datestone at Hollies Farm*

**5.11** It is generally acknowledged that England went through a Great Age of Rebuilding during the end of the sixteenth and beginning of the seventeenth centuries (Hoskins, 1985). 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, many buildings throughout the country were constructed from more substantial materials and forms. This may well have been the case in the Conservation Area, particularly in the formerly separate settlement of Uppertown. This would be one explanation why there is no visible evidence, above ground, of buildings earlier than seventeenth century. However, a number of buildings would have been constructed to accommodate the increase in the local population, as the lead and textile industries expanded and drew in labour.

**5.12** The majority of the building stock in the Conservation Area appears to be eighteenth and nineteenth century in origin. Laburnum House, Bell House and Field Farm are examples of buildings that date from the eighteenth century. All three properties have a two-room plan form. Bell House has a through passage running across its ground floor plan, but this may have been the result of a later alteration.

**5.13** Architectural features that are characteristically eighteenth century and are evident in the Conservation Area comprise coped gables, kneelers, quoins and windows with flat-faced, square mullions and elongated sills and lintels. In addition, both Field Farm and Laburnum House have dates inscribed into lintels above the principal entrance. These are 1756 and 1775 respectively.



*P.5.3. Laburnum House*

**5.14** The Nook, located on Bankside, also has a two-room layout but with a distinctive baffle entry plan form. This along with the relatively thick walls and chamfered window reveals suggest that the property has eighteenth century origins.

**5.15** The remains of another eighteenth century dwelling survive immediately west of Bell House. The single storey pent roof structure was formerly a two storey property with two rooms on each floor. Windows with flat-faced square

mullions were found at both first and ground floor level. Unlike the majority of dwellings in the Conservation Area, the principal entrance to this building was located within its west elevation.



*P.5.4. The Nook*



*P.5.5. Property west of Bell House.*



*P.5.6. Flat faced, square mullion window, property west of Bell House*

**5.16** A number of properties within the Conservation Area were built and/ or adapted during the nineteenth century. These include the Beeches, Bankside Cottage and Horsedale.

**5.17** Improvements in glass production during the nineteenth century allowed for larger window panes. Large sash windows with larger panes of glass and dressed stone surrounds are the main characteristic of the nineteenth century architecture in the Conservation Area.

**5.18** Terraces were first introduced into the Conservation Area during this time. Examples can be seen at Bankside and to the south of the Chapel.



*P.5.7. Part of the terrace along Bankside*

**5.19** The Wesleyan Reform Chapel was constructed at the end of the nineteenth century. The chapel has a simple rectangular plan and a plain, modest interior, like the majority of non-conformist chapels. This ecclesiastical structure has a single storey interior although its walls have been constructed to a height equivalent to two storeys. Although this structure has been specifically built as a place of worship and has lancet windows that are characteristic of Gothic architecture, the materials and some of the details used to construct this building form part of the local vernacular. The external wall faces have a pale grey coloured wet dash finish. This allows the structure to sit harmoniously with the surrounding limestone properties.



*P.5.8. Wesleyan Reform Chapel, Top of the Dale*



*P.5.9. Datestone, the Wesleyan Reform Chapel*

**5.20** The relatively little twentieth century development in the Conservation Area comprises garages, conservatories and extensions.

**5.21** There has been no new build of significance in the Conservation Area during the first decade of the twenty-first century. The only development that has occurred comprises alterations and additions to existing structures, for example, replacement windows and new vehicular access gates.

**5.22** The siting of buildings in the Conservation Area is primarily dictated by the topography. There is some minor regularity at the eastern end of Uppertown. Here, the gable end of older properties directly front the road, their front elevations face east and the buildings are aligned north-east – south-west on long narrow plots.

**5.23** With the exception of the properties south of the Top of the Dale, the front elevations of dwellings in the Conservation Area face either south or east. Buildings also directly address the street or sit back from the road/footpath, behind drystone walls, providing a virtually continuous building line to public space.

**5.24** There is no standard size for buildings in the Conservation Area. There are, however, a few characteristics common to many of the buildings in the Conservation Area, particularly older properties. For instance, buildings have a rectangular plan form, some extended to the rear creating a T-plan form. The ridgeline of a roof runs parallel with the longest axis of a building. The majority of dwellings in the Conservation Area are two storeys in height, see Fig.9. Older properties are normally one room deep, with gable widths no greater than 5 to 6 metres, and have low eaves and room heights.

**5.25** Properties within the Conservation Area have a greater solid to void ratio with windows set back from the external wall face. The rear elevations of many of the older dwellings in the Conservation Area have no or very few windows.

**5.26** Elevations are generally free of embellishment. Some of the properties have dates and/ or scribed initials, on stone lintels, on the front facades. Examples include Laburnum House (1775), Field Farm (1756) and Bankside Cottage (1878). Date-stones are not always a reliable source for establishing when a building was initially constructed, as some represent re-building work and/or adaptations. Over the last half a century, porches and/ or conservatories have been added to a number of the buildings in the Conservation Area.

**5.27** The roofscape is an important characteristic of the Conservation Area due to the prominence of roofs as a result of buildings following the topography. Nearly all buildings in the Conservation Area have simple pitched roofs. Field Farm, however, has a double gabled roof as a result of a later addition. There are also examples of pent roofs on a few of the ancillary buildings. Chimneystacks are positioned at the gable end of dwellings and/or intermediately along the ridge, breaking up the 35°-40° roof pitches.

**5.28** The architectural character of the Conservation Area is also derived from the organic development of the buildings over successive periods. Many of the buildings in the Conservation Area have been extended and/or altered. For instance, the front façade to Lilac Cottage has been re-modelled and an extension added to the rear.



P.5.10. Lilac Cottage

**5.29** A few properties have evidence of re-used historic building fabric. A stone window surround, characteristic of eighteenth century architecture, can be seen within the south elevation of Sunnybrae. It is unknown if this feature is in its original position or has been re-

used from the host building or another structure. There is also part of a seventeenth century window, forming a lintel to a window in the front façade of Lilac Cottage.



P.5.11. Re-used window lintel in the front of Lilac Cottage.

**5.30** Dale House, sited at the bottom of Bankside, does not follow the local building pattern. This former Co-Operative shop, appears to have a double pile plan. Furthermore, the principal entrance is located in the centre of the gable end and is wider than a domestic doorway. This may have been used as an access for livestock and/or for accommodating large goods.



P.5.12. Dale House, Bankside



P.5.13. Principal Entrance to Dale House

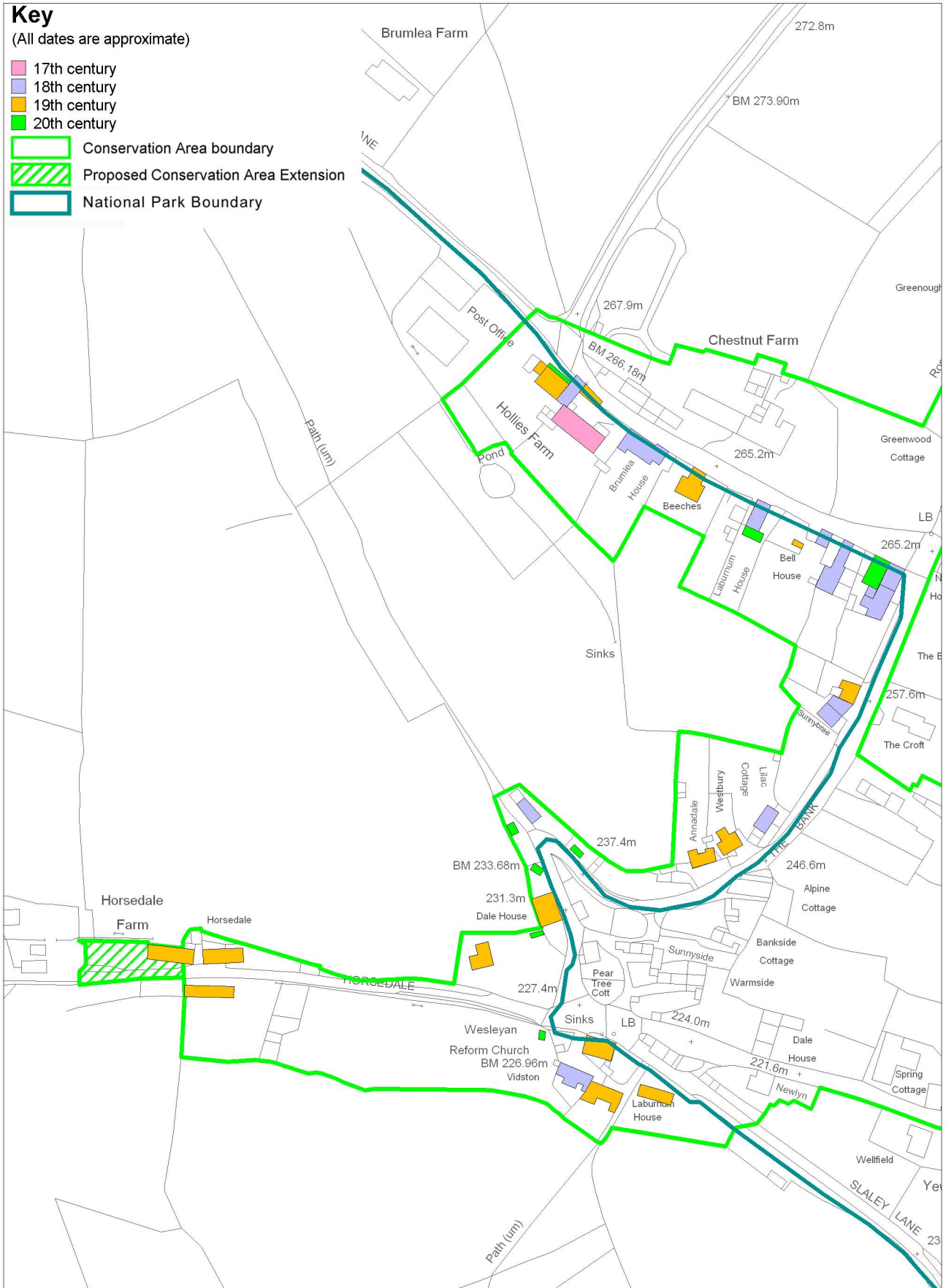
**5.31** There are numerous ancillary buildings within the Conservation Area, comprising barns, workshops and garages. In the case of Hollies Farm, the older ancillary buildings are linked, some forming a courtyard arrangement. A number of the historic outbuildings within the Conservation Area form parts of boundaries. However, the majority of ancillary structures are detached and sited informally, following the topography

**5.32** Ancillary buildings are normally one or one and a half storeys in height. Exceptions include the open fronted barn adjoining the west of Hollies Farm and the large barn at the end of Horsedale, see Fig.9.

**Key**

(All dates are approximate)

- 17th century
- 18th century
- 19th century
- 20th century
- Conservation Area boundary
- Proposed Conservation Area Extension
- National Park Boundary



**Fig. 8. Architectural Development within Bonsall (Peak Park) Conservation Area**

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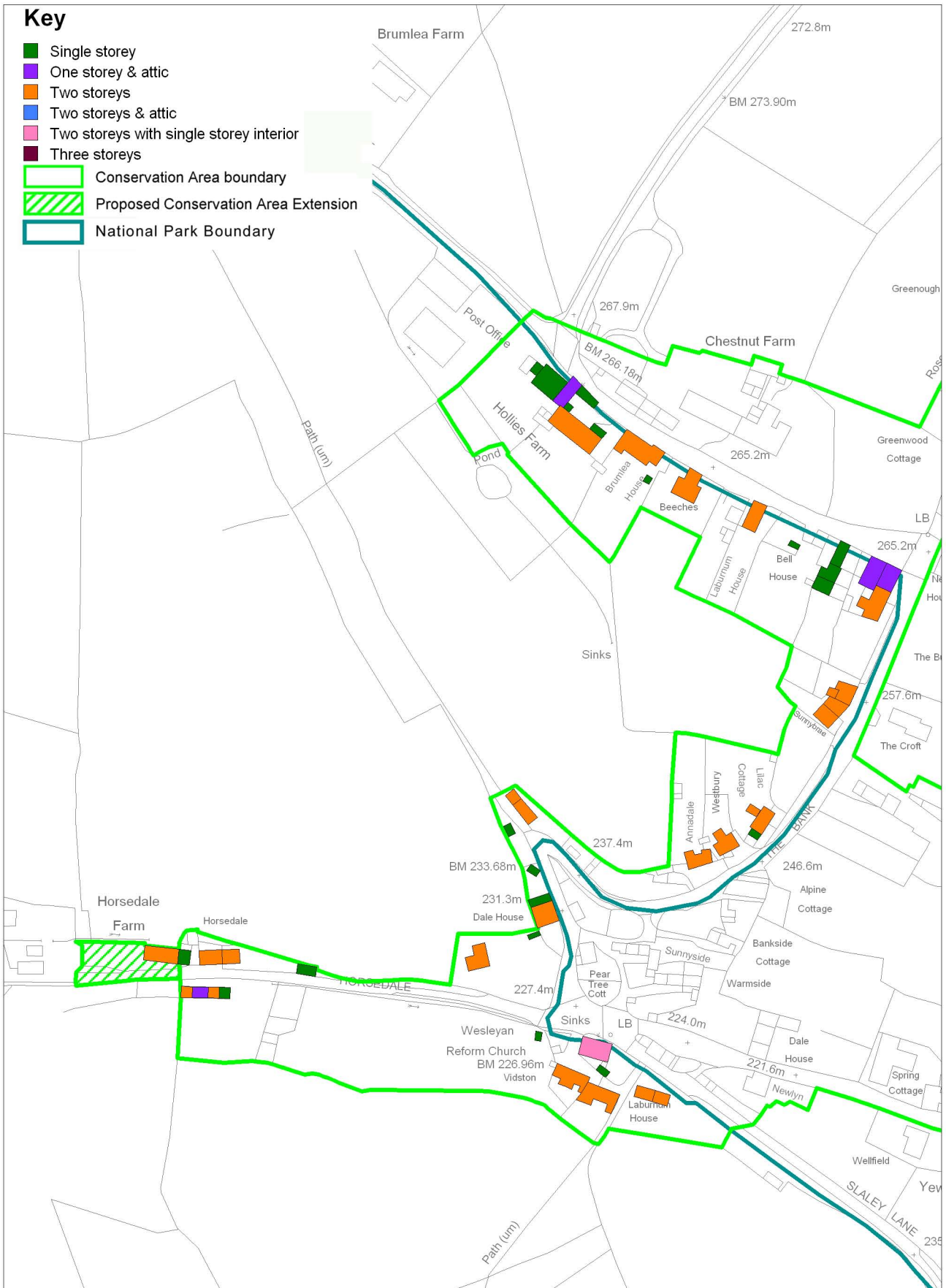


Fig. 9. Building Heights within Bonsall (Peak Park) Conservation Area

## 6. PREVALENT & TRADITIONAL MATERIALS

**6.1** As in other parts of the White Peak, limestone is the predominant and traditional construction material throughout the Conservation Area and its immediate setting. Different types of limestone have been used to construct buildings within the Bonsall Conservation Area. All have a characteristic grey-white colour and were probably extracted from local quarries. This reflects the influence of the local geology on the local building traditions.

**6.2** The prolific use of the local stone throughout the Conservation Area has provided a strong unifying element. This not only provides a homogeneous appearance to the settlement but also links it to the surrounding landscape in a harmonious fashion.

**6.3** A number of the buildings and boundary walls in the Conservation Area have been built on what appears to be bedrock. The walls of buildings, are in the main, constructed from roughly hewn grey-white local limestone. A red-to buff-coloured gritstone was also used in the construction of Bonsall's buildings. Unlike the limestone, the external faces of the gritstone are normally tooled. Gritstone architectural features found in the Conservation Area include kneelers, tabling around stacks, quoins and window and door surrounds. This gritstone would not have been won locally but would have been transported to Bonsall from elsewhere, for example Cromford.



P.6.1. Left: Limestone and gritstone wall, built on bedrock and a wet dash finish above plinth level.  
P.6.2. Tooled gritstone above random limestone rubble



P.6.3. Gritstone quoins and random rubble limestone walls

**6.4** Older structures in the Conservation Area can be identified by random rubble walls or roughly squared stone brought to courses. The use of ashlar and other dressed stonework for walls is a characteristic of nineteenth century architecture and later.

**6.5** A few of the properties in the Conservation Area have a natural or light coloured wet dash finish to external walls, for instance Horsedale and the Chapel. This rendered finish often masks poor quality rubble stonework. The subtle neutral colours of the local stone and render wall finishes provide unity to the Conservation Area's built environment.

**6.6** A few of the ancillary structures in the Conservation Area have been built from handmade red brick. For example, the small structure next to Brumlea House and another within the curtilage of Bell House. In the past, there were a number of small brickyards in the area, for example at the top of Cromford Hill. There are also records of bricks being brought up Salters Lane from Matlock and a bricklayer's labourer lived in Uppertown in 1891 (1891 census). It is not known if there were any brickyards, kilns or clamps within the settlement or its immediate setting.



P.6.4. Imprint of keys within handmade brick outbuilding at Bell House, Uppertown.

**6.7** Davey block has also been used as a construction material in the settlement, for example a modern extension to Laburnum House. This limestone and cement hybrid construction material is indicative of mid to late twentieth century.



P.6.5. Davey block extension attached to Laburnum House

**6.8** As buildings in the Conservation Area are laid out at different levels, roofs make a significant contribution to the character of the area when viewed from higher parts of the settlement.

**6.9** Documentary evidence demonstrates that a number of properties in Bonsall were formerly thatched. These include the buildings that formerly stood above the Nook, along Bankside.

**6.10** Carboniferous sandstone slates cover the roofs of some of the older properties within the historic core of Bonsall. However, there is no evidence of this traditional roofing material in this Conservation Area.

**6.11** Improvements in transport and infrastructure at the beginning of the nineteenth century led to an increase in mass-produced and non-indigenous construction materials in Bonsall. These included blue slate, clay roof tiles and cast iron rainwater goods.

**6.12** Blue slate covers the roofs of a few of the nineteenth century properties, including Dale House and the Chapel. Clay roofing tile is the predominant roofing material in the Conservation Area. Both red and Staffordshire blue clay tiles are evident, most used in-conjunction with clay ridge tiles. The roof of the porch attached to the front of Lilac Cottage is covered with blue clay club and plain tiles.



P.6.6. Club and plain clay tiles at Lilac Cottage

**6.13** There are also examples of modern roofing materials in the Conservation Area. For instance, corrugated iron sheeting has been used on the roofs of a few of the ancillary buildings and artificial tiles are also evident as a roof covering.

**6.14** Chimneystacks are also an important aspect of Bonsall's roofscape, with the majority of dwellings possessing at least one chimney. Most of the chimneystacks are built from brick. There are also a few examples of dressed stone and rendered stacks, as in the case of Bell House.



P.6.7. Three tiered chimneystack at Field Farm

**6.15** Traditional rainwater goods comprise either timber box gutters or cast iron with half round or ogee profiles and cast iron down-pipes. These are normally fixed to structures with metal rise and fall bracket. Today, many of the rainwater goods on properties in the Conservation Area are u-PVC. Buildings typically have mortared verges. Fascia boards are not part of the local tradition.



**6.16** A variety of window styles are evident in the Conservation Area. The earliest are the gritstone double chamfered mullion windows at Hollies Farm. The majority of windows in the Conservation Area comprise either timber casement or sash windows, usually with gritstone surrounds. In general windows are taller than they are wide (Bonsall Village Design Statement 2002). This vertical emphasis is normally also carried through to the window design and glazing pattern. Over recent years a number of the traditional timber windows have been replaced with u-PVC frames. The chapel has tall, narrow lancet windows that contain lead lights with plain and coloured quarries

**6.17** Most of the land in and surrounding Bonsall is enclosed therefore boundaries contribute significantly to the character of the Conservation Area. There are different types of boundary treatments within and around the settlement. These comprise earth retaining walls (embankments), (limestone) drystone walling, mortared walls, hedgerows, timber picket fencing and iron railings. These not only provide enclosure and variety in both the streetscape and landscape but also reflect the use and status of the land they surround as well providing information on how the area has developed.



P.6.8. Limestone drystone wall



P.6.9. Left: Mortared limestone boundary wall with stone roll top copings

P.6.10. Right: Metal railings, stone copings and wet dash finish to plinth, at the Chapel.



P.6.11. Timber picket fencing and limestone retaining wall

**6.18** Stone walls are the predominant boundary type in the Conservation Area, particularly on the higher slopes. The majority are constructed from the local limestone. Drystone wall construction prevails in and around Bonsall. These walls are generally tapered towards the top of the structure whilst larger pieces of stone, known as through or bonding stones, tie the stonework together. There are also examples of mortared stone walls. Some of the drystone walls, most notably to the main roadside, have mortared copings presumably to increase resistance to the elements. There is a variety of coping details to walls in the Conservation Area. These include tightly packed stones on end to dressed half round copings whilst stone roll top copings cap the boundary wall to the front of Field Farm.

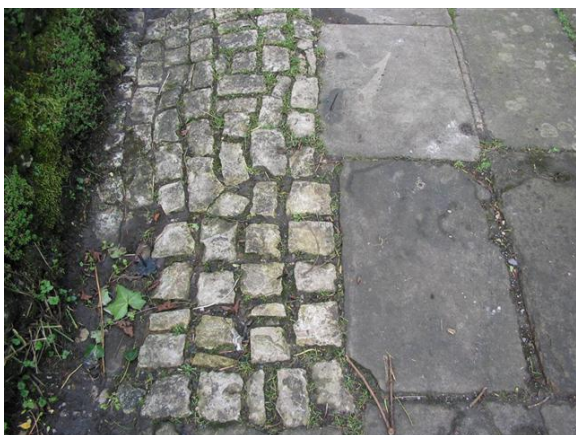
**6.19** Various types of stone gateposts and piers punctuate the stone walls. These range from irregular roughly dressed pillars, with flat or round tops to broached piers. Painted timber picket gates and metal gates form the pedestrian access to many plots whilst timber or metal gates are used for vehicular entrances.



P.6.12. Broached tooling to gate-post at Hollies Farm

**6.20** Roads in and around Bonsall were probably un-metalled tracks before the twentieth century. Today, Tarmacadam is the prevailing material for the roads in the Conservation Area. The roads are currently free of markings. This makes a significant contribution to the rural character and aesthetic appearance of the settlement. Another rural characteristic in this Conservation Area is the absence of pavements. Some sections of road within this Conservation Area are flanked with grass verges, providing an important visual amenity.

**6.21** Only one example of a traditional floor surfacing survives in the Conservation Area. This comprises a limestone sett channel and gritstone flags to the front (south-west) of the Nook.



P.6.13. Traditional floor surfaces to the front of the Nook

**6.22** A well is located on the western side of Bankside, just below Annadale. The south-east corner of this structure comprises the end of a former building and the stonework encasing the well has been butted onto this earlier fabric. The stonework is of a relatively crude construction in comparison to other wells around the settlement.



P.6.14. Well along the Bank

**6.23** With the exception of a traditional red post-box attached to a short telegraph pole situated at the Top of the Dale, there is no street furniture of significance within the Bonsall (Peak Park Extension) Conservation Area.



P.6.15. Traditional red post-box at the top of the Dale

**6.24** Street lighting in the Conservation Area is utilitarian and modern in design. There are only a few lamp-posts in the Conservation Area as some street lights are attached to timber telegraph poles that are dispersed along the roads.

## 7. THE RELATIONSHIP OF STRUCTURES & SPACES.

7.1 The part of the Bonsall Conservation Area within the National Park comprises the western edge of the settlement. This includes Horsedale, the southern side of Uppertown, properties along the western side of Bankside and the eastern and southern edges of the Top of the Dale. Horsedale Farm and its ancillary structures, located to the west of the farmhouse, are excluded from Conservation Area designation. Although this Conservation Area does not include any of the main roads in the settlement a few are referred to in this section because of the important relationship they have with features within the Conservation Area.

7.2 Land within this Conservation Area is classed in the Authority's Landscape Character Strategy (2009) as limestone village farmlands. Characteristics of this landscape type are discrete limestone villages and clusters of stone dwellings surrounded by pastoral farmland enclosed by drystone walls.

7.3 Much of the Conservation Area's character is derived from the topography. The topography has strongly influenced the form of the settlement, dictated the siting of buildings and to a large extent the shape and size of plots.

7.4 The Conservation Area is laid out at different levels. Uppertown is the highest part of the settlement and overlooks Horsedale and the Top of the Dale within the valley bottom. Buildings hug the steep hillside that forms Bankside.



*P.7.1. View of Bankside from the south side of the valley*

7.5 The Conservation Area has a predominantly rural character. Features that make a significant contribution to this character include the topography, an irregular settlement form, agrarian building and boundary types, green verges, hedges, trees, pockets of green open space and the surrounding countryside.

Narrow lanes and the absence of pavements are also important rural characteristics of this Conservation Area.

7.6 With the exception of two wide junctions, one at the Top of the Dale and the other at the top of Bankside, roads in and adjoining the Conservation Area are relatively narrow. These roads do not receive any significant traffic use; this helps maintain the quiet nature of the settlement.

7.7 Car parking is contained within the curtilage of buildings with many plots containing a garage and/or parking space. Occasionally, cars are informally parked at the eastern end of the Top of the Dale, immediately in front of the post-box, and at the north-eastern corner of Uppertown.

7.8 There are no formal public open spaces within the Conservation Area. A network of narrow footpaths, ginnals and hollow-ways connect spaces and routes throughout the settlement and with its wider setting. Many of these routes are laid out at a lower level than the land they border.

7.9 Within the Conservation Area there is a strong sense of enclosure. This is created by the topography, narrow lanes, buildings, hedges, trees and network of drystone walls. Sunken hollow-ways and roads within the overall Conservation Area also contribute to this character.

7.10 The Conservation Area has an unplanned form that has developed organically. This is reflected in the irregular arrangement of the buildings. There is no visible nucleus to this Conservation Area. This is primarily because this Conservation Area is formed upon the edge of a settlement. There are no landmark buildings within the National Park part of the Conservation Area. Groups of buildings, rather than individual structures, make an important contribution to the character of the Conservation Area.

7.11 Plot sizes and layout are also irregular. Older plots within the Conservation Area are evident by their long, narrow form. There is also no pattern to the siting of buildings on their plots. There are examples of properties positioned on the northern boundary of the plot and there are other types where structures are situated to the south. In the case of Horsedale, the principal building is sited within the middle of its plot. This was probably the result of two plots being combined.

**7.12** A number of buildings in the Conservation Area directly abut the street, a few by their gable end. Others are set back from the road within well-stocked gardens, behind stone boundary walls.

**7.13** Although this Conservation Area comprises only a small area, it contains at least four distinctive character areas. These are: (1) close-knit clusters of buildings lining the southern side of Uppertown; (2) dispersed clusters of buildings strung along Bankside; (3) a relatively isolated group of properties along Horsedale; and (4) a small cluster of buildings that encompass the Top of the Dale.

#### **7.14.1 Uppertown (Moor Lane/Top Row)**

The section of Uppertown that lies within this Conservation Area is laid out on a south-facing shelf. This elevated position affords long-ranging views to the southern side of the valley.

**7.14.2** A relatively straight, narrow, through-road, running north-west – south-east forms the northern boundary to the Conservation Area. The majority of development along this route is aligned to the south-west. Buildings in this locality are relatively close knit.



*P.7.2. View east along Uppertown*

**7.14.3** Plots are rectangular or long and narrow in form, normally with the shortest axis addressing the street. The plots contain detached dwellings and ancillary buildings. With the exception of Hollies Farm, the front elevations of properties along this route face either south or east. Dwellings in this vicinity are located within the northern end of plots with gardens located to the south. These domestic gardens are enclosed by drystone walls and are at a similar level to the houses (Bonsall Village Design Statement 2002). Land further south gradually rolls down towards the bottom of the Dale. From here, there are panoramic and long-ranging views to the south and west.



*P.7.3. View along Uppertown*

**7.14.4** A series of rear elevations and gable ends, linked by drystone walls, abut the street. Access points and slight recesses and projections within the building line provide variety and interest to the streetscape. Overhanging trees and shrubs, contained within private gardens, soften this built edge. Enclosure is integral to the character of this part of the Conservation Area.

**7.14.5** Spaces in between buildings vary in size. This spatial arrangement contributes to the rural character of the area. There are not many views out of the Conservation Area along this road, just a few glimpses over high walls and framed between buildings.

**7.14.6** A continuous high limestone wall lines the majority of the north-eastern edge of the road. Views to the north-north-east of this route are blocked by the boundary wall. The vista to the south-east of this road is blocked by a substantial property situated at the top of Bankside.



*P.7.4. View west along Uppertown*

**7.14.7** The eastern end of Uppertown widens significantly at the junction with Bankside and Uppertown Lane. From this space, views to the south-west are blocked by the blank double gable end of Field Farm. To the north, there are views along Uppertown Lane.



*P.7.5. Field Farm on the corner of The Bank and Uppertown*

### **7.15.1 Bankside**

Only the buildings, and their associated curtilages, along the west edge of Bankside are included in this Conservation Area. From the top (north-east) of this road there are long-ranging views to the tree-lined enclosed fields on the south side of the valley.



*P.7.6. Top of Bankside flanked by grass verges*

**7.15.2** Bankside has a relatively steep incline, winding up the side of the valley. Grass verges, hedges, buildings and drystone walls border this route. Plots have an irregular shape and size, determined by the topography. There is no set layout to gardens. For example, gardens to the rear of Annadale, Westbury and Lilac Cottage extend to the north whilst Sunnybrae's is to the west and south. Some of the properties have very little private garden space.

**7.15.3** Clusters of buildings, comprising detached dwellings and a short terrace, are loosely dispersed along the western side of Bankside. The majority of buildings along this route face the street, some front directly on to the road, for example Bankside Cottage and Dale House.



*P.7.7. View up Bankside*

**7.15.4** When viewed from the road, many of the buildings along the western edge of Bankside are visually prominent. The main reason for this is that the buildings have been constructed on a much higher level than the road.



*P.7.8. Lilac Cottage viewed from the road*



*P.7.9. Access to Westbury and Annadale*

**7.15.5** Sweeping drives and limestone retaining walls form the access to Annadale and Westbury. There is a tight pinch-point between Annadale and Alpine Cottage as the road bends to the west. The cluster of buildings at the western end of Horsedale and the landscape beyond are visible from this vantage point. There are also views east, down over the Dale. Roofs of buildings within the settlement make a

particularly important contribution to the character of the Conservation Area when viewed from various vantage points along Bankside. This is also the case when properties along Bankside are viewed from outside the Conservation Area, for instance from the south side of the valley, see *P.7.1*.



*P.7.10. Bankside*

**7.15.6** A well and the remains of a traditional building form part of a limestone retaining wall below Annadale. Land immediately west of these features is covered with overgrown vegetation. This land and the Nook are linked by a high retaining stone wall.



*P.7.11. The well along Bankside*

**7.15.7** A tight bend near the bottom of Bankside almost turns back on itself to join with the Dale. The Nook is located west of the bend with its gable end set back slightly from the lane, behind a drystone wall and hedgerow. A public footpath passes the front of the dwelling continuing as a hollow-way up to the moors. This route visually severs the Nook from its curtilage and an ancillary structure to the south-west.



*P.7.12. The Nook, Bankside*

**7.15.8** Dale House stands on a narrow plot at the bottom of Bankside. The road is very narrow in this location but opens out to meet with the Top of the Dale. Views from this lower ground level are short-ranged or blocked by buildings, hedges and the topography.



*P.7.13. The bottom of Bankside*

#### **7.16.1 Top of the Dale**

The Top of the Dale comprises a wide triangular space with a relatively open character and laid out at different levels. Low boundary walls and buildings roughly contain this space. A number of routes radiate from this area, including Horsedale, Bankside, the Dale and Slaley Lane. A public footpath also heads towards Slaley from this area.

**7.16.2** The Wesleyan Reform Chapel is located on the southern edge of this space. This key building is at a similar level as the road with buildings to the south and south-east positioned much higher. Unlike the majority of buildings in the Conservation Area, the secular buildings on the southern side of the Top of the Dale face north.



*P.7.14. The Top of the Dale*



*P.7.15. Laburnum Cottage, Slaley Lane*

**7.16.3** West of the Top of the Dale is a property known as Horsedale. Its garden contributes significantly to the open character at the Top of the Dale.



*P.7.16. Horsedale*

**7.17.1 Horsedale**

Horsedale is also the name of the narrow road that gently winds east-west along the valley bottom. This part of the Conservation Area has a predominantly rural character. Grass verges and low drystone walls line the road. Beyond, enclosed land ascends gradually to the north and south. There are no views beyond the headland. The embankments to the south have a great deal

of tree coverage, this helps with the transition from the built environment to the countryside.



*P.7.17. View along Horsedale from the Top of the Dale*

**7.17.2** A brook runs along the southern edge of the road, at a lower level. The watercourse disappears from view before reaching the Chapel but continues to run down to the Fountain, where it joins Bonsall Brook. As the settlement is relatively quiet, the sound of running water from the brook is audible and contributes to the character of the area.



*P.7.18. Horsedale*

**7.17.3** A small cluster of buildings, comprising stone cottages, a farmhouse and a variety of ancillary buildings, are located at the western end of the tarmac surfaced route. A large barn is perched on rising land to the south, opposite the dwellings. This structure forms the south-western edge of the Conservation Area. A small allotment area, mainly comprising raised beds, has recently been laid out to east of the barn.

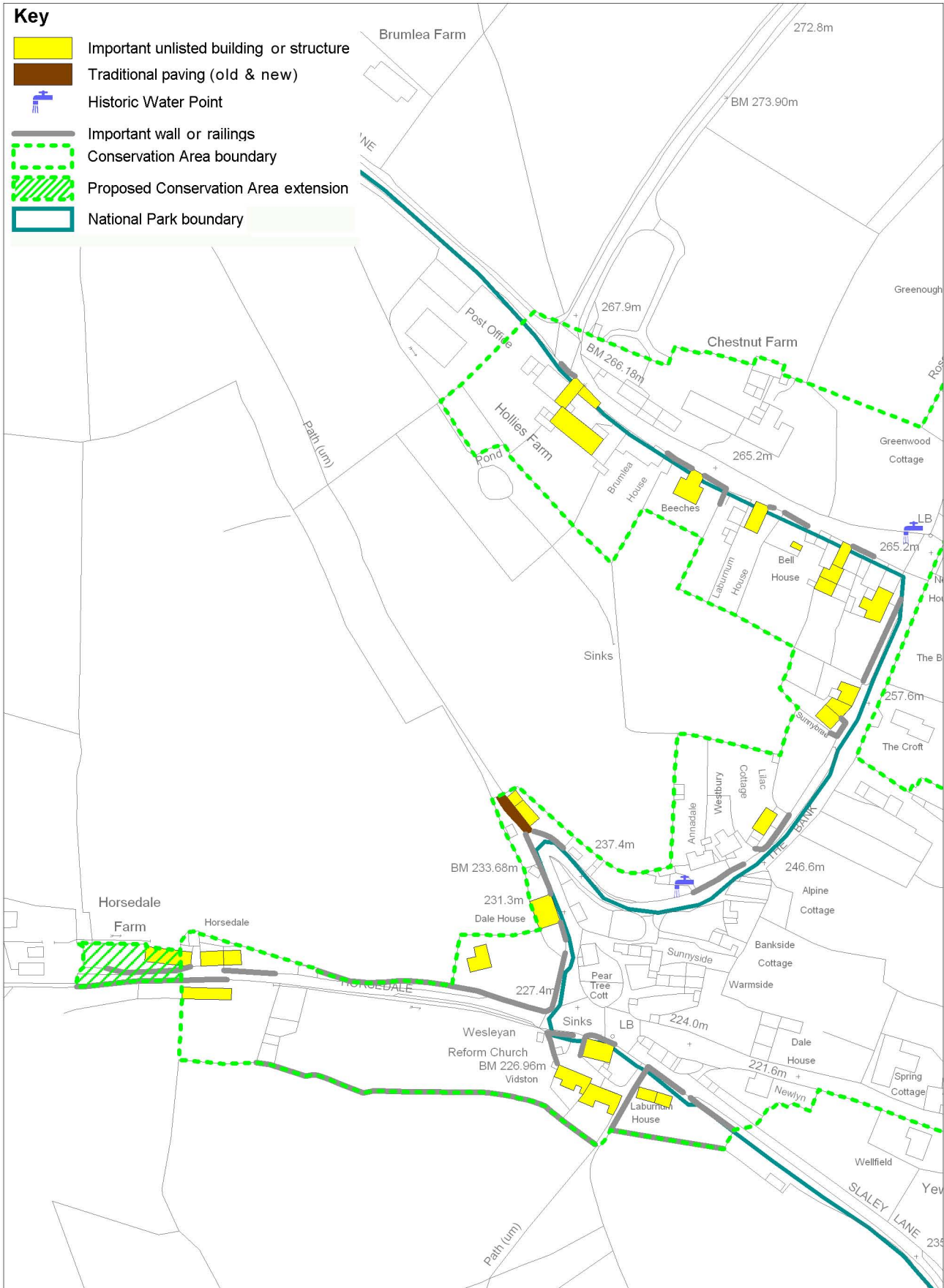


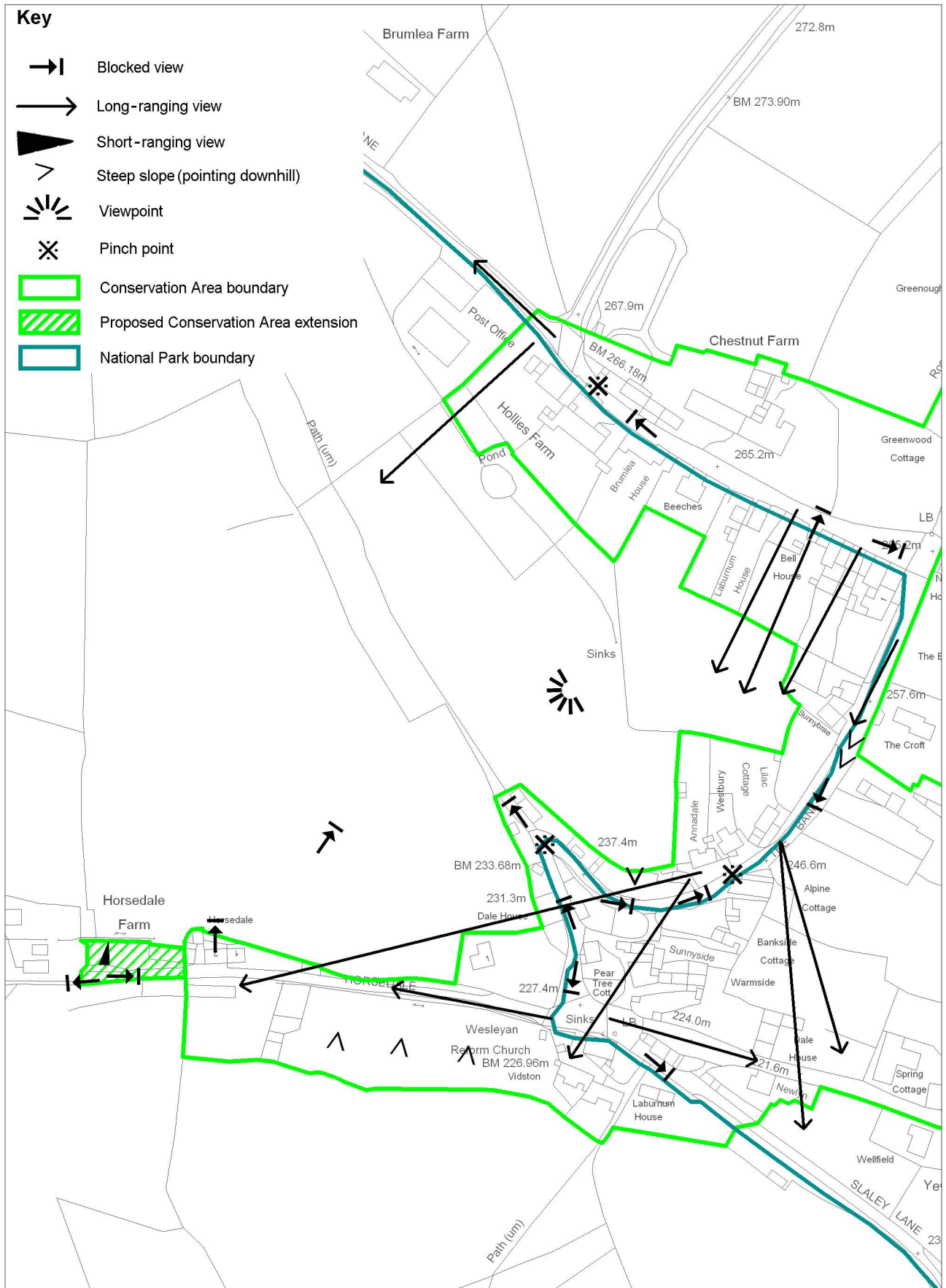
P.7.19. View west along Horsedale



P.7.20. View east along Horsedale







## 8. GREEN AND OTHER LANDSCAPE FEATURES

**8.1** The distinctive character of the Conservation Area 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 of the settlement. Trees and hedgerows are integral to the Conservation Area as they form enclosures, screen structures and are part of an historic landscape. These natural features including grass verges help maintain the settlement's rural character and provide a harmonious transition from the open countryside to the built environment.

**8.2** The Authority's Landscape Character Strategy and Action Plan (2009), identifies the area within the Conservation Area as part of the White Peak. The landscape in this locality is described as, 'an area of settled uplands lying on both sides of the boundary between Derbyshire and Staffordshire at the southern end of the Pennine Hills. The term derives from the limestone geology which provides the distinctive grey and white stone used extensively for building and walling materials. The region comprises an elevated limestone plateau dissected by deeply cut dales and gorges.'

**8.3** Cartographic evidence suggests that trees have formed an important part of the village and its setting for some considerable time, see Fig.5. Towards the end of the nineteenth century, trees formed what appears to be a formal garden to the south of Brumlea House. Trees also formed the southern and western boundaries to Hollies Farm. Historically, trees also formed part of field boundaries, these are still evident to the west and south of Horsedale.

**8.4** Sycamore is the dominant tree species throughout the Conservation Area. Other species found within the settlement and the immediate setting include, Ash, Beech, Elder, Hazel, Holly, Lime and Willow. The deciduous trees provide a different character to the Conservation Area during different seasons.

**8.5** A few individual and groups of mature trees provide focal points and are prominent in the street scene. These include trees within private gardens along Uppertown and a mature tree on the southern edge of Chestnut Farm, just outside the National Park. Groups of mature trees make a significant contribution to the land rising south of Horsedale. Trees and hedges also contribute to the strong sense of containment throughout the Conservation Area.



*P.8.1. Trees contained within private gardens along Uppertown*

**8.6** The Authority's Landscape Character Strategy and Action Plan (2009), classes this Conservation Area as limestone village farmlands. This document notes that tree cover in this landscape character type, 'is largely restricted to small groups of trees and a scattering of trees along boundaries around village margins, often creating quite intimate rural scenes. Elsewhere the landscape is often more open, but even here most distant views are typically framed by surrounding hills, or rising ground.'



*P.8.2. The lower part of Bankside, flanked by narrow green verges, shrubs and trees*

**8.7** Land within the Conservation Area and its setting is enclosed by drystone walls. However, there are a few examples where hedges are used as boundary treatment, some in-conjunction with drystone walls. Species include Blackthorn, Hawthorn and Elder. A mixed hedge, with planting, provides the frontage to Sunnybrae's garden, along Bankside. A small pocket of shrubs and plants to the east of the Chapel helps soften the built environment.



*P.8.3. Shrubs and plants, east of the Chapel*

**8.8** There are no formal public green spaces within the Conservation Area. A piece of private open green space, forming the garden to Horsedale, makes an important contribution to the open character of the top of the Dale. This piece of land also helps with the transition from the built environment to the countryside.

**8.9** Domestic gardens also contribute positively to the character of the Conservation Area. Many are enclosed by drystone walls and/or masked from view at street level by buildings and/or because they are situated on higher ground. However, as the settlement is laid out at different levels, gardens make a significant contribution when viewed from higher ground.



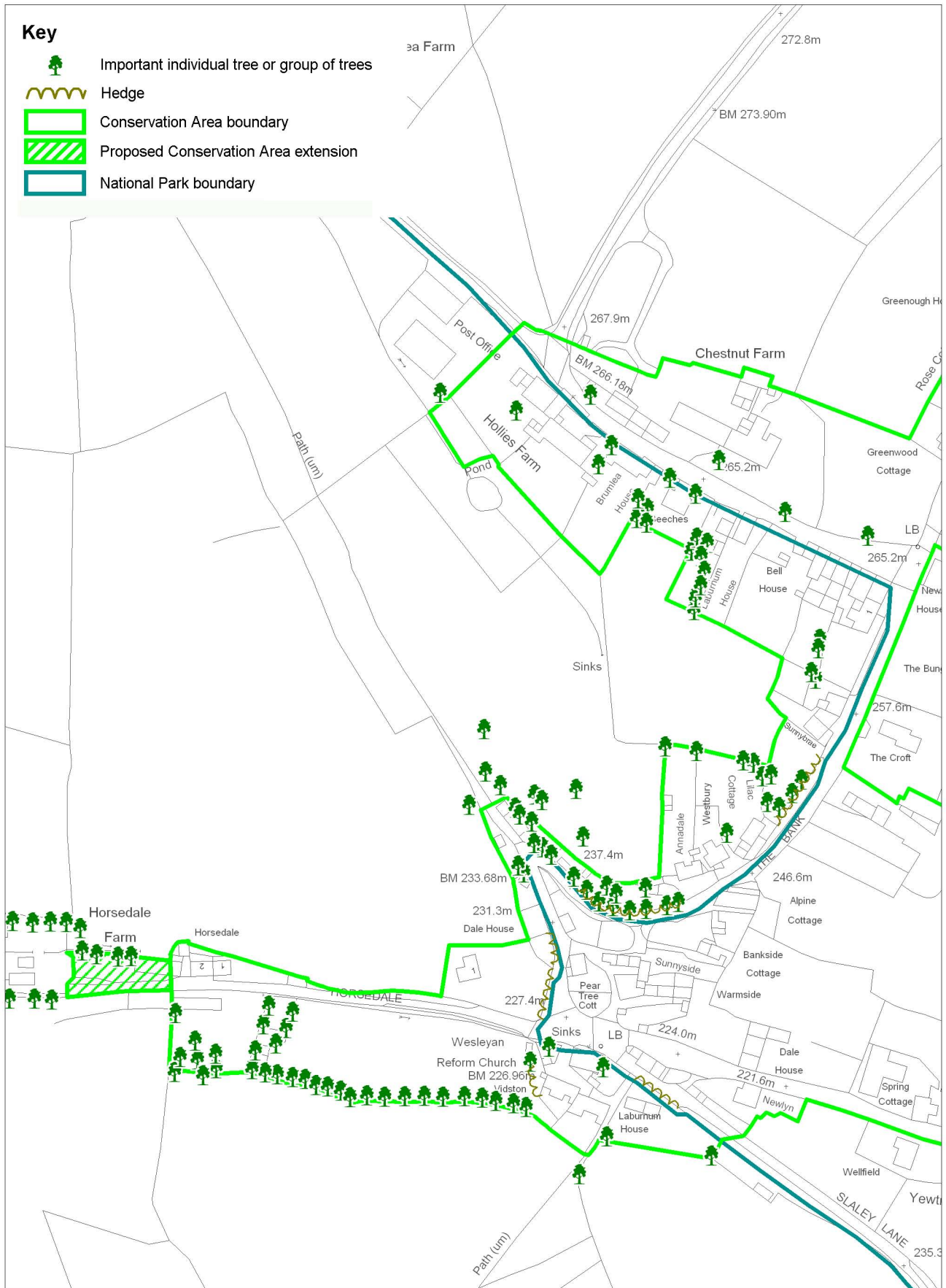
*P.8.4. Well-stocked garden at Sunnybrae*

**8.10** Grass verges line parts of routes within the Conservation Area. These soften the built framework, provide shelter for the remains of native vegetation (Bonsall Map, 1997) and are an important rural characteristic. Grass embankments, broken by a variety of boundaries, make a significant contribution to the character of Horsedale.

**8.11** Enclosed moorland and green fields provide the wider setting to the Conservation Area. Trees and hedges in these areas are often in the form of shelter-belt plantations or form parts of boundaries. There is less tree cover on higher ground, e.g. the Moor, due to its exposed location and poor land quality.



*P.8.5. View from the top of Bankside: showing green verges, domestic planting and fields forming the backdrop to the south.*



## 9. CONSERVATION AREA SETTING

9.1 Land surrounding Bonsall has a predominantly agrarian character, with pastoral farming prevailing. There is also evidence of relict lead-mining. Evidence includes the pocked marks of former workings, capped mineshafts and the remains of lead-mining structures. It is clearly evident from field boundaries and layouts, as well as mining and quarrying scars, that people have influenced this landscape over many centuries.



*P.9.1. Tree-lined fields providing the immediate Conservation Area setting*

9.2 The boundary of the Peak District National Park in Bonsall also forms the eastern edge of this Conservation Area. This runs tightly along the southern edge of the road at Uppertown, fluctuates east to west down Bankside and draws in tightly to the south side of the Top of the Dale.

9.3 Properties located within well-stocked gardens and set back behind drystone walls, are dispersed along the eastern side of Bankside. Along this route there are a few long-ranging views, framed by buildings, out to the enclosed fields beyond.

9.4 Further east is the historic core of Bonsall. Here, is the main nucleus to the settlement, formed around The Cross and St,James church.



*P.9.2. Glimpses out of the Conservation Area from the eastern edge of Bankside*

9.5 Steep limestone scarps and gentle undulating fields enclosed by a network of drystone walls provide the backdrop to the north, south and west of the Conservation Area. Many of the fields that form the immediate setting contain woodland shelter belts, scattered trees and/or hedges. There is less tree coverage on the higher ground that bounds this Conservation Area; this is particularly the case on Bonsall Moor. Here, tree cover is largely restricted to discrete groups of trees or individual specimens scattered along boundaries.



*P.9.3. Immediate setting provided by undulating fields with scattered hedges and trees*

9.6 The north-west corner of the Conservation Area includes a short terrace of traditional buildings. Running from the west of these buildings is a high stone wall flanking the road and blocking views to the north. To the north of this wall is a long range of buildings, known as Chestnut Farm. Although this complex has been considerably adapted it is reputedly one of the oldest buildings in the settlement.



P.9.4. The north-west corner of the Conservation Area

**9.7** A large modern agricultural store and two long poly-tunnels are located just beyond the north-western edge of the Conservation Area boundary. These structures form part of the curtilage to Hollies Farm. Here, the end of Uppertown splits into two continuing as Moor Lane to the north-west and Abel Lane to the north. Land beyond comprises enclosed fields, some containing evidence of former open cast fluorspar workings and lead extraction.



P.9.5. View at the western end of Uppertown

**9.8** Irregular shaped fields, some bounded by hedges and trees, provide the immediate setting to the western edge of the Conservation Area. There is a relatively steep incline from Uppertown down to a sunken hollow-way that leaves the settlement from the front of the Nook. This ancient track is a public footpath, connecting Bankside and the Top of the Dale with the Moor.

**9.9** At the south-western tip of the Conservation Area a cluster of modern single-storey ancillary buildings block the vista along the valley bottom. Further west, a relatively large number of trees and shrubs form parts of field boundaries to narrow long plots.



P.9.6. View at the south-western end of Horsedale blocked by modern ancillary structures.

**9.10** The Dale drops into the base of Yeoman Street from the south-eastern corner of the Conservation Area. Another route leaves the settlement from this area gradually rising past Laburnum Cottage as it continues south to Slaley.



P.9.7. View down the Dale from the south-east corner of the Conservation Area

**9.11** Enclosed fields form the immediate and wider setting to the Conservation Area. Their shape and form reflect agricultural development in the area.

**9.12** Fossilised strip fields form part of the immediate setting to the north, south and west of the Conservation Area. These are identified by long narrow plots, often in an inverted S-shape and provide evidence of a former open field system. This historic landscape pattern suggests that cultivation of land in and around Bonsall has medieval, if not earlier origins.

**9.13** Small narrow fields, indicate that piecemeal enclosure occurred relatively early in the land around Bonsall. Many of these strips were later combined creating irregular shaped fields that are evident to the north and north-east of the Conservation Area. Parliamentary Enclosure Awards and private agreements at the

end of the eighteenth century resulted in the enclosure of large areas of commons and waste land. There is evidence of this planned enclosure type on Bonsall Moor. Here, fields have a more regular pattern with straight boundaries. Another characteristic of this enclosure type is the network of straight narrow tracks and lanes that provide access to the fields.

**9.14** The Authority's Landscape Strategy and Action Plan (2009) identifies land to the north and west of the Conservation Area's wider setting as Limestone Plateau Pasture. This document notes that, 'field pattern tends to be a fairly prominent element in this [Limestone Plateau Pasture] landscape, creating a strong sense of scale and visual unity.'



*P.9.8. Aerial photograph of Bonsall Moor © NMR/English Heritage*

**9.15** The majority of land surrounding the Conservation Area remains in agricultural use, predominantly cattle and sheep grazing.

**9.16** Limekilns, drystone walls and associated wall furniture, built from local limestone, form an integral part of this landscape.



*P.9.9. Lime Kiln, Bonsall Leys © PDNPA*

**9.17** However, the most prevalent structures on Bonsall Moor are the field barns. These were primarily built to shelter livestock and provide storage. There are 3 to 4 basic types of field barn on the Moors, many forming part of the drystone walls. The majority of these structures date from the eighteenth and beginning of the nineteenth centuries, the period of the Parliamentary enclosures, but there are earlier examples. There are over a hundred field barns on the Bonsall Moor. Many lie within, or on the edge of relatively small plots. This suggests that the smallholdings were held by a large number of different landowners. Another theory suggests these field barns were constructed to facilitate an increase in agricultural production as the local population expanded. This was primarily the result of the establishment and expansion of the early textile mills. Some of the structures on the moors are also deserted coes, associated with the former lead mining activity.

**9.18** During the second half of the twentieth century many of the field barns became dilapidated and redundant. In response, local residents established the Bonsall Field Barn Project, in 2004, to sympathetically repair and restore field barns and associated boundary walls in the Bonsall area (Stoppard, 2009). This scheme has not only consolidated a number of field barns that would have otherwise been lost but also endeavours to establish uses for the structures, employs local trade in their repair and provides an awareness of these important heritage assets. For further information on the project, view [www.bonsallfieldbarnproject.org](http://www.bonsallfieldbarnproject.org).



*P.9.10. Field Barn south of Moor Lane*

**9.19** Lead from Bonsall Moor was extracted from an early period and the lead mining history is more intact here than anywhere else in the Peak District (Barnatt & Penny, 2004). The Moor (467 ha) is one of eleven lead mining sites highlighted in The Lead Rakes Project (1996) as being of national and regional importance. This area comprises multiple small veins and a profusion of hillocks and hollows. The surface remains of the lead mining industry are a key



element in the landscape character of the Peak District with distinctive linear features, known locally as lead rakes (Barnatt & Penny, 2004).

**9.20** Bonsall Moor is an important part of the Peak District's rich lead mining legacy and of great archaeological and ecological value, contributing to the nationally important landscape of the Peak District National Park.



P.9.11. Bonsall Moor © PDNPA

**9.21** There are three SSSI's on Bonsall Moor. This area also contains a number of important dewponds that provide a rich habitat for wildlife, particularly great crested newts. The Authority's publication 'Meadows Beyond the Millenium' (Buckingham et al, 1999) identifies Bonsall Moor as 'a major spatial concentration of flower rich meadows of high conservation value.' These include harebells, bird's foot trefoil, fragrant orchid, milkwort, autumn gentian, thyme, fairy flax and hawkweed. The area also sustains metal-tolerant vegetation including mountain pansy, alpine penny cress and spring sandwort (Barnatt & Penny, 2004).



P.9.12. (Left) Bird's foot trefoil © PDNPA

P.9.13. (Right) Milkwort © PDNPA



P.9.14. Spring sandwort (Leadwort) © PDNPA

**9.22** There were also a number of limestone and vein mineral quarries in the Bonsall locality. With the exception of Ball Eye Quarry, located outside the National Park boundary, these quarries have ceased working. Over recent years, landscape restoration has been undertaken at many of these former quarries, including Parish, Moor Farm and Blakemere. The important archaeological and ecological significance of these former industrial sites was protected, and in some cases enhanced, when implementing the restoration works.

## 10. CONSERVATION AREA BOUNDARY AMENDMENT

**10.1** Bonsall was designated a Conservation Area by West Derbyshire District Council, now Derbyshire Dales District Council, on 3<sup>rd</sup> March 1972. The Conservation Area boundary was drawn tightly around the buildings in the historic core of the settlement. This comprised the area around Town Head, market place and The Cross, including the Church of St. James and part of Yeoman Street. None of this early-designated area was within the Peak District National Park.

**10.2** A large extension to the Conservation Area was designated in April 1991. This was largely due to a growing awareness of the important contribution landscape setting makes to an area. The revised Conservation Area boundary included the majority of the settlement and some of the fields that formed the immediate setting, see Fig.2.a.

**10.3** The extension included the western edge of the settlement that lies within the Peak District National Park. This area comprises the south side of Uppertown, the western flank of Bankside, properties along Horsedale and the southern part of the Top of the Dale, see Fig. 2.b. The Peak Park Joint Planning Board, now the Peak District National Park Authority, designated this Conservation Area on 12<sup>th</sup> April 1991.

**10.4** From time to time, it is the duty of Planning Authorities to review and determine if Conservation Area boundaries reflect the special character of the area they relate to. This may involve newly designating Conservation Areas or amending existing boundaries. As such an extension is proposed to the Conservation Area.

**10.5** As part of this Appraisal, one amendment has been made to the Bonsall Conservation Area boundary. The Bonsall (Peak Park) Conservation Area was extended to the south-west to include Horsedale Farm. This area is shown on Figure 13. This extension was designated by the Peak District National Park Authority on 11<sup>th</sup> March 2011.



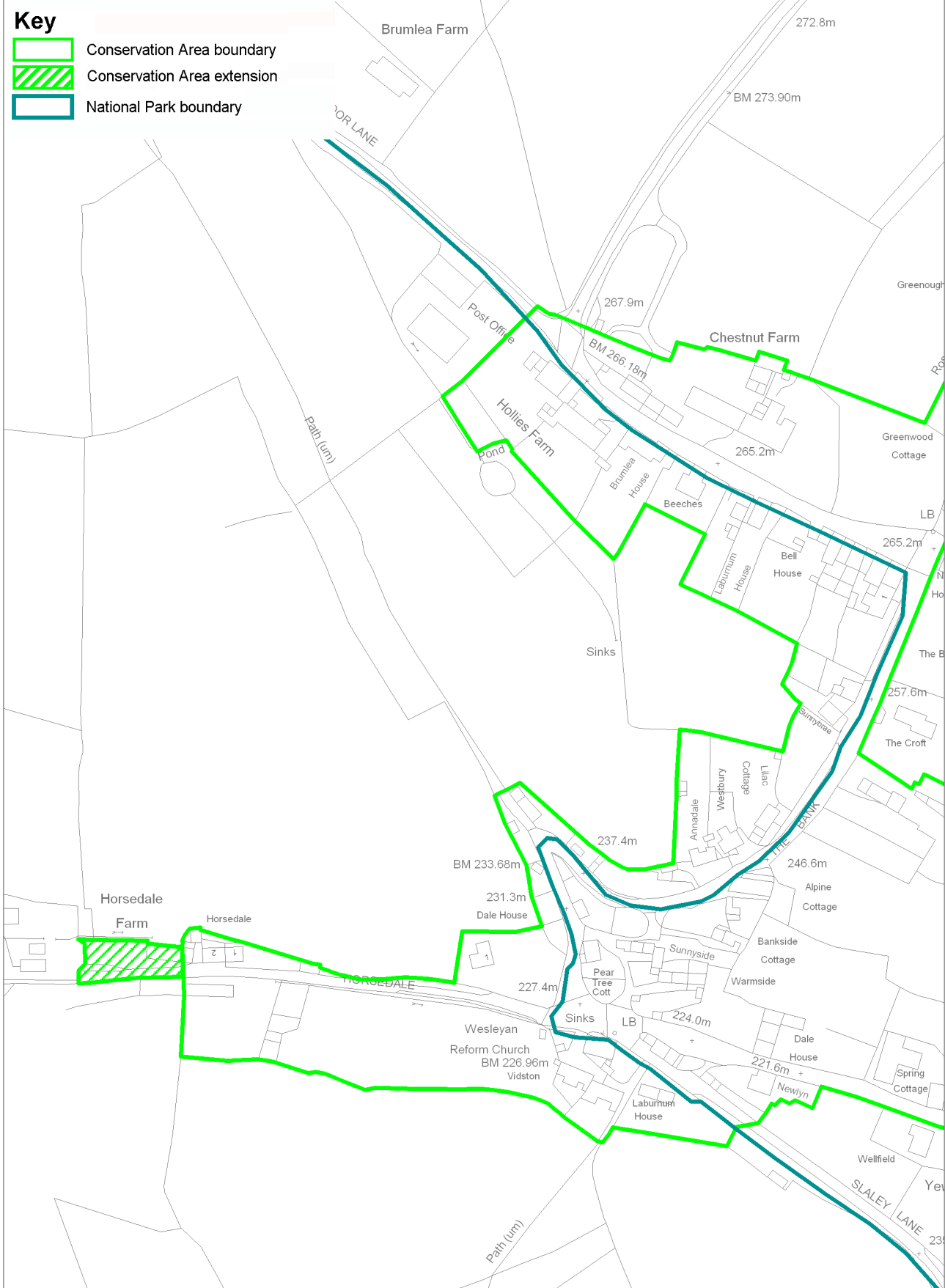
*P.10.1. Horsedale Farm, Horsedale*

**10.6** Horsedale farmhouse is a traditional building that makes an important contribution to the south-western entrance to the settlement. The architectural and historic interest of the farmhouse, along with its close visual relationship with other buildings, within the Conservation Area and the settlement justifies inclusion within the Conservation Area.



*P.10.2. View of Horsedale from the south-west.*

**10.7** No other amendments were made to the part of the Bonsall Conservation Area that lies within the National Park. The eastern edge of this Conservation Area falls within the jurisdiction of Derbyshire Dales District Council.



**Key**

- Conservation Area boundary
- Conservation Area extension
- National Park boundary

**Fig. 13. Amendment to the Bonsall (Peak Park) Conservation Area Boundary**

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## 11. POTENTIAL FOR IMPROVEMENT

**11.1** The intention of this section is to identify particular features within the Conservation Area that would benefit from enhancement.

**11.2** The Bonsall Village Design Statement was drawn up in 2002 by local residents, in conjunction with Derbyshire Dales District Council and the Peak District National Park Authority. This exemplar document comprised a summary of what the villagers considered important and distinctive about their village and its surroundings. This study specifically addressed the local environment, housing and employment.

**11.3** The settlement could also benefit from a Village Management Plan. This document, like Village Design Statements, is prepared by the local community. However, Management Plans identify community priorities and address ways of moving these forward.

**11.4** The Conservation Area is in comparatively good condition and there may be little scope for further enhancement. There are, however, a few areas that could be improved if the opportunity were to arise. The Authority can address some of the topics mentioned below. Other items would need to be tackled by other bodies and/or private individuals and in some cases enhancements may not be achievable. In addition, the character of the Conservation Area could easily be spoiled if it were to become over manicured.

**11.5** The survey work and research undertaken in the course of this appraisal has identified a range of issues and trends which strengthen or threaten the character of the Conservation Area. These are as follows:

**11.6** There is only one piece of land in the Conservation Area that is relatively unkempt. This is located just above the Nook, near the bend on Bankside. Here, a number of buildings were razed as part of an urban clearance scheme in the 1930s. This particular area would benefit from minor consolidation of walls, particularly around the well.



*P.11.1. The well on Bankside*

### 11.7 Spaces and Streetscape

There is very little street furniture in the Conservation Area. There are also no road markings and very few road signs. This contributes significantly to the rural character of the settlement. New features in the public realm including street furniture, road signs and markings should be avoided, where possible, as they could potentially have a detrimental impact on the character of the Conservation Area.

**11.8** The telegraph poles and associated overhead electricity wires that traverse Horsedale and Uppertown detract from the character of the Conservation Area. The appearance of the Conservation Area would be enhanced if these wires were laid underground.



*P.11.2. Overhead wires along Uppertown.*

**11.9** As noted in Section 6 of this document, there is one section of traditional floor surfacing in the Conservation Area. This is located to the front of the Nook, off Bankside. Here, the floor surface comprises limestone setts and gritstone flags. There may, however, be other traditional floor surfaces in the Conservation Area that are not visible from public view. Such features make an important contribution to the distinctive character of a place and therefore should be retained, where possible.

**11.10** Street lighting in the Conservation Area is relatively utilitarian and does not complement the character of the village. This could be improved upon with a more sympathetic or neutral design.

**11.11** In the wider setting of the Conservation Area, large off-road vehicles and trail bikes are potentially eroding the important archaeological and ecological significance of Bonsall Moor.

### **11.12 Buildings & Structures**

Buildings within the Conservation Area are in relatively good condition. The retention of original architectural features and details, for instance traditional windows and roofing materials, adds to the value and quality of a building. 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 materials, the replacement of traditional roof coverings with artificial products, the removal of chimneys and strap pointing soon accumulate and erode the special character of a place.

**11.13** Over recent years, porches and/or conservatories have been added to a number of properties within the Conservation Area. In some instances, the siting, design, scale and materials used for these additions have had a detrimental impact on the host building. Owners seeking advice on alterations and/or extensions to their property should contact the Authority's Planning Service. General advice on altering or extending a property can also be found in the Authority's Design Guide (2007).

**11.14** The use of imported and/or artificial materials, such as concrete roofing tiles and u-PVC windows, on historic and/or vernacular buildings should be avoided, as these detract from a building's architectural integrity. Many of these materials also require large amounts of energy in their production and emit toxins when disposed of, therefore contributing to carbon dioxide and other emissions. The use of modern materials in new development within the Conservation Area will only be considered in exceptional circumstances. In such instances, the materials and detailing shall be of a high quality.

**11.15** Unsympathetically located modern fixtures on prominent elevations and roofs, for example satellite dishes, rooflights, solar panels, wind turbines and photo-voltaics, can have a detrimental impact on the appearance of a building and therefore also the Conservation Area. Please check with the Authority's Planning Section before installing any such item as permission may be required.

**11.16** The majority of garages in the Conservation Area are modern in design and materials that are alien with the character of the Conservation Area. A garage to east of Horsedale has recently been painted an off-white colour. This has improved the visual appearance of the structure as it now harmonises with the surrounding traditional buildings.



*P.11.3. Left: Modern garage on Uppertown*

*P.11.4. Right: The garage at Horsedale, following restoration.*

**11.17** Barns are one of the main building types and characteristics of Bonsall. The majority of these are sited on the Moor. However, there are a few within the Conservation Area, some forming parts of farmsteads and there are other examples that have been converted as part of a dwelling. The consolidation of the large barn at the western end of Horsedale would improve the appearance of the Conservation Area.



*P.11.5. Barn at the western end of Horsedale*

**11.18** Some of the drystone walls in and within the immediate setting of the Conservation Area require consolidation. Sections of drystone walls, and associated wall furniture e.g. stiles and gates, on Bonsall Moor are also in particular poor condition. The local drystone walls, formed from limestone, not only contribute significantly to Bonsall's distinctive identity but they are an integral part of an historic landscape and reflect traditional skills that have been passed down by generations. Drystone walls in the Conservation Area and its wider setting should therefore be retained and repaired where possible. The use of alternative boundary treatments, particularly modern types such as concrete or timber posts with wooden or metal fencing, should be avoided.



*P.11.6. Drystone wall along Horsedale*

### **11.19 Sustainability**

Conservation Areas in their own right have sustainability at their core, for instance, promoting the re-use of traditional buildings, repair over replacement, the use of local materials and the protection of trees. However, there is always potential to improve sustainability. This can be achieved in a number of ways by improving the energy efficiency of buildings and reducing their energy consumption and carbon footprint. These issues shall be considered in more detail in any future Conservation Area Management Plan. Energy conservation and climate change objectives for the National Park are set out in the Authority's Climate Change Action Plan 2009-2011. This document can be viewed at the following <http://www.peakdistrict.gov.uk/peakdistrict-climate-change-action-plan.pdf>

### **11.20 Trees and Hedges**

As mentioned in Section 8 of this document, trees and hedges contribute positively to Bonsall's character and their removal is likely to have a negative impact on the Conservation Area. Trees also assist with sustainability, particularly deciduous trees as they provide shade in the summer and allow light through in the winter months. The Town and Country Planning Act 1990 makes special provision for trees in Conservation Areas which are not the subject of Tree Preservation Orders (TPOs). Anyone proposing to cut down or carry out work on a tree in a Conservation Area is required to give the Local Planning Authority 6 weeks written notice of intent to do so. Some hedgerows are protected from destruction or damage under the Hedgerows Regulations (1997). The Authority's Tree Officer should therefore be contacted before any lopping or felling of trees, shrubs or hedges takes place.

## **12. PLANNING POLICY**

**12.1** This section relates specifically to the Bonsall Conservation Area within the Peak District National Park (see Fig.2.a. & 2.b.). The rest of the Conservation Area lies within the jurisdiction of Derbyshire Dales District Council.

**12.2** The Development Plan policies affecting the Conservation Area include the East Midlands Regional Plan 2009 and the saved policies of the Peak District National Park Local Plan 2001. Government has also accepted that the former Peak District Structure Plan remains material in offering context and explaining the intent of Local Plan policies. This will remain the case until the new Local Development Framework Core Strategy is adopted. This is anticipated to be in 2011.

**12.3** 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: 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 East Midlands Regional Plan Policies 26 and 27 and Local Plan Policy LC5 respectively. Diagram 4 of the East Midlands Regional Plan shows some, but not all historic assets. However, all historic assets are covered by the Policy and a footnote explains that advice on the location of individual listed buildings, Conservation Areas and archaeological features can be provided by individual Local Planning Authorities.

**12.4** 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 specific permitted development rights, in the Conservation Area. Assessment of any development proposals will take place within the context of approved development plan policies and this Conservation Area Appraisal. Details of what works require Conservation Area Consent can be found in the Introduction of this document or alternatively, contact the Authority's Planning Section.

**12.5** The Conservation Area is classed as Recreation Zone 2 in the Local Plan. Under policies LR1 of the Local 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. Zone 2 uses include picnic sites, small car parks and facilities linked to walking, cycling and riding. Preference will be given to the re-use of existing buildings rather than new build. East Midlands Regional Plan Policy 41 will also apply.

**12.6** The Bonsall Village Design Statement was prepared by the residents of Bonsall in close consultation with Derbyshire Dales District Council and the Peak District National Park Authority. The document 'is a summary of what villagers considered important and distinctive about their village and its surroundings [at the time of publication]' (2002). This exemplar publication identifies the features that characterise the settlement, paying particular attention to (1) Bonsall's Environment, (2) Housing Development and (3) Employment. Those elements identified as Supplementary Planning Guidance within the Bonsall Village Design Statement were adopted by the Authority on the 7<sup>th</sup> February 2003. This document is now a material consideration when the Authority determines planning applications for sites within Bonsall and its setting.

**12.7** There are no listed buildings in the Conservation Area. There are, however, a number of buildings of historic and/or architectural merit that contribute positively to the character of the settlement. 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 Local Plan policy LC8.

**12.8** There are no Scheduled Monuments in the Bonsall Conservation Area Extension. No sites within the Conservation Area boundary are identified on Derbyshire County Council's Historic Environment Record (HER). However, a number of lead rakes have been identified in the immediate setting of the Conservation Area. These are of both historical and ecological importance, providing evidence of past industrial activity and supporting specialised plants. Development that would affect these assets, or any other area of archaeological potential, will only be permitted if in line with Local Plan policies LC15 to LC20, consecutively, and East Midlands Regional Plan Policies 26, 27 and 29. 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** Development proposals for areas where protected species exist may require specialist surveys and proposals should include a scheme for safeguarding the future survival of the protected species and their habitat. Implementation of the scheme will be a requisite condition of any relevant planning permission. Several ponds to the north-west and south-west of the Conservation Area support populations of the rare and legally protected Great Crested Newt.

**12.10** Buildings and trees, particularly mature trees, may include features suitable for roosting bats, and development that affects these may require a bat survey. Further information and advice on protected species or conservation measures are available in the 'Wildlife and Buildings' leaflet on the Authority's website or from the Authority's Ecology Team.

**12.11** A number of fields to the west of the Conservation Area, particularly within the moors, comprise species-rich pasture and hay meadow and are therefore of particular wildlife interest. Any proposed development in this locality will therefore be assessed against policies LC17, LC18 and LC19 of the Authority's Local Plan. The road verges along Green Lane are also identified as being of key ecological importance.

**12.12** In the Conservation Area, trees with a trunk over 7.5cm in diameter are protected. Notice is not needed to work on trees 7.5cm in diameter or less, or which measure 1.5m or less above ground, or 10cm if thinning to benefit the growth of other trees. Some hedgerows are protected from destruction or damage under the Hedgerows Regulations of 1997. Please refer to these regulations for further information.

**12.13** 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 August 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 and may require a specialist survey. Development proposals affecting habitats of importance are covered by East Midlands Regional Plan Policies 26, 29 and 30 and Local Plan Policies LC17 to LC20, consecutively.

**12.14** The part of the Bonsall Conservation Area that lies within the National Park is not located on any major routes and policies LT1 and LT2 (Local Plan) will apply. Although LT1 and LT2 state that the Authority will discourage the use of the lowest category of roads (Class C and unclassified roads) in favour of strategic and secondary routes; LT1 does also state "other than by essential local traffic". East Midlands Regional Plan Policy 43 and 44 will also apply.

**12.15** Although not classed as Policy there are a number of documents that have been published by the Authority that recommend, directly or indirectly, actions to safeguard the character of Bonsall and in particular Bonsall Moor. These include the 'Lead Legacy: The Prospects for the Peak District's Lead Mining Heritage' (2004), 'Meadows Beyond the Millennium: The future for Hay Meadows in the Peak District National Park' (1999), the Cultural Heritage Strategy (2005) and Landscape Strategy and Action Plan (2009).



### 13. GLOSSARY

- agrarian** Of the land or its cultivation (Oxford Dictionary, 1996).
- ancillary** In architectural terms this normally refers to a secondary structure, for instance stables or outbuilding.
- ashlar** Masonry that has been carefully cut, dressed and squared to be used as facing stone in finely jointed level courses.
- baffle entry** Also referred to as lobby entry. This is when there is a lobby area on entering a building with a fireplace directly in front, usually serving two rooms, obstructing the route straight through the building.
- buddle** A long trough, normally stone, for washing lead ore in flowing water after it had been broken up.
- chamfer** The surface made when the sharp edge or arris of a stone block or piece of wood, is cut away, usually at a 45 degree angle to the other two surfaces (Fleming et al, 1991).
- coe** A small building near a mine shaft, used to store lead ore and tools.
- coped gables** Gable walls that have a course of flat stones (copings) laid horizontally on top.
- copyholders** A type of land tenure, somewhere between tenancy and freehold. People who did not own their own land but leased it from the lord of the manor, rented land from the lords and paid a feudal obligation. Copyholds could be inherited, bought, sold and transferred with permission from the Manor Court (Bonsall History Project, 2003).
- curtilage** Area [of land] attached to a house and forming one enclosure with it (Oxford Dictionary, 1996).
- double chamfered mullion window** A window with chamfered lights recessed behind a chamfered reveal.
- double pile plan** A square building plan, comprising a two room depth.
- Enclosure Award** 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.
- gable** The triangular section of wall supporting a pitched roof.
- gothic architecture** The 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.
- hollow-way** A sunken track worn down over time, with slightly raised sides.
- kneelers** A horizontal decorative projection at the base of a gable's [verge] (Brunskill, 2000) strengthening the bottom of a gable parapet or coping.
- lancet window** Tall, narrow pointed-arched window.
- lintel** A horizontal beam or stone bridging an opening (Brunskill, 2000).

**listed building** A building or structure considered to be of 'special architectural or historic interest'.

**mullion** Vertical posts or uprights dividing a window into lights (Brunskill, 2000).

**outshut** A single storey extension to a building under a lean-to roof.

**pent roof** A mono-pitched roof.

**pig of lead** Lead ore (galena) cast into crude blocks. The Romans worked lead ore in Derbyshire where it was smelted and turned into lead ingots (pigs).

**pinch point** A visual effect which suggests a narrowing of the street scene. It is typically caused by a bend or narrowing of a road and the proximity of buildings (or other methods of enclosure e.g. hedges, trees and walls) on either side.

**quoins** Dressed stones at the external corners of a building.

**Scheduled Monument** Scheduled Monuments are legally protected archaeological sites and structures designated under the Ancient Monuments and Archaeological Areas Act 1979. It is an offence to carry out works to them without written consent of the Secretary of State.

**strip field** 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.

**through passage** A passage running from the front to the back of the house.

**toadstone** The term was historically used by lead miners for an igneous rock that includes basalt and dolerite.

**vernacular** In architectural terms, traditional buildings of a region, frequently developed by local builders in response to regional requirements, climate, site conditions and available locally sourced materials.

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## Maps

**1791** Burdett's Map of Derbyshire

**1848** Tithe Map

**1880** 1<sup>st</sup> Edition Ordnance Survey

**1899** 2<sup>nd</sup> Edition Ordnance Survey

**1991** Bonsall Conservation Area Peak Park Extension Map (Drawing No.1/A4149)

**2011** Current Layout: GIS Mapping

## Websites:

Bonsall Field Barn Project

Available at: <http://www.bonsallfieldbarnproject.org>

Bonsall History Society

Available at: <http://www.bonsallhistory.org.uk>

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**15. APPENDIX: List of Properties within the Bonsall (Peak Park Extension) Conservation Area**

**Road between Moor Lane and Bankside, Uppertown:**

Hollies Farm and Post Office  
Brumlea House  
Beeches  
Laburnum House  
Bell House  
Field Farm

**Bankside:**

Bankside Cottage  
Hillside Cottage  
Sunnybrae  
Lilac Cottage  
Westbury Cottage  
Annadale Cottage  
The Nook  
Dale House

**The Dale:**

Wesleyan Chapel  
Laburnum Cottage  
Oaker Cottage, No.78 The Dale  
Vidstone (Cold Side)  
Horsedale

**Horsedale:**

No.1 Horsedale  
No. 2 Horsedale  
Horsedale Farm

As recorded in March 2011.