

## 5.0 ARCHITECTURAL AND HISTORIC QUALITIES

5.1 The majority of buildings in the Conservation Area are of local vernacular construction and their simple, utilitarian form gives them a solid, robust appearance. Even the larger, higher status secular properties are predominantly vernacular in style and this high degree of architectural unity makes a significant contribution to the special character and appearance of the Conservation Area. The two churches display more sophisticated architectural detailing but neither dominate the Conservation Area and the Church of St. Leonard's, by far the largest building in the settlement, is positioned some distance from the public domain, well screened by trees in summer, with only the top of its spire visible from most areas.

5.2 Short terraces of cottages along the eastern side of Chapel Street and the south side of Church Street mostly date from the eighteenth and early nineteenth centuries, when the settlement underwent an intensive phase of development due to the flourishing lead mining industry in the area. Their size and scale suggests that they were built to house the increasing numbers of miners living in the village. The terraces are not uniform, as it was common practice to build onto an existing property. The larger, higher status properties in the settlement, including Manor House Farm and Sheldon House, are likely to have been built as a result of increasing wealth derived from the lead mining industry.



*P5.1 Non-uniform terraces of properties*

5.3 The earlier cottages in the settlement tend to be long, low properties, with the later nineteenth century houses being taller, with more symmetrical proportions.

5.4 Density of built form is low throughout the Conservation Area and most of the buildings are relatively small-scale, two-storey structures. Manor House Farm is a double-pile structure so that its full size is only evident from the side, with its frontage, facing onto the public domain, in keeping with the general size and scale traditional to the settlement. Only the Bull's Head

and Sheldon House are three storeys high and only the two churches are of any significant size.

5.5 Most of the properties within Monyash Conservation Area face onto the street, often directly fronting the street or pavement. Even the higher-status eighteenth and nineteenth century properties face onto the street, whereas in other settlements within the National Park it is typical for such properties to face towards the south or south-west, in order to maximise sunlight.

5.6 The main frontage of the Vicarage does, however, face south. The late nineteenth century Ordnance Survey maps show a pathway running from the churchyard to the south elevation of the Vicarage, indicating that the building originally had a much closer physical link to the church. A boundary wall now separates the Vicarage from the churchyard and this separation is emphasised by dense tree cover.

5.7 Monyash originated as an agricultural settlement and many of the buildings within the Conservation Area were originally farmhouses, with associated barns and other outbuildings. As a result, many buildings still retain a barn-like appearance, with large cart entrances and few openings, even where these farm buildings have been converted to residential use. A characteristic feature of the Conservation Area is that most of the agricultural buildings are located immediately to the rear of the main farmhouse, at ninety degrees to the road; this may be due to the physical constraints of the fossilised medieval strip field boundaries.



*P5.2 Agricultural buildings located to the rear of Mere Farmhouse.*

5.8 There are 14 listed properties within Monyash Conservation Area. A list of these can be found in Section 13. The majority of buildings in the settlement are unlisted, but most have some historic and architectural merit and make a significant, positive contribution to the appearance of the Conservation Area.

5.9 The Grade II\* listed Church of St Leonard is the earliest surviving building within the Conservation Area. The existing building dates from the early thirteenth and fourteenth centuries, but was extensively restored and the chancel rebuilt between 1886 and 1888, by William Butterfield. Some fourteenth century

windows still remain, along with a thirteenth century doorcase and some thirteenth and fourteenth century internal elements. A late-twelfth century internal piscina and sedilla to the south chancel wall may be remnants of the first recorded church on the site, in 1199.

**5.10** The base of the Grade II listed market cross dates from around 1340, when Monyash was granted a charter to hold a market. The shaft is more recent.

**5.11** Medieval buildings in the village would have been timber framed and before the middle of the eighteenth century many of the humbler cottages would have had thatched roofs. No thatched roofs remain and the only evidence of timber framing is three cruck frames which survive to the first floor of the seventeenth century section of the Bull's Head. Medieval house platforms can still be identified, however, between the present buildings (Barnatt and Smith, 2004).

**5.12** Towards the end of the sixteenth and beginning of the seventeenth century England went through the Great Age of Rebuilding, driven largely by increasing wealth from a thriving agricultural economy, coupled with a desire for privacy and comfort. From this time onwards, construction used more substantial materials and forms and as a result, evidence of earlier buildings could have been masked or destroyed. With the exception of St. Leonard's Church, there is no remaining exterior evidence to suggest that any buildings in Monyash have a construction date earlier than the seventeenth century. It is, however, possible that some of the buildings contain earlier cores.

**5.13** Dating buildings from physical evidence is generally problematic as inevitably over time they are altered, with extensions and other changes masking or destroying historic fabric. Remaining architectural features and characteristics, however, can still provide a fairly reliable indicator of a building's date of construction.

**5.14** Windows and their surrounds are good indicators of a building's age, but even this is not straightforward as sometimes earlier buildings were given new façades. This was common practice in the nineteenth century when technological advances in glass production allowed for larger windows. In general, seventeenth century windows are mullioned with chamfers, sometimes double-chamfered, and the openings have a horizontal emphasis with small casements in rows. Eighteenth century windows tend to have mullioned windows with square-cut faces externally. The sills of both seventeenth and eighteenth century windows are flush with the face of the wall. Nineteenth century windows generally have larger sash openings with a vertical emphasis, with sills projecting beyond the

face of the wall and later openings often having only a lintel and sill rather than a full surround.

**5.15** The Bull's Head Inn is the only building in the village that can be reliably dated to the seventeenth century, with a date of 1619 inscribed above the blocked doorway to the older part of the property. Some seventeenth century recessed and chamfered windows still remain, both to the front and side of this part of the building.

**5.16** Mount Pleasant has double-chamfered, mullioned windows with hood moulds above the lintels to its front elevation, although the mullions are no longer in situ. These features suggest that the building has seventeenth century origins. The building would have been located on what was once one of the main routes into the settlement and is an important unlisted building within the Conservation Area.

**5.17** Old Hall Cottages are listed (Grade II) as being early nineteenth century in date. However, there are seventeenth century chamfered mullioned windows to the side elevation of number 1, with hood moulds over a number of the windows even where openings have been enlarged and later sash windows inserted. This suggests that the western end of the terrace may have incorporated part of an older, seventeenth century building, perhaps the 'Hall' marked on the 1840 Ordnance Survey Map in the location of Old Hall Cottages.



P5.3 Seventeenth century double-chamfered windows at Mount Pleasant (top); 1 Old Hall Cottages (bottom)



**5.18** The Quaker Chapel was converted from an earlier cottage in 1717 and enlarged in the mid-nineteenth century. An eighteenth century square section flush mullioned window remains to the first floor on the south elevation of the building. However, an older, recessed chamfered mullioned window with leaded lights to the ground floor of this elevation may be a surviving feature from an earlier seventeenth century cottage.

**5.19** The eighteenth century frontage to the Bull's Head has a horizontal stone hood mould above each of its windows, even though most of the window openings to this elevation have been altered. A similar hood mould detail can be seen on the eighteenth century building at the west end of the school and on the west elevation of Shepley House, at the south-eastern corner of Chapel Street. Shepley House has flush window surrounds to this elevation, suggesting that it may also be of a similar, eighteenth century date.



*P5.4 From top to bottom: eighteenth century horizontal stone hood moulds at the Bull's Head, school and Shepley House*

**5.20** Chandlers is listed (Grade II) as being nineteenth century but there are eighteenth century windows to the rear gable of the main building. Some extremely thick internal walls suggest a nineteenth century remodelling of an earlier structure or collection of structures. Internally, the older part of the building retains important historic features relating to past uses, including candle-making: the pantry has brackets hanging from the ceiling, which may have been used for hanging the finished candles, or in the production of wicks. The cold store is an unusually complete survival of a butchery area,

retaining a flagged floor, stone benches with marble slab tops and a stone working surface with retaining lip.

**5.21** A number of eighteenth century buildings in Monyash have a datestone. For example, Manor House Farm has a date of 1714 inscribed on the lintel above the front door. Although the property was re-fronted in the early nineteenth century and a number of the windows appear to be of that date, some earlier windows can be seen to the side and rear of the property. There are also some blocked window openings that could be of an even earlier, possible seventeenth century date.

**5.22** 1 Dale View Cottages and Oakdene on Chapel Street both have a very similar datestone, the former of 1762, the latter of 1764. Both have the initials 'GG' and 'MG' inscribed alongside the date, indicating that they were constructed at around the same time by, or for, the same person or people. The datestone for Dale View Cottages is consistent with the eighteenth century window surrounds on the same, south-facing elevation: it is likely that this was the original front of the property, which was then remodelled in the nineteenth century at which time the north elevation became the front.



*P5.5 Datestones at 1 Dale View Cottages (top) and Oakdene (bottom)*

**5.23** Sheldon House has a datestone of 1774 on its front elevation and Shuttle Hill Cottage, which has massive limestone quoins to its north-eastern corner, has a datestone of 1744 between

the two front doors, although the inscription is now hard to decipher.

**5.24** Melbourne House was originally The Star Inn, which is believed to have been rebuilt in 1704 (Johnston and Johnston, 2010). Although the building has a nineteenth or possibly twentieth century frontage, the side elevation facing Handley Lane has flush window surrounds with one flush mullioned window, which suggests a rebuilding of an eighteenth century structure. Monyash House Farm has flush windows to its north-west elevation which suggest the building may also date from the eighteenth century: 'Monyash House' is one of only two buildings specifically identified by name on the 1840 First Edition Ordnance Survey Map.

**5.25** The most easterly range of barns to the south-east of Monyash House Farm has a date of 1884 on the north-facing gable. However, the range of barns immediately to the west of these is eighteenth century. The two groups of large barns occupy a prominent position near the centre of the Conservation Area and are key unlisted buildings of historic and architectural interest.

**5.26** Nineteenth century properties with datestones include Rawson House Farm (1869), the Reading Room (1881) and the more recent part of the school, erected by subscription (1871).

**5.27** The tradition of including datestones on buildings in Monyash has continued to the present day, with a number of twentieth century buildings displaying their date of construction. South Croft has a date-stone of 1992 on its north gable, but this reflects the extension of the original building, which itself dates from 1898; the property is not shown on the Ordnance Survey Map of 1898, but the small dilapidated cottage immediately to its east is marked, and may be of a much earlier date.

**5.28** Datestones are not always, however, an accurate indicator of the original date of the building. For example, Mere Croft has two lintels with the date 1631 but the style of the lintels and of the writing, as well as the external appearance of the building itself, suggest a much later, probably nineteenth or even twentieth century, date. The quoins located within the front wall are another indication that the building has undergone significant re-building and a comparison between the 1879 and 1898 Ordnance Survey maps confirms that the section to the south of the quoins was added between these two dates. The Coach House, immediately to the south-west, also appears to have been enlarged between 1879 and 1898.

**5.29** Where deeds or wills survive, these can give some indication of a building's date of construction. For example, although 1 and 2

Rose Cottages, on Church Street, appear to date from the late nineteenth century, title deeds to no. 2 reveal that the present cottages were built in around 1900, on the site of two previous buildings. These once belonged to the Parish and apparently served as a poor-house, workhouse or hospital. The buildings were sold in the 1840s, following changes in the Poor Law in the 1830s.

**5.30** A characteristic feature of many of the detached eighteenth and nineteenth/early twentieth century buildings is stone coped gables with moulded kneelers. A number of the later nineteenth century properties, including Hawthorn House, South Croft, Church View and The Croft have symmetrical frontages with a central doorway and bracketed canopy above, with sash windows on each side to each floor and gable end chimney stacks. The brackets below the canopy at Hawthorn House are particularly decorative. A number of the smaller, terraced nineteenth century properties also have bracketed canopies above front doors.



*P5.6 Stone coped gable + moulded kneeler at 1 and 2 Rose Cottages*



*P5.7 Decorative brackets at Hawthorn House*

**5.31** A picked tool finish to quoins and window surrounds is a nineteenth century/early twentieth century detail commonly found in Monyash.





*P5.8 Examples of picked tool finish*

**5.32** Some of the limestone lintels and surrounds display horizontal tooling, which is unusual as limestone, being a particularly hard stone, is rarely dressed.



*P5.9 Horizontal tooling to limestone lintel*

**5.33** In the first half of the nineteenth century windows had smaller panes and the sashes had no horns, as can be seen at Bolton House on Chapel Street. Horns were introduced when panes of glass increased in size from around 1860 onwards. The later windows typically had two panes of glass in each half sash and detailing to surrounds became more ornate, such as the decorative lintels to the frontages of South Croft and Hawthorn House.



*P5.10 Early-mid C19th windows at Bolton House*

**5.34** A number of buildings display individually distinctive architectural features. Manor House

Farm has a moulded eaves cornice and a moulded hood on stone brackets above the central front door, which has a moulded door surround on plain bases. Sheldon House has a continuous plain string course to the ground and first floors and plain banding to the limestone chimney stacks. The twentieth century porch to the front partially obscures a blocked former staircase window.

**5.35** The Vicarage is of some architectural interest, with deep overhanging eaves and its frontage facing south rather than towards the road. The east wing of the property has a number of interesting features on its south elevation and east elevation towards the rear, including a decorative, multi-paned top transom light to one of the ground floor windows, flush mullioned window surrounds, with a cruciform window to the rear and a window on the east elevation which may originally have been cruciform. These features suggest that the property may have earlier, possibly eighteenth century origins. The Vicarage is an important unlisted building within the Conservation Area, not only because of its size and architectural detailing, but also because of its historical association with the church.

**5.36** The Primitive Methodist Chapel, erected in 1888, displays features typical of mid-late Victorian gothic architecture, and has ornate railings above the boundary wall, with decorative stone gate-posts.



*P5.11 Gate post + railings at Methodist Chapel*

**5.37** The north-eastern corner of Chapel View Farm is curved, possibly to allow easier passage around the building to stables or other agricultural buildings.

**5.38** Ashtree Cottage, although now converted to residential use, still retains its original shop front, which is a significant reminder of the settlement's more commercial past. The Reading Room still retains its external staircase, but the external staircase which existed at

Lathkill Cottage, when it was part of the Golden Lion, was removed when the building was converted for residential use. There is now no external evidence that Lathkill House and Cottage were once an inn.

**5.39** The Grade II listed Type K6 telephone box was designed in 1935 by Sir Giles Gilbert Scott.

**5.40** There are three curved squeezer stiles within the Conservation Area which have a similar form and which are of historical interest. These are at the north-east entrance to the churchyard on Church Street, at the entrance to the enclosure containing the stone trough and telephone box on Chapel Street and within the front boundary wall at the entrance to Mere Farmhouse, on Rakes Road. The simpler, flat-stone squeezer stile at the western entrance to the mere on Rakes Road is also of historical interest.



*P5.12 Squeezer stiles*

**5.41** Some modifications to properties have led to historic features being obscured or lost. For example, original window openings have been altered on a number of older properties, modern windows have replaced traditional casements and sashes and various forms of double glazing and upvc have compromised the historic value of many of the unlisted properties. Such alterations reduce the historic integrity and appearance of traditional buildings and could, if they continue to proliferate, start to erode the historical character and appearance of the Conservation Area as a whole.

**5.42** In general the twentieth century buildings have been designed sympathetically, although there are a number of bungalows, which are non-traditional within the Conservation Area. Most of these are positioned so that they are not easily visible from the public domain. Although Highfield is in a more prominent location on Rakes Road, its position set back from the road at a slight elevation, means that it is only visible from a small area of Rakes Road, reducing its impact on the public domain. 7 The Orchard is located at an elevated position so that its overall height is similar to the buildings nearby, despite being a bungalow.

**5.43** The other twentieth century buildings at The Orchard are also non-traditional in design, some having a very shallow roof for the height of the building and others having very steeply pitched roofs. In general, however, the size and scale of these properties are in keeping with the more traditional properties within the village and the buildings are clustered into one relatively small area, surrounded by traditional stone boundary walls. As a result, their impact on the character and appearance of the Conservation Area is minimal.



*P5.13 Non-traditional roof pitches at The Orchard*

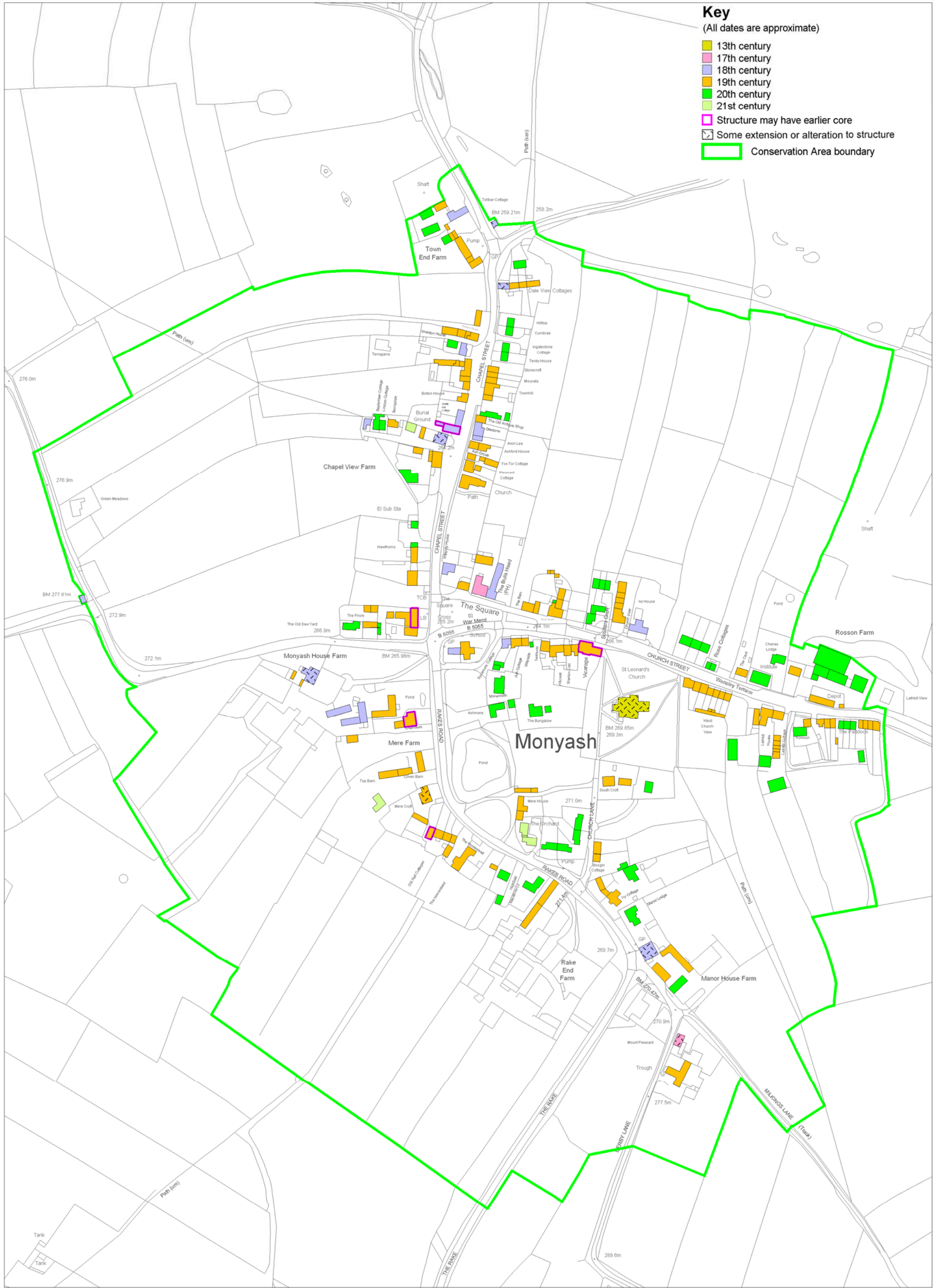
**5.44** The twentieth century properties at the north-eastern end of Chapel Street are typical examples of mid-late twentieth century design, with little reference to the traditional vernacular of the area. However, the materials used blend reasonably well with the surroundings and the properties themselves are set back from the public domain, reducing their impact on the character of the Conservation Area.

**5.45** The new Village Hall is in a prominent position near the eastern entrance to the Conservation Area on Church Street and its design and appearance, with the very large timber and glass opening, are non-traditional within the settlement. However, this is a public building and its individuality helps to identify it as such within a mostly residential area.



*P5.14 Village Hall*





**Key**

(All dates are approximate)

- 13th century
- 17th century
- 18th century
- 19th century
- 20th century
- 21st century
- Structure may have earlier core
- Some extension or alteration to structure
- Conservation Area boundary

Fig. 10. Architectural Development within Monyash Conservation Area

## 6.0 PREVALENT AND TRADITIONAL BUILDING MATERIAL

6.1 The predominant building material in Monyash Conservation Area is limestone. This was quarried locally from one of a number of quarries, including Ricklow, Hardrake and Brecks quarries. The consistent use of limestone throughout the Conservation Area, for both building construction and drystone walling, creates a distinctly uniform colour palette. This provides a strong unifying element which is central to the unique character and appearance of Monyash Conservation Area.

6.2 Buildings in Monyash traditionally have limestone walls, either coursed, roughly dressed squared limestone or rubble limestone brought to courses. A few buildings, such as some of the barns to the east of Monyash House Farm and to the rear of Manor House Farm, have random rubble limestone to the side walls. Other buildings have coursed stonework to the frontages with side and rear walls uncoursed or only roughly coursed.



*P6.1 Rubble limestone walling*

6.3 Most buildings have either gritstone or limestone dressings. Some properties have a mixture of the two, such as 5 Church Street, which has gritstone window and door surrounds and limestone quoins. A number of buildings have gritstone gable coping stones and kneelers.



*P6.2 5 Church Street, limestone+gritstone dressings*

6.4 The carboniferous limestone of the White Peak is a very hard stone, particularly difficult to tool and Monyash is unusual within the National Park in having so many properties with limestone dressings. Most of these date from the eighteenth and early nineteenth centuries.

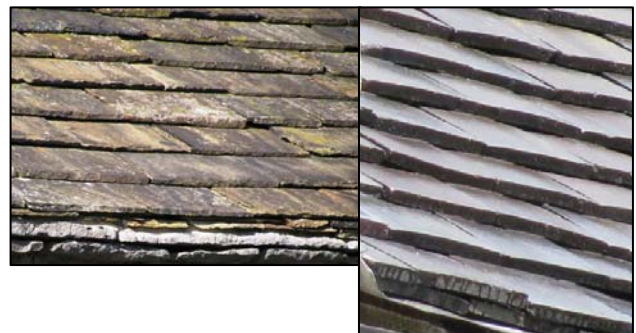
6.5 Fossils are visible within the limestone in places, such as on the datestone at Oakdene and on some lintels.



*P6.3 Fossils in limestone*

6.6 Nineteenth century datestones are generally in the form of a moulded inscribed gritstone plaque inserted into the limestone wall. The earlier datestones tend to be a plain piece of inscribed limestone within the wall, although the datestone at Sheldon House has a moulded outer frame and the lintels at Manor House Farm and The Bull's Head are inscribed on the lintel above the front door.

6.7 Roofs within Monyash are traditionally of stone slate or Staffordshire blue tiles, with blue slate on the later nineteenth century properties. The Methodist Chapel has a mixture of plain and club clay tiles and ornate clay ridge tiles. Concrete Hardrow tiles have replaced traditional roofing materials in places.



*P6.4 Stone slate + Staffordshire blue clay roofs*



**6.8** Stone chimneys are a traditional feature within the Conservation Area. Both limestone and gritstone chimneys are found and a number have gritstone copings, bands and drip courses. Blue engineering brick and red brick have been used on some nineteenth century properties and have replaced stone stacks on older buildings in places. Brick generally is an alien material to the Monyash Conservation Area.



*P6.5 Gritstone chimney*

**6.9** A few properties have rendered side and rear walls. Leahurst on Church Street and Larks Rise House have cement render to the frontages and to one or both sides. The Priory on Tagg Lane also has a rendered frontage and is the only property with painted exterior walls. The existing render is a modern cement-rich mix rather than a traditional wet dash or lime render.

**6.10** In general the twentieth century buildings are constructed using traditional materials, but there are a few examples of non-traditional building materials, including concrete rubble block. Highfield is built from red brick and pebble-dash, both non-traditional within the Conservation Area. A number of twentieth century buildings at The Orchard are built from sandstone rather than from the traditional limestone. Some of the properties at Soldiers Croft are fully rendered.

**6.11** Traditional rainwater goods in the area are generally cast iron with half-round profiles, with cast iron downpipes. Plastic has superseded traditional materials for gutters and downpipes in many places.

**6.12** Most of the traditional windows that remain are timber sashes or casements. Windows on earlier cottages may originally have had leaded lights, but the only original examples now remaining are to the side elevation of the Quaker Chapel. Many traditional windows have been replaced with upvc, which is now prevalent within the Conservation Area.

**6.13** Stone boundary walls contribute significantly to the character of Monyash Conservation Area. The limestone walls to the medieval strip fields are of dry-stone rubble construction with vertical flat coping stones. This

type of walling continues into the medieval crofts in the centre of the village and through much of the built environment within the Conservation Area. Boundary walls to individual properties vary from drystone to mortared limestone rubble, mostly uncoursed although there are some more modern examples of coursed rubble construction. Both vertical flat limestone and rounded limestone copings are found to property boundary walls and there are occasional examples of gritstone copings to more modern walls. Hawthorn House has triangular gritstone copings above a coursed rubble limestone wall.



*P6.6 Boundary walls*

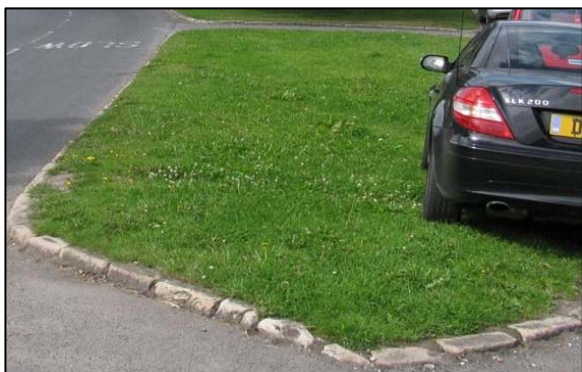
**6.14** A few buildings have gritstone gatepiers within their boundary walls, for example at the entrance to the field on the south-east corner of Tagg Lane and Rakes Road. The boundary wall to the Methodist Chapel is distinctive and unique within the Conservation Area, comprising a low limestone wall with heavy gritstone copings and ornate cast iron railings above, with decorative gritstone gate piers. This is the only instance of boundary railings within the Conservation Area.



*P6.7 Boundary wall+railings to Methodist Chapel*

**6.15** Prior to the early twentieth century, Monyash's roads would have been un-metalled

tracks, but tarmac is now the predominant surfacing material. There are gritstone kerbs around the edges of the green within The Square, as well as in front of Mere Farm and Old Hall Cottages on Rakes Road.



*P6.8 Gritstone kerb around the green*

**6.16** There is evidence of setted cartways leading from the doorways along the south side of Chandlers, mostly now hidden beneath the gravel along the drive. There is traditional stone paving within the telephone box enclosure in front of the stone trough and there are other areas of traditional paving to the rear and sides of some buildings, such as at Fox Tor Cottage.

**6.17** Limestone slabs form steps up to the north-eastern entrance to the churchyard and limestone slabs inset within the southern boundary wall of the churchyard step up to the stile which leads to the path across the field. There are similar limestone slabs forming steps up to the stile at the north-west corner of the car park on Chapel Street, with stone paving slabs in front of the stile, although these have lifted and no longer provide a flat surface. The main pathway through the churchyard has limestone pitchings edged with stone.



*P6.9 Limestone steps at NE entrance to church*

**6.18** The squeezer stile at the north-eastern entrance to the churchyard is of gritstone while that to the north-western entrance, beside the

gate-post, is of limestone and there are also limestone steps in front of the gateway to this entrance. The squeezer stiles elsewhere, including at the entrance to the enclosure surrounding the telephone box and stone trough, are limestone.

**6.19** The mere is roughly edged with limestone boulders, which have fallen into the water in places and there are stone steps leading down to the mere from the squeezer stile on Rakes Road.



*P6.10 Squeezer stile and steps leading to mere*

**6.20** There is little street furniture of particular merit in the Conservation Area. Street lighting is modern. There are two simple timber benches on the grassy area surrounding the mere and a cast iron bench on the south side of the green in the centre of the village.

**6.21** Modern materials, particularly upvc windows, are having an impact on the historic character of the village, particularly on Church Street.



## 7.0 THE RELATIONSHIP OF STRUCTURES AND SPACES

### General

7.1 The relationship between structures and spaces makes a key contribution to the special character of Monyash Conservation Area. The medieval strip fields that surround the village extend out from the crofts within the village and are clearly visible from the main roads through the settlement. The drystone boundary walls which surround them extend into the centre of the built environment.

7.2 Monyash originally developed as a nuclear settlement close to the five meres, at a crossroads where four important routes met, and with an open triangular marketplace in the centre. Although part of the original marketplace has since been infilled, the triangular green area still forms the physical centre of the settlement, and its historic origins as a marketplace are emphasised by the increasing width of the four main roads through the settlement as they approach the centre.



*P7.1 Original triangular marketplace still visible*

7.3 The sense of openness, space and light which characterises the Monyash Conservation Area is enhanced by the generous width of the main roads through the village, which constrict as they leave the settlement. In addition, whilst only one mere remains, most of the areas occupied by the former meres still remain as open spaces at the heart of the Conservation Area.

7.4 The numerous open green spaces within the centre of the Conservation Area, and the large open spaces between many buildings, help to create a strong visual and physical connection between the built environment and the surrounding landscape, with which it has such a close historical association. There are long-ranging open views out across the fields from the central roads, and with the exception of the tree-lined churchyard, no public areas feel enclosed.

7.5 The tall spire of the Church of St Leonard extends above the trees surrounding

the churchyard and is visible from many areas within the Conservation Area and beyond.

7.6 In most places the roads are edged by stone walls, either boundary walls or the walls of the buildings themselves. These stone walls provide a continuity that links the buildings and spaces through the Conservation Area and, most importantly, connects the settlement with its surrounding medieval landscape. Narrow tracks across the fields, lined on both sides by drystone walls, are a distinctive feature within the surrounding landscape, clearly visible on the aerial photograph of the Conservation Area (see Fig. 3).



*P7.2 Walled track between Chapel Street and Cross Lane, now disused*

7.7 The settlement can be separated into four distinct areas, each with slightly differing characters: Church Street; The Square; Chapel Street; and Rakes Road and the southern area.

### Church Street

7.8 At the eastern end of Church Street, short rows of cottages on the south side, similar in size and scale, are oriented with their frontages to the back edge of the pavement so that they appear to line the road. A repeating pattern of chimney stacks along their rooflines seems to follow the lane as it disappears around the bend and lead the eye ahead towards the church spire, visible above the rooftops. The blank gable end of The Depot prevents views further into the settlement, as the lane bends just beyond Rawson House Farm.



*P7.3 Short rows of cottages on Church Street*

**7.9** Trees and shrubs between and in front of the buildings on the south side of the road soften the view and increase the sense of space on entering the Conservation Area here.

**7.10** Views out of the Conservation Area towards the east are framed by 2 Church Street and The Depot, providing a clear edge to the settlement.



*P7.4 2 Church Street frames views to east*

**7.11** The high boundary walls to Cheney Lodge and Rowson Farm are a more dominant feature than the properties themselves, which are barely visible from the public domain. This creates a sense of space within the building line between The Depot and the Institute, so that building density on the north side of the road appears to be significantly lower than on the south side. In addition, The Depot has a barn-like appearance, set to the back edge of the pavement and the Institute is also clearly non-residential, giving an impression that there are no residential properties on the north side of the lane until The Croft.

**7.12** The tall gable ends of 1 and 2 Rose Cottages are a dominant feature when viewed from both the east and west, as the building is positioned closer to the edge of the road than the surrounding properties on the north side of the lane.

**7.13** When viewed from further west along the lane, the bend in the road by Rowson Farm obscures views out to the east, and 2 Church Street and The Depot appear to converge, with trees beyond forming a green end to the view.



*P7.5 Views east are obscured by the bend*

**7.14** Views west into the centre of the village are blocked by the bend in the road beside the churchyard and in particular by the dense tree cover along the northern edge of the churchyard.



*P7.6 Views to west blocked by bend in road + trees. Gable ends to Rose Cottages prominent*

**7.15** Greenery to the west side of the Village Hall helps to soften the impact of this very modern building on the historic character of the Conservation Area, when viewed from the west.

**7.16** The north-eastern entrance to the churchyard is enclosed and the curving steps and narrow squeezer stile appear to lead into darkness, creating a sense of privacy.

**7.17** The continuous stone wall and tall trees forming the northern boundary to the churchyard create an impenetrable barrier, visually and physically separating the north-eastern part of the Conservation Area from the southern part. In summer, the trees prevent visibility of the church from Church Street, with only glimpses of small sections possible.

**7.18** The north side of Church Street opens out in front of Ivy House, with a wide grass verge before the property's low boundary wall and front garden. This helps to maintain the sense of openness and space characteristic of the Conservation Area, preventing the road from feeling enclosed by the churchyard trees at this point.

**7.19** The road runs downhill towards The Square from the western end of the churchyard, so that the fields rising up the hill to the west can be seen above the roofs of Post Office Farm, 1 Chapel Street and Hawthorn House.



*P7.7 View above roofs to the hills in west*



**7.20** Beyond Ivy House and the churchyard, the road begins to open out into The Square, with properties mostly set back from the edge of the road. Open grass verges front the street on the north side, continuing along the lane to connect with the village green in the centre.

**7.21** Looking east along Church Street from below Soldier's Croft, the road rises uphill so that there are no views beyond Rose Cottages. The trees along the edge of the churchyard and the gable end of Rose Cottages together close in the view ahead, providing a clear demarcation between the more open area west from Ivy House and the eastern end of the Church Street.

### The Square

**7.22** From the east side of The Square, the Bull's Head and the mature trees on the green dominate the view, and the trees prevent open views across the fields to the west. The road ahead disappears from view behind 1 Chapel Street and there is no visibility of Rakes Road or the mere, which is masked by the school buildings.

**7.23** From the west side of The Square there are open views across the fields beside Post Office Farm. The bright red telephone box contrasts dramatically with the otherwise uniform colour palette within the rest of the village centre.



*P7.8 Open views across fields from The Square*

**7.24** The land rises to the west and east of the village centre, which lies in a shallow hollow. The appearance of the tall church spire above roofs on higher ground to the south-east of The Square emphasises the low-lying position of this part of the Conservation Area.



*P7.9 Church spire visible to the south-east*

**7.25** A large open space between the school and Sycamore Cottage adds further to the sense of space and openness at the village centre, but topography and mature trees prevent views south to the mere, with only a glimpse possible of Mere Farmhouse on Rakes Road.

**7.26** Post Office Farm and 1 Chapel Street form a definite edge to The Square on its western side and provide a backdrop to the Village Cross.



*P7.10 Post Office Farm + 1 Chapel Street form a backdrop to the village cross*

**7.27** There is a long-ranging view north along Chapel Street from the western edge of The Square, with hills and farm buildings visible in the distance above the building line. The roof of Dale View Cottages is just visible above road level as the lane drops steeply downhill into the trees beyond Sheldon House. The Methodist Chapel inhibits views along the east side of Chapel Street and the buildings on the west side appear as a cluster of offset gable ends and roofs rising behind the side elevation of the Quaker Chapel.



*P7.11 Views north along Chapel Street from the west side of The Square*

**7.28** The wide, open spaces between the buildings on the north side of Church Street are a distinctive feature when viewed from the bottom of Tagg Lane. These are emphasised by mature trees and shrubs between and around the buildings on both sides of the road, and by the wide grass verges edging the road west from Ivy House.



*P7.12 Church Street from the bottom of Tagg Lane*

**7.29** Approaching The Square from the west along Tagg Lane, the view ahead is dominated by relatively blank rear elevations and gable ends, with no visibility of the open central green, or of the route through the village to the east. The continuous stone boundary walls lining both sides of the road as it approaches the village, lead the eye ahead towards the centre of the settlement. Trees form a back-drop to the buildings straight ahead, and the church spire appears above the tree-line, visually separated from the built environment by greenery.



*P7.13 Approaching The Square along Tagg Lane*

**7.30** The land rises immediately to the south of Tagg Lane as it approaches The Square, so that the field running along its southern boundary and the tall barns of Monyash House Farm are at a higher level than the lane. The barns present mostly blank gable ends and walls with few openings and, together with the field create a rural feel on entry to the village centre.



*P7.14 Rural feel on the south side of Tagg Lane*

**7.31** Similarly, the range of farm buildings at Post Office Farm, still in use, maintain the agricultural character of the settlement at the south side of The Square. These follow the pattern traditional in Monyash, with the farmhouse facing the road and its associated agricultural buildings positioned immediately to the rear, at ninety degrees to the road.

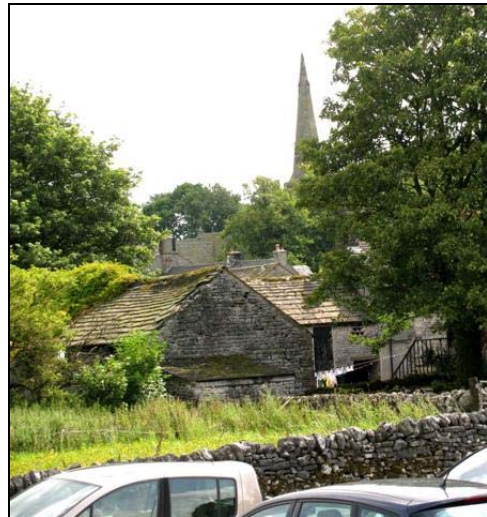
### **Chapel Street**

**7.32** Looking south from the bottom of Chapel Street, Old Hall Cottages are the most prominent feature, in a slightly elevated position, framed by trees in the summer. Looking east the wide, open, triangular form of The Square is clearly visible.

**7.33** The south-facing, Victorian gothic façade of the Primitive Methodist Chapel is the most distinctive feature when looking north from the bottom of Chapel Street. The drop in level beyond Sheldon House means that the road appears to terminate in a bank of trees, with hills further to the north just visible in the summer months.

**7.34** The car park and open field on opposite sides of the road, help to retain the historical separation between the northern part of the Conservation Area and the village centre, which would have existed before Jack Mere, on the site of the car park, was infilled.

**7.35** From the car park, a collection of low-lying roofs, oriented at different angles, lead the eye up to the spire of St. Leonard's Church above the tree-line to the south-east.



*P7.15 Low-lying roofs lead to the church spire*

**7.36** The relatively blank gable ends of the Quaker Chapel and Ash Grove provide a physical and visual break point on opposite sides of Chapel Street, where most other buildings are oriented to face onto the lane itself.

**7.37** Properties on the west side of Chapel Street, between the Quaker Chapel and Sheldon House, are oriented close to the edge of the



road, with no pavements and only small grass verges or areas of paving between the buildings and the tarmac. This is the only area within the Conservation Area where there is a fairly continuous building line on both sides of the road, with properties facing each other across the lane. As a result there are fewer open spaces between buildings than elsewhere.

**7.38** The road rises quite steeply to open out into a wide, level area in front of the Old Bay Horse Inn, perhaps reflecting the building's former function as an inn. Sheldon House is set back from the road behind a boundary wall and front garden so that it is not visible when approaching from the south along Chapel Street. There are long-ranging views across to the hills south of the settlement from this point.

**7.39** Sheldon Cottage is oriented gable-on to the road. This provides an end-point to the built environment on the west side of Chapel Street, and helps to enclose the north-west corner of the open area at the top of the hill. The building also marks the location of a lane, now inaccessible, which used to run across the fields to Cross Lane.

**7.40** The road drops so steeply to the north beyond this point that only the roof and upper floor of Dale View Cottages are clearly visible, framed by trees in the summer. The lane runs out of sight around a bend as it descends, and almost appears to terminate at Dale View Cottages.



*P7.16 Wide level area in front of the Old Bay Horse Inn; Sheldon Cottage oriented gable-on to the road; Dale View Cottages below road level*

**7.41** Moving further north, Tollbar Cottage comes into view at the bottom of the hill at the end of Horse Lane, but the most dominant feature here is the trees, which rise up above and around Tollbar Cottage and Dale View Cottages, providing a back-drop to both.



*P7.17 Tollbar Cottage at the bottom of the hill*

**7.42** The northern end of the Conservation Area, at the junction of Horse Lane and Chapel Street, is visually and physically separated from the rest of the Conservation Area. With the exception of Toll Bar Cottage, which is positioned close to the lane, and the gable end of Town End Farm which faces the entrance into the Conservation Area from Horse Lane, all other buildings here are relatively hidden from the public domain at the bottom of the hill, set well back from the lane and screened from view by mature trees and shrubs. As a result, trees have a more significant impact on the Conservation Area at this point than the buildings.

**7.43** From the bottom of Horse Lane, Stonecroft comes into view beyond Dale View Cottages, at the top of the hill. The bend in the road and drop in level beyond Sheldon House prevent any views further to the south, with only the gable end of Stonecroft fully visible.

**7.44** The gable end of Dale View Cottages, positioned close to the edge of the road, and mature trees overhanging the opposite side of the lane, together appear to enclose the entrance into the main part of the settlement. The orientation of Dale View Cottages at ninety degrees to the lane acts almost as a boundary to the settlement at this point.



*P7.18 View into the settlement from the bottom of Horse Lane*

#### **Rakes Road and the southern area**

**7.45** This area has a distinctly agricultural character, with several farms, or converted farm buildings along the west side of Rakes Road.

Properties tend to face the road and the overall feeling is one of openness and space. Three distinct areas of greenery along the eastern side of Rakes Road mark the position of three of the original meres, of which only Fere Mere remains. The area around the mere provides a particularly important open space in the centre of the village.



*P7.19 Fere Mere*

**7.46** The 1898 Ordnance Survey Map shows the area to the east side of Rakes Road to have been almost entirely open, with only a few small cottages lining Icky Picky Lane, the former Frost Mere and Chapel Lane. Old Hall Cottages occupied a prominent position on slightly higher ground facing towards the meres and most of the remaining buildings were farms or barns. A certain amount of twentieth century infill has diminished some of this openness, particularly between the two lanes to the east of Rakes Road at the Orchard, but overall the historic form of the area still remains.

**7.47** Buildings on both sides of Rakes Road are mostly set well back from the lane behind boundary walls and front gardens, helping to maintain the sense of space. Farmhouses generally face the road, with their associated agricultural buildings located to the rear. The main exception to this is the barn at the north-eastern end of Rake End Farm, which is positioned with its gable end close to the edge of the road and its blank rear elevation facing the public domain when approaching from the north-west, reinforcing the agricultural feel to this end of the Conservation Area.



*P7.20 Barn at Rake End Farm*

**7.48** Views into the centre of the village are restricted by bends in the road, but there are clear views across the mere to the school and long-ranging views to the fields and hills to the north of the settlement. Boundary walls around the open area containing the mere mean that walls dominate views from the south.



*P7.21 School visible across the mere*

**7.49** The church itself is not fully visible from any point in the Conservation Area, but its spire can be seen above the trees from across the mere, creating a focal point and providing a visual link between this part of the Conservation Area and Church Street.

**7.50** From the south-western edge of the mere on Rakes Road, the curve of the drystone boundary wall and the gable ends to the low barns along the north side of Icky Picky Lane, lead the eye up the lane to South Croft and the churchyard beyond. The older properties lining the east side of Church Lane similarly lead the eye towards South Croft and the church, with the spire terminating the eye-line above the roofs.



*P7.22 Drystone wall + low barns lead the eye towards the churchyard*

**7.51** Manor House Farm only comes into view beyond Church Lane and, viewed from the side,



its size and scale identify it as a significant high status building within the Conservation Area. The lane dips downhill to the house, which increases its impact.



P7.23 Manor House Farm

**7.52** The development at The Orchard has reduced visibility of the church from further south on Rakes Road, so that the spire can now only be glimpsed between the modern buildings. The style of these buildings has more of a suburban feel and the unified character and appearance of the Conservation Area, which is so much a part of its historic significance, is somewhat dissipated here.

**7.53** Derby Lane, once an important route into the settlement, now has the appearance of a private track and there is no clear edge to the south-eastern end of the settlement. Mount Pleasant is physically separated from the rest of the village by the fields between The Rake and Derby Lane and appears isolated on the outskirts, its large barns rising above the lower roof of the original building.



P7.24 Mount Pleasant

**7.54** Entering the settlement along The Rake, Derby Lane and Milkings Lane the view is dominated by the farm buildings and fields of Rake End Farm, Mount Pleasant and Manor House Farm, with no views ahead into the centre of the village. As a result the south-eastern edge of the Conservation Area retains a strongly agricultural character.

**7.55** Approaching Rakes Road from The Rake, Manor House Farm is framed by trees to either side of the road and is the only visible building within the settlement.

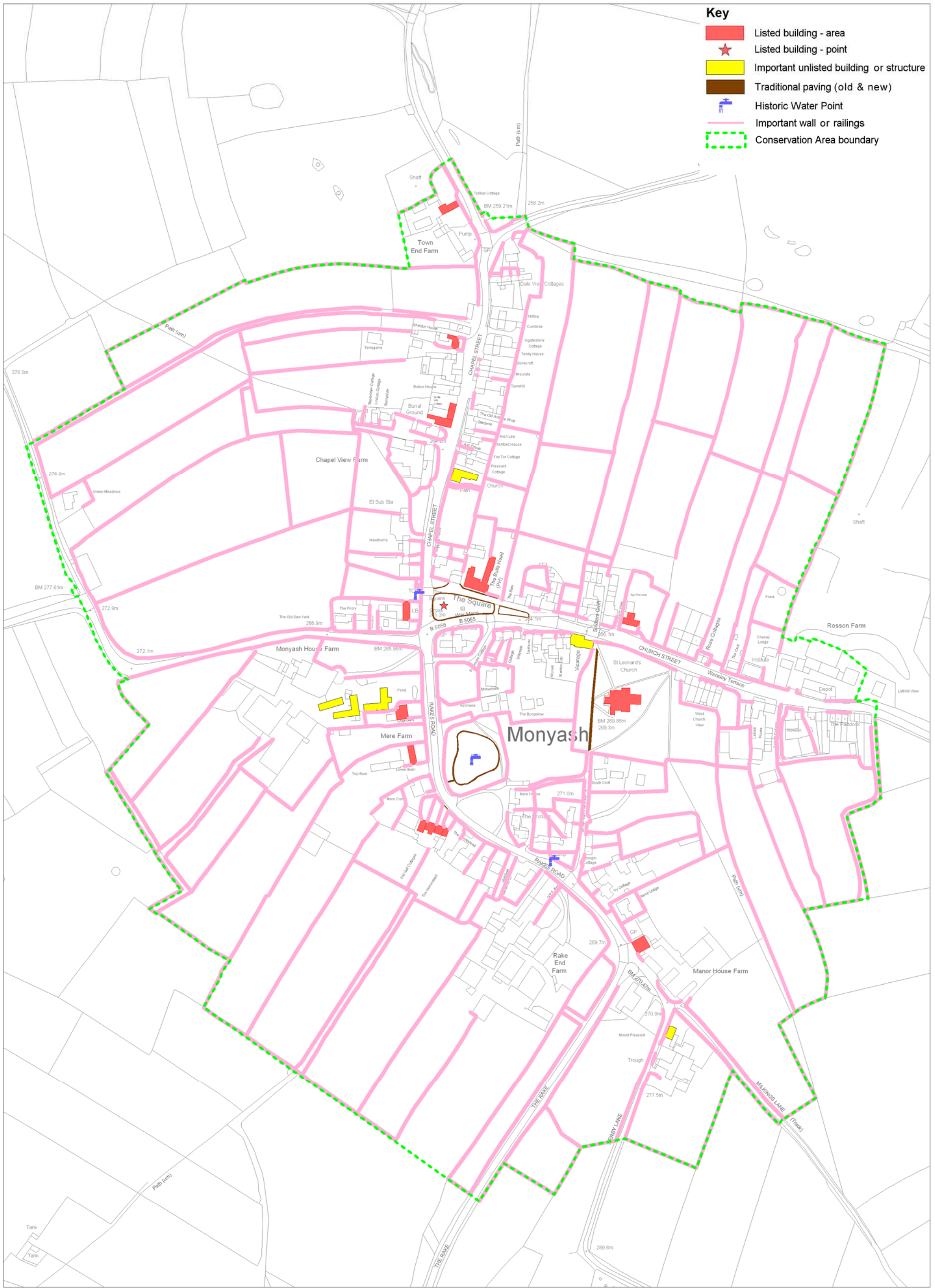


P7.25 Manor House Farm when approaching from The Rake

**7.56** There are clear views of the medieval strip fields to the south of Church Street from Milkings Lane, with panoramic views to the hills in the distance.



P7.26 View of medieval strip fields from Milkings Lane



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

Fig.11. Streetscape Features within Monyash Conservation Area





Fig. 12. Views within Monyash Conservation Area

## 8.0 GREEN AND OTHER NATURAL LANDSCAPE FEATURES

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

**8.2** The Authority's Landscape Strategy and Action Plan (LSAP, 2009) identifies Monyash as being located within the Limestone Village Farmlands area of the White Peak. This area is described as a gently undulating agricultural landscape, with villages located close to a secure supply of water. Villages are surrounded by pastoral farmland, with narrow strip fields originating from medieval open fields.

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

**8.4** Monyash is surrounded by significant areas of tree planting, which can be glimpsed in the distance from many vantage points within the village. There are also some copses of mature, mixed broadleaf species outside the Conservation Area boundary, which contribute to views in and out.



*P8.1 Areas of tree planting surrounding the village from Horse Lane*

**8.5** The predominant trees in Monyash Conservation Area are broadleaf species, particularly Ash and Sycamore. These are scattered throughout the village and its surrounding fields. Examples of Beech, Horse

Chestnut, and Oak can also be found. The greatest concentration of trees can be seen around the mere and the churchyard.



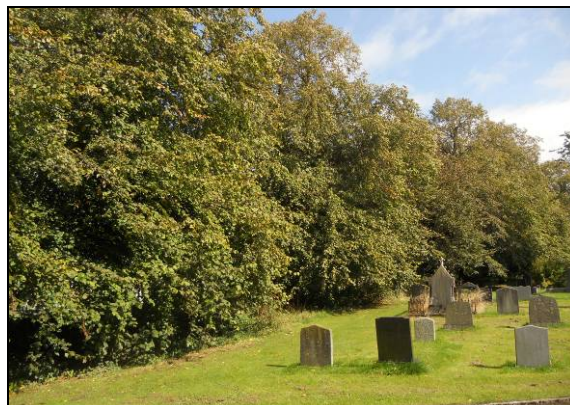
*P8.2 The greatest concentration of trees is around the church and the mere*

**8.6** Photographs taken towards the end of the nineteenth century show that although there were some mature trees in the village, a number of trees appear to have been recently planted. Some views were comparatively sparse compared to today (see P8.3). It is evident, therefore, that some tree planting took place around the end of the nineteenth and during the twentieth centuries.



*P8.3 Looking towards Post Office Farm c1910*

**8.7** There are some veteran and mature trees within the Conservation Area. Some of the most impressive are the Lime trees along the boundary of St Leonard's Church. These were reputedly planted in the eighteenth century, but some are more recent replacements from around 40-50 years ago.



*P8.4 Mature Lime trees along the churchyard boundary*



**8.8** Other species within the churchyard include Rowan and both English and Irish Yew. The massive Yew by the south porch of St. Leonard's Church is said to be one of the oldest in the country. The trunk of the Yew suggests that it may be up to 500 years old.



*P8.5 This Yew may be 500 years old*

**8.9** Other veteran trees of note include the Sycamore in the Bull's Head car park, which could be over 200 years old, and the Ash near the junction of Horse Lane and Chapel Street, again around 200 years old.



*P8.6 Veteran trees at the Bull's Head and Horse Lane*

**8.10** Monyash contains some non-native ornamental trees, the most significant of which is the veteran Voss's Laburnum in the garden of Shepley House on Chapel Street. This appears to be at least 150 years old. This variety of Laburnum was created in 1825 in Paris, and so the tree represents a relatively early introduction of this variety, not only to the locality but to the country as a whole.



*P8.7 Veteran Voss's Laburnum*

**8.11** There are few examples of hedging in the village, but the most common types are beech and leylandii. In Monyash, hedges do not contribute significantly to the street scene.

**8.12** In 2000 the Millenium tree was planted on the village green, joining the 'King' and 'Queen' trees planted to celebrate the coronation of King George V and Queen Mary in 1911.



*P8.8 Memorial trees on the village green.*

**8.13** The numerous open green spaces within the centre of the village and the large open spaces between many buildings make a significant contribution to the sense of openness, space and light which characterises the Monyash Conservation Area. They also allow long-ranging open views out across the surrounding fields, and this close integration between built environment and landscape is one of the most distinctive features of Monyash Conservation Area.

**8.14** The Square forms a key focal point and open green area in the village centre. This was originally the site of the medieval marketplace and, although now partially infilled, still retains its historic triangular form and position at the heart of the settlement.

**8.15** Fere Mere is of historic significance as the only surviving mere in the village, forming a

large and attractive area of natural greenery in the middle of the built environment. The four former meres also still remain as open areas; although the car park now occupies the site of Jack Mere, the other former mere sites are important open green spaces in the centre of the Conservation Area.



*P8.9 Fere Mere on Rakes Road*

**8.16** Also of particular note is the field on the corner of Tagg Lane and Rakes Road, which is the site of the annual fair.

**8.17** Other significant open green spaces include the churchyard, which is the only fully enclosed public area within the Conservation Area and provides a setting for the Grade II\* listed Church of St. Leonard; the open field to the east side of the Fere Mere enclosure, which, together with the churchyard and mere form a continuous area of greenery between Church Street and Rakes Road; and the open field to the south of the Methodist Chapel on Chapel Street.

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



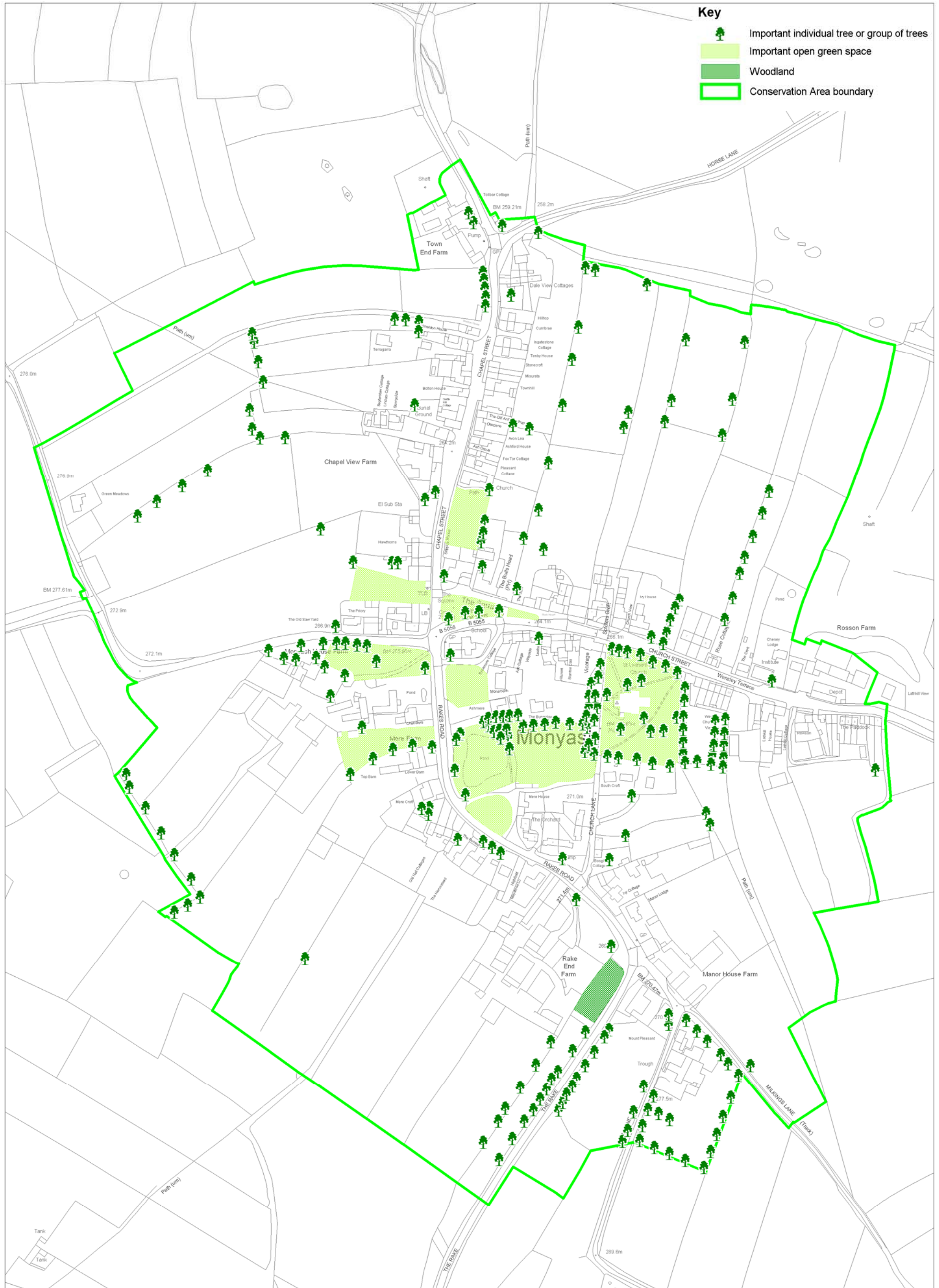


Fig. 13. Landscape Features within Monyash Conservation Area

## 9.0 CONSERVATION AREA SETTING

**9.1** The Peak District Landscape Strategy and Action Plan (LSAP, 2009) locates Monyash within the Limestone Village Farmlands area of the White Peak landscape character region.

**9.2** Displaying the characteristics typical of the Limestone Village Farmlands area, Monyash is part of a small-scale settled agricultural landscape on a gently undulating plateau. The village is surrounded by agricultural land and set within a repeating pattern of narrow strip fields, originating from medieval open fields. The fields are bounded by drystone walls and scattered boundary trees. There are relict mine shafts and associated lead mining remains nearby, and a network of narrow lanes defined by stone walls, linked by tracks and field footpaths.

**9.3** The widespread occurrence of drystone walls, constructed from the local limestone, is a distinctive and prominent element in the landscape of the White Peak, creating a strong sense of scale and visual unity.

**9.4** Apart from the village green the entire parish of Monyash, except for Lathkill Dale, is enclosed by limestone walls and the field pattern within the surrounding landscape is one of the striking features of the Conservation Area. The field shapes show two dominant patterns, with small, irregular, strip-like fields close to the village and larger, more regular, geometric fields nearer the boundary of the Parish. The transition between the two different sizes of field is abrupt, reflecting the contrast between earlier, piecemeal enclosure of the medieval open field and later, planned enclosure of the wastes and commons beyond the open fields following the Monyash Enclosure Act of 1771.

**9.5** Most distant views of the Conservation Area are framed by the gently rising hills and undulating ground beyond its boundaries, another typical feature of Limestone Village Farmlands.

**9.6** From all directions views into the village are accompanied by the narrow striations across the green fields around it, created by the drystone boundary walls to the fossilized medieval strip fields. The field patterns are as distinctive a feature of these views as the buildings within the settlement, whose small scale and consistent use of local building materials throughout enables them to blend into the surrounding landscape.



*P9.1 Views into the village are accompanied by fossilized medieval strips fields*

**9.7** From a distance, groups of mature trees within the settlement and around its boundary help to screen much of the village from view. Glimpses of pale limestone buildings are visible between the trees, which soften the edges of the built environment.

**9.8** The main area of the village lies in a shallow hollow so that the only structure within the centre of the Conservation Area that can be clearly seen from outside the settlement is the spire of St. Leonard's Church, which rises above the trees.



*P9.2 Church spire clearly visible from outside the settlement*

**9.9** The only view into the centre of the village from outside the Conservation Area boundary is from the southern end of Cross Lane. This provides a clear view down the hill to the Bull's Head in The Square and of the buildings along Chapel Street, with trees within the village and hills to the east forming a green backdrop.





*P9.3 The village centre from Cross Lane*

**9.10** Approaching the northern-eastern edge of the Conservation Area along Horse Lane the narrow, limestone-walled strip fields radiating north from the village centre dominate the view, as a slight incline to the south from here inhibits views of the buildings within the village itself.



*P9.4 View from the west end of Horse Lane*

**9.11** Approaching the Conservation Area from the Bakewell direction, the road climbs up into the village and then drops downhill, so that there are no views into the settlement and only the gable ends of the most easterly properties on Church Street are visible. From further east along the road, the repeating horizontal lines of the strip fields to the south of Church Street lead the eye south-west to the rear of Manor House Farm and other buildings on the east side of Rakes Road.



*P9.5 Approaching from Bakewell*



*P9.6 Strip fields to the south of Church Street*

**9.12** Approaching along the lane from Flagg, the steep incline up towards Chapel Street and dense tree cover at the bottom of the hill prevent all views into the village and there are also no views of the village from The Rake, with only Mount Peasant and Manor House Farm coming into view on entry to the Conservation Area itself.



*P9.7 Mount Pleasant visible from The Rake*

**9.13** Only the rear of properties on the south side of Church Street and the church spire can be seen when approaching from Milkings Lane, but the strip fields to the south of these are clearly visible.

**9.14** Although the A515 lies just over a mile (1.6km) to the west of the village and the B5055 from Bakewell runs through the centre, the settlement is relatively peaceful and traffic has minimal impact on the Conservation Area.

**9.15** The prevalent smells and sounds within the Conservation Area are indicative of the countryside, with the occasional accompanying sound of children in the school playground and visitors to the Smithy Café and Bull's Head inn.