Conservation Area Appraisal

January 2009

PEAK DISTRICT NATIONAL PARK AUTHORITY

Beeley

www.peakdistrict.gov.uk

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

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

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

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

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

Planning Constraints in a Conservation Area

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

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

Other works that may require permission include:

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

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

What is a Conservation Area Appraisal?

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

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

Conservation Area Appraisals should be read in conjunction with the Peak District National Park's Structure and Local Plans, the Design Guide (2007) and Landscape Character Assessment (2008). The relevant national guidance should also be taken into account, for example Planning Policy Guidance 15: 'Planning and the Historic Environment' and Planning Policy Guidance 16: 'Archaeology and Planning'. These documents all include policies that help protect the special character of Conservation Areas and guide new development.

Beeley Conservation Area Appraisal was adopted at the Peak District National Park Authority's Planning Committee on the 16th January 2009. Copies of the Appraisal are available on request from the National Park Authority and on our website. Copies of this document have also been sent to Beeley 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 and enhance a sense of place.

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

LIST OF ILLUSTRATIONS

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ACKNOWLEDGEMENTS

We would like to thank the following for their assistance with this Appraisal:

The Duke of Devonshire for permission to reproduce extracts from two documents from the Devonshire Collection
Charles Noble and Stuart Band, Archivists, the Devonshire Collection, Chatsworth Estate
Chris Boyce, former resident of Beeley
Frank Robinson, former resident of Beeley

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 significance.

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 The Beeley Conservation Area was designated on 19th February 1988 by the Peak Park Joint Planning Board, now the Peak District National Park Authority. The Conservation Area covers the whole of the village of Beeley, a traditional agrarian settlement situated within the Derwent Valley in north-west Derbyshire. The village is laid out on different levels, land to the north of the settlement is higher than land to the south. Beeley also has an irregular plan based upon north-south, east-west axes. A brook flows to the south of the settlement, contributing significantly to the settlement's rural character.

P.1. View of Beeley from Brookside

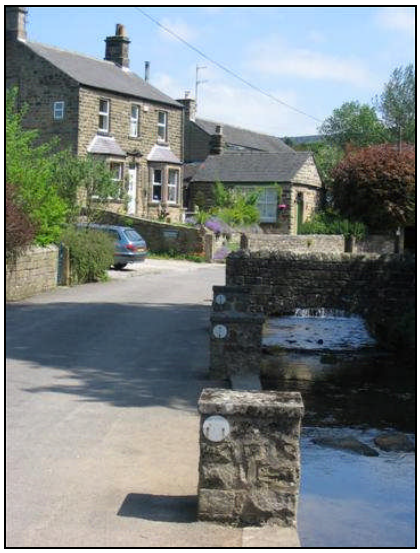
1.2 There are two core areas within the village, Church View and Devonshire Square. Small clusters of cottages, terraces, farmhouses and agricultural structures are concentrated in these areas. The built framework is also relatively close knit along School Lane and parts of Brookside and Pig Lane. In contrast, structures in other parts of the Conservation Area are loosely strung along the street. Buildings are linked by a series of boundary walls. These features, and the predominant use of the local gritstone for construction, have provided Beeley with an homogeneous appearance.

P.2 Devonshire Square

1.3 St. Anne's Church, located within the north-west of the settlement, originates from the twelfth century and is Beeley's oldest building. The rest of the buildings within the Conservation Area are of a much later date. There are a number of seventeenth century structures dispersed around the village, for instance the Old Hall, Norman House and Mistletoe Cottages. However, the majority of the settlement's buildings date from the eighteenth and nineteenth centuries. Relatively little new development has been carried out in the village over the last century. The most significant comprise five pairs of semi-detached properties along the north side of Chesterfield Road, the Village Hall, a few small infill sites and a modern extension to the Devonshire Arms.

1.4 Beeley's built environment is interspersed by mature trees, hedgerows and well-stocked gardens. These verdant areas make a significant contribution to the Conservation Area's rural character and help the settlement merge into the surrounding landscape. Fields enclosed by a complex network of gritstone walls and hedges form the village's immediate setting, some included within the designated area. The wider setting is provided by steep gritstone scarps, mixed woodlands and undulating fields.

1.5 Historically, agriculture and small-scale industries, such as lead smelting and stone quarrying, have helped shape Beeley.



P.3 Brookside

2. LOCATION & POPULATION

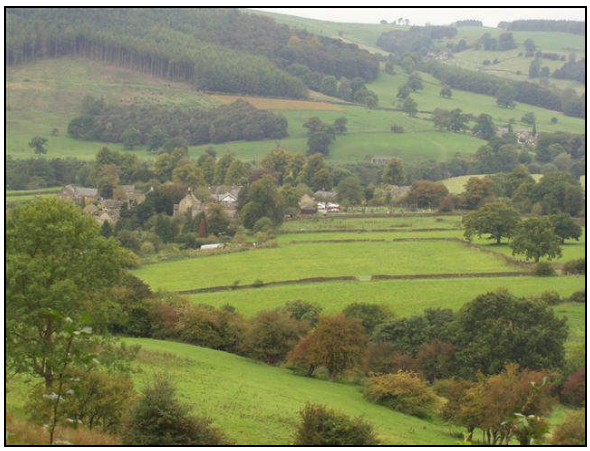
2.1 Beeley is located between Chatsworth and Rowsley, four miles (6.4km) south-east of Bakewell and six miles (9.6km) north-west of Matlock, within the County of Derbyshire. The settlement lies to the east of Chatsworth Road (B6012) linking Rowsley to Baslow. Two of the three principal entrances to the village, Devonshire Square and Church Lane, are accessed off this main road. Beeley can also be approached via Chesterfield Road from Beeley Moor.

P.4 Church Lane entrance to Beeley

P.5 Devonshire Square entrance to Beeley

P.6 Chesterfield Road entrance to Beeley

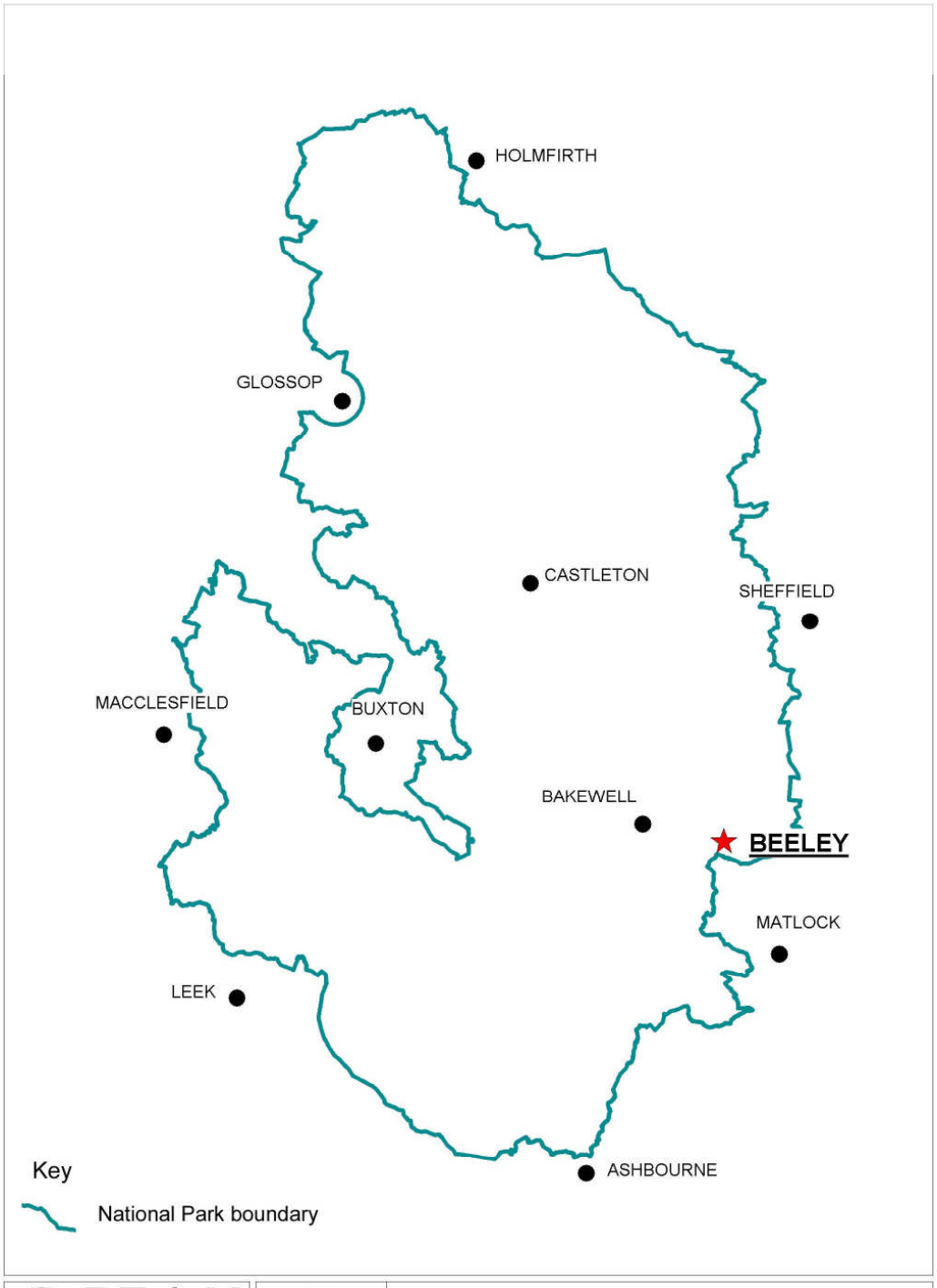
2.2 Situated within the Derwent Valley, the village is protected by the surrounding topography. Beeley Moor shelters the settlement to the east whilst gritstone edges encompass the south. Moorland and Chatsworth's parkland form an important backdrop to the north. To the west, the River Derwent flows within the bottom of a picturesque valley with the steep wooded slopes of Lindop Plantation rising above.



P.7 View of Beeley from Chesterfield Road

2.3 The steep scarps that surround Beeley comprise Ashover Grit interbedded with a Millstone Grit Group of mudstone, siltstones and shales (British Geological Society, 2008). According to the Authority's Landscape Character Assessment (2008) this Millstone Grit derives from the Namurian Series of the Middle Carboniferous Period. The terrain in Beeley village itself is mainly soil apart from the land situated a few metres from the fall of the brook, which is clay. The actual bedrock of the settlement is the Bowland Shale Formation, which is older than the surrounding scarps. Again, this is a combination of mudstone, siltstones and shales. Gritty alluvium forms the basis of the flood plain within the valley bottom.

2.4 This appraisal concentrates on the village of Beeley and its Conservation Area only and not the parish as a whole. Census figures provided do not make this distinction and cover the whole parish, not just the settlement. Beeley's population has fluctuated over the years. Census records suggest that the Parish supported a population of 268 in 1801. This figure rose to 441 in 1841 but fell within two decades to 372. By 1891 there were 390 occupants in the parish. Between 1921 and 1931 the population decreased from 317 to 261. At the time of the last Census, 2001, the number of inhabitants in Beeley was 165.



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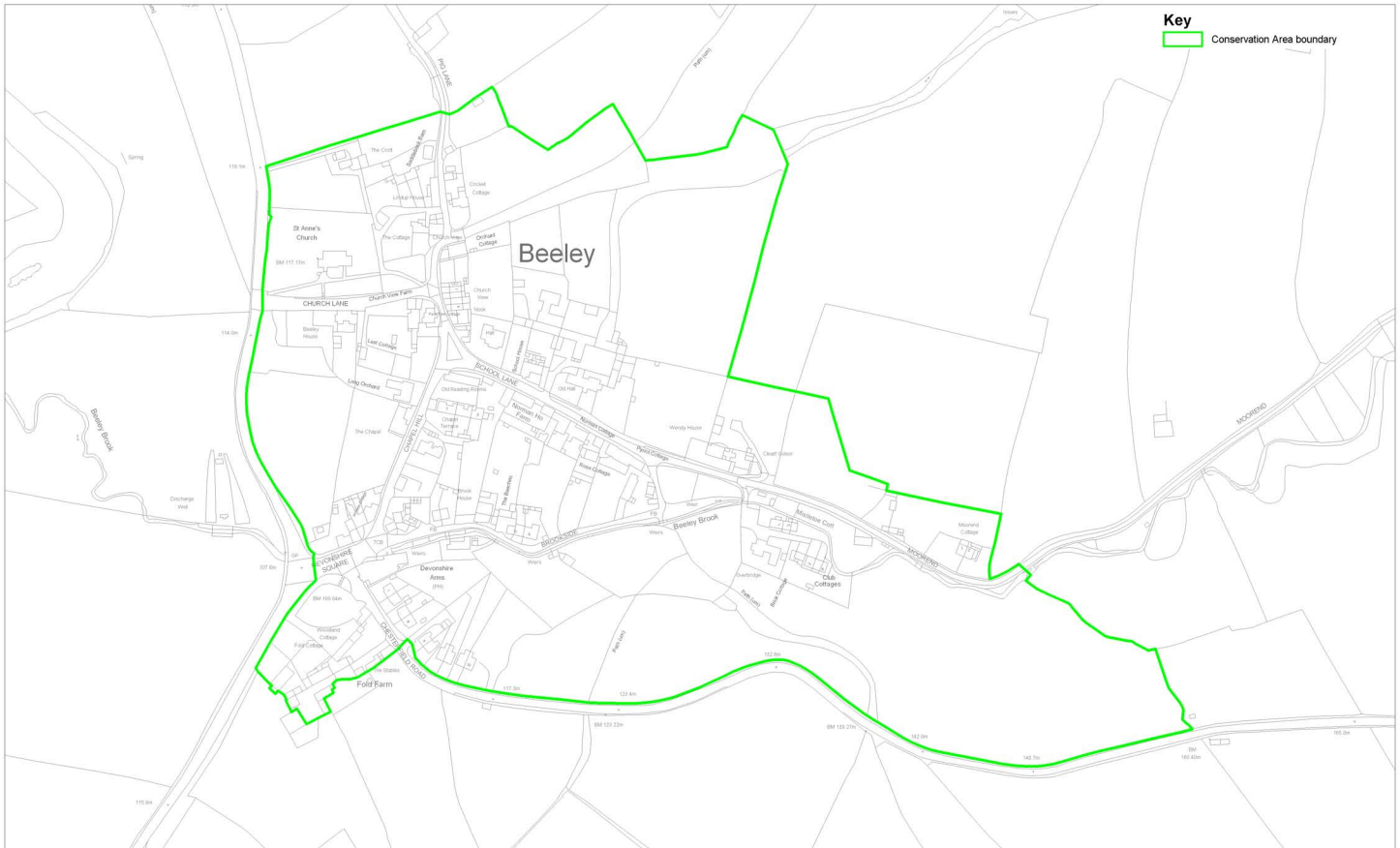
Location of Beeley Conservation Area



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Beeley Conservation Area Boundary

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Aerial photograph showing existing Beeley Conservation Area

Imagery is the Property of UK Perspectives

3. HISTORICAL & ARCHAEOLOGICAL DEVELOPMENT

3.1 Early Origins

Beeley possesses a wealth of nationally important archaeology. The most significant sites are Late Neolithic and Bronze Age in date (c2000-1000 BC) and are concentrated on the eastern moors, for instance Hob Hurst's House burial barrow and Park Gate stone circle. It is likely at this time that settlement was focused in the eastern moors rather than in the river valley. However, material found in the vicinity of Beeley village includes Late Mesolithic flint (c 4000 BC) (Barnatt & Robinson, 1998) as well as pottery from the Neolithic and Bronze Age. This clearly demonstrates that people were actually in the vicinity in prehistory. Romano-British and Medieval pottery has also been found around Beeley village. Although Beeley is mentioned in Domesday Book (1086 AD) and must therefore have been in existence in the Saxon period, its precise date of origin is unknown.

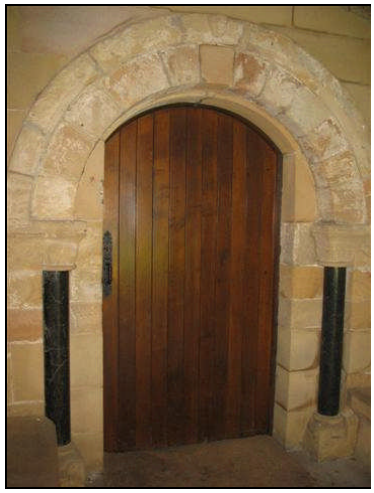
3.2 There are no Scheduled Monuments in the Conservation Area but four sites are identified on Derbyshire County Council's Historic Environment Record (HER). These are Beeley Old Hall (ref 1420); the barn at Beeley Old Hall (ref 1436); the stocks at Norman Farm (ref 1417); and St. Anne's Church (ref 1418). In addition, a detailed archaeological assessment of Beeley was undertaken in 1997 as part of the Chatsworth in-bye survey (Bannister and Barnatt, 1997).

P.8 The stocks in front of Norman Farmhouse

3.3 There are various theories on the source of the settlement's name. According to Cameron (1959) Beeley means 'Bega's clearing' whilst Robinson (2004) suggests that the village name implies a clearing at the bend of the river. However, all concur that the name is Saxon in origin. This is primarily based upon the suffix 'ley' which is a Saxon term for 'clearing'.

3.4 The earliest known reference to Beeley (Begelie) appears in Domesday Book (1086). This states, 'Godric had 6 bovates of land taxable. Land for 6 oxen. 3 villagers and 5 smallholders have 1 plough. 1 acre of meadow' (Morris, 1978). This early inventory also notes that during this period Beeley was held by William the Conqueror. The manor was granted by William to William Peverel. The Peverel lineage retained the manor until the reign of Henry II (Chadwick, 1924).

3.5 The earliest fabric in the Conservation Area is the remains of a Romanesque doorway in the south elevation of St. Anne's Church. This feature, along with historical documents, suggests that a Christian place of worship had been established in Beeley by the twelfth century. It is also evident from these and other historical documents that Beeley was a settlement by this time. The village is believed to have developed around a high spot by the side of a north–south route along the valley. Two thoroughfares from the east, School Lane and a route to the eastern moors known as Caudley Lane, also converged with this area. Hockley Lane, a former bridleway rising up to the moors from the brook, is also thought to be medieval in date (Robinson, 1993).



P.9 The remains of the Romanesque doorway, St.Anne's Church

3.6 Historical documentation suggests that during the medieval period the land surrounding the settlement was split into three principal fields known as Upperfield, Netherfield and Southfield (Robinson, 1993). Upperfield was located to the north of the village and is believed to have been accessed by Pig Lane whilst Southfield, situated to the south, via Fold Farm. Netherfield, the smallest of the three was located to the north-east of the village between Caudley Lane and Beeley brook (Doe, 1973 & Robinson, 1993). Early documents also refer to other fields within and around Beeley, for example Riddings and Hockley, but these were probably smaller parcels of land and cultivated as part of the 3

larger fields. These fields were divided into narrow strips, free of boundaries and tilled by the local community. Evidence of this open field cultivation in the settlement's immediate setting implies the village has early origins.

3.7 The de Beeley family, descendants of Godric mentioned in Domesday Book, held Beeley manor between the thirteenth and mid fourteenth century (Boyce, pers. comm. 2004). By the end of this period the Bakewell Easter Roll (1348) registered 44 names for Beeley (Addy, 1914 & Robinson, 1993) and St. Anne's Church had been adapted and re-consecrated. It was also around this time that England's population began to decrease mainly as a result of plague, warfare and political unrest. Insufficient people to cultivate land and less demand for food led to a decline in arable farming and a shift to pastoralism. Consequently, large areas of re-distributed land gradually became enclosed and Beeley appears to have followed this trend.

3.8 William de Furneaux purchased the manor from the de Beeley family, the date of this transaction is unknown, but by the third quarter of the fourteenth century the title had been sold to Sir Godfrey Foljambe, Seneschal to John of Gaunt. Sir Robert de Plumpton acquired the manor in the fifteenth century via the Foljambe's female lineage. Within a short time Sir John Cheney had acquired the manor from the de Plumptons. The manor passed to Lord (Thomas) Vaux of Harrowden in 1523 when he married Elizabeth Cheney, Sir John Cheney's grand-daughter.

3.9 Beeley manor including the Old Hall, the manor house at the time, was sold by Nicholas Vaux to John Greaves in 1559. This local yeoman resided at Beeley Hilltop House situated on a summit above the village (Holland, 1891).

P.10 Beeley Hilltop House

3.10 17th century

It is suggested that a thriving agricultural economy combined with a diversification of trades led to an increase in Beeley's economy during the seventeenth century (Doe, 1973). As a result a number of larger and more comfortable houses and cottages were built, or possibly re-constructed, in the settlement, including the Old Hall, Old Reading Room, Norman Farmhouse and Mistletoe Cottages. A number of these early properties are located on School Lane. One of these properties, Norman House, is positioned with one of its gable facing the street. To the rear of the building is a long narrow croft. This suggests that the property may have been laid out on a burgage plot and therefore possibly has earlier origins.

P.11 The Old Hall, School Lane

3.11 By 1664 John, Earl of Rutland, held the manor but within a relatively short period George Savile of Blaby, the Earl's steward, purchased the manor including Beeley Hilltop House.

P.12 Watercolour of Beeley by Siberecht, 1694
© The Trustees of The British Museum

3.12 From the seventeenth century land in and around Beeley began to be enclosed by private agreements (Doe, 1973). The Flemish artist Jan Siberecht painted a panoramic view from the north of Beeley towards Stanton Moor in 1694. This picture depicts the village surrounded by large fields, enclosed by trees and shrubs. The painting also shows some of the buildings

mentioned above including Lindop barn and a structure on the site of Croft Cottage.

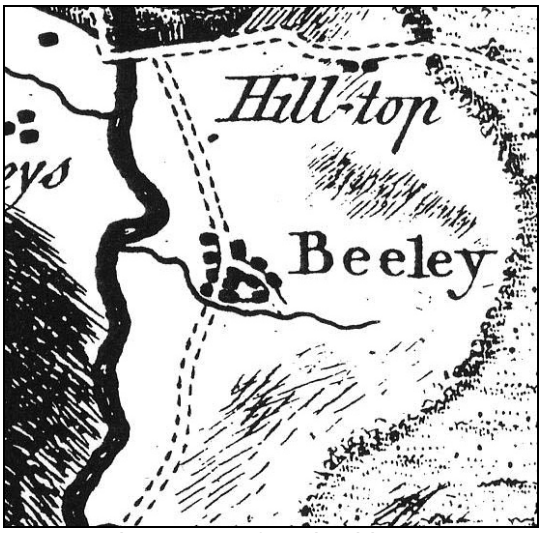
3.13 18th century

At the beginning of the eighteenth century, the settlement comprised 3 large farmsteads, Old Hall, Norman House and Fold Farm, some smallholdings and 3 Inns. A number of small two-storey stone cottages were erected in the village during this century, including Orchard Cottage. New architectural styles and forms were also introduced into the settlement at this time, for instance the Devonshire Arms and the terraced housing at Church View.

3.14 A terrier forming part of Senior's extensive survey of Derbyshire (Fowkes & Potter, 1988) records that in 1626 the Earl of Devonshire held 79 acres of land in the Parish including 5 houses and crofts. The 3rd Duke of Devonshire acquired the manor in 1747, followed by the chapelry in 1764. The number of Beeley's inhabitants employed by the Duke of Devonshire rose as Chatsworth Estate expanded. During this period a number of structures were erected in the settlement specifically to serve the Estate. For example, Duke's barn was constructed to stable shire horses and store drays.

3.15 Pig Lane, the main carriageway and turnpike road from the village to the south of Chatsworth, was consolidated during the eighteenth century (Robinson, 1993 and Doe, 1973). According to the Authority's Landscape Character Assessment (2008) many of the traditional routes in the Derwent Valley were replaced by turnpikes in the eighteenth and nineteenth centuries. The Devonshire Arms was converted in the mid-eighteenth century from three dwellings to a coach-house to serve the turnpike routes.

3.16 The Enclosure movement dramatically transformed England's rural landscape between the mid eighteenth century and nineteenth century. Beeley was no exception. Here, Parliamentary Enclosure Acts and private agreements split the Township into privately owned enclosed parcels of land. This had a huge impact on the rural population as new rights were drawn up for accessing land. An Estate map of 1785 (Chatsworth Archives) suggests that all land in and around Beeley had been enclosed apart from three areas that were probably commons. These comprised the square to the east of the church; land to the south-east of the village between the end of School Lane and Mistletoe Cottage; and land to the south-east of the settlement rising up to the moors. This map also illustrates clusters of buildings scattered along the settlement's irregular plan, with the exception of the south side of School Lane where the buildings directly line the street.



P.13 Burdett's Map of Derbyshire 1791

3.17 Burdett's Map of Derbyshire (1791) shows Beeley as an inverted Y with structures lining all three principal routes. These are Brookside, School Lane and Chapel Hill. The lane to the north is presumably Pig Lane, leading to Beeley Hilltop and Chatsworth. The Brook appears to form the southern edge of the settlement and there are no buildings immediately south of this watercourse. Burdett's map is a useful reference but should not be considered a reliable record of Beeley's form at the end of the eighteenth century.

3.18 19th century

By the early nineteenth century there were 54 houses in Beeley that supported a population of 270. An Act for Inclosing Beeley, passed in 1811, awarded additional land to the Duke of Devonshire, as impropriator for corn tithes. By this time the 6th Duke of Devonshire owned a number of properties and a substantial amount of land within the settlement. There were also seven other principal freeholders including the vicar of Beeley. Another Parliamentary Agreement in 1826 led to the enclosure of the village green, sited east of St. Anne's Church, and land north-east of School Lane. However, a map of the village dated 1855 clearly shows this piece of land as open.

3.19 Communication improvements also had a significant impact on the settlement's layout at the beginning of the nineteenth century. According to Robinson (pers. comm., 2004) the 6th Duke of Devonshire considered Pig Lane an unworthy southerly approach for Chatsworth. As a result a new road was constructed in 1814, from the southern end of the village through Upperfield to One Arch Bridge. This led to Beeley becoming a cul-de-sac village. The new road is shown on an Estate map dated 1814 (Chatsworth Archives). This map also shows the principal access for the Old Hall branching off Caudley Lane and a substantial building at the west end of School Lane that no longer exists.

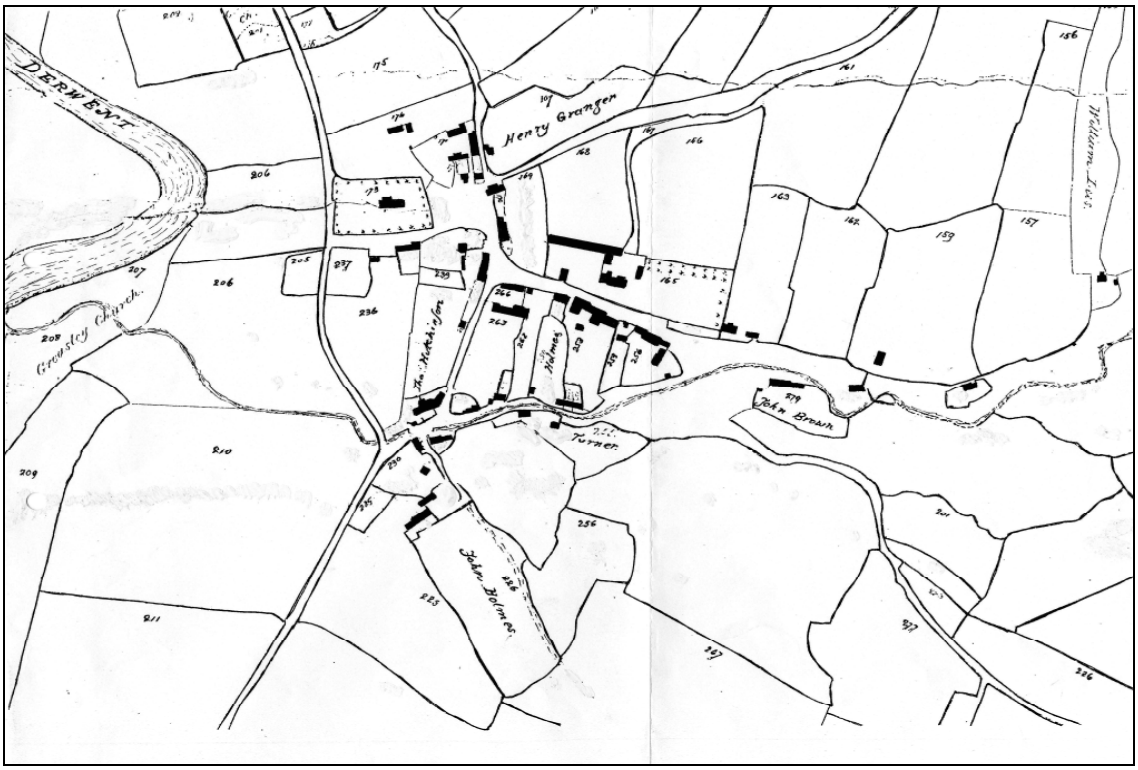


Fig. 4. Extract from Chatsworth Estate Map 1814
© Devonshire Collection, Chatsworth. By permission of the Duke of Devonshire.

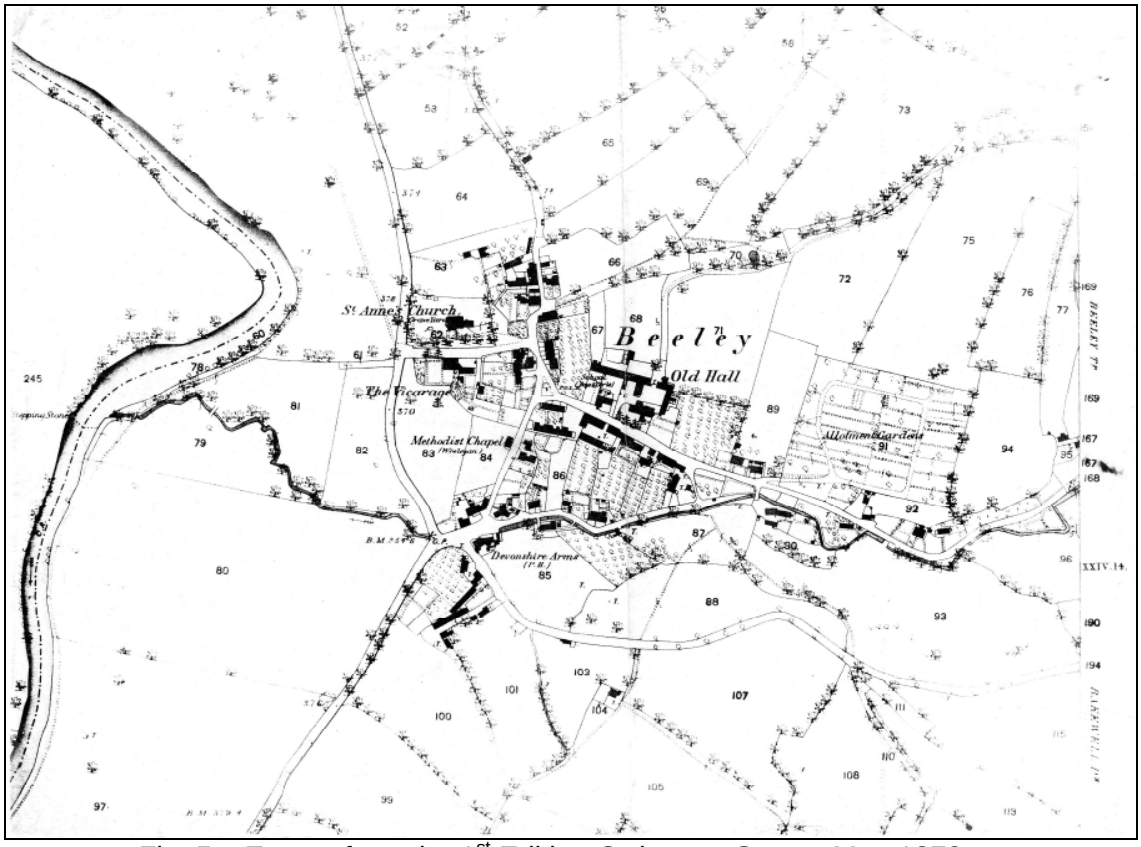


Fig. 5. Extract from the 1st Edition Ordnance Survey Map 1879.
Crown ©. Reproduced from Ordnance Survey material with permission of HMSO

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3.20 An Enclosure Act in 1832 also refers to a new road from the square across the closes of the Riddings to the stone quarries. This was presumably Chesterfield Road, accessing the village from the south-east whilst avoiding the southern flood plain. Chatsworth Accounts record that on 12 May 1832, '*George Stone was paid for getting and breaking 248 tons of limestone at Alport for the roads at Beeley at 1/8d per ton'*. This receipt was probably associated with the construction of Chesterfield Road. These new roads led to the gradual abandonment of earlier bridleways such as Caudley Lane, Hockley Lane and the route to Chatsworth from Pig Lane. A building that stood on the current site of the Devonshire car park was demolished at the beginning of the nineteenth century as part of the widening of Devonshire Square. These works were probably contemporary with the establishment of Chesterfield Road.

3.21 By 1832 a railway station had been established at Rowsley as part of the Buxton extension of the Midland Railway. This allowed for the transportation of cheaper, mass-produced goods but also contributed to the demise of local cottage industries.

3.22 The Holmes family were one of the few remaining free-holders within Beeley during the nineteenth century. They constructed two new houses in the settlement circa 1840-50. One of these properties is No.1 Devonshire Square, the first building on the left when entering Beeley from Rowsley. The other is known as Brookside and is located immediately south of the Brook (Robinson, pers.comm., 2004).

3.23 Other developments in Beeley that occurred in the early nineteenth century included alterations and additions to a number of properties, for example Cricket Cottage, Pear Tree Cottage and the cruck barn to the rear of the Old Hall. A small Methodist chapel was erected on Chapel Hill in 1806. An Estate Map dated 1836 (Chatsworth Archives) clearly demonstrates that the triangular piece of land at the junction between School Lane and Chapel Hill had been established by this time. The oldest part of the former School, which includes the gable facing onto School Lane, was erected in 1841. Brick House, situated beyond Mistletoe Cottages, was also built during this period.

3.24 A survey of Beeley's buildings was commissioned by the Devonshire Estate in 1850. This may have been prompted by the landed gentry's increasing awareness of their social responsibilities for their employees' welfare. Following the extensive dilapidation survey, many of Beeley's properties were repaired, altered and extended. Buildings that were in a very poor condition were razed, as in the case of 1-2 Brookside. A Chatsworth Account book (Chatsworth Archives) records the construction of new cottages in the settlement in 1856. These properties were probably the Y shaped complex Nos.5-6 Devonshire Square and replacement dwellings for Nos.1-2 Brookside. The Old Vicarage was constructed around this time, replacing an earlier building on the site. The allotment gardens on the north side of Moorend had been laid out by the middle of this century.

3.25 Beeley became an independent civil parish in 1868. Census records show 71 houses in the village at this time. One of the properties, the Old Hall, was inhabited by the Victorian author Augustus Septimus Mayhew who was occasionally visited by his friend Charles Dickens. Club Cottages, the short strip of terraced housing along Moorend, were built post 1879. These properties were allegedly constructed to house the employees who worked on the railway line extension from Rowsley (Slade, 1995).

3.26 The 1st Edition Ordnance Survey Map (1879) shows a number of significant developments within the settlement. These include a small enclosed garden in the middle of Church View and the enclosure of a plot of land south of Ceart Go Lear. The existing Old Vicarage is not shown on this map whilst 1-2 Brookside and Nos. 5-6 Devonshire square are included. The dwelling and barns at the western end of School Lane, beyond the lime tree, had clearly been demolished by this time.

3.27 The nave at St. Anne's Church was rebuilt in 1819. Following this, the whole building was substantially restored between 1882-3. During the late nineteenth century the Methodist Chapel was demolished because it was in a dilapidated condition. The chapel was rebuilt in the 1890s, slightly higher up Chapel Hill than the previous site. This new structure was larger than the original and incorporated a Sunday School. It was also around this time that the terraced housing on Moorend was acquired by the Oddfellows Club, a local friendly society.

P.14 Chapel Terrace, off Chapel Hill

P.15 Brookside in the early 20th century

3.28 20th century

There has been relatively little change to Beeley's layout over the last century. The most significant development comprised the construction of five reflected pairs of two-storey houses along the top end of Chesterfield Road. Although all these properties date from the twentieth century, there are actually three phases of building. The two pairs of houses furthest away from the settlement are the oldest, probably built in the 1930s. The next properties to be constructed comprised four semi-detached properties situated to the rear of the Devonshire Arms. These are believed to have been erected in 1948 followed by the central infill in the 1970s.

P.16 1-4 Chesterfield Road

3.29 Two substantial dwellings were also erected in the settlement in the last quarter of the twentieth century. These are Long Orchard on Chapel Hill and Overbridge opposite Mistletoe Cottages. However, Beeley's most distinctive twentieth century building is the Village Hall. This timber clad structure was built in 1925 with funds from the Duke of Devonshire and the Beeley Women's Institute. The building's construction materials and design are not in the local vernacular but this structure has become an important focal building within the settlement.

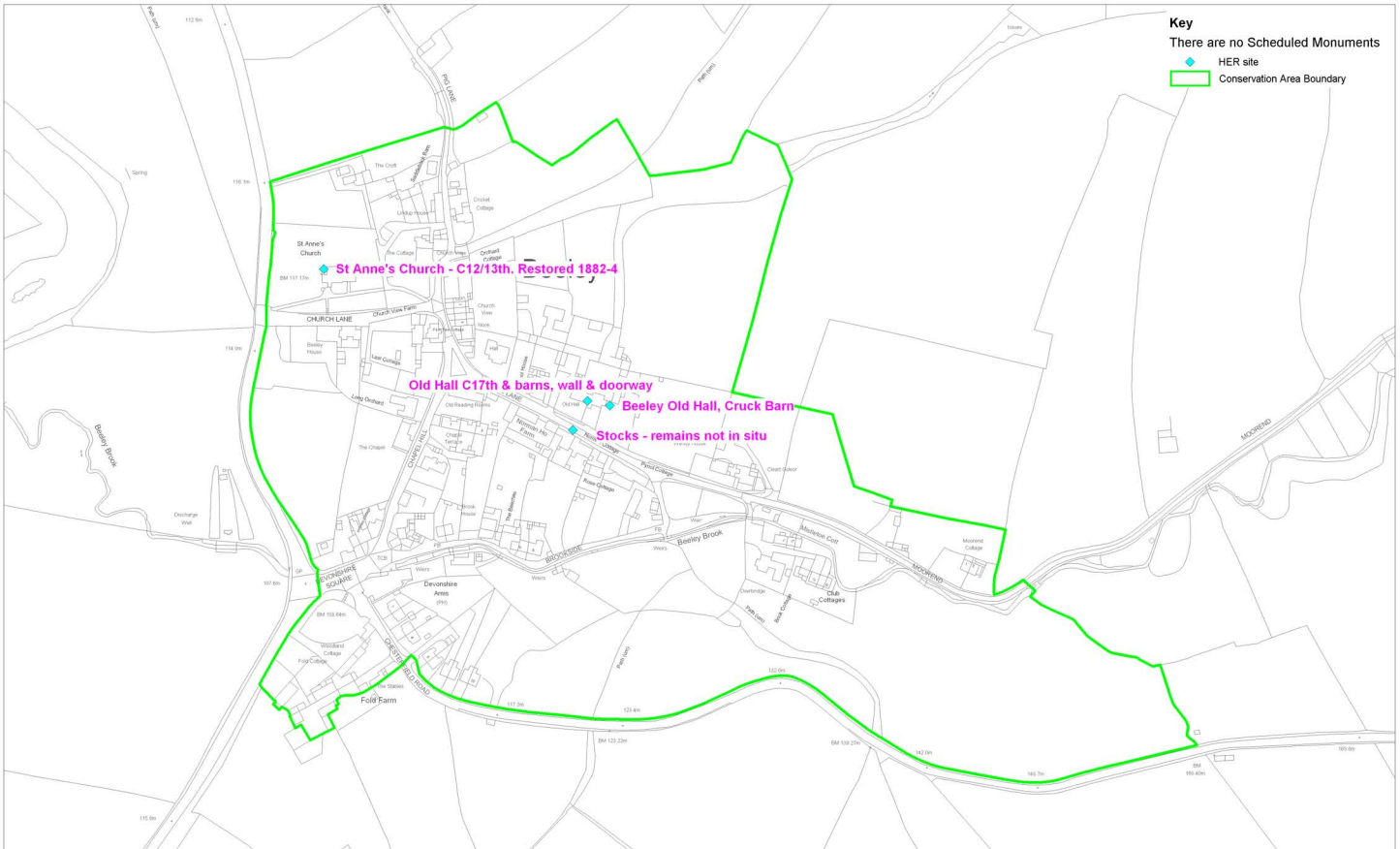
P.17 The Village Hall, School Lane

3.30 A number of Beeley's buildings were remodelled and/or extended throughout the twentieth century, for example the former Post Office and Duke's Barn. The most significant being the large modern extension attached to the east of the Devonshire Arms. There have also been minor additions such as the construction of new garages and outbuildings. Examples can be seen on Pig Lane, Church View and Moorend. Other works that had an impact on Beeley's appearance during the twentieth century include the establishment of a small area of public realm in front of the Devonshire Arms; the tarmacing of roads; introduction of pavements and installation of street lights.

P.18 The Old Post Office, Devonshire Square

3.31 21st century

The only significant changes that have occurred in the village in the first few years of the twenty first century are: the Old Smithy on Chapel Lane has been converted into a shop and café; and the Devonshire Arms has been refurbished.



PEAK DISTRICT NATIONAL PARK AUTHORITY

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Scale 1:2500

Archaeological sites identified on the Derbyshire Historic Environment Record (HER) within Beeley Conservation Area

4. FORMER & CURRENT USES

4.1 Beeley's past inhabitants were involved in a range of industries, including small-scale coal mining, quarrying, lead smelting and farming. Over the centuries, these industries have not only formed the economic backbone to the settlement but have also shaped its layout, built framework and the surrounding landscape.

4.2 Farming was the principal occupation in Beeley until the mid twentieth century. The predominantly agrarian lifestyle had a significant impact on the settlement determining the types, arrangement and development of plots and buildings. There is documentary evidence to suggest that there was a corn mill, located to the south of Beeley Brook, during the fourteenth century. This indicates that arable crops were grown locally. Enclosures and the remnants of open field cultivation demonstrate that land around Beeley had historically been used for arable and pastoral farming. Cheese making was a common subsidiary of farming in Derbyshire well into the nineteenth century. In Beeley a number of the older farmsteads retain evidence of this activity in the form of cheese houses and presses, for instance, the Old Hall and Norman House.

P.19 Cheese House & press at Norman House

4.3 Historically, many of Beeley's farmers took on other work to supplement their income. Quarrying and mining appear to have been the most common forms of secondary employment. During the seventeenth century the Normans, one of Beeley's wealthiest families, were primarily involved in farming. Their prosperity, however, was probably the result of diversification as the family also owned a lead smelting mill and had an interest in a local stone quarry.

4.4 The Norman's lead smelting mill was located between Rowsley and Beeley (Chadwick, 1924). Remains of this mill no longer survive above ground (Bannister & Barnatt, 2002) but the name of the wood where the mill was located refers to the former industrial site. Beeley's lead smelting legacy has much earlier origins as lead bole hearths and other related surface evidence have been discovered on the eastern moors (Robinson, 1999).

4.5 Stone has also been extracted from Beeley Moor since the Middle Ages. This material was mainly used for flags and walling because of its stratification. Farey (1811) documented at the beginning of the nineteenth century that crow stone was being extracted from a former colliery on Beeley Moor. More commonly known as ganister, this siliceous gritstone was primarily used as a refractory material and for road metalling.

4.6 From at least the seventeenth century large quantities of Ashover gritstone were extracted from stone quarries in close proximity to Beeley, for example Burntwood and Limetree. This coarse stone was used as a construction material for buildings and street surfaces. Grindstones, considered to be Derbyshire's major export in the early nineteenth century, were also dressed from this material (Farey, 1811). Many of Beeley's residents were involved in the extraction and/or working of this local stone. For example, the 1871 census lists 15 quarrymen and masons in the Parish. Most of the stone quarries in the vicinity of Beeley had ceased working by the end of the nineteenth and early twentieth century.

4.7 Small quantities of coal were also extracted from the eastern moors coal seam, referred to as the Baslow Seam. The earliest known written reference to coal mining on Beeley Moor, and believed to be one of the earliest accounts in the region, dates from the sixteenth century (Bannister and Barnatt, 2002). This document states that John Greaves was given '*free liberty to get colles (coals) at all times*' from Beeley Moor (Robinson, 1993). Various disputes were recorded in the eighteenth century regarding the coalmines that had been opened in the Parish. A mid nineteenth century report, commissioned by the Duke of Devonshire, claimed that by this time there was insufficient coal on the moors to justify working.

4.8 Over the past three centuries many of the residents in Beeley have been employed by Chatsworth Estate. For example, the Hodkin family, former occupants of Norman Farmhouse, operated the corn mill to the south-west of Chatsworth House. This continues to the present

day with a number of employees, and former employees, of the Chatsworth Estate residing in the village.

4.9 There is documentary evidence of cottage industry in the settlement at the end of the eighteenth and beginning of the nineteenth centuries. For instance, it is noted that, 'handloom weaving appears to have been carried out in the village at the close of the eighteenth century' (Doe, 1973).

4.10 According to the 1871 census, a range of skills/services were available in the settlement during the Victorian era. These included a cobbler, blacksmiths, butchers, a laundress, seamstresses, a puddler and a cordwainer. Butchers are believed to have been located within the property known as Brookside and the single storey building to the south-west of Brook House. By the end of the nineteenth century the village also supported a grocer, draper, wheelwright / joiner and a refreshments room keeper. During the nineteenth century Beeley also supported two inns and a malthouse.

4.11 Over the last millennium Beeley's economy has largely been agrarian based. Increased industrialisation, communication improvements and international trade in the nineteenth century resulted in agricultural demand being met from other sources. This in turn led to a gradual decline in farming in Beeley.

4.12 Beeley's school closed in the 1960s and by the 1990s the local shop and Post Office had stopped trading. Over the last few decades, new uses have been secured for redundant buildings in the Conservation Area. For example, barns at Fold Farm, Saddleback and Lindup have all been converted to dwellings. The school house, school mistress' house, post office, Methodist Chapel and Reading Room are now also private dwellings. A former blacksmith's forge on Chapel Hill, known as the Old Smithy, accommodates a shop and café whilst Duke's Barn was converted to a residential centre for the Royal School for the Deaf in the early 1990s.

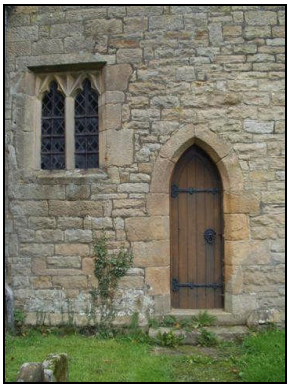
4.13 Amenities in the Conservation Area include a public house (The Devonshire Arms), a café and shop and the Dukes Barn study centre. The village currently attracts a number of tourists primarily due to its close proximity to Chatsworth Park and good walking terrain. Holiday accommodation is also provided in the settlement.

P.20 The Old Smithy, Chapel Hill

5. ARCHITECTURAL QUALITIES

5.1 When entering from Devonshire Square, Beeley appears to be a nineteenth century Estate village. Closer inspection of the settlement reveals a substantial amount of earlier building fabric. The oldest structure in the Conservation Area is St. Anne's Church. This building retains a number of architectural features from different periods. The remains of a Romanesque doorway are the earliest, dating from the twelfth century. The tower also has early origins with some re-modelling in the fourteenth century. This work was probably contemporary with the insertion of a doorway in the chancel's south elevation. The nave was rebuilt in 1819. In this same year the church was recorded as being in a poor condition but funding had only been secured for a new porch and the replacement of the seventeenth century bells (Cox, 1877). A major restoration programme was carried out in 1882-3 under the supervision of H. Cockbain of Middleton (Greater Manchester). Most of the church's earliest fabric was lost during these works. One later feature of note in the church is a stained glass window in the north aisle commemorating World War I by the renowned stained glass company, Heaton, Butler and Bayne.

P.21 St.Anne's Church



P.22 Left: Stone Carving, St.Anne's Church
P.23 Right: Door in south elevation of chancel

5.2 The only known medieval building fabric in the settlement is found in the church. This does not preclude the possibility of early fabric existing in any of the other structures in the village. None of the secular buildings in the Conservation Area appear to be older than seventeenth century. One reason for this could be that England went through a Great Age of Rebuilding during the end of the sixteenth and beginning of the seventeenth century (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 period, most dwellings throughout the country were constructed from more substantial materials and forms.

5.3 Dating buildings can be difficult, as many will inevitably be altered over time, with extensions and other changes masking or destroying historic fabric. However, architectural features and characteristics can still provide a fairly reliable indicator of a building's date of construction.

5.4 17th Century

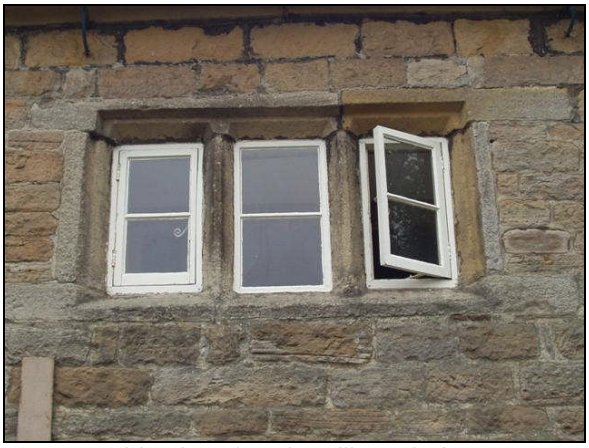
A number of buildings within the Conservation Area originate from the seventeenth century. These range from high status properties such as the Old Hall, Norman House and the Reading Room through to more modest dwellings for instance Woodland Cottage, Rose Cottage, Mistletoe Cottages and Wendy House. Some of these structures may contain earlier fabric but the Conservation Area's oldest secular building is believed to be a cruck framed barn situated to the north-east of the Old Hall.

P.24 Left: Norman House, School Lane
P.25 Right: Interior, Cruck Barn at the Old Hall

5.5 The majority of the Conservation Area's seventeenth century buildings have a long, rectangular form and a single room depth. Some of these properties originally had a baffle entry plan form, as in the case of the Reading Room and Wendy House. The elevations of dwellings dating from this period are broken by rows of narrow mullion windows, normally in groups of two or three. A more elaborate window design is evident in the Old Hall's front porch. This window

design is generally considered mid to late 17th century in date (Brunskill, 2000).

P.26 Mistletoe Cottages, Moorend



P.27 Double chamfered mullion window

P.28 The Old Hall, School Lane

5.6 Coped gables, moulded kneelers and hood mouldings are other architectural details dating from this era that are evident in Beeley's architecture. Norman House has a particularly fine plank and battened door, typical of this era.

P.29 Left: Plank Door, Norman House
P.30 Right: Stone kneeler

P.31 The Reading Room, School Lane

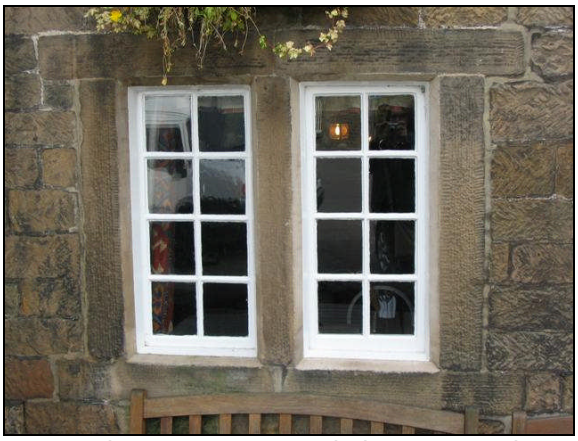
5.7 18th Century

'Polite' architecture was first introduced into the settlement in the eighteenth century. Buildings of this type were often designed by architects and in the main dictated by Classical rules of proportion and detailing. This style percolated down through the upper to the new middle classes, assisted by a wide circulation of architectural pattern books.

P.32 Terraced Housing, Church View

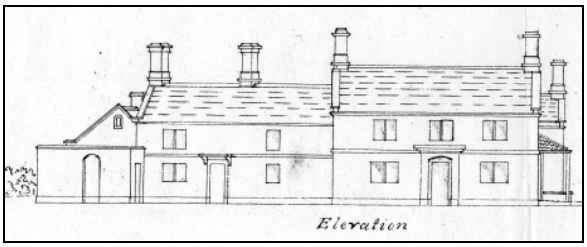
5.8 Complimenting these architectural forms were new features and ornamentations for example, sash windows, door hoods, panelled doors and refined mouldings. Casement windows with stone surrounds, many with lintels and sills over-sailing the jambs, were introduced

to, or built as part of, a number of the settlement's dwellings during this period.



P.33 18th Century Stone Window Surround

5.9 The Devonshire Arms is a good example of this architectural type. This structure evolved from three separate dwellings. The oldest section, dating from 1726, is situated in the middle with a simple door hood over its entrance. The properties were adapted into a Public House in 1747.



P.34 The Devonshire Arms in 1850
© Devonshire Collection, Chatsworth.
By permission of the Duke of Devonshire

5.10 Other Georgian properties in Beeley include Fold Farm and the terraced housing at Church View. During this century, Last Cottage and the cruck framed barn at the Old Hall were extended whilst alterations were carried out at Woodland and Fold Cottage.

5.11 Duke's Barn was probably the largest property to be constructed in the settlement during the eighteenth century. This building was first erected in the 1770s. Under the patronage of the 5th Duke of Devonshire (1748-1811), the barn was later enlarged and adapted to stable the Estate work-horses and store the drays. Remnants of the earlier structure, including an inscribed stone, have been found on neighbouring land (Boyce pers. comm., 2004). Other substantial agricultural buildings dating from this period include the barn located to the south of Pynot Cottage and the barn west of Norman House.

P.35 East end of Duke's Barn, School Lane

5.12 19th Century

A substantial amount of construction work was undertaken in Beeley during the nineteenth century. Most was carried out under the patronage of the 6th Duke of Devonshire and his confidante and employee, Joseph Paxton. The latter is more commonly known for designing the Crystal Palace for the Great Exhibition of 1851. Prior to this time Paxton had come to notoriety as the principal landscape gardener at Chatsworth. This position also involved designing a number of Estate properties, notably at Edensor and Pilsley. There, in the 1840s Paxton designed an eclectic range of structures in collaboration with John Robertson.

5.13 Before working at Chatsworth, Robertson had been apprenticed to J.C. Loudon, considered by many to be 'the Father of the English Garden'. Loudon promoted the Gardenesque and encouraged many of the landed gentry to remodel their employees' dwellings as Swiss lodges and other styles from past times. Loudon's theories became popular in the mid nineteenth century through his publications and pattern books. The Gardenesque appears to have been the basis for Paxton's re-modelling of Beeley's School (School Lane) and the Schoolmistress' House (Chapel Hill). The school was adapted in the early 1840s, contemporary with the works carried out at Edensor.

5.14 Paxton was joined at Chatsworth in 1847 by G. H. Stokes, architect and his future son-in-law. Prior to this date, Stokes had been articled to George Gilbert Scott, a proponent of Ecclesiological principles and Gothic architecture. Scott's most famous works comprise the Albert Memorial and St. Pancras station but locally his designs can be seen at Ilam and St. Peter's Church, Edensor.

P.36 The Old School, School Lane

5.15 Stokes continued to work in the Gothic Revival style whilst employed by the Duke of Devonshire. Examples of Stokes work in Beeley include, Nos. 5 & 6 Devonshire Square, Nos. 1 & 2 Brookside and the Old Vicarage. Notes in an Estate Account book dated 1856 (Chatsworth Archives) imply that George Myers was awarded the contract to construct the Old Vicarage. George Myers is considered to be one of the great Master Builders of the Victorian Age and is often referred to as Pugin's master craftsman. The Methodist Chapel is another building constructed in the Neo-Gothic style. Masonry from Beeley's earlier Methodist chapel was re-used in the construction of this austere building.

P.37 Left: 5 & 6 Devonshire Square
P.38 Right: Detail, the Old Vicarage

5.16 Buildings with new layouts, for instance double pile plans, began to appear in the village at the beginning of the nineteenth century. For example, Pear Tree Cottage and a reflected pair of semi-detached cottages built on the north side of Moorend. Croft Cottage, north of the church, was re-modelled and the cruck barn, north-east of the Old Hall, was extended in the early nineteenth century.

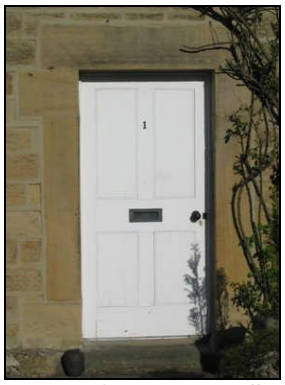
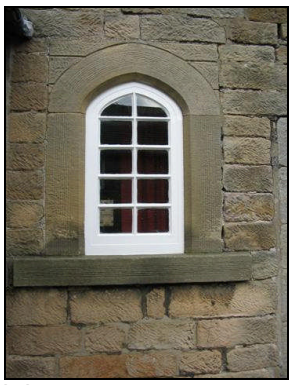
P.39 Pear Tree Cottage, Church View

P.40 Moorend Cottages, Moorend

5.17 Ancillary structures continued to be built in the village throughout the nineteenth century. For example, the pigsties at the top of Pig Lane; the outbuilding to the rear of Duke's Barn and various structures at Norman House. A number of the buildings within the settlement were also adapted, for example new shop windows were introduced into the Old Post Office. Dormer windows, above and below eaves level, were incorporated into a number of the dwellings during the nineteenth century. These features can be seen in Chapel Terrace, 5 Brookside, Brooklands and the cottage adjoining Norman House. The impetus behind this may have been the Victorian demand for hygienic, well ventilated habitable areas (Brunskill 2000). G.H.Stokes also incorporated dormer windows in his designs for Nos. 1 and 2 Brookside Cottages.


P.41 Left: Cottage attached to Norman House
P.42 Right: Lattice windows at No.2 Brookside

5.18 Four panelled doors and brick chimneys also became common features in Beeley's architecture during the nineteenth century. Improvements in glass production during this period allowed for larger window panes and as a result new window styles. For instance, by the end of the nineteenth century bay windows had been added to Brookside and Brook House. A variety of new window types were also introduced into Beeley's buildings, for instance pointed arch (Gothic) lights and cast iron lattice windows. Stone window surrounds became more substantial and although simpler in form than earlier types often had tooled surfaces.

P.43 Left: Four panelled door
P.44 Right: Pointed arch window

5.19 20th century

Relatively little new development was carried out in the Conservation Area during the twentieth century. The most significant comprises the Village Hall and a row of 5 semi-detached houses along the village end of Chesterfield Road. There appears to have been three phases of construction in this area. The oldest properties are Nos. 1-4, the two pairs of cottages sited closest to Devonshire Square. These were constructed at the end of the 1940s as 'Homes for Heroes' on land given to the Local Authority by the Duke of Devonshire. The two pairs of cottages on the south-western edge of the village, Nos.7-10 Chesterfield Road, were constructed in 1957. These properties have pent roofed porches, roughcast render to first floor, exposed rafter feet and hipped roofs. The semi-detached property located between these two developments was constructed in 1967. Its design is Modern with un-subdivided horizontal windows, boxed eaves and flat roofed porches. Modern materials were also used in the construction of these buildings such as concrete tiles and davey blocks.

P.45 7 & 8 Chesterfield Road

P.46 5 & 6 Chesterfield Road

5.20 A modern extension was added to the Devonshire Arms in 1962 to the designs of Chesterfield architect's Proctor & Associates. With only a few exceptions, Beeley's twentieth century buildings are relatively in-keeping with the older building stock. This includes Long Orchard on Chapel Hill and extensions to the Old Smithy and Brookside.

P.47 Long Orchard, Chapel Hill

5.21 21st century
No significant architectural developments have occurred in the Conservation Area over the first few years of the twenty first century.

5.22 There are 14 listed buildings in the Beeley Conservation Area. A list of these properties can be found in Section 12 of this document. Nevertheless, most of the Conservation Area's unlisted buildings contribute positively to the character and historic interest of the place.

5.23 Variety in Beeley's building types, massing, scale, height and design has provided the settlement with visual interest. For instance, large seventeenth century farmsteads are juxtaposed with nineteenth century architect-designed cottages.

5.24 Many of the buildings in the Beeley Conservation Area have been built in the vernacular, particularly the earlier building stock. This type of architecture can be defined as buildings that were constructed by their owners, or the local community, from readily available materials using past traditions to meet specific needs. The simple and utilitarian forms of this architectural type has provided Beeley's built environment with a solid and robust appearance.

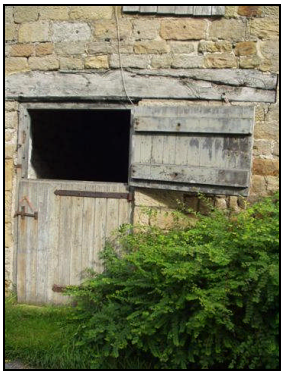
5.25 Much of Beeley's architectural interest is derived from the organic development of the buildings, being altered over successive periods. For example, Chapel Terrace was formerly a farmhouse and byre and in the past Wendy House has been split into two dwellings.

5.26 Despite the range of building types and design there is an architectural unity in the Conservation Area. This has been created firstly by a similarity of scale, so that whether a building has one, two or three storeys it relates proportionately to its neighbours. It is not only the range and number of farmhouses, cottages and agricultural buildings that contribute to this character but also the informal manner in which the structures are arranged. Only a few buildings in the settlement directly front the street, most sit back from the road behind stone walls and well stocked gardens. In addition, the front elevations of a majority of the older buildings face south, presumably to maximise the daylight.

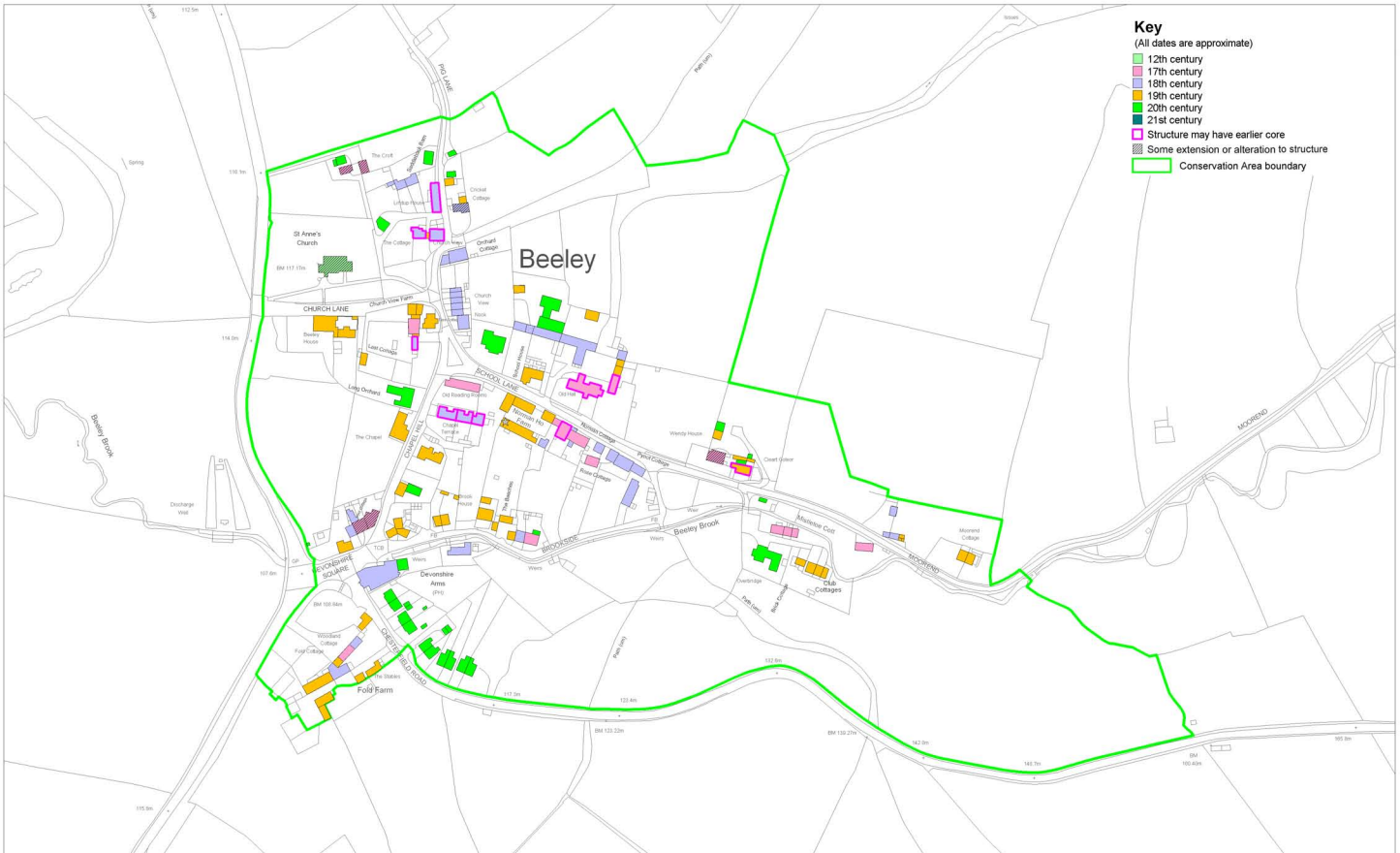
5.27 Buildings within the Conservation Area are normally 2 to 3 storeys in height, many with additional attic space. Ancillary structures are generally single, 1 ½ or 2 storeys. Properties within the Conservation Area also have a greater solid to void ratio. With the exception of Nos. 5- 6 Devonshire Square, all buildings in the Conservation Area have gable (pitched) roofs. These roofs normally have a 35°- 45° pitch. Structures that were formerly thatched may possibly have steeper roof pitches. Chimney stacks are positioned at gable ends and/or intermediately on the ridge.

5.28 Beeley's architecture is intrinsic to the Conservation Area's rural character. The diverse types and design of agricultural buildings in the Conservation Area, such as farmhouses, barns, stables, pig sties and cheese houses, and their arrangement within the settlement contributes significantly to this character.

P.48 Hay barn west of Norman House



P.5.49 Left: Stable door
P.5.50 Right: Gable end of hay barn



PEAK DISTRICT NATIONAL PARK AUTHORITY

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Architectural Development within Beeley Conservation Area

6. PREVALENT & TRADITIONAL BUILDING MATERIALS

6.1 Stone is the predominant construction material throughout the Conservation Area and its wider setting. Most of this material is sandstone and was probably extracted from quarries located to the south and east of the settlement. Farey (1811) remarks that '[some of this stone] comprises argillaceous cements that are not weather resistant'. Nevertheless, these warm, honey coloured sandstones were used to build a wide variety of structures, ranging from the church, farmhouses through to ancillary structures such as pigsties, cheese presses and an extensive network of walls. The prolific use of the local stone throughout the Conservation Area has provided a strong unifying element.

6.2 Many of Beeley's older structures can be identified by random, rubble walls or roughly squared stone brought to courses whilst ashlar and tooled (dressed) stone walls are generally characteristic of the village's eighteenth and nineteenth century architecture, for example the Old Vicarage and 6 Devonshire Square. The local stone was hewn for external architectural details, such as stringcourses, copings, kneelers and quoins. A number of Beeley's smaller buildings also have dressed stone walls and details, for example window and door surrounds. All stone structures in the Conservation Area are free of render and paint.


P.51 Left: Finial on the Old School
P.52 Right: Kneeler at the Old School

6.3 Photographic and documentary evidence demonstrates that a number of properties in Beeley formerly had thatched roofs, for example Woodland Cottage, Rose Cottage, Last Cottage and Chapel Terrace. However, most of the thatched roof coverings were replaced with stone or blue slate during the nineteenth century, some as part of the 6th Duke of Devonshire's improvements. Other structures such as the Old Post Office retained their thatched roofs until the middle of the twentieth century.

6.4 Today, carboniferous stone slates, also referred to as 'grey slates', are one of the predominant roof coverings in the Conservation Area. This roof covering prevails on Beeley's larger properties, for instance the Old Hall, Norman House and Devonshire Arms.

6.5 Communication improvements at the beginning of the nineteenth century led to an increase of mass produced and non-indigenous construction materials in the settlement. These included Staffordshire blue bricks, clay roof tiles and cast iron lattice windows. Alternating rows of plain and club machine-made clay tiles cover the roofs of the Dove Cottage complex on Devonshire Square as well as the neighbouring property along Brookside.

6.6 The close proximity of the railway network also allowed for the transportation of blue slate, some extracted from the Duke of Devonshire's land in other parts of England. Slate can be found on many of Beeley's roofs in either diminishing or standard courses.

6.7 Chimneys are in the main constructed from brick or dressed stone. Staggered stones, known locally as thackstones, are often found protecting junctions between the chimney-stack and roof from the weather. Staffordshire blue brick chimneystacks are common in the settlement but these are no earlier than nineteenth century in date. These dull, dark purple bricks, known as engineering bricks, are made from Etruria Marl burnt at a high heat which produces a material that is strong and impervious. The brick stacks may have been erected when the thatch roof coverings were replaced with slate. The few brick structures in the Conservation Area appear to have been built as ancillary buildings. There is one exception, this is a nineteenth century dwelling located off Moorend. The property is known as Brick House but its brickwork is no longer visible as the building has been rendered.

P.53 Brickhouse, Moorend

P.54 Traditional Construction Materials in Beeley:
Top Row, left to right: dressed gritstone chimneystack, ashlar chimneystack, blue brick chimneystack.
Middle Row, left to right: blue slates, stone slates, clay plain and club tiles.
Bottom Row, left to right: coursed gritstone rubble, rubble and dressed gritstone, dressed gritstone

6.8 With the exception of St. Anne's Church, traditional rainwater goods in Beeley comprise either timber box gutters or cast iron with half round or ogee profiles and cast iron down-pipes. These are normally attached to structures with metal brackets. Many vernacular buildings did not have rainwater goods before the eighteenth century. Instead, water would have been shed away from buildings by deep overhanging eaves. St. Anne's Church, meanwhile, has a square section lead down-pipe and ornate hopper head fixed to the chancel's south elevation.

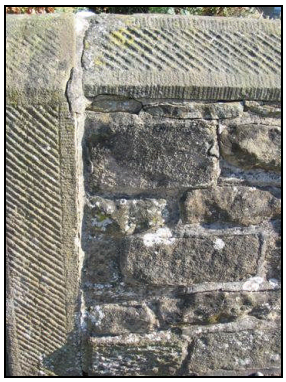
P.55 Lead Hopper, St. Anne's Church

6.9 A variety of window styles are evident in the Conservation Area, the majority have a vertical emphasis. Most of the windows in Beeley's buildings comprise timber sashes or casements with gritstone surrounds. The large cast iron trellis casements in Nos. 5-6 Devonshire Square and adjoining properties are nineteenth century in origin. Only a few buildings within the Conservation Area have windows that are of a modern design and/or made of u-PVC.

6.10 Timber barge boards are not part of the region's vernacular but are evident on the properties designed by G.H.Stokes. The majority of the settlement's buildings have mortared verges. From at least the early eighteenth century, external joinery would have been painted. Today, the Chatsworth Estate colours, blue and white, prevail as a paint finish for external joinery in the settlement.

6.11 Most of the land in and around Beeley 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, comprising metal railings, stone walls, hedgerows and/or trees. These not only provide enclosure and variety in the landscape but also reflect the use and status of the land they surround as well as providing information on how the area has developed.

6.12 Stone walls are the predominant boundary type in the Conservation Area, particularly on the higher slopes. Most are constructed from durable, coarse-grained millstone grit but there are also softer sandstone examples. Dry stone walls, constructed from thin plates or large blocks of gritstone, prevail in and around Beeley. 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. Archaeological evidence indicates that a number of these types of walls replaced hedged boundaries (Bannister and Barnatt, 2002). Over recent years, only a small percentage of these traditional boundaries have been removed.



P.56 Left: Drystone wall with weathering course
P.57 Right: Mortared wall with dressed copings

6.13 Mortared and/or dressed stone walls are also evident in the settlement but these are normally nineteenth century or later in date. A narrow stone shelf between the coping and the rest of the wall, known as the weathering course, is a characteristic of some of the wall types mentioned above, for example, the wall on the northside of Moorend. These horizontally laid thin plates of stone prevent water percolating through the masonry and washing out the wall's core. Meanwhile, wall copings range from tightly packed stones on end to dressed copings in either a half round or triangular shape.

P.58 Dressed stone wall, School Lane

6.14 Large rectangular gritstone flags, bed upright, enclose land to the front of Croft Cottage, at the south end of Pig Lane. There are also other examples of this walling type to the rear of Brook House, Norman House and around 5 Brookside. By the early nineteenth century flagstone walls were used to form boundaries in Beeley (Farey, 1811). These stone slabs are normally bed with at least a third of the stone beneath ground level. There are no fixings connecting the stones unlike the flag walling prevalent in the South Pennines.

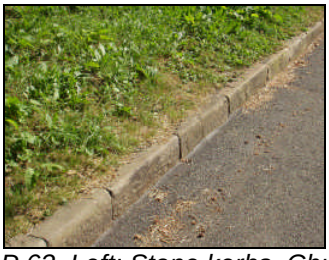
P.59 Top: Flagstone wall, Pig Lane
P.60 Bottom: Flagstone wall at 5 Brookside

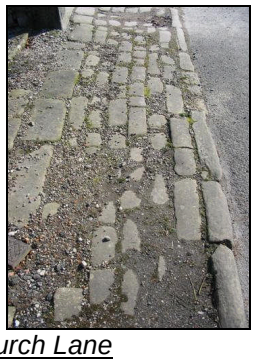
6.15 Various types of gritstone gateposts and piers punctuate Beeley's stone walls and hedgerows. These range from irregular roughly dressed pillars, with flat or round tops, to tooled posts. Gateposts with 'large holes or slots, either right through' or housed within the structure are thought to be the oldest. Meanwhile, the stone gate posts with carved ribbon dressing around the edges are believed to be associated with turnpike roads (Bannister and Barnatt, 2002). Other distinctive stone features found within the settlement's immediate surroundings, such as field-barns, squeeze throughs and troughs, also contribute to the Conservation Area's character.

P.61 Left: Stone squeeze through
P.62 Right: Picket gate, Church View

6.16 Painted timber picket gates form the pedestrian access to many plots whilst timber or metal bar gates are used for larger entrances. Metal post and rail fencing, also known as estate railings, line a few of the village's roads and fields, normally in-conjunction with hedgerows.

6.17 Beeley's roads were probably un-metalled dirt tracks before the nineteenth century. Today, tarmac is the prevailing material for the Conservation Area's roads and few pavements. A number of historic floor surfaces have survived, for instance setts, flags and stone kerbs. Good examples are contained within the courtyards of Saddleback Barn, Duke's Barn, Norman House and barn to the west of Norman House. Traditional stone kerbs are found in various locations throughout the Conservation Area, for instance along School Lane. New setts have been laid as part of enhancement works carried out over the last few decades. For example, in front of the Devonshire Arms Public House and Church View car park. Apart from the stocks, stone troughs and squeeze throughs, street furniture in Beeley dates from the twentieth century.





P.63 Left: Stone kerbs, Church Lane
P.64 Right: Stone setts, School Lane

7. THE CHARACTER & RELATIONSHIP OF SPACES

7.1 The entire village of Beeley is included in the Conservation Area. Chatsworth and Chesterfield Road, flanked with hedgerows, form the Conservation Area's western and southern edges. The north-western boundary tightly wraps around the built framework whilst the north-east and east take in some of the fields that provide the village's immediate setting.

7.2 Nearly all Beeley's buildings are grouped within the village. The settlement is laid out on different levels. Land to the north of the settlement is higher than land to the south. There are five lanes within Beeley. These routes are roughly based upon north-south or east-west axes. Beeley Brook, a tributary of the River Derwent, flows at the base of the settlement with a majority of the built framework gradually descending to the north.

7.3 There are two core areas within the village, Church View and Devonshire Square. Small clusters of houses, cottages and agricultural buildings are concentrated in these two nodal areas. The built framework is also relatively close knit along School Lane, the southern part of Pig Lane and the north-western section of Brookside. In contrast, structures in other parts of the Conservation Area are loosely strung along the street.

7.4 The many stone walls and hedgerows along with the scale, form and siting of structures also affords Beeley a strong sense of enclosure. The steep scarps to the east and west of the settlement add to this enclosed character as well as providing a secluded appearance.

7.5 The village's density fluctuates from informal groups of close knit buildings to gardens and fields. This spatial arrangement is intrinsic to the settlement's rural character. Beeley's topography, setting, irregular plan form, narrow lanes, arrangement of structures, building types, mass and scale, hedges, mature trees and informal landscaping also contribute to the Conservation Area's predominantly rural character.

7.6 There are three defined vehicular entrances into the settlement. One winds down Chesterfield Road from the eastern moors whilst another enters Beeley via Church Lane, off Chatsworth Road. The main entrance to the settlement is from the south-east into Devonshire Square, again branching off Chatsworth Road. This wide informal entrance, situated within the bottom of the settlement, has been the principal village nucleus since the nineteenth century. Three cottages laid out in a Y arrangement with steep pitched tile roofs overlook the square opposite this main access. These focal buildings along with Beeley's other architect designed properties and the predominance of the Devonshire's colours gives the settlement an appearance of a ducal estate.

P.65 Devonshire Square

P.66 Nos. 5-6 Devonshire Square

7.7 On the north side of the Square, a hedge and low stone wall sweeps round from Chatsworth Road to meet No.1 Devonshire Square. This two storey Victorian property directly fronts the street. Another low stone boundary wall continues the street line round to the south of Chapel Hill. Set back from this wall, the Old Post Office and adjoining properties overlook the square.

P.67 The Old Post Office, Devonshire Square

7.8 Hedges, trees and a raised grass embankment line the perimeter of the southern part of the Chatsworth Road entrance. This verdant area helps merge the built environment into the open countryside. The Devonshire Arms Public House's car park is located on elevated land beyond this embankment. Trees enclose this open space to the north and west whilst a low stone wall surrounds the north-eastern edge. Woodland and Fold Cottages stand above this area to the south, obstructing views out of the Conservation Area. From certain vantage points within the car park there are long ranging views out to Calton Lees and up along Chapel Hill to the north.

7.9 The south-western edge of the Conservation Area takes in a closely knit range of agricultural buildings, all varying in date. These comprise Woodland Cottage, Fold Farm, Fold Cottage and a variety of ancillary structures.

P.68 View off Chesterfield Road to Fold Farm

7.10 Five pairs of twentieth century semi-detached properties are regularly spaced opposite the Chesterfield Road entrance to Fold Farm. All are set back from the road within enclosed well stocked gardens. These properties obstruct views of the rest of the settlement when entering Beeley from Chesterfield Road. The southern edge of the Conservation Area continues from the south-eastern corner of Fold Farm along Chesterfield Road. This narrow road climbs steeply to the eastern moors, flanked by hedgerows and open fields enclosed by drystone walls.

P.69 1-4 Chesterfield Road

7.11 Chesterfield Road bisects the Devonshire Arms from its car park. This eighteenth century Public House is a focal building for roads merging from the east and north. A small area of public realm is located in front of the Devonshire Area, where Beeley Brook first appears in the south west of the village. Here, the village telephone box, information board and post box are located within this small civic area.

7.12 Brookside extends east beyond Devonshire Square. This narrow winding route follows the Brook, land gradually rises either side. Buildings are mainly confined to the north of the lane, separated from the road by drystone boundary walls.

P.70 View of Brookside

7.13 To the rear of 6 Devonshire Square, two picturesque semi-detached cottages are set behind a stone boundary wall overlooking the Brook. The street line projects in between this structure and Brook House to provide an informal parking area. From this space, there are extended views north up a narrow strip of land to Chapel terrace and the rear of Norman Farm.

P.71 Nos. 1 & 2 Brookside

P.72 View of Devonshire Square from Brookside

7.14 Brookhouse is in an elevated position, set back from the road, facing the Brook. Adjacent to the south-west of this dwelling, a single storey building projects forward into the street. Immediately east of Brook House stands a nineteenth century outbuilding that was converted to a dwelling in the twentieth century. This structure, known as the Beeches, is set back from the road, masked behind a large garage and mature beech tree.

P.73 Brookhouse, Brookside

P.74 Garage to The Beeches, Brookside

7.15 The neighbouring properties consist of a small two-storey terrace, again set back from the road behind a drystone boundary wall. Beyond these buildings, the boundary wall forms the side elevation of a single storey garage. Further east, the wall continues parallel with the road whilst forming the end of long narrow rear gardens to properties along School Lane. This wall continues round to a pinch point between Pynot Cottage's eastern boundary and a former orchard. The wall, narrow street and trees in this end of Brookside provides an enclosed character. The brook continues east lined with trees and fields rising to the north and south.

P.75 No. 5 Brookside
P.76 The east end of Brookside

7.16 Along Brookside, the brook is at a lower level than the lane and except for regularly spaced small piers at the Devonshire Square entrance. There are no boundaries between the Brook and the road. The sound of running water is a characteristic of this area.

7.17 There is only one substantial property located to the south of the Brook in this area. This is a mid Victorian property positioned on an elevated piece of land, with its rear elevation facing Brookside. Hedges, trees and low drystone walls line the rest of the brook's southern edge. Beyond this area, are irregular shaped fields that rise to the south broken by walls, old routeways and self set shrubs.

P.77 View from Chapel Terrace of Brookside

7.18 Moorend has the most open character in the Conservation Area. Here, small clusters of buildings are loosely dispersed along this lane. Undulating fields with evidence of open–field

cultivation gradually ascend north to headland. The few properties and allotments situated on the northern side of this road therefore have a more elevated position than those to the south of the road. At the eastern edge of the Conservation Area Beeley Brook flows down from the eastern moors. This watercourse is lined with trees and is set lower than the main road. The latter is flanked by drystone walls. A group of buildings, varying in date and design are sited south of this route. These comprise a small stone terrace, a brick cottage and a substantial twentieth century building. This group of structures are screened from the road by Mistletoe Cottages and are accessed off Moorend via a narrow stone bridge. Fields steeply rise to the south-east, forming a backdrop to Moorend.

P.78 View of Moorend from School Lane

P.79 Access off Mistletoe Cottages

7.19 The character of School Lane contrasts with that of Moorend. This narrow lane is lined with buildings of two storeys or more in height, that directly front the street or are set behind high stone walls. This provides this part of the Conservation Area with an enclosed character. A majority of Beeley's older buildings are concentrated in this area including focal buildings such as Norman House, the Old Hall, the former School and Dukes Barn. Set back behind a high boundary wall, the Old Hall has an imposing appearance because of its height, mass and prominent elevated location.

P.80 View to the west of School Lane

P.81 View to the east of School Lane

7.20 The western end of School Lane opens out as it merges with Chapel Hill and Church View. A lime tree stands on a small triangular plot of land in the middle of this junction. The former Reading Room to the south overlooks this area. Views west out of the Conservation Area are obstructed by hedgerows, stone walls and buildings. To the north-east, the low lying Village Institute is positioned on an elevated site contained by a stone wall, set back from the road.

P.82 Top of Chapel Hill

7.21 To the north of this area is Church View, the highest part of the Conservation Area. This space is characterised by a variety of buildings surrounding a former village square, now a car park enclosed by stone walls. The church is located to the west within a churchyard bounded on its southern and western periphery by lime trees. On lower ground to the south stands the imposing High Victorian Vicarage. This property's north elevation is fully exposed as it directly fronts the street whilst trees and hedgerows mask the other elevations.

P.83 Church View

7.22 Further west Chatsworth Road forms a definite edge between the built and natural environment. The north-western part of the Conservation Area, north of the churchyard, is open in character and affords panoramic views towards Lindop plantation, Calton Lees and Chatsworth Park.

7.23 To the north-east of Church View a road leads to Pig Lane. Buildings, many with their gables facing the lane, and stone walls line the southern part of this narrow route. This has provided an enclosed appearance. Grass verges between the structures and the lane soften the built environment. Historically, the structures in this area were agricultural ancillary buildings such as barns, stables and pigsties. A few of these properties have been converted to residential use and therefore have a domesticated appearance.

P.84 Pig Lane

P.85 View down Pig Lane

7.24 Pig Lane terminates just beyond the Conservation Area's northern edge. This area is open in character and affords long ranging views to the west and north. Views to the north-east are blocked as the land gradually rises to a natural shelf. To the south views down the lane are obstructed by Orchard Cottage. Between Orchard Cottage and Cricket Cottage a footpath rises up to the north-east towards the moors. This route is fairly open to the north-west whilst lined with trees and hedgerows to the south-east.

7.25 Views directly east of Church View are blocked by Orchard Cottage's well stocked gardens and the orchard to the rear of the Village Institute. The road off to the south-east of Church View is flanked by eighteenth century two storey buildings set back behind stone boundary walls. To the east is a small strip of terraced housing attached to the semi-detached building of a similar scale. Pear Tree Cottage is located on the opposite side of the road. To the rear of this property, a small row of buildings, of varying date, face the west.

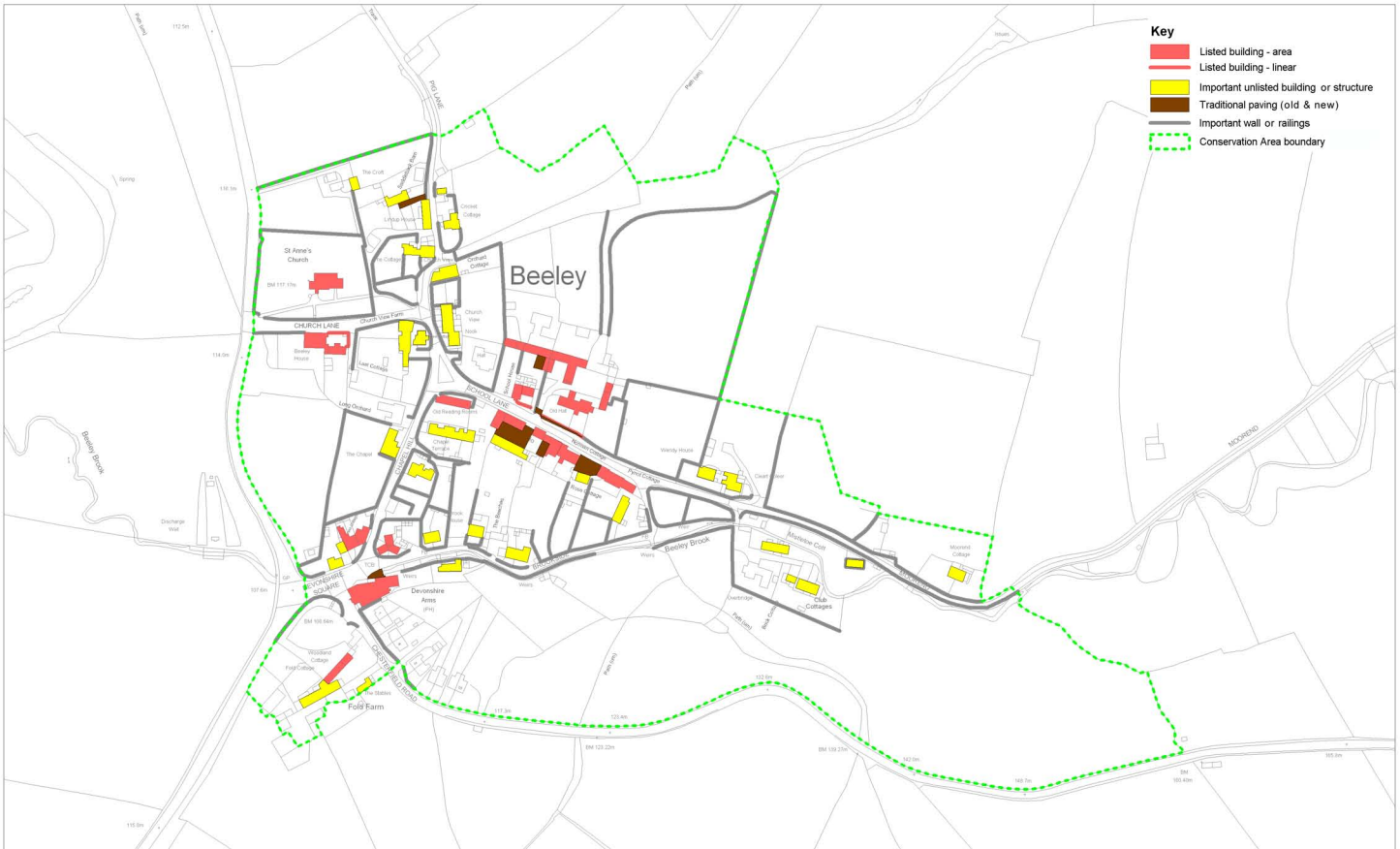
P.86 View down Chapel Hill

7.26 South of this area, Chapel Hill drops down to Devonshire Square. At the top end of this narrow route, a piece of land is separated from the road by a drystone wall and high hedge. Below, stands a new dwelling and the converted Methodist Chapel and Sunday School. This austere structure is visible from a number of vantage points within the Conservation Area. On an elevated piece of open land below the Chapel is the village's only recreational area. From this location there are panoramic views of Stanton, Lindop Plantation and Calton Lees.

P.87 The Methodist Church, Chapel Hill

7.27 Across from the Chapel, Chapel Terrace is sited perpendicular to the road, on elevated land. From this area there are long ranging views towards Stanton and the eastern moors. Below the terrace is the Gothic Revival school teacher's house. Although located on land above the road this property is barely visible as it is surrounded by a high stone wall and vegetation. The wall continues south forming part of the Old Forge. This single storey building has recently been extended east and converted to a shop and café.

7.28 Within the settlement vistas are closed by bends in the lanes, groups of trees and the random arrangement of buildings. A majority of the village is screened from Chatsworth and Chesterfield Road by hedgerows and trees. Most traffic by-passes the village via Chatsworth Road therefore the settlement is relatively quiet.



PEAK DISTRICT NATIONAL PARK AUTHORITY

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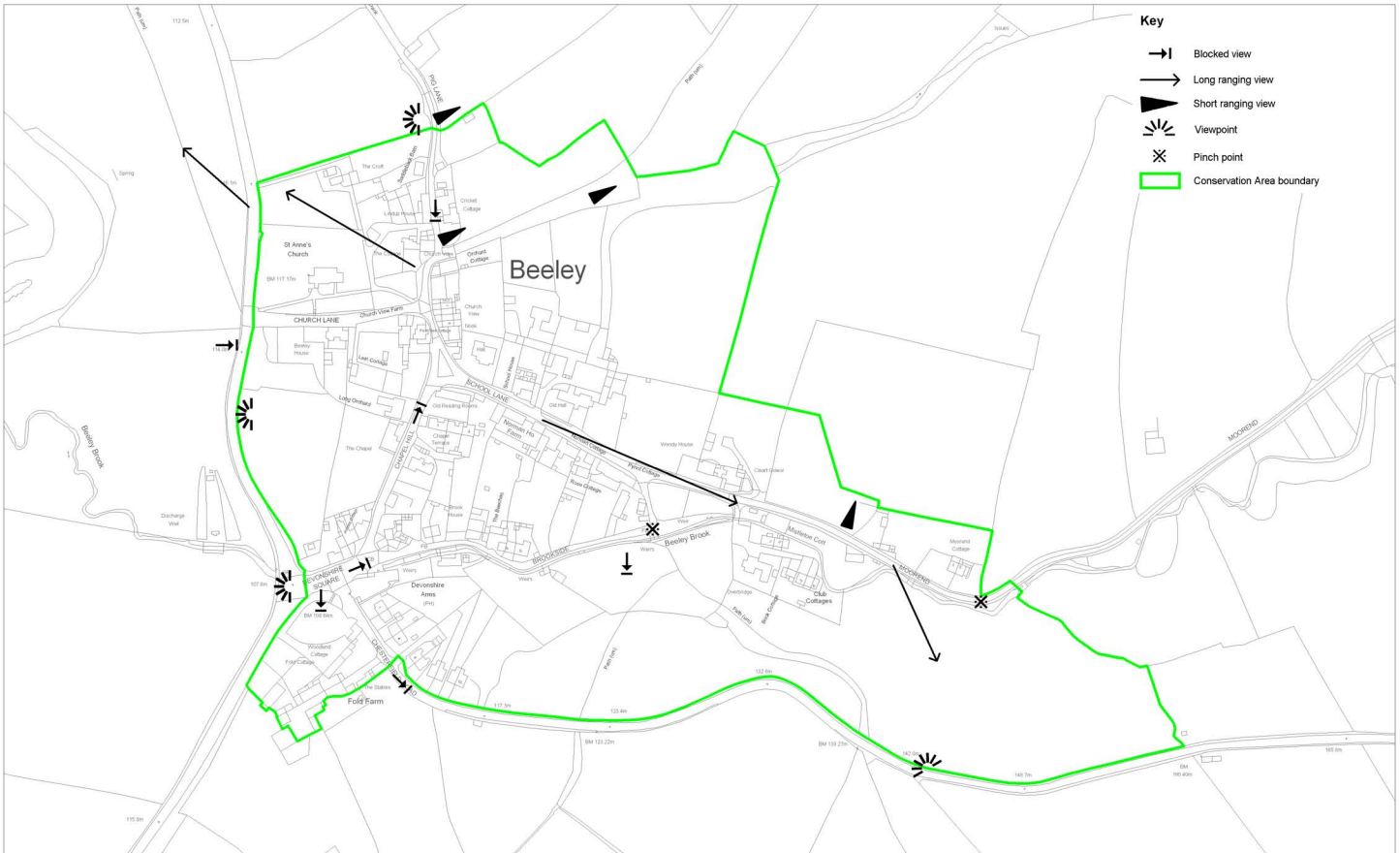
Streetscape Features within Beeley Conservation Area



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Views within Beeley Conservation Area

8. GREEN AND OTHER NATURAL LANDSCAPE FEATURES

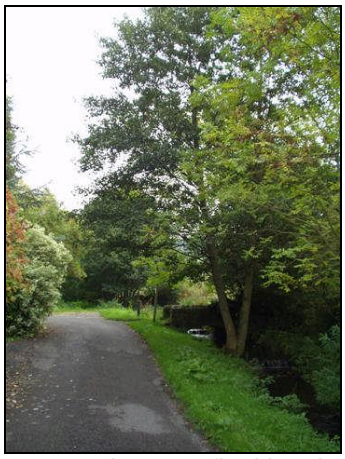
8.1 Beeley's distinctive character is not solely derived from its built framework. Trees, hedges, gardens, enclosed fields and other green spaces make an important contribution to the historic and aesthetic qualities of the place. Trees and hedgerows are integral to the Conservation Area as they form enclosures, screen structures and are part of an historic landscape. They also help maintain the settlement's rural character and provide a harmonious transition from the open countryside to the built environment.

8.2 A variety of tree species are found within the Conservation Area and its immediate surroundings. These include Cherry, Ash, Lime, Beech, Apple, Alder, Elm, Birch and Yew, with not one type dominating. A number of individual trees are focal points within the village. These include a mature copper beech that stands on an inclined grass embankment to the south-west of the Church View car park. Another example is a mature lime centrally located on a small triangular grassed area at the junction between School Lane and Chapel Hill.

P.88 Copper Beech at Church View

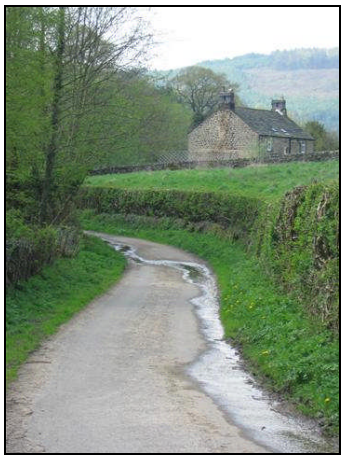
P.89 Mature Lime at the top of Chapel Hill

8.3 Trees are also scattered in the fields in and around the Conservation Area but less concentrated than those found within the village's domestic gardens. Rows of trees line parts of the Brook, providing the embankments with an enclosed character. Trees also significantly contribute to the Conservation Area's setting as dense woodlands and plantations, sited on steep ground to the east and west, provide an impressive backdrop to the village.



P.90 Trees and verges flanking the Brook

8.4 Bannister and Barnatt note in their study on Chatsworth Park (2002) that the Beeley area has a higher proportion of surviving hedged field boundaries than any other part of the Chatsworth Estate. Hedges, comprising various species including hawthorn, blackthorn, ash, holly and elderberry, form most of the boundaries on the lower slopes of Beeley. These also vary in date. Some of the earliest examples were probably planted along the former cultivation ridges of the open field system when land around Beeley began to be enclosed (Bannister & Barnatt, 2002). Hedgerows in the Conservation Area flank the principal routes into the village, screen gardens and form enclosures, in many cases in-conjunction with dry stone walls or metal estate railings.



P.91 Hedgerows and verges, Moorend

8.5 Green spaces also make an important contribution to the Conservation Area. These range from narrow grass verges between roads and boundaries, e.g. lining Moorend, to well-stocked gardens with mature trees and hedges. This also includes larger pieces of open land for instance, the recreation ground off Chapel Hill, the allotments on the north side of Moorend and the churchyard.

8.6 St. Anne's churchyard is the only formal open space in the Conservation Area. Here, rows of head stones, varying in date and style, are bounded to the south and west by mature pollarded limes. As demonstrated by the 1814 Ordinance Survey map, these trees have lined the periphery of the churchyard since at least the beginning of the nineteenth century. Different types of yew trees have been sporadically planted within the churchyard. The oldest is situated directly south-west of the church porch (Chadwick, 1924). The churchyard was slightly extended northwards in the twentieth century.

P.92 Churchyard lined with lime trees

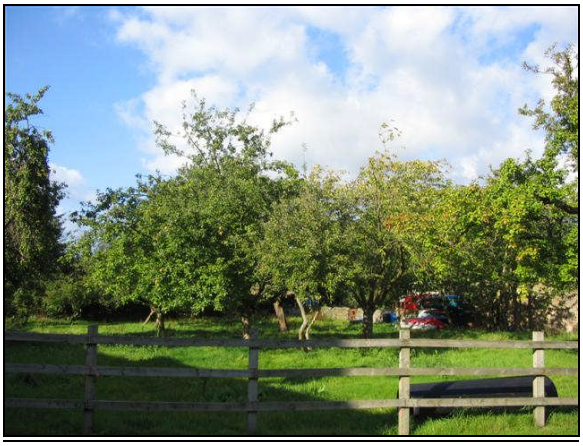
8.7 The car park located to the east of the churchyard, at the top of Church View, was formerly the village green (Chadwick, 1924). Chadwick also acknowledges that this area was enclosed and a pinfold stood at the west side near the churchyard gate. The area later became part of the Cottage's smallholding, used as a kitchen garden and was converted to a car park in 2002. As part of these works the existing drystone walls were rebuilt, slightly further out from the original boundary and two trees were planted within the enclosure whilst landscaping was carried out on the eastern roadside. Kerbs were also introduced between the grass embankment and Church Lane as part of the improvements whilst setts were laid for a path leading from the churchyard. These works were successfully carried out by the Peak District National Park Authority in partnership with the Parish Council and Chatsworth Estate.

8.8 Beeley's only public amenity area is located on an irregular shaped plot on the east side of Chapel Hill, south-west of the Methodist Chapel. This raised piece of grassland is owned by the Chatsworth Estate and maintained by the Parish Council. This grassed area is open apart from playground equipment, a timber-edged flower bed and metal litter bin.

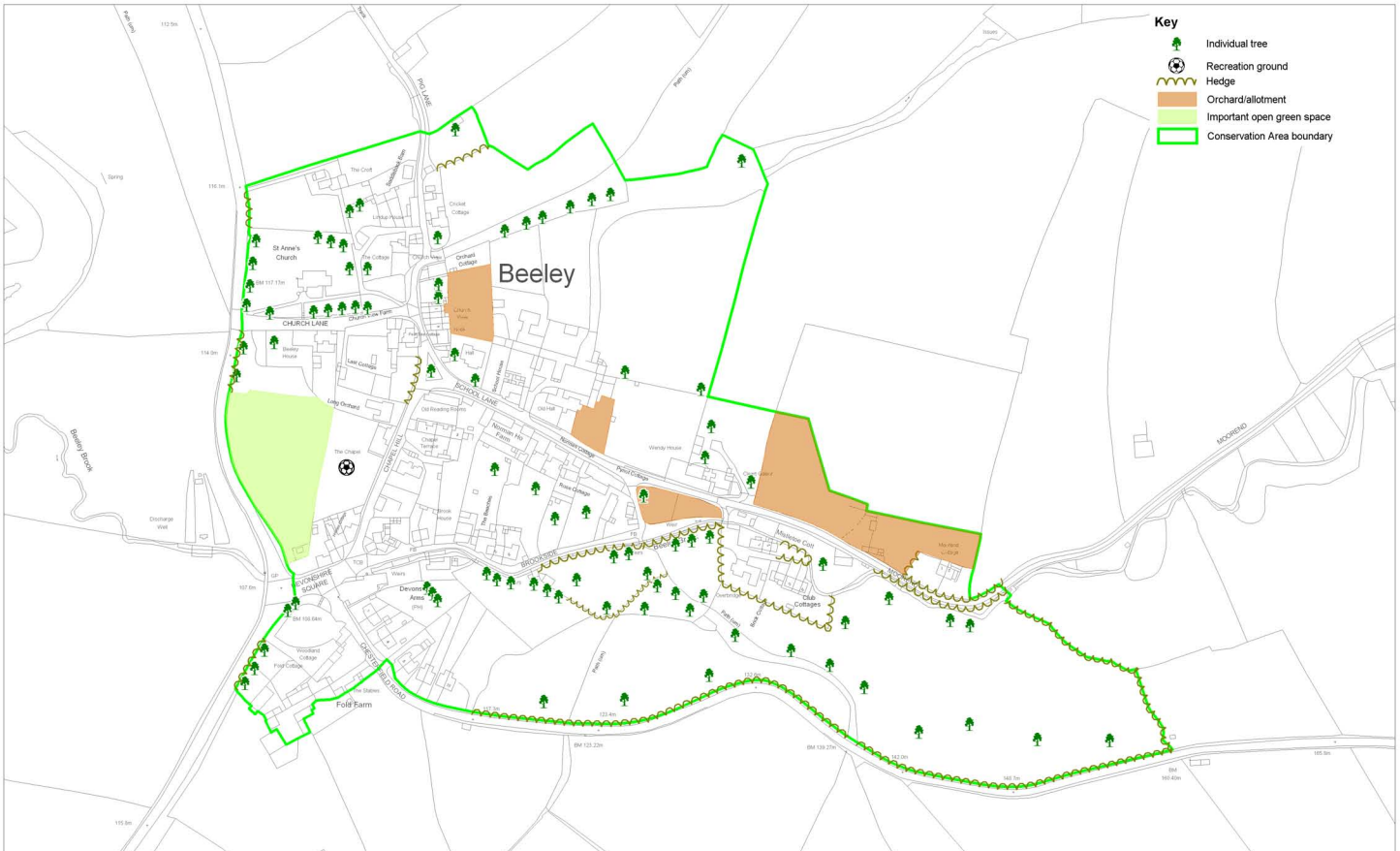
P.93 Public Amenity Area, Chapel Hill

8.9 The north-eastern edge of the current Conservation Area boundary cuts through a large square piece of land to the north side of Moorend. Cartographic evidence demonstrates this area was formerly allotment gardens, laid out sometime between 1836 and 1867. These allotments are important to Beeley's social history as they demonstrate that the local community was relatively self-sufficient during the Victorian era. By the mid 1960s the allotments were found to be mainly unoccupied and were reorganised so that the south western corner is still used as allotments and the remainder was returned to agricultural use.'

8.10 The many orchards in the settlement would have also contributed to self sufficiency during the nineteenth century. However, the damson orchards in the village were primarily planted to trade to the dye industry. The 1st Edition Ordnance Survey map of Beeley (1879) clearly shows cultivated trees sited to the east of the Old Hall, to the rear of Norman House, to the south-west of Orchard Cottage and the current Devonshire Arms car park site. These were probably orchards. The orchard to the rear of the Village Hall survives but in the case of the Old Hall only a few fruit trees line the perimeter of the site. A former damson orchard sited east of Pynot Cottage currently contains livestock.



P.94 Orchard behind the Village Hall



PEAK DISTRICT NATIONAL PARK AUTHORITY

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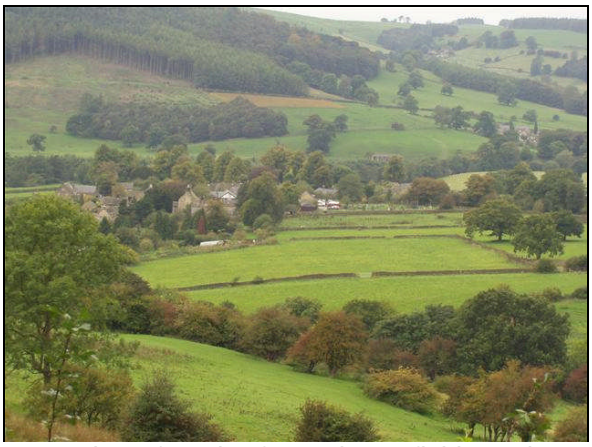
Landscape Features within Beeley Conservation Area

9. CONSERVATION AREA SETTING & WIDER CONTEXT

9.1 Beeley is situated within a valley and the immediate surrounding open countryside allows panoramic and long range views of the tree-covered steep gritstone scarps that form the wider setting. The dense plantations, bleak moorland and green hills that form this impressive backdrop have altered little over the last 200 years. When viewed from surrounding higher vantage points, the few roads within the valley and the vast verdant areas around the settlement provide Beeley with a secluded appearance. The settlement's immediate setting is provided by gentle undulating fields enclosed by a network of drystone walls. The walls along with the hedges, trees and topography provide a sense of enclosure. Views afforded by this environment make a significant contribution to the Conservation Area's rural and relatively isolated appearance.



P.95 View of Beeley from Chesterfield Road

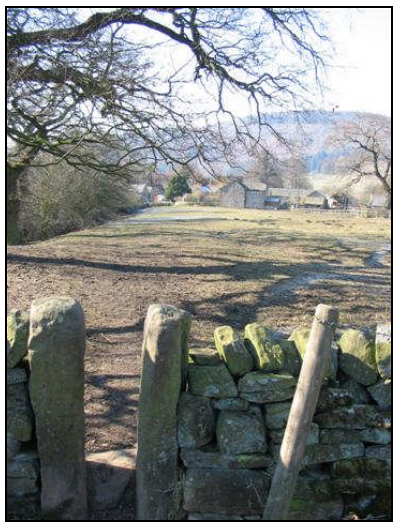
9.2 Beeley and its immediate surroundings remain agrarian. In the outlying fields fossilised ridge and furrow in an inverted S pattern provide evidence of a former open field system. This is particularly distinctive to the north of the settlement. This historic landscape pattern suggests that cultivation of land in and around Beeley has medieval origins, if not earlier.

9.3 An illustration of Beeley's wider setting by Jan Siberecht (see P.12) clearly demonstrates that by the sevententh century much of the land around the village had been divided into wider fields enclosed by hedgerows and trees. Many of these hedge boundaries were replaced by stone walls between the second half of the eighteenth and the middle of the nineteenth century, at the height of the Parliamentary Enclosure Acts. Beeley's field boundaries have altered little since this time.

9.4 Pig Lane extends beyond the Conservation Area's northern boundary as an un-metalled track flanked by hawthorn and blackthorn hedges. This route is shortly curtailed at a field entrance but a linear series of earthworks continue towards Chatsworth House. This course is believed to have been the principal route between Beeley and Chatsworth before Chatsworth Road was constructed at the beginning of the nineteenth century.

P.96 View to the North of Pig Lane

9.5 Another old routeway leaves the village at the junction between Church View and Pig Lane heading north-east to Beeley Hilltop and the eastern moors. Formerly known as Caudley Lane, this ancient hollow-way was once a packhorse route, used to transport lead ore, quarry products and agricultural produce, across the moors to Chesterfield. The establishment of Chesterfield Road, at the beginning of the 19th century, led to the gradual abandonment of Caudley Lane. However, this route continues to be used today as a public footpath.



P.97 Beeley from Caudley Lane

9.6 To the east of Pig Lane, enclosed fields with a fossilised strip system gently rise to a natural shelf. From within the Conservation Area there are no views beyond this northern headland. Further north-east, in a dip above the settlement, is a small complex of farmhouses and ancillary buildings known as Beeley Hilltop.

The most important structure on the site is Beeley Hilltop House (see P.10), a former yeoman's residence that dates from the seventeenth century. An earlier building may have stood on this site, or in the vicinity, as historic documents record that Beeley Hilltop was Beeley's manor-house during the sixteenth century. Formerly known as the Greaves, the house was renamed Hilltop when William Saville purchased the Estate in 1687. Beeley Hilltop House is a Grade II* listed building and is also included on Derbyshire's Historic Environment Record (ref 1437). The neighbouring farm is also a listed building and on the Historic Environment Record (ref 1426) as archaeological finds have been discovered in close proximity.

9.7 Beeley Brook, a tributary of the River Derwent, and Moorend continue beyond the Conservation Area's eastern limits up to Moor Farm and Beeley Moor. The lane from Moorend continues as a footpath just below the farm providing access to Beeley and Hell Bank Plantations. The Authority's Historic Landscape Characterisation indicates that some of the land rising from Moorend to the eastern moors was commons in the mid seventeenth and throughout the eighteenth century. Old communal rights to this area were withdrawn when a Parliamentary Enclosure Award in 1826 took in parts of the Moor.

P.98 School Lane with the moors beyond

9.8 From Beeley to Bamford Moor there is a wealth of nationally important archaeological features. The most significant comprise prehistoric earthworks for example, cairns, barrows and stone circles, such as Hob Hurst's House and Park Gate stone circle. Other features of archaeological interest in this area include the base of a medieval cross, the remains of small-scale industries, for instance bole hearths and evidence of coal extraction, and the remains of past communications, for example eighteenth century guideposts. For further information on these features refer to the Derbyshire's Historic Environment Record.

P.99 Guidepost on Beeley Moor

9.9 The mixed woodlands of Beeley, Hellbank, Limetree and Burntwood obstruct views of the settlement from the moors. These post-medieval woodlands and plantations are in the main confined to steeply sloping and agriculturally unproductive land. Many were planted by Estates as a long-term economic crop and/or formed part of important designed landscapes. Between the sixteenth and eighteenth centuries many of these woodlands may also have been maintained as coppices to provide white coal (kiln dried wood) for the smelting industry (Landscape Character Assessment, 2008). There was also an increase in woodlands and plantations in this region at the beginning of the nineteenth century, following the abandonment of the stone quarries.

9.10 Chesterfield Road forms the Conservation Area's southern edge. From cartographic evidence it appears that this road was constructed at the beginning of the nineteenth century around the time of the Enclosure Awards. As Chesterfield Road rises to the east, Beeley Plantation lies to the north of this route whilst Limetree Wood is to the south. Most of the settlement is screened by trees and shrubs when viewed from various vantage points along Chesterfield Road.

9.11 Fields line the southern perimeter of Chesterfield Road extending up to the tree-covered steep slopes of Burntwood and Fallinge Edge. Burntwood is the site of a former large gritstone quarry where a number of Beeley's past residents were employed. An Estate map of 1836 clearly shows that an old routeway from the bottom of Beeley Brook connected the settlement with this quarry.

9.12 From within the village, extended views to the south-west include Stanton Moor and Lindop Wood. Meanwhile, the sharp gradients of Lindop Wood and Chatsworth Parkland, separated by Calton Lees, provide an impressive backdrop to the west and north-west of the village. Lindop Wood is an ancient semi-natural woodland but in later years has been extensively replanted with conifers.

P.100 View to the North-West of Beeley

9.13 Below Lindop plantation, the River Derwent flows along the valley bottom. In between the river and Chatsworth Road is a floodplain. This informal landscaped area was historically used by local farmers as pasture. To the south-west of the village, beyond the main road, there is a well that discharges water into Beeley Brook.

9.14 Chatsworth Road, winding from Rowsley to the southern end of Chatsworth Park forms the Conservation Area's western edge. The road is flanked with hedgerows, some in-conjunction with estate railings. Along this route there are panoramic and long-ranging views of Lindop Plantation, Calton Lees and Chatsworth Park.

P.101 Chatsworth Road

10. POTENTIAL FOR IMPROVEMENT

10.1 The intention in this section is to examine the special character and appearance of the Conservation Area and seek to embrace any opportunities for improvements which would be welcomed.

10.2 A substantial part of the Beeley Conservation Area is in the ownership of Chatsworth Estate. The Estate has an Inheritance Tax Exemption Management Plan (ITEMP). Adopted June 1994, this sets out agreed management policies for specific parts of the Estate, including parts of Beeley.

10.3 A Conservation Area Management Plan was drawn up for Beeley in 1988 by the Peak District National Park Authority in collaboration with Chatsworth Estate and the local community. The plan's objectives included a variety of projects such as the under-grounding of overhead electricity and telephone wires in Devonshire Square and to the north of the village; minor streetscape improvements in Devonshire Square; and the introduction of traditional street lighting along Brookside. Most of the projects were completed but there are still a few outstanding works, for instance the re-surfacing of an access road off Moorend and the under-grounding of more overhead wires.

P.102 Devonshire Square

10.4 Another environmental enhancement scheme that has been implemented in the Conservation Area over the last few decades is the conversion of an enclosed piece of land, adjacent to St. Anne's church, to a car park. All the projects mentioned above relied on a successful partnership between the Peak District National Park Authority, Chatsworth Estate, Derbyshire County Council and the Parish Council.

P.103 Car park, Church View

10.5 It is likely that the village's priorities have changed since the Conservation Area Management Plan was produced. Some of the items identified may no longer be relevant or appropriate. The preparation of a Village Plan, by the local community in-conjunction with the Peak District National Park Authority, is one mechanism for identifying community priorities.

10.6 There may be little scope for further enhancement as the Conservation Area is in comparatively good condition but there are some issues to note which could be acted on if the opportunity were to arise. Some of the topics mentioned below can be addressed by the Peak District National Park Authority and/or Derbyshire County Council. Other items would need to be addressed by 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.

10.7 The survey and research undertaken in the course of this appraisal has identified a range of issues and trends which threaten the Conservation Area's character. These are as follows:

Modern Development

10.8 There is only one substantial area of twentieth century housing within the Beeley Conservation Area. This development lines the north-western edge of Chesterfield Road. Most of these properties and the few later twentieth century infill developments within the settlement have been constructed relatively sympathetically. This has resulted in either an harmonious or neutral impact on the character of the Conservation Area. However, other modern development within the settlement is not as in-keeping. This is primarily because of the design, mass, detailing and materials used to construct

the buildings. Any new development within the Conservation Area therefore needs to be designed with care to ensure that it does not have a detrimental impact on the Conservation Area's character.

10.9 A few of the twentieth century ancillary buildings in the settlement have a timber weather-boarded finish. Although the Village Hall is clad in this material, this type of external cladding is out of keeping with the Conservation Area's character and therefore its use should be avoided.

P.104 Weather-boarded structure

10.10 Some of the Conservation Area's traditional stone walls have been replaced with modern substitutes, for example timber post and rail or concrete post and timber boarded fences. These modern boundary types have a detrimental impact on the Conservation Area's character. Stone boundary walls should be retained and where necessary repaired or reconstructed throughout the Conservation Area.

Historic Buildings and Structures

10.11 To the credit of property owners and tenants, buildings within the Beeley Conservation Area are in relatively good condition. However, properties need continual maintenance and repair. A few of the drystone boundary walls in the Conservation Area are in a poor condition and would therefore benefit from consolidation. Listed and other historic properties, including boundary walls, in the Conservation Area may be entitled to grant aid from the Authority, subject to the eligibility of the proposed work and the availability of resources. For further information on grants contact the Cultural Heritage Team on 01629-816200.

Avoiding Unsympathetic Repairs and Replacement of Traditional Features

10.12 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/or materials (for instance. u-PVC), the replacement of traditional roof coverings with artificial products, the removal of chimneys, strap pointing, soon accumulate and erode the special character of a place. Any owner wishing to replace or re-instate architectural features, especially windows and doors, can contact the Authority's Cultural Heritage Team for further advice.

10.13 The use of imported and/or artificial materials, such as concrete roofing tiles and u-PVC windows, on historic buildings should be avoided, as these detract from a building's historic interest and architectural integrity. The use of modern materials in new developments within the Conservation Area will only be considered in exceptional circumstances. In these instances, the materials and detailing shall be of a high quality.

10.14 Unsympathetically located modern fixtures on prominent elevations and roofs, for example satellite dishes, roof-lights, solar panels and wind turbines, can detract from the character of a Conservation Area. These features quickly accumulate and have a detrimental impact on a Conservation Area. Please check with the Authority's Planning Services before installing any such item as permission may be required.

Trees and Hedges

10.15 As mentioned in Section 8 of this document, trees and hedges add to Beeley's character and their removal may have a negative impact on the Conservation Area. However, a number of self-set trees and shrubs have disturbed the stability of some of Beeley's boundary walls, particularly along Moorend on the Conservation Area's eastern periphery. Additionally, the shrubs flanking the vehicular access to Church View car park are unkempt. The Town and Country Planning Act 1990, makes special provision for trees in Conservation Areas which are not the subject of Tree Preservation Orders (TPO). 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 Conservation Officer should therefore be contacted before any lopping or felling of trees, shrubs or hedges takes place.

10.16 The Conservation Area contains a significant number of mature trees. A Management Plan could be drawn up in consultation with local residents, the Parish Council, Chatsworth Estate and the Peak District National Park Authority to identify those trees most at risk and to implement a long term strategy for their care.

Spaces and Streetscape

10.17 On-street parking appears to be a significant problem in the settlement. There are three car parks in the Conservation Area but all of these are private. The first is located to the south of Devonshire Square for the exclusive use by the Devonshire Arms. Another car park is situated at the top of Chapel View, adjacent to the churchyard. Chatsworth Estate formed a small parking area, to the west of Brookside, in the 1970s. Many cars are parked on the narrow lanes in the village. This situation is exacerbated by tourists visiting the settlement by car. A review of car parking in Beeley could include a strategy for improving the existing parking arrangement. However, any new parking schemes would be subject to the Authority's Local Plan policies LT10 and LT11, and Structure Plan policy T8.

P.105 Cars parked along Chapel Hill

10.18 A number of overhead wires in the Chapel Hill vicinity were laid underground in 1992. There are still parts of the Conservation Area where the overhead wires have a detrimental impact, for example Moorend and Church View. The appearance of these areas would benefit from the overhead wires being laid below ground.

P.106 Overhead Wires, Church View

10.19 There is a variety of floor surfaces, old and new, in the Conservation Area. These comprise traditional treatments such as stone kerbs, flags and setts. The floor treatment to a majority of Beeley's public realm comprises tarmac and concrete kerbs. Some historic floor surfaces survive in the settlement. All are hewn from local stone and therefore harmonise with their surroundings. The traditional stone floor surfaces have weathered and worn well. Meanwhile, some of the concrete kerbs are in a poor condition, particularly along Church View.

P.107 Concrete kerbs along Church View

10.20 The stone piers lining the northern edge of Beeley Brook along Brookside have an incomplete appearance. This is because there is nothing linking the piers together. In addition, some of the piers have only been partially constructed and/or have been capped with concrete pavers. This area would benefit from improving the piers or the erection of a more sympathetic boundary treatment.

P.108 Piers lining Beeley Brook

P109 Bus shelter, Chatsworth Road

10.21 The design of the bus stop, located on Chatsworth Road, could be improved and the village's street furniture would benefit from co-ordination, particularly the lamp standards.

P.110 Beeley's lamp-posts

11. PLANNING POLICY

11.1 The Peak District National Park Authority's Structure Plan (adopted 1994) and Local Plan (adopted 2001) set out the Authority's policy position on Conservation Areas. When drawing up policies for Conservation Areas, the Authority is informed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and Planning Policy Guidance 15: Planning and the Historic Environment. The Authority aims to preserve and where possible enhance the character or appearance of Conservation Areas by the prevention of harmful development under Structure Plan Policy C4 and Local Plan Policy LC5 respectively.

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

11.3 The Local Plan has identified Beeley as a 'Local Plan Settlement' (LC2). Residential development necessary for relocation of non-conforming uses, or which would enhance the valued characteristic of the National Park, may be permitted in this area.

11.4 The whole of the Beeley Conservation Area is within the Local Plan as Recreation Zone 2. Under policies LR1 (Local Plan) and RT1 (Structure Plan), recreation and tourism-related development is encouraged provided that it is appropriate in form, character, location and setting and will not have an unacceptable impact on the valued characteristics of the area. Zone 2 uses include picnic sites, small car parks and facilities linked to walking, cycling and riding with the re-use of existing buildings preferred to new build.

11.5 Land immediately west of the Conservation Area, within the bottom of the Derwent Valley, is classed as Recreational Zone 1. Local Plan policy LR1 and Structure Plan policy RT1 also apply to this area and state that recreational and tourism-related development is acceptable but only if it is informal, low-impact and has careful management. This could include hostels, farmhouse accommodation, walking, cycling and riding routes.

11.6 The amenity land off Chapel Hill has been identified as a community recreational site. Under policies LR2 (Local Plan) and RT2 (Structure Plan), development that would prejudice the continued use of this site will not be permitted unless a satisfactory replacement, located conveniently in or on the edge of the settlement, can be provided in advance.

11.7 There are 14 listed buildings in the Conservation Area. Development that affects the character of these historic assets shall be assessed against national guidance, Local Plan policies LC6 and LC7 and Structure Plan policy C9. Additionally, 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 policies LC8 (Local Plan) and C9 (Structure Plan).

11.8 Four sites within Beeley are identified on Derbyshire's Historic Environment Record (HER). These are listed in Section 3.2 accordingly. Development that would affect these assets, or any other areas of archaeological potential, will only be permitted if in line with Local Plan policies LC15 and LC16 and Structure Plan policy C10. Where development has been permitted, the developer will be required to minimise its impact and, as appropriate, to record, safeguard and enhance the sites or features of special importance. Appropriate schemes for archaeological investigation, prior to and during development, will also normally be required.

11.9 A number of protected species have been found in the Beeley Conservation Area. For example, bats have been discovered roosting in roofs. Some development proposals within the Beeley Conservation Area are therefore likely to require specialised surveys, such as bat surveys, as part of a planning application. Trees, particularly mature trees may include features suitable for roosting bats.

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

11.11 In the Conservation Area, trees with a trunk over 75mm in diameter are protected. Some hedgerows are protected from destruction or damage under the Hedgerows Regulations of 1997. All wild birds, with the exception of those defined as quarry or pest species, are also protected under the Wildlife & Countryside Act 1981 (as amended). Natural England therefore recommends that 'No tree or scrub clearance works shall be undertaken during the main bird breeding season (Mid March to July inclusive).' This condition will normally be attached to planning permissions that include tree, scrub and hedgerow removal. Development proposals for areas where protected bird species exist should include, and implement, a scheme for safeguarding the future survival of the protected bird species and their habitat. This will also be a requisite condition of any relevant planning permission.

11.12 Beeley Moor, to the east of the Conservation Area, and Lindop Wood, to the west, are designated as Section 3 Areas. These are areas of moorland, heathland, downland and woodland in National Parks that are particularly important to conserve (Wildlife and Countryside Act 1981, as amended). Lindop Wood is recognised as an ancient woodland whilst Beeley Moor is identified as moorland. These areas are also designated in the Local Plan as Natural Zones. Under policies LC1 (Local Plan) and C2 (Structure Plan), development will only be allowed in these areas in exceptional circumstances.

11.13 Beeley Moor is a Site of Special Scientific Interest (SSSI). This designation protects the country's best wildlife and geological sites. Beeley Moor is also recognised as a Special Protection Area and Special Area of Conservation under Local Plan policy LC17. Safeguards and enhancements will be required for development that would affect the Moor or its setting, in line with Local Plan policies LC17 and LC18 and Structure Plan policy C11.

11.14 Although the areas noted in paragraphs 11.12 and 11.13 are outside the Conservation Area boundary; they contribute to the setting of the area as a whole.

11.15 The B6012 Chatsworth Road running along the Conservation Area's western perimeter forms part of the secondary road network linking Baslow to Matlock. Policies LT1 (Local Plan) and T2 (Structure Plan) state that the Authority will discourage the use of the lowest category of roads in favour of strategic and secondary routes.

12. LISTED BUILDINGS IN BEELEY CONSERVATION AREA

No.	Address	Grade	Date
1.	Fold Cottage (Woodland cottage) Chesterfield Road	II	late 18th c
2.	The Old Vicarage Church Lane	II	1856
3.	Church of St. Anne Church Lane	II*	12th c
4.	Dove Cottage, The Cottage and No.3. Devonshire Square	II	mid 19th c
5.	Post Office and Holmes Cottage Devonshire Square	II	18th/19th c
6.	Devonshire Arms Devonshire Square	II	late 18th c
7.	The Duke's Barn School Lane	II	1791
8.	Old School and attached walls School Lane	II	1841
9.	Old Hall, attached wall and doorway School Lane	II"	e17th c.
10.	Outbuildings to the north-east of Old Hall School Lane	II	17th/19th c
11.	Pynot Cottage School Lane	II	17th/18th c.
12.	Norman House, attached cottage and barn School Lane	II	17th/19th c
13.	Barn to the west of Norman House School Lane	II	18th c
14.	The Cottage School Lane	II	17th c

Summary:

0	Grade I Listed Buildings
2	Grade II* Listed Buildings
12	Grade II Listed Buildings

Information from the List of Buildings of Special Architectural or Historic Interest: District of West Derbyshire: Peak District National Park: DoE: 19th June 1987.

Please Note:
There are other listed buildings in Beeley Parish but they are outside the Conservation Area

13. GLOSSARY

Agrarian Of the land or its cultivation (Oxford Dictionary 1996).

Ancillary In architectural terms this usually refers to a subservient structure, for instance stables or outbuilding.

Ancient Woodland Ancient Woodland is land continuously wooded since AD 1600 in England.

Ashlar Masonry that has been carefully cut, dressed and squared to be employed 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 dwelling.

Burgage plot A plot of land longer than it is wide, can include any structures on it. Typical of medieval towns.

Cairn Mound of stones as a monument, landmark or burial.

Chamfered The surface made when the sharp edge or arris of a stone block of piece of wood, is cut away, usually at an angle of 45° to the other two surfaces (Fleming et al, 1991).

Chapelry Land assigned to a chapel.

Coped gables Gable walls that have a course of flat stones (copings) laid horizontally on top.

Cordwainer Leatherworker and/or cobbler.

Croft Enclosed piece of (usually arable) land.

Crowstone This is a hard stone, now more commonly known as ganister, used as road metalling and for crucible making. Often found immediately under coal seams.

Cruck Frame Constructed primarily in the north and west of England from the medieval period through to the 19th century (Brunskill 2000). This method of timber-framing is based upon two curved timbers, known as blades, positioned in an A shape. These paired timbers are usually cut from a single tree. The blades are joined at the apex and roof loads are transferred along roof purlins, then directly to the ground via the blades. A tie beam and collar assist the restraining of the structure whilst the base of the cruck sits on a soleplate, padstones or on a plinth.

Curtilage Area [of land] attached to a house and forming one enclosure with it. (Oxford Dictionary 1996). This term derives from the Old French word courtil, meaning “small court” (Mynors 2006).

Dormer window Window placed vertically in the sloping plane of a roof (Pevsner 2002).

Double pile plan The building is entirely two rooms in depth (Brunskill 2000).

Drip moulds A horizontal moulding for throwing-off water and so protecting the windows/doors/features immediately below.

Earthwork An earthwork is a bank, mound, ditch or hollow made of earth with a range of forms and functions that was created by people in the past

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.

Grindstones A thick revolving disk of stone used for grinding, sharpening and polishing. These stones, also referred to as whetstones or hones, were important to the cutlery and other metal industries in Sheffield.

HER The historic environment includes all aspects of our surroundings that have been built, formed or influenced by human activities from earliest to most recent times. An **Historic Environment Record** (HER) stores and provides access to systematically organised information about these surroundings in a given area. It is maintained and updated for public benefit in accordance with national and international standards and guidance.

Holloway A sunken track worn down over time, with slightly raised sides.

Hood mouldings Projecting moulding above an arch or a lintel to throw-off water [also referred to as a drip mould] (Pevsner 2002).

A Hundred A 'hundred' is a term dating from the 10th century and was, as the name suggests, an area of land containing approximately 100 families, or 10 tithings.

Kneeler A horizontal decorative projection at the base of a gable's [verge] (Pevsner 2002).

Lintel A horizontal beam or stone bridging an opening (Pevsner 2002).

Mullion Vertical posts or uprights dividing a window into 'lights' (Pevsner 2002).

Neolithic The prehistoric period which comes between the Mesolithic (Middle Stone Age) and the Bronze Age, dating roughly from 4000 to 2000 BC. This was the time of the adoption of the first agricultural practices, including cereal cultivation, but more importantly the rearing of domesticated animals, including herds of cattle and flocks of sheep. In the beginning, farmers moved around the landscape with their herds, much as they had in the Mesolithic (except they took animals with them rather than following wild game). It was only after more than a thousand years that they settled in more 'permanent' farms which they surrounded by hedged fields. They built impressive ceremonial monuments, often used to establish traditional right to the use of land, by burying the bones of the ancestors to overlook pastures.

Ogee A double curved line made up of convex and concave part (S or inverted S) (Fleming et al, 1991).

Parish The smallest unit of local government is the civil parish. In some areas this covers the same area as an ecclesiastical parish which is the area of jurisdiction covered by the parish church. Ecclesiastical parishes are almost always the remains of Medieval manors especially in rural areas and many have remained unaltered in their boundaries since the Medieval period. However, in the Peak District many parishes became defined by the boundaries of Townships.

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.

Pinfold A small walled enclosure in which stray cattle or sheep were impounded (Harris 1992).

Quoins Dressed stones at the external corners of a building.

Riddings A chapelry in the parish of Alfreton.

Romanesque A general term for all the debased styles of architecture which sprang from attempts to imitate the Romans and which flourished in Europe from the period of the destruction of Roman power till the introduction of Gothic architecture.

SAC Special Areas of Conservation (SACs). Sites of international importance for wildlife, protected under the European Habitats Directive and the Habitats Regulations. Any proposal which might have a significant effect on a SAC must be formally assessed and if likely to damage the interest, can only go ahead if there are no reasonable alternatives, there are significant overriding reasons and compensatory measures are provided.

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 the written consent of the Secretary of State.

Secular Not associated with religion.

Seneschal Steward of a great medieval great house (Oxford Dictionary 1996).

SSSI Site of Special Scientific Interest (SSSIs). Sites of national importance for their wildlife or geological interest, protected under the Wildlife & Countryside Act 1981 (and subsequent amendments). Owners/occupiers must consult Natural England if they wish to carry out operations which might damage the interest of the site, and public bodies have a duty to take reasonable steps to further the conservation and enhancement of SSSIs (e.g. when considering planning issues).

Staffordshire Blue Bricks These dull, dark purple bricks, known as engineering bricks, are made from Etruria Marl burnt at a high heat which produces a material that is strong and impervious.

Stratification Arrangement of strata or grades.

Stringcourse A continuous horizontal band set in the surface of an exterior wall or projecting from it and usually moulded (Fleming et al, 1991).

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.

Terrier A register or roll of a landed estate, an inventory.

Tilled To cultivate land (Oxford Dictionary 1996).

Tithe map Shows the boundaries of land and property within the Tithe area. A tithe was tenth of a person's produce or income given voluntarily or as a tax to the church.

Verdant Green and lush, particularly associated fields and landscape.

Vernacular Vernacular architecture can be defined as dwellings and 'all other buildings of the people' (Oliver, 2003).

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Maps

Chatsworth Archives: Cartographic Material:

1785	Map of Beeley	(Chatsworth Archives ref.2558)
1814	Beeley and Harewood	(Chatsworth Archives ref. 2687)
1832	Beeley Enclosure Award	(Chatsworth Archives)
1836	Map of Beeley	(Chatsworth Archives)
1855	Beeley Village	(Chatsworth Archives ref. 2526)
1867	Estate Plan: Beeley and Ashover	(Chatsworth Archives)
1883	Beeley Village	(Chatsworth Archives ref. 2628)
n.d.	Poor Rate Map	(Chatsworth Archives ref. 2544) (but must be post-1850)

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