

Conservation Area Appraisal

April 2013

Bakewell



BAKEWELL CONSERVATION AREA APPRAISAL

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INTRODUCTION TO CONSERVATION AREAS & APPRAISALS

What is a Conservation Area?

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

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

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

Conservation Areas in the Peak District National Park

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

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

Grant Assistance in a Conservation Area

Grants are currently available (2013) for the repair and reinstatement of external architectural features to both listed and unlisted buildings 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).

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

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

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

Planning Constraints in a Conservation Area

Conservation Area designation brings with it some legislative controls to ensure that any changes respect the special character of the area. The following controls apply to any building or land within a Conservation Area:

- Conservation Area Consent will be required to demolish:
 - (i) a building with a volume of 115 cubic metres or greater;
 - (ii) a wall, fence, gate or other means of enclosure 1 metre or more in height next to a highway (including a public footpath or bridleway), waterway or public open space, or 2 metres or more in height elsewhere;
 - (iii) a building constructed before 1914 and in use, or last used, for agricultural or forestry purposes.
- Planning permission will be required for some minor development.
- Planning applications for development within a Conservation Area will have to demonstrate that the proposed work will preserve, and where possible enhance, the character of the Conservation Area.
- Trees with a diameter 7.5cm, or more, in a Conservation Area are protected. Anyone proposing to cut down or carry out work on a tree in a Conservation Area is required to give the Local Planning Authority 6 weeks written notice of intent to do so.

For further advice, please contact the Authority's Planning Service (on 01629 816000).

What is a Conservation Area Appraisal?

Local Authorities have a duty to review Conservation Areas from time to time. The preparation, publication and formal adoption of Conservation Area Appraisals is part of this process. Appraisals are being carried out, and in some instances reviewed, for each of the Peak District National Park's 109 Conservation Areas. English Heritage's 'Guidance on Conservation Area Appraisals' (2006) and 'Understanding Place: Conservation Area Designation, Appraisal and Management' (2012) inform the format and content of the 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 Authority's Local Development Framework Core Strategy (2011) and Local Plan (2001), the Authority's Supplementary Planning Document for Climate Change and Sustainable Building, the Design Guide (2007) and the Authority's Landscape Strategy (2009). The relevant national guidance should also be taken into account, for example the National Planning Policy Framework (2012) and Planning Policy Statement 5: 'Planning for the Historic Environment: Historic Environment Planning Practice Guide' (2010). These documents all include policies that help protect the special character of Conservation Areas and guide new development.

The Bakewell Conservation Area Appraisal was adopted at the Peak District National Park Authority's Planning Committee on the 19th April 2013. Copies are available on request from the National Park Authority and on our website. Copies of this document have also been given to Bakewell Town Council and Derbyshire Local Studies Library.

How will the Appraisal be used?

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

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

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

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

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

1.0 CHARACTER SUMMARY

1.1 Bakewell Conservation Area was designated on 28th March 1980. The original Conservation Area boundary (see Fig. 2) included the town centre and extended northwards as far as Holme Hall and Burre House, eastwards as far as The Cottage on Coombs Road, southwards as far as the Recreation Ground and westwards to include the land between Monyash Road and Stanedge Road. Following approval at Planning Committee on 19th April 2013, five amendments were made to the boundary, detailed in Section 10 of this document (see Fig. 16).

1.2 Bakewell is located at a convenient valley crossing point, where historically the River Wye was easily forded. It may have been this ease of river crossing, together with the occurrence of both cold and naturally warm spring water, which first attracted people to settle here.

1.3 The settlement of Bakewell itself was established in the early medieval period. Evidence suggests that there was a church in Bakewell as early as AD800. This became a minster church for a large area of the High Peak from around AD926.



P1.1 The Church of All Saints, Bakewell

1.4 The earliest documentary reference to Bakewell is in The Anglo-Saxon Chronicle, which records that in AD920 Edward the Elder ordered a burh, or defensive military fortification, to be built near to 'Badecan Wiellon', meaning 'B(e)adeca's spring'.

1.5 Bakewell town started to expand and develop from the twelfth century and both the town and parish had become the largest in the

High and Low Peak by the sixteenth century, with Bakewell market the most prosperous.

1.6 From the later seventeenth century the town began to be a major tourist destination. Improved communications from the mid-eighteenth century led to the establishment of Sir Richard Arkwright's cotton-spinning mill at Lumford in 1777 and the development of Bakewell as a coaching town and spa from the early nineteenth century.

1.7 A major expansion of the town took place from 1920, when the Duke of Rutland, whose family had held the lordship of the manor of Bakewell from the sixteenth century, sold almost all of his property in Bakewell. Expansion continued through the twentieth century, with new housing estates to both the north-east and south-west.

1.8 Many of Bakewell's buildings have historic and architectural merit and make a positive contribution to the Conservation Area. All Saints' Church displays the earliest architectural detailing in the town, dating from the Norman period (1066-1154). The majority of the town's existing buildings were constructed between the seventeenth and the twentieth centuries. As the town has developed, buildings were constructed for many different purposes and this is reflected in the range of building types found within the town.

1.9 Examples of both polite and vernacular architecture can be seen in Bakewell Conservation Area. The buildings which display polite detailing tend to occupy prominent positions in the townscape. The vernacular buildings are dispersed throughout the Conservation Area. These are small-scale and of simple form with a solid, robust appearance.

1.10 The majority of buildings within the Conservation Area are of two to three storeys; outbuildings are usually one or two storey. Most properties face the street, often directly fronting onto it and the density of built form is high, particularly in the town centre.

1.11 A variety of building materials can be found in Bakewell but buildings and structures are predominantly either of gritstone, or limestone with gritstone dressings. The majority of the building stone was sourced locally and was also used for roofing slates, boundary walls and paving. This consistent palette of materials, with subtle neutral colours, has provided the Conservation Area with a relatively unified appearance and also helps Bakewell's built environment blend into its rural setting.

1.12 Improvements in transportation, especially with the coming of the railway in the 1860s, allowed mass-produced and non-indigenous materials to become more widely available, for example blue slate and clay roofing

tiles, as well as cast iron for rainwater goods and lamp columns. Many of these materials now have such a long-established and extensive use in Bakewell that they have become an accepted part of the local building tradition.

1.13 Bakewell Conservation Area contains the majority of the town centre and land that forms part of the northern and eastern edges of the settlement. Within this area, there is a contrast of characters ranging from an urban core through to open riverside meadows and a pastoral landscape. The town is extensively laid out in a broad valley bottom with land rising steeply to the west and east. The River Wye makes a significant contribution to the Conservation Area, containing the town-centre to the north and east.

1.14 One of the striking features about Bakewell Conservation Area is the contribution trees make to its character and appearance. Although there are relatively few mature trees in the commercial centre of town, the town still feels well planted. This is partly due to the presence of mature trees within both the town's public and private spaces, but mainly because Bakewell is almost surrounded by woodland. Trees can almost always be glimpsed through and above buildings, on the surrounding hillsides and along the river bank. These views are an important feature of both the town and its setting.

1.15 There are several areas of open green space in the Conservation Area, shown on Fig. 15. The largest of these are on the edges of the boundary. These are visually important, providing green backdrops or foregrounds to many of the views in Bakewell. Some of these areas also have historic, archaeological and amenity value.



P1.2 Scot's Garden in the foreground

1.16 Today Bakewell is a centre for tourism, with a weekly general market and regular livestock and farmers' markets.

2.0 LOCATION AND POPULATION

2.1 Bakewell Conservation Area lies within the Derbyshire Dales, in the centre of the Peak District National Park. Bakewell is the only town included within the National Park.

2.2 Bakewell lies on the west bank of the River Wye, 2 miles west of the confluence of the rivers Wye and Derwent. The River Wye marks the boundary between the carboniferous limestone of the White Peak to the west and the gritstone moors to the east. The town itself sits on the limestone and extends down onto the floodplain of the river. It is located at a shallow fording point of the river.



P2.1 The town extends onto the floodplain

2.3 In the Authority's Landscape Strategy and Action Plan (LSAP, 2009) Bakewell Conservation Area straddles three different landscape types across both the Derwent Valley and White Peak regional landscape character areas. The lowest-lying area to the east of the A6, including the river, meadows and eastern half of the town, lies within the Riverside Meadows landscape of the Derwent Valley. The northern and eastern extremities of the Conservation Area, around Castle Hill and between Holme Hall and Newholme Hospital, lie within the Estatelands landscape of the Derwent Valley. The western half of the Conservation Area, on higher ground to the west of the A6, lies within the Limestone Village Farmlands landscape of the White Peak.



P2.2 Higher ground on the west side of the town

2.4 Bakewell is located on the A6, between Matlock and Buxton. The A619 from Chesterfield and the B5055 from Monyash meet at Bakewell Bridge, the crossing point for the River Wye. The town is approximately 7 miles (11.6 km) north-west of Matlock, 15 miles (24.3 km) south-west of Sheffield, 11 miles (17.6 km) south-west of Chesterfield and 11 miles (17.6 km) south-east of Buxton.

2.5 According to the Diocesan census of 1563, there were 173 households in Bakewell parish, suggesting a population of between 550 and 600 (Stroud, 2003).

2.6 By the end of the eighteenth century, communications to Bakewell had improved with the turnpiking of the roads through the town and Sir Richard Arkwright's new cotton-spinning mill at Lumford was providing increased employment. As a result, by 1789 the population had increased to around 930, with approximately 192 houses (Stroud, 2003).

2.7 The town continued to expand through the nineteenth century, and this is reflected in a steady increase in population and numbers of houses within the parish, recorded in the census figures for Bakewell. In 1801, 280 houses were recorded, with a population of 1,412; by 1851 there were 443 houses and the population had increased to 2,217; by 1901, 560 houses were recorded and the population had reached 2,850.

2.8 The most dramatic expansion of the town occurred through the second half of the twentieth century. The population recorded for Bakewell parish on the 1991 census had reached 3,818.

2.9 In 2001 the population for Bakewell parish was 3,979.

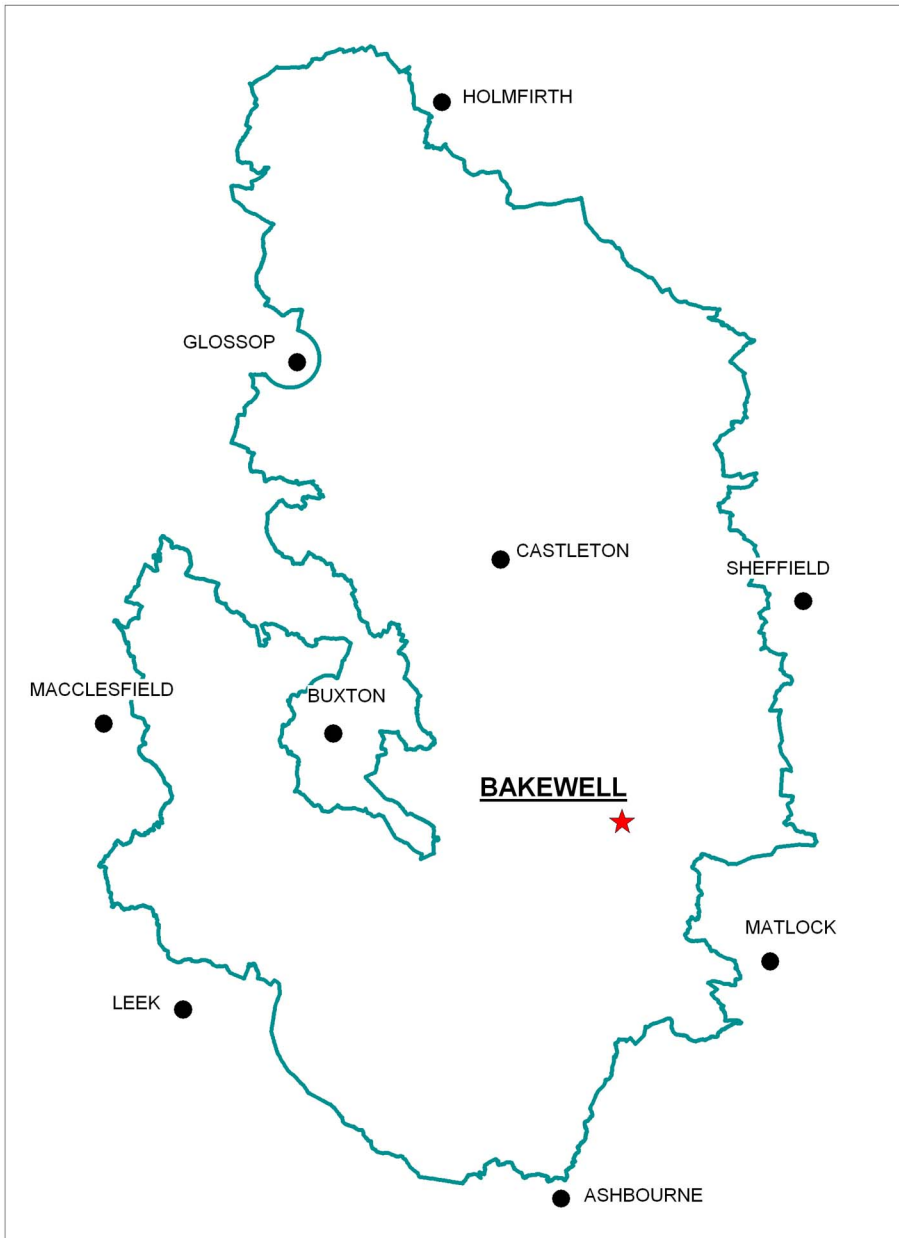


Fig. 1a. Location of Bakewell Conservation Area

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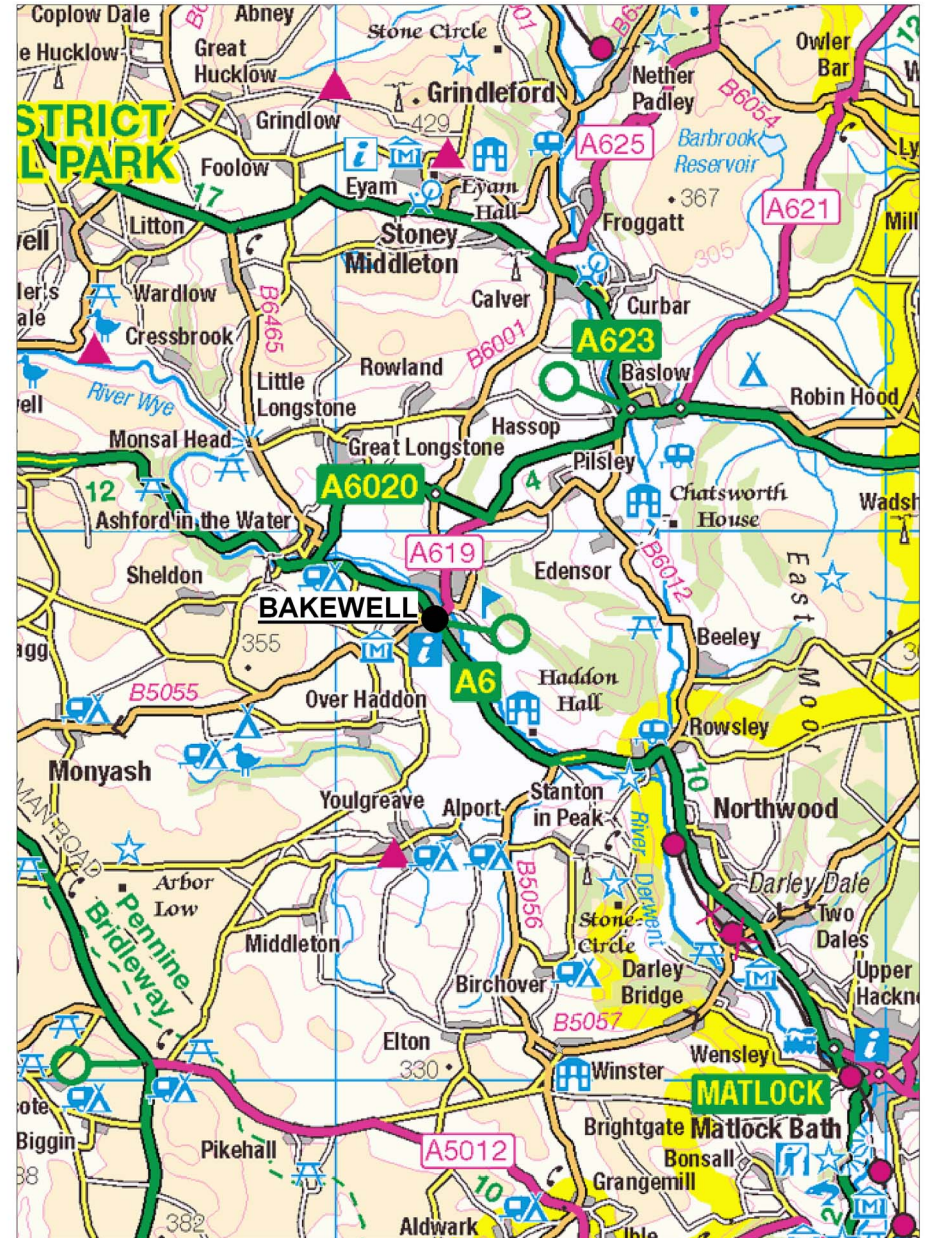


Fig. 1b. Location of Bakewell Conservation Area

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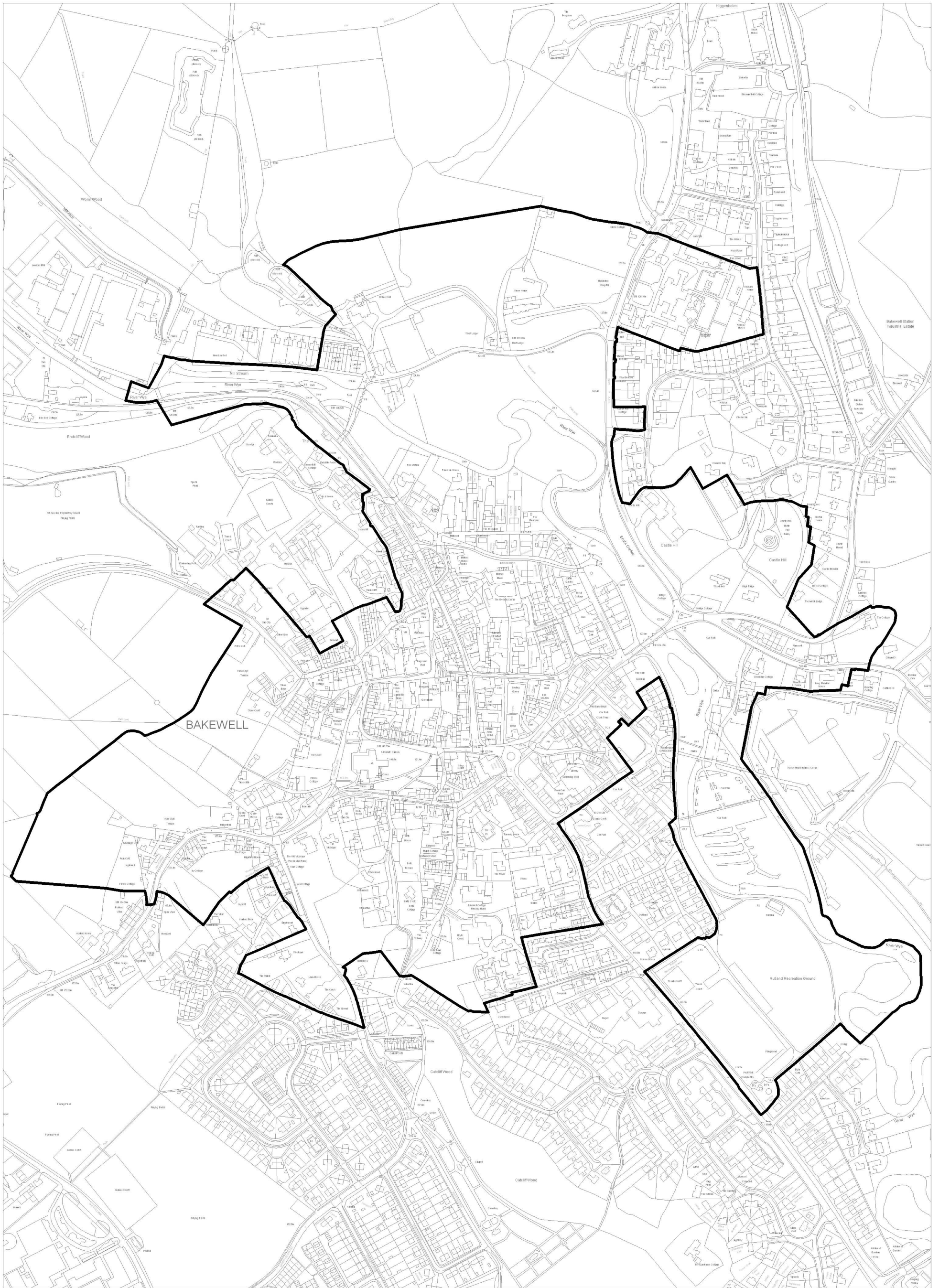


Fig. 2. Bakewell Conservation Area Boundary

Designation date 1st February 1980. Extensions & Exclusions date 19th April 2013

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Fig. 3. Aerial Photograph showing Bakewell Conservation Area

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