

8.0 GREEN AND OTHER NATURAL LANDSCAPE FEATURES

8.1 The distinctive character of Bakewell is not solely derived from buildings. Trees, hedges, gardens, enclosed fields and other green spaces make an important contribution to the historic and aesthetic qualities. 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. See P8.1



P8.1 Bagshaw Hill, looking towards Manners Wood

8.2 Obviously the impact of broadleaf trees changes dramatically throughout the year. Bare branches in winter create a completely different feel and allow different views to those of the summer months when trees are in full leaf. In addition, during the summer, boundary walls appear softened by overhanging trees and other forms of vegetation.



P8.2 Overhanging trees and planting soften the appearance of walls, South Church Street

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



P8.3 Skyline trees provide a green backdrop to King Street

8.4 Figure 15 indicates the location of significant woodlands, individual trees and green spaces. It should be noted that it is particularly difficult to indicate the position of individual trees for an area the size of Bakewell Conservation Area. Any omission from Fig 15 must not be interpreted as a lack of significance. It is strongly recommended that the Authority's Tree Conservation Officers be contacted for advice if there are issues affecting either individual trees or areas of woodland within Bakewell.

8.5 The Authority's Landscape Strategy and Action Plan (LSAP 2009) identifies Bakewell Conservation Area as straddling two Landscape Character Areas, roughly separated by the A6. These are White Peak to the west and Derwent Valley to the east.

8.6 More specifically, the area to the west of the A6 lies within the White Peak sub-category of Limestone Village Farmlands. The LSAP notes the key characteristics of this landscape type as having 'a gently undulating plateau, pastoral farmlands enclosed by drystone walls made from limestone, a repeating pattern of narrow strip fields originating from medieval open fields, scattered boundary trees and tree groups around buildings, discrete limestone villages and clusters of stone dwellings, relict mine shafts and associated lead mining remains and localised field dew ponds.' These elements are particularly noticeable when entering or leaving Bakewell from the Monyash and Youlgrave directions.



P8.4 Remnants of lynchets off Monyash Road

8.7 To the east of the A6, two sub-categories of the Derwent Valley character area can be identified, Riverside Meadows (roughly between the A6 and Baslow Road/Coombs Road) and Estatelands to the east and north of Baslow Road/Coombs Road.

8.8 Key characteristics of Riverside Meadows character type are described by the LSAP as a flat alluvial river corridor with a meandering river channel, grazing meadows, mills with mill races, weirs and ponds. In Bakewell the River Wye flows through the former water-powered industrial mill sites at Lumford and Milford, and meanders through the water meadows off Holme Lane and Coombs Road. Views are often tightly framed by lines of riverside trees. Patches of wetland vegetation are a distinctive feature associated with the floodplain.



P8.5 Scot's Garden is in the floodplain

8.9 The LSAP states that tree cover in this landscape type has a high visual impact. 'It is often confined to river banks which are densely lined with Alder and some Willow. This almost-continuous belt of riverside trees creates an intimate landscape which combines with scattered hedgerow trees of oak and ash across the flood plain'.

8.10 The Estatelands character type is described by the LSAP as 'An enclosed estate landscape where views of agricultural land are framed by discrete blocks of woodland and scattered field boundary trees set within a varied

undulating topography. This is a landscape of villages, with historic halls and houses surrounded by parkland.' Along its eastern edge, Bakewell Conservation Area is surrounded by Halls with Estate Lands: Ashford, Churchdale, Thornbridge, Hassop to the north-east and lands belonging to Chatsworth and Haddon to the south-east.

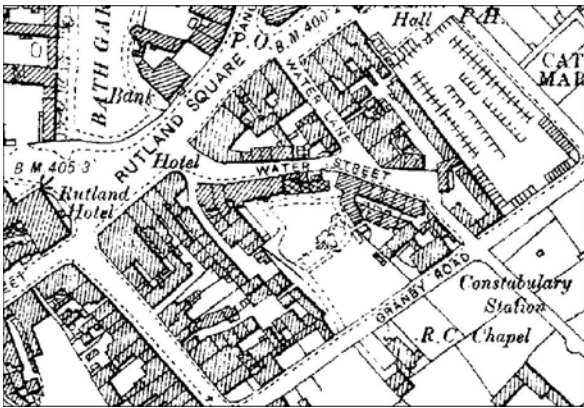
8.11 The LSAP describes the tree cover as being '... a mixture of large plantation coniferous woodlands, discrete linear shelter belts, tree screens and scattered mature boundary trees. Ash is the dominant native tree along with Oak, Sycamore, Beech and Hawthorn, Spruce, Pine and Larch are to be found in the plantations'.



P8.6 Typical Estatelands landscape provides a backdrop to the east of Bakewell

8.12 The contribution of private gardens to the appearance of the town cannot be underestimated. Early maps (Figures 5-10) show that the town contained many gardens and orchards and although a number of these have been lost, elements may survive within private grounds. Gardens by their very nature are more temporary than the structures they surround. They are more subject to changes in taste and fashion and can be lost through neglect, change of use and construction, especially in a town centre where land is at a premium.

8.13 Granby House on Water Street is a good example. Early maps (Figures 5-10) show it had a reasonable sized garden to its south, well into the twentieth century. Paths, trees and glasshouses are clearly shown on the Third Edition Ordnance Survey, 1922. The Authority's planning records show the site remained largely unchanged until 1950 when the house was divided into flats and the garden split in two. In the mid-1990s planning permission was granted for the Orme Court development and this now occupies the majority of the former garden site.



P8.7 Granby House garden shown on the 1922 Ordnance Survey map

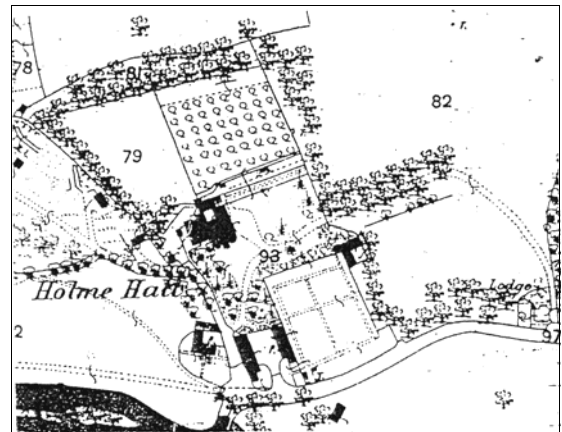


P8.9 The grounds of Holme Hall, the gazebo is in the distance

8.14 Bagshaw Hall is another case where some of the gardens have been built over. Although the Hall itself retains a garden, the former kitchen garden was on the opposite side of Bagshaw Hill. This plot was sold off and built on. Some of the roadside wall survives.



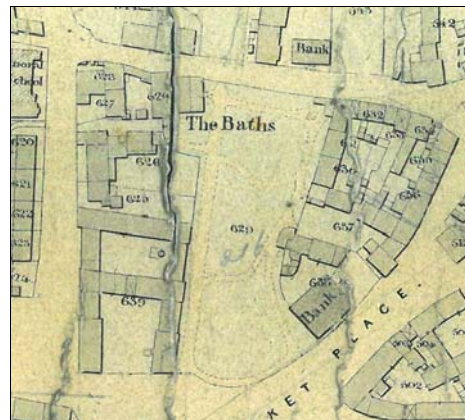
P8.8 Bagshaw Hall Kitchen Garden, circa 1893
Image Courtesy of David Oulsnam ©



P8.10 Holme Hall garden on the 1898 Ordnance Survey map

8.15 Holme Hall represents a particularly good survival of a garden from the mid seventeenth century (Brighton 2005). The garden was constructed at a time when the aim was to enclose grounds and keep nature, which was feared, at bay. A common design was compartmentalised gardens; each area would have a distinct purpose such as water feature or fish pond, an orchard, a vegetable garden and an ornamental flower garden. At Holme Hall much of the original structure remains, including walls, steps and a gazebo. The plan can be seen on the First Edition Ordnance Survey map of 1898.

8.16 Bath Gardens were laid out as a botanic garden in 1805 as part of the Duke of Rutland's redevelopment of Bakewell (see Section 3, 3.55). It was a botanic garden constructed within the town as a deliberate tourist attraction. During the eighteenth and nineteenth centuries there was a growing interest in exotic plant species from overseas and such gardens developed out of that fashion. They were, and still are, places to show off plant collections. Bath Gardens are still well known for display planting. The plan below shows that in 1851 the layout was more curvilinear than it is today and without a bowling green.



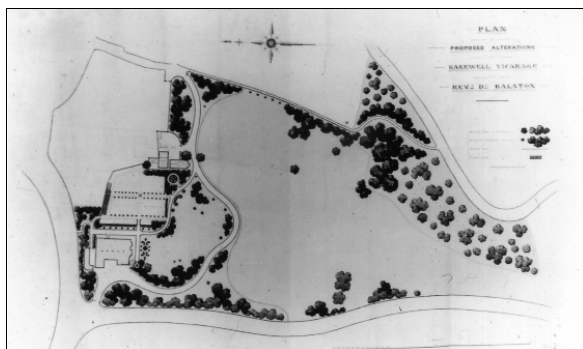
P8.11 Bath Gardens, Bakewell Town Plan 1851

8.17 Riverside Gardens was the garden to Bridge House, and it contains the remnants of an early nineteenth century garden reputedly designed by Joseph Paxton. The garden retains its original tufa arches and border edges. Tufa was fashionable in eighteenth and nineteenth century gardens and used for picturesque effect particularly for grottos. This has been a public garden for many years and in 2006 a sensory garden was opened within its grounds.



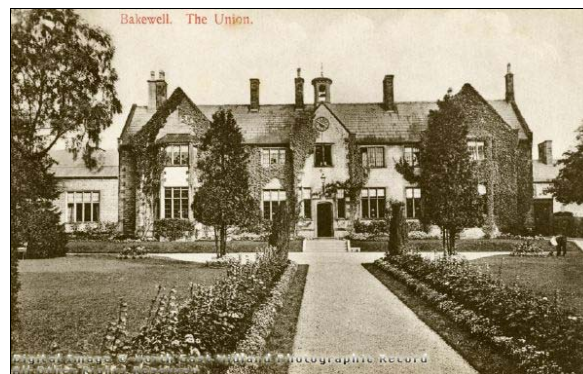
P8.12 Tufa border edging in Riverside Sensory Garden

8.18 The Vicarage on Yeld Road was a particularly prestigious development for Edward Balston, the vicar of Bakewell 1869-1891. Not only did he employ a noted architect, Alfred Waterhouse, to design the vicarage, but he also engaged a landscape gardener, Edward Milner, to design the garden. Milner had previously studied under Paxton at Chatsworth (Brighton 2005). Some of the paths may remain, and much of the original tree planting survives.



P8.13 Layout of the Vicarage Garden

8.19 Bakewell Union Workhouse, now known as Newholme Community Hospital, built 1841 had a formal garden to its front, the plan of which is largely intact, and retains many trees from the original planting scheme as can be seen in P8.14 and P8.15, showing pairs of conifers in front of the building.



P8.14 Bakewell Union Workhouse garden with young trees Courtesy Picture the Past DCQ002788.jpg ©



P8.15 Newholme Community Hospital garden with its mature trees

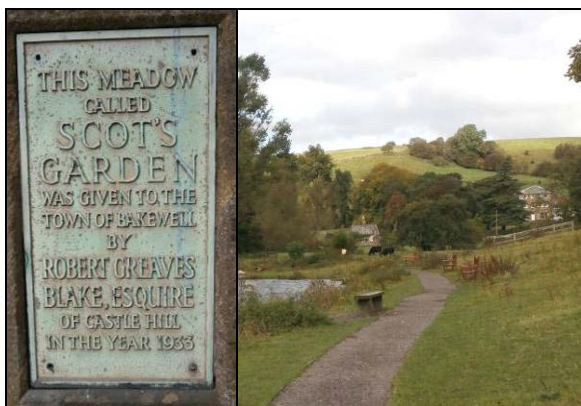
8.20 Apart from Riverside Gardens and Bath Gardens mentioned above, other important green public spaces in Bakewell Conservation Area include the Rutland Recreation Ground, Scot's Garden, Riverside Walk and All Saints' Churchyard.

8.21 The plot of land for the Recreation Ground on Matlock Street was provided by the Duke of Rutland for recreation purposes in 1884 and later conveyed to the town in the 1920s when he sold off most of his Bakewell interests (see Section 3, para. 3.83 and 3.86) The space is well-used and contains play equipment, paddling pool, tennis courts and a cricket ground.



P8.16 Bakewell Recreation Ground, looking towards the Pavilion

8.22 Scot's Garden was given to the Town in 1933 by Robert Greaves Blake of Castle Hill. It is a well used space with a public footpath and riverside seating. The path runs between Bakewell Bridge and Holme Lane.



P8.17 Scot's Garden

8.23 Riverside Walk runs alongside the River Wye between the Recreation Ground and Bakewell Bridge. It is not a typical formal public green space, but the area does feel slightly contained by the backdrop of trees to the east from Manners Wood and Castle Hill, and the high wall to the west. Tory Island, on the River Wye near Bakewell Bridge, is quite densely planted, which adds to the feeling of intimacy.



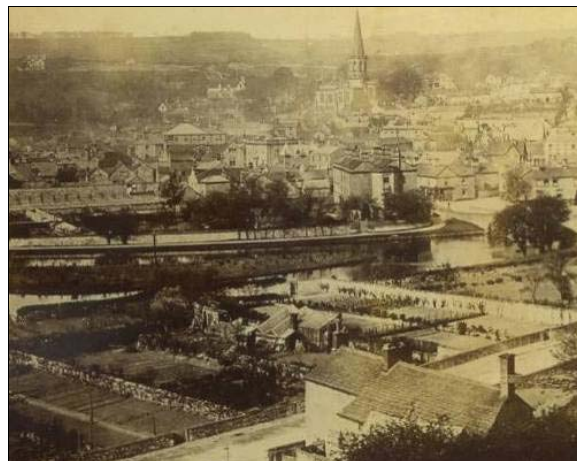
P8.18 Tory Island, in the early twentieth century

8.24 All Saints' churchyard contains a variety of tree species, including Prunus and both English and Irish Yew, but of particular note are the mature Lime trees.



P8.19 Mature Lime trees in All Saints' Churchyard

8.25 There are no surviving allotments within Bakewell Conservation Area boundary, but some are indicated on the 1898 map (Fig. 10). One set were located on Matlock Street next to the Recreation Ground, just outside the present day Conservation Area boundary. There were more located on Coombs Road, and although they are not labelled on the map, two glass houses are shown indicating horticultural use. A photo from the turn of the twentieth century confirms that allotments were present.



P8.20 Former allotments on Coombs Road.

8.26 There is a small green public space on Buxton Road at the corner of Bath Street which contains some shrubs and a seat. It is used as one of the town's well dressing sites.

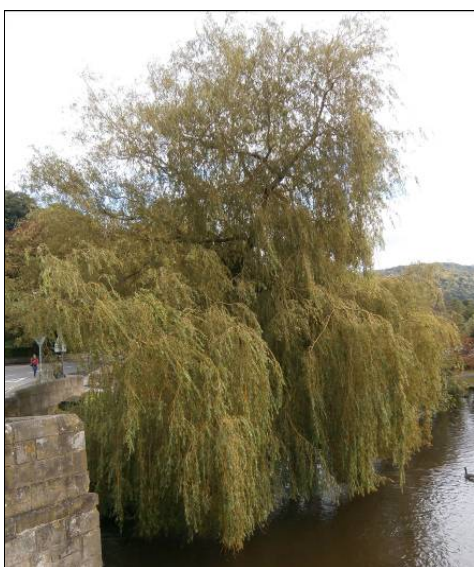
8.27 Regarding tree species, Bakewell contains a high percentage of non-native ornamental trees including many conifers. Many mature specimens date back to the eighteenth and nineteenth centuries. Specimen planting was typical of the Victorian taste and species would have been chosen for their picturesque qualities. Conifers were particularly popular and many varieties were newly introduced to this country from about 1840 onwards. They would have been considered both exotic and fashionable at the time of their planting.



8.21 Burre House's garden contains specimen conifer planting from the nineteenth century

8.28 Species of note within the Conservation Area include native and non-native trees, such as Beech, Lime, Ash, Sycamore, White Beam; Alder, Willow and Poplar are typically found near the river. (Note: paragraphs 8.27 - 8.32 are not meant to be exclusive, the intention is to highlight the variety of species which can be found in and around the Conservation Area).

8.29 Locations given below are where good examples can be seen from public viewpoints. Black Poplars can be found in Scot's Garden. Mature Lime trees can be found in both All Saints' Churchyard and the Recreation Ground. Willow, Elder and Alder grow along the course of the River Wye as it flows through the town. Mature Hawthorn can be seen alongside the wall on Riverside Walk. Good examples of mature Willow are found by Bakewell Bridge and Riverside Walk.



P8.22 Weeping Willow by Bakewell Bridge

8.30 Mature Beech and Copper Beech can be found in many locations in and around the town including Castle Hill, The Old Vicarage, Riverside and Bath Gardens and the Recreation Ground (see photo P8.16). There is an example of a mature Horse Chestnut on Bagshaw Hill and mature Hawthorns can be seen along Riverside Walk. Mature Hollies can be found at the top of North Church Street.



P8.23 Neatly clipped Holly trees on North Church Street

8.31 Individual specimens of note include the Mature Weeping Ash to the rear of Orme Court (Weeping Ash cultivars can also be found in Bath Gardens and next to the HBSC).



P8.24 Twisted branches of the Weeping Ash, at the rear of Orme Court

8.32 Some species are indicators of changes in fashion like the conifers associated with the Victorian era (see para. 8.27). Norway Maple in the water meadow was a species commonly planted in the 1960s. Along Holme Lane near Lumford Mill are Red Alder which were a popular planting choice in the 1980s.



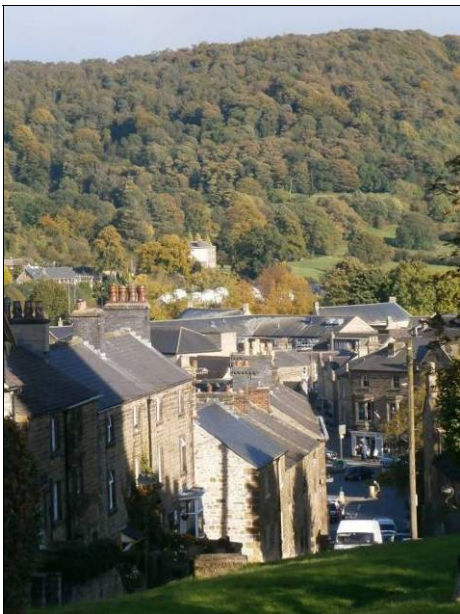
P8.25 Norway Maple at the roadside boundary of the water meadow field

8.33 There are some examples of hedging in the town and a variety of species can be found including Holly, Conifer, Beech, Privet, Laurel and Snowberry.



P8.26 Clipped Holly hedge, Holme Lane.

8.34 Bakewell is surrounded by woodlands of mixed age and species, some of which are semi-natural. These provide green vistas and backdrops from many points in the town. They include Worm Wood and Endcliff Wood to the north-east, Catcliffe Wood to the south and Manners Wood to the north-east.



P8.27 Looking towards Manners Wood from North Church Street

8.35 There are several areas of open green space in the Conservation Area; these are shown on Fig 15. The largest of these are on the boundary. To the north, the land behind Holme Hall and Burre House, coupled with Scot's Garden immediately in front of them, has a significant visual impact, adding a green backdrop to many views from within the Conservation Area. Scot's Garden also has amenity value.

8.36 To the south, Rutland Recreation Ground has both historic and amenity value, being an early example of a playing field (see Section 3, para. 3.83). To the west, the fields to the north side of Monyash Road have historic importance as they contain medieval strip lynchets (see Section 3, para. 3.21). The field

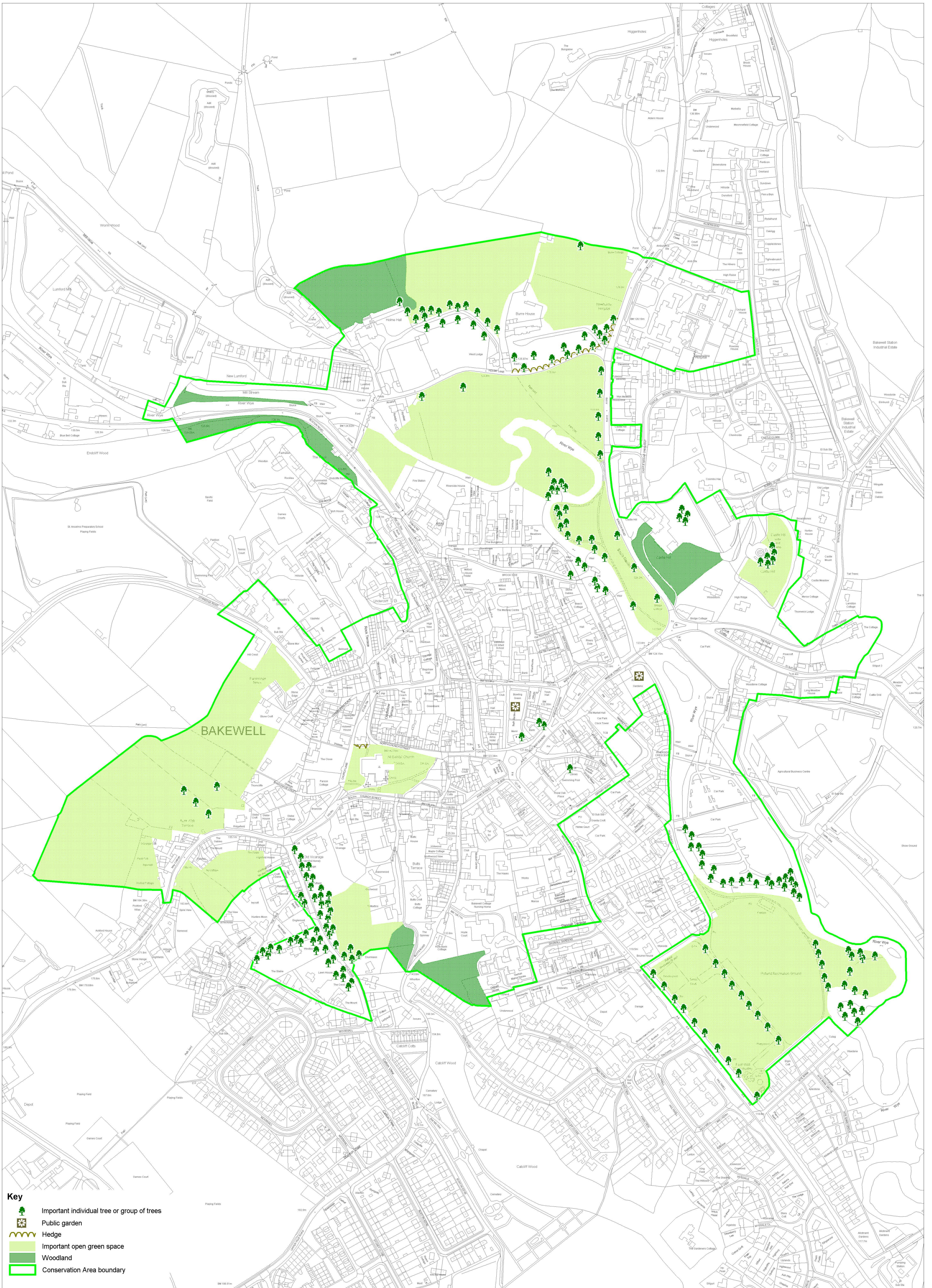
on the south side of Monyash Road is very steep and visually important. Castle Hill on the eastern boundary has great archaeological significance being the site of Bakewell's motte and bailey castle (see Section 3, para. 3.18).

8.37 There are no designated statutory ecological sites within Bakewell Conservation Area.

8.38 There are two Key Ecological Areas (KEAs) within Bakewell Conservation Area. These are Endcliff Wood and Worm Wood, which are broadleaf woodlands located just outside the north-western boundary of the Conservation Area.

8.39 There are known to be protected species within the Conservation Area including Great Crested Newts and several species of bat. This should be taken into account when works are to be undertaken to buildings or in the vicinity of waterbodies (please refer to the guidance in Section 12). Further information can be obtained from the Authority's Ecologists.

8.40 It is important to note that some plant and tree species are under threat from disease such as the various forms of Phytophthora and Ash Die Back. If these were to reach Bakewell, they could have a significant impact on the appearance of the town. In addition many of the town's mature trees are reaching the end of their lives and their loss will also impact on the appearance of Bakewell (See Section 11).









- Key**
-  Important individual tree or group of trees
 -  Public garden
 -  Hedge
 -  Important open green space
 -  Woodland
 -  Conservation Area boundary

Fig15. Landscape Features within Bakewell Conservation Area

9.0 CONSERVATION AREA SETTING

9.1 To set Bakewell Conservation Area into context it is necessary to consider how it sits in the wider landscape. The Authority's Landscape Strategy and Action Plan (LSAP 2009) identifies Bakewell as straddling two Landscape Character Areas, roughly separated by the A6. These are the White Peak to the west and Derwent Valley to the east which are further broken down into landscape types. Those found within Bakewell are Limestone Village Farmlands, Riverside Meadows and Estatelands. These have been discussed in more detail in Section 8, paras. 8.6-8.11.

9.2 The LSAP states 'The character of the White Peak is strongly influenced by the underlying geology, which has had a dominant and unifying effect on the character of the landscape. This unity is emphasised by the recurrent visual themes of the high open plateau, stone walls, pastoral farmland and villages built of local stone.' This is typical of the landscape immediately west of Bakewell.

9.3 The LSAP describes the Derwent Valley Character Area as '...a varied landscape of broad meandering rivers with riverside trees, wet meadow, hedges and drystone walls, which contrast with the high open rolling moorland of gritstone hills where open views predominate. Plantations, historic halls, manor houses and parkland are all hidden amongst the main valleys...' It goes on to say, 'Dense ancient woodlands and plantation woodlands carpet the steep slopes from the Dark Peak plateau, Eastern Moors and hills down to the small pastoral fields with filtered views between scattered hedgerow trees.'

9.4 P9.1 illustrates the two landscape character areas quite well, showing hillside plantations of the Derwent Valley in the background, and the limestone plateau with its stone walls in the foreground. Bakewell, in the valley bottom, is largely hidden from view.



P9.1 From Monyash Road, the two Landscape Character Areas can be clearly seen

9.5 Photograph 9.2 shows the opposite view, looking from the edge of Manners Wood at Ball Cross, over the town in the valley, to the limestone plateau beyond.



P9.2 Bakewell from the road near Ball Cross Farm

9.6 Bakewell is well positioned on a number of communication routes, and this has been the case throughout its history. Several packhorse routes passed through or near to Bakewell. Some roads were constructed by the turnpike companies in the eighteenth century such as the Matlock to Bakewell Turnpike now the A6 (see Section 3, paras. 3.18, 3.19 and 3.38).

9.7 Today the main access routes through Bakewell are the A6, which runs south to north from Matlock to Buxton, the B5055, Monyash Road, which enters the town from the south-west, and the A619 Baslow Road from the north-east. The A619 connects to Baslow and Chesterfield and also joins the B6001 giving access to Sheffield. The main access routes converge at Rutland Square roundabout in the town centre.



P9.3 The main access routes converge on Rutland Square

9.8 The views obtained from these major access routes into and out of the town have been used in conjunction with the LSAP to describe Bakewell Conservation Area in its wider setting.

9.9 Most of Bakewell town is situated on the west bank of the River Wye, whose valley sides

rise steeply to the west and east. The gradient is particularly pronounced to the west of the town. To the north and south land is flatter as it lies within the valley bottom. The spire of All Saints' Church is a significant feature which identifies the settlement of Bakewell from distant vantage points, especially when approaching from the east and west.

9.10 Twentieth century development is largely concentrated at the periphery of the town and gives a suburban feel. This is particularly evident when entering the town from the north and south, where views into the town are more open than those from the east and west, which are contained by surrounding hills.

9.11 Approaching Bakewell along the A6 from the Buxton direction, the road rises quite sharply from Ashford in the Water and the two landscape character areas can clearly be seen, with views down into the Wye valley and over the grounds of Ashford Hall. On the opposite side of the road are the fields of the limestone plateau. As the road levels out the town is entered and the initial impression is one of suburban character. The width of the carriageway with pavements and verges alongside and well spaced twentieth century properties promote this feeling. The historic town is largely hidden from view.



P9.4 At the periphery of the town on Ashford Road the feel is quite suburban

9.12 The first real sign of the historic town is gained when approaching the Conservation Area boundary at Lumford Mill. The presence of chimneys in particular being evidence of Bakewell's industrial past (see Section 3). The carriageway becomes narrower on entering the main town centre and the buildings lining Buxton Road on either side make space feel tight and add to the sense of arrival.



P9.5 The chimneys at Lumford Mill

9.13 Approaching Bakewell from the south, the A6 follows the valley floor and there are views across the valley. Again, the two landscape character types can be seen with the estate of Haddon Hall and its woodlands on the right and the fields and walls of the White Peak on the left. As with the north-western approach to Bakewell, on entering the town, the carriageway feels wide and the layout of buildings suburban (see P9.6).



P9.6 Bakewell from the south along Haddon Road, views are open

9.14 Approaching the Conservation Area along the A6 from the south, the spire of All Saints' Church can be seen just before Haddon House. This indicates the presence of the town ahead. Entering the Conservation Area at its south-eastern boundary Dagnall Terrace, The Manners Hotel and Bakewell Methodist Chapel are the first indicators of entering the historic town. The boundary between historic and modern is not as clearly defined as it is along other approaches into the town.



P9.7 Dagnall Terrace marks the start of the Historic Town

9.15 Approaching Bakewell from the north-east along the A619 Baslow Road, undulating and intersecting hills hide the town from view until just before Pineapple House Farm on the left. From here the church spire can be seen in the distance. The first obvious confirmation of entering the town is the name sign, and from this point on there is a suburban feel with a mixture of late nineteenth and twentieth century properties concentrated on the left side of the road. The edge of the Conservation Area is reached at Newholme Hospital. The first good views of the historic town are gained from across Scot's Meadow.



P9.8 All Saints' Church spire is just glimpsed off Baslow Road, before Pineapple House Farm

9.16 Approaching Bakewell from the north-west along the B5055 Monyash Road, the town, although largely hidden in the valley, comes into view near Green Cowden Farm (see P9.1 and P9.9). Green Cowden is more or less on the edge of the limestone plateau and from this point onwards land falls away sharply as the valley side is descended. The western approach into town has a more agricultural feel than the others, with farm buildings being prominent in the landscape. This is characteristic of the White Peak landscape character area.



P9.9 Bakewell from Monyash Road, below Green Cowden

9.17 Some subsidiary routes into and around Bakewell are worth mentioning as views obtained from them are particularly effective at putting Bakewell into its wider landscape setting. The view from the road at Ball Cross has already been mentioned in para. 9.5 above and illustrated in P9.2. Crowhill Lane and Sheldon Lane on the western side of Bakewell offer good views of the

Limestone Village Farmlands character type, with limestone field walls, farm buildings and strip lynchets.



P9.10 Looking towards Bakewell from Sheldon Lane

9.18 Approaching Bakewell along Conksbury Lane, the town is largely hidden in the valley, but the contrast between the White Peak and Derwent Valley landscape areas can be seen.



P9.11 From Youlgrave Lane, the town, in the middle distance, is barely visible

9.19 From Upper Yeld Road, All Saints' Church spire becomes visible above the houses of Moorhall. There is a concentration of twentieth century housing laid out in estate style on this edge of Bakewell.



P9.12 All Saints' Church spire beyond Moorhall

9.20 When turning the corner by the cemetery and following Yeld Road downhill, the first indication of the historic town is reached near the junction with Monyash Road. The road is narrow with nineteenth century dwellings on one side and the Vicarage, with its mature, overhanging trees on the other.

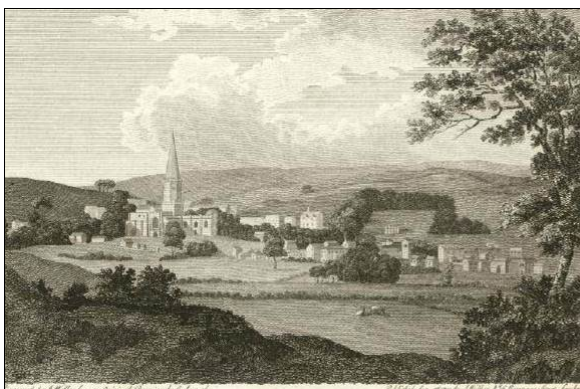


P9.13 Yeld Road approaching the junction with Monyash Road

9.21 The view across Bakewell from the field between the Old Vicarage and Drumkeen on Yeld Road is a particularly important one because of its historic significance. The view today P9.14 is still recognisable as the one depicted in the engraving shown in P9.15 which dates from around 1800. It is a key view into the historic settlement.



P9.14 Bakewell Church From Yeld Road



P9.15 A comparable view from around 1800

10.0 AMENDMENTS TO THE CONSERVATION AREA BOUNDARY

10.1 As part of this Appraisal, five amendments have been made to the Bakewell Conservation Area boundary. These are identified on Figure 16 (A-E) and are as follows:

Amendment A: The original boundary included Lumford Bridge but excluded the whole of the Lumford Mill site. The Grade II listed building beside the river pre-dates the 1868 fire, which destroyed the cotton mill, and is thought to have been the workshop for the mill. Although protected in its own right, this building dates from around 1800 and is of historic importance as the only building surviving from the Lumford Cotton Mill, which played a significant part in Bakewell's history and development (see paragraphs 3.40 and 4.7). The Conservation Area boundary has been extended to include the listed building at Lumford Mill (A).



P10.1 Lumford Mill former workshop, now included within the Conservation Area boundary

Amendment B: When the Conservation Area was originally designated, the boundary followed the line of an existing wall to the south-east of the Old Market Hall. This wall no longer exists and the original boundary now runs across the middle of the car park on Market Street. This area is of historic significance to the settlement as the livestock market was originally held on the

site of the car park (see parag. 3.63 and photo. P3.18) and the weekly general market is still held there on a Monday. The Conservation Area boundary has now been amended at this point to include the whole of the car park up to the supermarket entrance (B).



P10.2 The amended Conservation Area boundary includes the whole of the car park up to the supermarket entrance

Amendment C: The original Conservation Area boundary included some, but not all of the drive to Pinfold Cottage. This was an omission and the boundary has therefore been adjusted to include the whole of the drive to the Grade II listed building (C).



P10.3 The drive to Pinfold Cottage, now fully included within the Conservation Area boundary

Amendment D: The original Conservation Area boundary cut across the middle of the Agricultural Business Centre, built in the 1990s, and therefore needed to be modified. The area occupied by the Centre is not of historical value and the boundary has been revised to exclude this area (D).

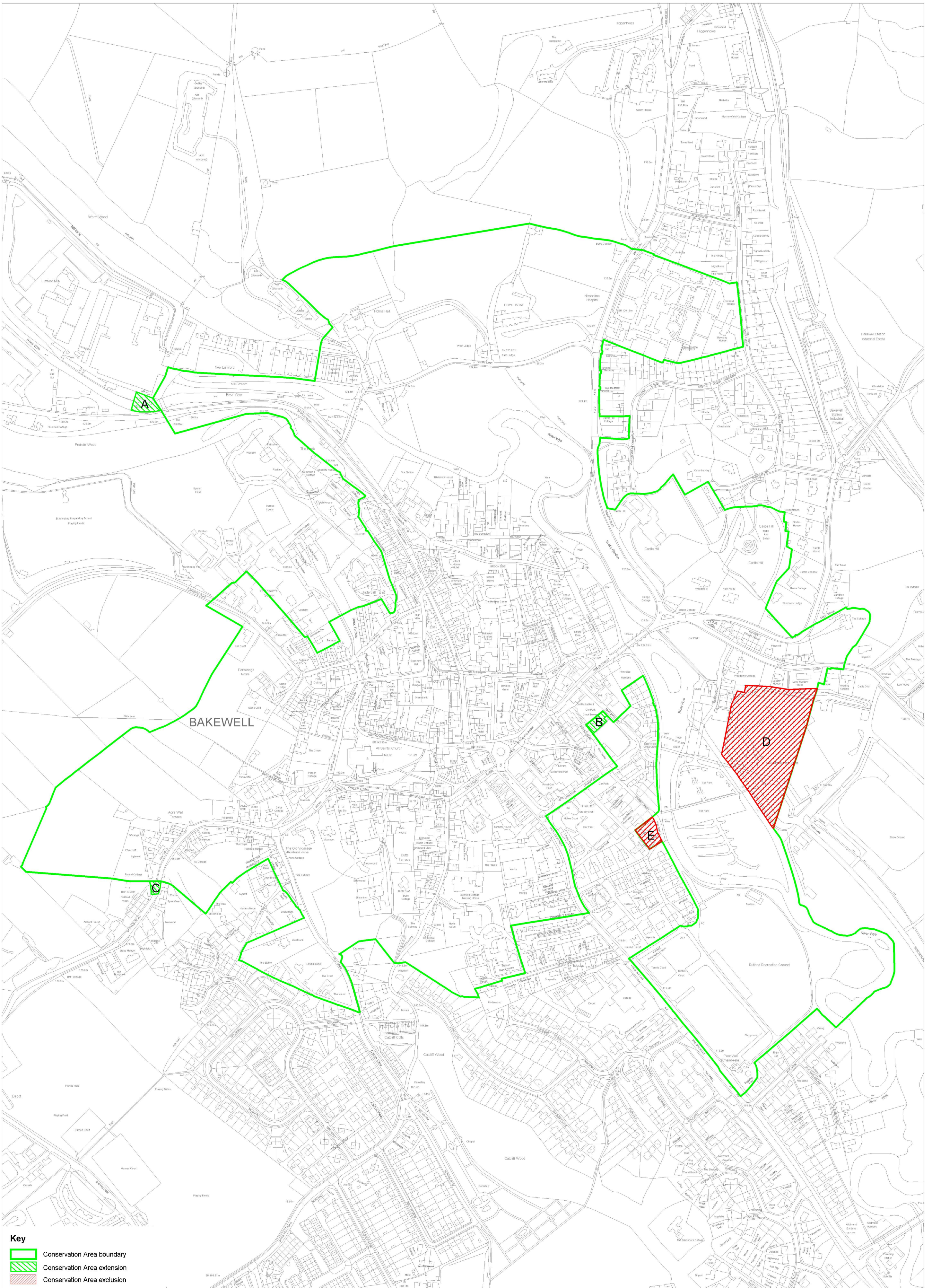


P10.4 The Agricultural Business Centre is now excluded from the Conservation Area

Amendment E: At the time of designation in 1980, the Conservation Area boundary included a building on Granby Croft, immediately to the south-east of Woodview and Riverdene. This building has now been replaced with Wye Croft Court. As this is a modern building and therefore of no historic interest, it is proposed to straighten the boundary at this point and to exclude Wye Croft Court **(E)**.



P10.5 New buildings at Granby Croft are not of historic interest



Key

- Conservation Area boundary
- Conservation Area extension
- Conservation Area exclusion

Fig.16. Amendments to the Bakewell Conservation Area Boundary

11.0 POTENTIAL FOR IMPROVEMENT

11.1 The purpose of this Section is to examine the special character and appearance of the Conservation Area and identify opportunities for improvements.

11.2 The Bakewell Conservation Area Report (September 1979) identified a number of potential improvements to the proposed Conservation Area, including street improvement schemes and building refurbishments.

11.3 The Bakewell Project, set up jointly in 1996 by the Peak District National Park Authority and Derbyshire Dales District Council, in partnership with a number of other groups, including Bakewell Town Council, raised substantial funding for the town. The Project had a number of objectives and led to the relocation of the old livestock market, the creation of the new Agricultural Business Centre and the redevelopment of the old market area.

11.4 Following on from the Bakewell Project, a Strategy Document for Environmental Improvements in Bakewell was produced in 2000. This identified a number of potential environmental enhancements within the historic core of the town, including improvements in surfacing materials, street furniture, shop fronts and railings.

11.5 Additional grant-aid for restoration and renewal of roofs and windows was available for Bakewell from 1998 to 2001, via a Conservation Area Partnership scheme (with Heritage Lottery funding) for the Wye Valley.

11.6 A Town Centre Public Realm Framework was produced for Bakewell in 2012 by Maxim Urban Design and Evans Vettori architects. The principal objective of this study was to 'review the performance of the public realm, and to formulate a deliverable plan that capitalises on the positive assets of Bakewell whilst minimising the negative impacts.'

11.7 The Bakewell Partnership was established in tandem to the Bakewell Town Centre Framework. This group is chaired by Bakewell Town Council and includes representatives from a range of bodies that have an interest in the town, including local traders and the relevant authorities. The objectives of the group are to improve the vitality and viability of the town and to shape the future direction by bringing stakeholders together in a single forum.

11.8 As a result of the above initiatives, the Conservation Area is in comparatively good condition. However, there are some improvements which could be made if the opportunity were to arise. Some of the issues mentioned below could be addressed by the Peak District National Park Authority, Derbyshire County Council and/or Derbyshire Dales District

Council. Other items would need to be addressed by private individuals and in some cases enhancement may not be achievable.

New development

11.9 Any new development needs to be designed with care to ensure that it preserves and enhances the character of the Conservation Area.

11.10 The use of construction materials that are not in keeping with the local traditions or are of poor design can have a detrimental impact on the character of the Conservation Area.

11.11 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 should be the highest quality.

Historic buildings and structures

11.12 Most buildings within Bakewell Conservation Area are in relatively good condition. However, a few buildings are in a poor state of repair and have a negative impact on the character of the Conservation Area.



P11.1 A few buildings are in poor condition

11.13 Buildings need continual maintenance and repairs. Historic properties 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 Authority's Cultural Heritage team (on 01629 816200) or refer to the Peak District National Park Authority's website (www.peakdistrict.gov.uk).

11.14 Unsympathetic repairs and alterations can have a detrimental impact on the appearance and structural performance of a building. Minor works, such as the installation of windows and doors that are inappropriate in design and/or materials (e.g. upvc), the replacement of traditional roof coverings with artificial products, the removal of chimneys and the use of cement-based mortars and/or strap pointing,

soon accumulate and erode the special character of a place.

11.15 Traditional stone boundary walls should be retained and where necessary repaired. The use of alternative boundary treatments, particularly timber boarding, concrete posts or timber posts with rail fencing, should be avoided as they are alien to the area and likely to have a negative effect on the character of the Conservation Area.



P11.2 Assorted non-traditional boundary treatments

11.16 Reinstatement of traditional features, such as windows and doors, should be encouraged wherever possible.

11.17 Rutland Square was originally separated from Bath Gardens by high railings, providing formality and enclosure to the Square. Without the railings, the Square and formal garden have started to overlap and the spatial quality of the Square has been visually weakened.



P11.3 Historic photographs showing the original railings to Bath Gardens; their reinstatement would be a positive enhancement

11.18 Unsympathetic extensions and additions to a traditional building may not only have a negative impact on the historic quality of the building, but can also detract from the character of the Conservation Area.

11.19 The use of non-traditional materials (such as cement renders and imported and/or artificial materials, such as concrete roofing tiles and upvc) should be avoided on historic buildings, as these detract from their architectural and historic significance.

11.20 Unsympathetically located modern fixtures on prominent elevations and roofs, such as satellite dishes, roof-lights, solar panels and wind turbines, can quickly accumulate and have a detrimental impact on the character of the Conservation Area. Please check with the Authority's Planning Service (on 01629 816200), before installing any such item, as permission may be required.

11.21 Owners seeking advice on alterations and/or extensions to their property should contact the Authority's Planning Service. The Authority's Design Guide (2007) also contains general advice on extensions, alterations and new development. See the Authority's website (www.peakdistrict.gov.uk) for further details.

Maintaining spaces and streetscape

11.22 Elements relating to the transport infrastructure, in particular guard-rails, traffic lights, signage and tactile paving, are beginning to dominate Rutland Square and other important open spaces within the town centre. The Pig Market at the bottom of North Church Street, and the marketplace are dominated by car parking. This is having a detrimental impact on the Conservation Area's character and appearance. The Conservation Area would benefit from the rationalisation of these elements and any reduction in their visual impact would have a positive effect.



P11.4 Transport infrastructure dominates Rutland Square

11.23 Telegraph poles and overhead telephone wires have a detrimental impact at various points within the Conservation Area, marring views of the historic town centre and of the wider landscape within and around the settlement. The

Conservation Area would benefit if these were laid underground.



P11.5 Telegraph poles and overhead wires have a detrimental impact on views

11.24 The number and variety of different types of advertisements and signs within Bakewell town centre, in particular of A-Boards, are creating visual clutter and starting to have a negative impact on the public domain and the character of the Conservation Area. A-Boards can also create obstructions and are therefore a potential hazard. Signage and other forms of advertising should be kept to the minimum, to avoid proliferation. New signage should be of a high quality and sympathetic both in design and materials. Well-designed projecting signs and/or creative shop-front displays are preferable to A-Boards.'

11.25 Shop fronts should be designed to relate to the elevations of the floors above. Proposals that would reinstate historic shop fronts or provide new sympathetic shop fronts in keeping with the host building would be welcomed. New signage should be in keeping with an historic area. The use of universal plastic lettering and standard internally illuminated box signs is inappropriate in Bakewell Conservation Area and can undermine the character and appearance of the town centre. Inactive shop frontages, such as the north elevation of the Co-op supermarket and un-occupied shops also detract from the character and appearance of the Conservation Area

Street furniture

11.26 The standard of street lighting in Bakewell Conservation Area could be improved. Some of the existing lights are in prominent positions in the street scene and their utilitarian design therefore has a detrimental impact on significant views in a number of places. In addition, all lighting, including street lighting and exterior lighting on residential and business properties should minimise, where possible, the impact of light pollution, as this can detract from the Conservation Area.



P11.6 Streetlights positioned next to each other (top) and traditional lamp posts (top-right and bottom) in poor condition, with modern lamps

11.27 There are a wide variety of different types and styles of street furniture within Bakewell Conservation Area, including bins, benches, bollards and street-lights. Not all of the existing examples are fit for purpose and some are sited inappropriately. Together these factors create a fragmentary appearance within the Conservation Area.

11.28 More appropriately-designed street lighting, better quality street furniture, reduced signage and better co-ordination of all street furniture would significantly enhance the appearance of the Conservation Area. Historic street furniture, particularly lamp columns, should be retained wherever possible.

Protecting trees and shrubs

11.29 Trees and shrubs make an essential contribution to the character of Bakewell and their removal would have a negative impact on the Conservation Area. Some hedgerows are protected from destruction or damage under the Hedgerows Regulations 1997. The Town and Country Planning Act 1990 makes special provision for trees in Conservation Areas which are not the subject of Tree Preservation Orders: anyone proposing to cut down or carry out work to a tree, is required by legislation to give the Planning Authority six weeks' notice of their intention to do so. The Authority's Tree Conservation Officers should be contacted (on 01629 816200) before any lopping or felling of trees, shrubs or hedges takes place, and before carrying out any other work to hedges.

11.30 There are several diseases, including various forms of Phytophthora and Chalara which are currently affecting tree species in this country. The impact of these diseases could potentially have a significant impact on the appearance of the National Park. The loss of trees could have a dramatic effect on the character and appearance of Bakewell Conservation Area and its setting. Globalisation of pests and diseases could have a long term negative effect on trees and plant species in the National Park as a whole.

11.31 Steps can be taken to help reduce the spread of these diseases. Ensure any new trees and plants are purchased from a reputable nursery which can guarantee that its stock is disease free. Locally grown trees and plants tend to have a better chance of survival. Ensure any work to trees is carried out by a competent tree surgeon operating to BS 3998. Look after existing trees, for example, avoid depositing garden refuse beneath them and seek early assistance if they appear diseased. The Authority's Tree Conservation Officers can offer advice.

11.32 Although not under threat of disease, Beech trees are another species of concern. There are many mature specimens in Bakewell

which are reaching the end of their life, the loss of which will have a significant impact on the character of the Bakewell Conservation Area. Anyone with an interest in planting a replacement forest tree, such as Beech, should contact the Authority's Tree Conservation Officers.

Conserving traditional paving

11.33 There are a variety of ground surfaces, old and new, in the Conservation Area. Roads are predominantly covered with tarmac. Traditional treatments such as stone kerbs survive in places and a variety of materials are used for paving. The poor condition of paving in some areas, and the mixture of types of paving in others have a negative impact on the character and appearance of the Conservation Area.



P11.7 Paving in poor condition and a mixture of paving types

11.34 Wherever possible traditional gritstone and limestone surfaces should be retained. Where there is evidence of historic kerbs and paving their reinstatement should be encouraged.

Sustainability

11.35 Conservation Areas are inherently supportive of sustainability, as they promote the re-use of traditional buildings, encourage the use of local materials and repair over replacement, and ensure the protection of trees. There is always potential to improve sustainability within a Conservation Area. This can be achieved by improving the energy efficiency of buildings and reducing their energy consumption and carbon footprint. These issues shall be considered in more detail in any future Conservation Area Management Plan.

12.0 PLANNING POLICY

12.1 The planning policy outlined below underpins the National Park Authority's purposes and its approach to sustainability. This information was applicable when Bakewell Conservation Area Appraisal was drafted. Always check with the Authority's Planning Service to ensure that the information in this section is still current.

12.2 The Authority's Development Plan is the starting point for making decisions on development affecting the Conservation Area. At the time of writing, this comprises the Authority's Core Strategy (2011) and saved policies from the Authority's Local Plan (2001). The development plan is supplemented by the Authority's Supplementary Planning Guides (SPG) and Supplementary Planning Documents (SPD). These include the Design Guide (2007), Building Design Guide (1987) (a technical supplement to the 2007 Design Guide), Meeting the Need for Affordable Housing (2003), Agricultural Developments (2003) and Climate Change and Sustainable Building (2013). Other specific guidance that has been adopted by the Authority includes, the Landscape Strategy and Action Plan (LSAP 2009) and Conservation Area Appraisals. The Landscape Strategy in particular, provides the wider landscape context to Bakewell.

12.3 The Authority aims to preserve and where possible enhance the character or appearance of Conservation Areas, by preventing harmful development in accordance with Local Plan Policy LC5 respectively.

12.4 There are currently no Article 4 Directions, removing specific permitted development rights, in Bakewell Conservation Area. Assessment of any development proposals will take place within the context of approved development plan policies and this Conservation Area Appraisal. Details of works that require Conservation Area Consent can be found in the introduction to this document or alternatively, contact the Authority's Planning Service.

12.5 The Core Strategy policies GSP 1 to 4 apply to Bakewell Conservation Area as they set out the Authority's general principles governing all development. Other key policies in the Core Strategy that relate to any proposed new development in Bakewell Conservation Area include DS1: development strategy; L1: landscape character and valued characteristics; and L3: cultural heritage assets of archaeological, architectural, artistic or historic significance. In particular, Core Strategy policy DS1 identifies Bakewell as a named settlement for the purposes of accepting new development and, moreover that over and above the general

policies for settlements in the National Park the spatial strategy will also seek to:

- Retain a development boundary;
- Protect the range and integrity of the Central Shopping Area;
- Safeguard employment sites and promote the take-up and enhancement of underused employment sites; and
- Offer scope for a new build hotel to serve the town and improve the range of accommodation available within the National Park.

12.6 A range of saved Local Plan (2001) policies continue to apply to Bakewell. Chapter 12 of the Local Plan solely focuses on a suite of issues of particular relevance for the town. These are summarised below:

LB1 – Bakewell's Development boundary – confirms the commitment that future development in the town will be contained within the development boundary;

LB2 – Important open spaces in Bakewell – seeks to protect those spaces that contribute to the character of the town such as encircling fields and wooded areas, some of which come close to the town centre;

LB3 – Traffic management in Bakewell – seeks to create a safer, more pleasant town for people on foot and with mobility difficulties by supporting and encouraging traffic management schemes in the town;

LB4 – Car, coach and lorry parking in Bakewell; directs the scale, location and design approaches for successful management of the town;

LB5 – Public transport in Bakewell encourages improvements to bus stops and public waiting facilities as well as the possible reopening of the railway station;

LB6 – Sites for general industry or business development in Bakewell – identifies site locations and sizes to accommodate B1 and B2 uses;

LB7 – Redevelopment at Lumford Mill – provides specific planning brief for the comprehensive redevelopment of the Lumford Mill site, including the features comprising the Scheduled Monument;

LB8 – Non-conforming uses in Bakewell – gives support and encouragement for the relocation of non-conforming uses to more suitable sites;

LB9 – Shopping in Bakewell – gives further guidance for the operation of the Central Shopping Area with a focus on A1, A2 and A3 uses;

LB10 – Bakewell stall market – confirms the intention to consolidate the stall market onto the extended market square; and

LB11 – Community, sports and arts facilities in Bakewell – provides positive scope for permitting such facilities to meet agreed local need and preferably in or close to the town centre.

12.7 The Core Strategy will be supplemented in 2014 by a Development Management Policies document. This will replace the remaining policies of the Local Plan (2001). Where any conflict exists between the Core Strategy and any remaining Local Plan policies the Core Strategy will take precedence.

12.8 When drawing up policies for Conservation Areas, the Authority is informed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF). Paragraph 14 and 115 of the NPPF are of particular relevance. The NPPF states that planning authorities should set out a positive strategy for the conservation and enhancement of the historic environment. The Authority considers that the strategic principles of the Core Strategy remain consistent with the NPPF.

12.9 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. Circular 01/01 also relates to the identification and protection of historic buildings, conservation areas and other aspects of the historic environment (DCLG). This document lists the type of works that require Conservation Area Consent.

12.10 There are five Scheduled Monuments in Bakewell Conservation Area. Fifty seven sites within and traversing the Bakewell Conservation Area boundary are identified in Derbyshire County Council's Historic Environment Record (HER) (see Fig.4). Strip lynchets have also been identified in the Conservation Area and its immediate setting. These are of archaeological importance, providing evidence of past agricultural activity. Development affecting these sites or any other areas of archaeological potential, will only be permitted if in line with Local Plan policies LC15 and LC16. Where development has been permitted, the developer will be required to minimise its impact and, as appropriate, to record, safeguard and enhance the sites or features of special importance. Appropriate schemes for archaeological investigation, prior to and during development, will also normally be required.

12.11 There are 161 list entries for 240 buildings and structures in Bakewell Conservation Area (see Section 13). Development that affects the character of these designated historic assets shall be assessed against national guidance and Local Plan policies LC6 and LC7. There are also a number of unlisted buildings in Bakewell, of historic and/or architectural merit that contribute positively to the character of the Conservation Area. These structures will normally be considered non-designated heritage assets and will be a material consideration when development is proposed. The proposed conversion of any building of historic or vernacular merit within the Conservation Area will have to take into consideration the points set out in Local Plan policy LC8.

12.12 Buildings, watercourses, hedgerows and trees, particularly mature trees, in Bakewell Conservation Area possibly contain protected species as identified in the Wildlife and Countryside Act 1981 (as amended). These protected species may include bats, barn owls, white-clawed crayfish and water voles. Development proposals for areas where protected species exist should 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 Species and Development in the Peak District National Park. Alternatively see the Authority's website, www.peakdistrict.gov.uk or contact the Authority's Natural Environment Team.

12.13 Some land in the Conservation Area has been identified as being within a flood risk area. Policy CC5 of the Authority's Core Strategy will apply to these areas. Proposals which may have a harmful impact upon these areas will not be permitted unless net benefits can be secured for increased floodwater storage and surface water management from compensatory measures. In addition, where flood management schemes are proposed to reduce the risk of flooding to established material assets, they should wherever possible secure wider benefits for the natural environment, such as habitat creation or landscape enhancement.

12.14 In the Conservation Area, trees with a trunk 7.5cm or more in diameter are protected, and the felling, lopping or topping of these trees may not be permitted without prior agreement from the Authority. Some hedgerows are protected from destruction or damage under the Hedgerows Regulations of 1997. Anyone considering work to trees and/or hedgerows should contact the National Park Authority for advice.

12.15 All wild birds, with the exception of those defined as game 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 must include, and implement, a scheme for safeguarding the future survival of the protected bird species and their habitat. This will also be a requisite condition of any relevant planning permission and may require a specialist survey. Development proposals affecting habitats of importance are covered by Local Plan Policies LC17 to LC20, consecutively.

12.16 The main A6 trunk road passes through the Bakewell Conservation Area. This route is part of the strategic road network as defined in Core Strategy policy T2. Core Strategy policy T2 and Local Plan policies LT1 and LT2 will therefore apply. Core Strategy policy T7 and Local Plan Policy LT14, relating to car parking provision will also apply.

12.17 Although not classed as policy the Authority has published a number of documents that recommend, directly or indirectly, actions to safeguard the character of the Conservation Area and its setting. These include the 'Lead Legacy: The Prospects for the Peak District's Lead Mining Heritage' (2004), the Cultural Heritage Strategy (2005) and Landscape Strategy and Action Plan (2009). These documents can be viewed on the Authority's webpage, www.peakdistrict.gov.uk or obtained on request.

12.18 The above information is an overview of planning policies that relate to the Bakewell Conservation Area. Other policies may also apply and if a particular policy is not referred to in this Section, this does not mean that it is of no relevance.

13.0 DESIGNATED HERITAGE ASSETS IN BAKEWELL CONSERVATION AREA

With exception of the Bakewell Conservation Area, all designated assets within the Conservation Area boundary are listed buildings or scheduled monuments. These are as follows:

No.	Address	Grade	List Entry No(s).	Date
<u>Bagshaw Hill</u>				
1	The Nook	II	1147996	C18 th , rebuilt C19 th
2	Studio House	II	1147996	C18 th , rebuilt C19 th
3	Enclosure wall to gardens of Greenbanks, Hallcroft and Garden Cottage	II	1147990	C17 th , altered C19 th
4	Bagshaw Hall	II*	1147985	C17 th & C19 th
5	Boundary walls gatepiers and gate to Bagshaw Hall	II	1147989	C17 th , C18 th & C19 th
6	The Hall Cottage	II	1147993	circa 1685
7-9	1-3 Bagshaw Hill	II	1147980	Early C19 th
10	Garden wall at Yew Tree Cottage	II	1148003	Early C19 th
11	Yew Tree Cottage	II	1148001	Mid-late C18 th
12	Yew Tree House	II	1148005	Mid C18 th , altered early C19 th
<u>Baslow Road</u>				
13	Castle Hill House & Stable Block	II	1148010	Late C18 th & early-mid C19 th
14	Gatepiers and walls at Castle Hill House	II	1148011	Late C18 th
15	Bridge Cottage	II	1148008	Mid C18 th
16	Castle Hill Cottage	II	1148009	Late C18 th , altered C20 th
17	Castle Hill Farmhouse	II	1148009	Late C18 th , altered C20 th
18	Newholme Hospital	II	1148012	circa 1841
19	Northern part of the Busy Bee Nursery at Newholme Hospital, Baslow Road	II	1148015	circa 1841
20	Newholme Hospital South Lodge	II	1148013	Mid C19 th
21	Newholme Hospital Porters Lodge	II	1148014	circa 1841
22	Former nurses' home at rear of Newholme	II	1148016	Mid C19 th
<u>Bath Street</u>				
23	1 Bank House	II	1148019	circa C17 th , altered C18 th & C19 th
24-25	2-3 Bank House	II	1148020	Mid C18 th - early C19 th
26	Haig House including steps and railings	II	1148018	1697, 1705 & early C19 th
27	TSB	II	1148022	1848
28	Wall & gate piers to TSB Bank	II	1148023	Mid C19 th
29	Coulsden Cottage	II	1148017	C18 th , altered
30	The Cottage	II	1148021	Late C17 th - early C18 th
<u>Bridge Street</u>				
31	Bakewell Bridge	SM & I	1007078 1148112	circa 1300, altered C19 th

32	Bridge Way	II	1148024	Early C19 th
33	Bridge House	II	1148024	Early C19 th
34	The Castle Inn	II	1148029	circa 1830-40
35	The Queens Arms Hotel	II	1148030	Late C18 th & early C19 th
36	Premises owned by John Brocklehurst	II	1148028	C16 th core, late C18 th & early C19 th
37	Denman House (Byways Café)	II	1148025	Early C18 th , with alterations
38	Market Hall (Information Centre)	II	1148026	circa 1600, C18 th & C19 th alterations
39	Bagshaws	II	1148027	Mid C19 th
<u>Butts Road</u>				
40	Woodside Cottage	II	1148037	Early C19 th
41	Butts Cottage	II	1148037	Early C19 th
42	Garden Wall and gate piers to Butts Cottage & Woodside Cottage	II	1148038	Early C19 th
43	Belvoir Cottage	II	1148036	Early C19 th
44	The Cottage	II	1148039	Early C18 th , altered
<u>Butts View</u>				
45	Spring Cottage	II	1148043	Early C19 th
46	Garden Wall to Spring Cottage	II	1132640	Early C19 th
47	Butts View	II	1148042	Early C19 th
48	Butts House and attached garden wall	II	1148040	C18 th , altered C19 th & C20 th
50	Vicarage Cottage & garden wall	II	1132641	circa 1870, altered C20 th
51	Wall east of Butts House	II	1148041	C18 th - early C19 th
<u>Buxton Road</u>				
52	Melbourne House	II	1132650	Late C18 th , altered C19 th
53	Catholic Church of the English Martyrs	II	1132645	1849
54	Sheepwash Enclosure to south-west of Holme Bridge	II	1132662	Early-mid C19 th
55	Milestone 20 m south of junction with footpath to Holme Bridge	II	1132651	Early C19 th
56	The Old Kings	II	1245877	Early-mid C19 th
57	No.1 and attached flat	II	1132642	Early C19 th
58	Bridge over the River Wye at Lumford Mill	II	1132648	Early C19 th
59	Facing to Bridge over Mill Stream at Lumford Mill	II	1132649	Late C 8 th
60-66	1-7 Milford Court	II	1132652	Early C19 th
67	2 K6 Telephone Kiosks at the corner of Buxton Road	II	1132643	1935
68	Rock House	II	1132654	Early-mid C18 th & early C19 th
69	Rutland House	II	1132656	Late C18 th - early C19 th
70	Iron railings and gate at Rutland House	II	1132657	Early C19 th
71	Saxby	II	1132660	Early C19 th
72	Iron railings and gate at Saxby	II	1132661	Early C19 th

73	The Waterwheel and sluice at Victoria Mill	II	1245879	C19 th
74	Victoria Mill	II	1245878	circa 1800
75-82	1-8 Victoria Cottages	II	1245880	Early C19 th
83	Ford Cottage	II	1132653	Early C19 th
84	Mill Cottage	II	1132653	Early C19 th
85-88	1-4 Rutland Terrace	II	1132658	Early C19 th
89	Railed wall and gates to Rutland Terrace	II	1132659	Early C19 th
90	Rutland Chambers, Buxton Road	II	1132655	Early-mid C18 th
<u>Castle Street</u>				
91	Motte and bailey castle on Castle Hill	SM	1013543	C12 th
92-97	1-6 Castle Street	II	1245881	Early-mid C19 th
98	Perimeter Walls at ends and rear of 1-6 Castle Street	II	1245882	Early-mid C19 th
99	Riversdale	II	1245885	circa 1830-40
100	Beech Cottage	II	1245883	Late C18 th -early C19 th
101	Milford Bridge	II	1245884	Late C18 th - early C19 th
<u>Chapel Lane</u>				
102	Friends Meeting House	II	1245886	1852
<u>Church Alley</u>				
103	Wall along south side of Little Hill, wall to rear of St Johns Hospital	II	1245887	C18 th
<u>Church Lane</u>				
104	Parsonage Cottage	II	1245889	Early C18 th
<u>Coombs Road</u>				
105-6	1-2 Croft Cottages	II	1245890	C18 th
107	The Cottage	II	1247509	Early C18 th , altered C19 th & C20 th
<u>Cunningham Place</u>				
108	Old House Museum	II*	1247512	C16 th & later alterations
109	Mounting Block at Old House Museum	II*	1247512	C16 th
<u>Holme Lane</u>				
110	Entrance gates, piers and attached walls east and west Lodges to Holme Hall	II	1246174	Mid C19 th
111	Terrace walls, steps and gateway at Holme Hall	II	1246171	C17 th & C18 th
112	West boundary wall of Holme Hall	II	1246169	Mid C19 th
113	Holme Hall	I	1246166	C17 th
114	Gazebo at Holme Hall	II	1246168	Mid C18 th
115	Summerhouse at Holme Hall	II	1246170	Late C 17 th – C18 th
116	Gatepiers and attached gate at west end of main avenue approach to Holme Hall	II	1246167	Mid C19 th & late C19 th
117	Holme Grange, Mews Cottage, walls and	II	1247519	Late C17 th & early-mid C18 th

	mounting block			
118	Perimeter wall of garden to east of Holme Grange	II	1246164	C18 th
119	Entrance Walls and gatepiers to Holme Grange	II	1247522	Mid C18 th
120-2	1-3 Lumford House	II	1246175	Mid C18 th with C19 th addition
123	The Lodge (West Lodge), Holme Hall	II	1246173	1841
124	The Cottage (East Lodge) and attached rear garden wall facing drive to Holme Hall	II	1246172	Early C18 th , altered C19 th
125	Holme Bridge	SM & I	1007054 1247518	1664
126	Stable building at west end of watermeadow, south of Holme Grange	II	1246165	Early C19 th
127	Main entrance gateway to Burre House with attached wing walls	II	1247517	Mid C19 th
128	Burre House	II	1247516	Late C18 th and early C19 th
	<u>King Street</u>			
129	Avenel Court	II	1246176	circa C16 th with circa 1780 façade
130-1	Kings Court / Derbyshire Shop	II	1246182	Early C18 th with alterations
132	Old Town Hall, King St	II	1246178	1602, altered 1709, restored C20 th
133	Catcliffe House, including railings, King St	II	1246177	Mid C18 th
134	Bakewell Antiques and Collectors, King St	II	1246179	Early-mid C19 th
135	Premises occupied by Chappells Antiques, King St	II	1246180	Mid-late C18 th
136	Premises occupied by Jumper, King St	II	1246181	Late C18 th
	<u>Little Hill</u>			
137	Rose Cottage	II	1246184	Late C17 th –early C18 th
138	The Nook	II	1246184	Late C17 th –early C18 th
139	Little Hill Cottage	II	1246183	C18 th with C19 th facade
	<u>Market Place</u>			
140	The Peacock	II	1247261	Late C18 th
	<u>Matlock Street</u>			
141	Premises occupied by Berkley Wines and flat	II	1247262	Mid C18 th
142	Derbyshire House, (formerly The Beeches)	II	1247268	Early C19 th
143	Front gatepiers and roadside wall at The Beaches (Derbyshire House)	II	1247269	Early C19 th
144	Bakewell Factory Shop	II	1247264	Early C19 th
145	Premises occupied by Lady Fair	II	1247264	Early C19 th
146	Bakewell Fabric Shop, No.34 Matlock Street	II	1247264	Early C19 th
147	Premises occupied by Wards Shoes	II	1247266	Mid C19 th

148	Hearts and Roses Interiors	II	1247266	Mid C19 th
149	The Suit Shop	II	1247266	Mid C19 th
150	Saxton Mee and Santander	II	1247266	Mid C19 th
151	Bakewell Tart Shop with flat and store room	II	1247266	Mid C19 th
152	Bakewell Bookshop, Elf Gems and offices above	II	1247267	Early-mid C19 th
153	Premises occupied by Derbyshire Building Society and flat	II	1247263	Early C19 th
154	Country Bookshop	II	1247265	circa 1800
155	Interior Design	II	1247265	circa 1800
156	Premises occupied by Temptations	II	1247265	circa 1800
157	Thorntons, with The Shoelaces flat	II	1247265	circa 1800
158	Formerly Skidmores	II	1247265	circa 1800
<u>Mill Street</u>				
159	Corner Cottage, 1 Arkwright Square	II	1247270	Late C18 th
160	Arch Cottage, 2 Arkwright Square	II	1247270	Late C18 th
161	Rose Cottage, Arkwright Square	II	1247270	Late C18 th
162	The Cottage, 3 Arkwright Square	II	1247270	Late C18 th
163	Arkwright Cottage, Arkwright Square	II	1247270	Late C18 th
164	5 Arkwright Square	II	1247270	Late C18 th
165	The Old Sweet Shop, 6 Arkwright Square,	II	1247270	Late C18 th
166	Corner House, Arkwright Square	II	1247270	Late C18 th
167	Stile between bridge over Mill Tailrace and Milford House Hotel	II	1245833	Early C19 th
168	Bridge over Mill Tailrace with attached obelisk	II	1247271	Late C18 th and early C19 th
169	Milford House Hotel including Ormonde	II	1247272	Early C18 th and C19 th alterations
170	Wall and gatepiers to Milford Hotel	II	1247273	Early C19 th
171	Rivermeade and attached front garden wall	II	1247274	Late C18 th
<u>Monyash Road</u>				
172	Pinfold Cottage	II	1245835	Late C18 th - early C19 th
<u>North Church Street</u>				
173	Wainstones	II	1245843	C18 th altered C19 th
174	Gritston Cottage	II	1245843	C18 th altered C19 th
175	Imsworth Cottage	II	1245843	C18 th , altered C19 th
176	Claverly House & front wall	II	1245844	Late C18 th , altered early C19 th
177	No.22 (Bryn Cottage) & front wall	II	1245844	Late C18 th , altered early C19 th
178	Green Lea	II	1245844	Late C18 th , altered early C19 th
179	Jasmine Cottage & front wall	II	1245844	Late C18 th , altered early C19 th
180	Chantry House	II	1245840	circa 1780

181	Church House and attached house to the rear and railings	II	1245841	Late C18 th , altered mid C19 th
182	House to rear of Church House	II	1245841	Mid C19 th
183	Church Cottage	II	1245836	Early C19 th
184	Church of All Saints walls and entrances including attached railings at West End	II	1245842	C19 th
185	The Limes	II	1245845	Early C19 th
186	Garden walls & gate posts at the Limes	II	1245846	Early C19 th
187	1820 House	II	1245839	Late C18 th , altered C19 th
188	Spire Cottage	II	1245839	Late C18 th , altered C19 th
189	Hillside Cottage	II	1245839	Late C18 th , altered C19 th
190-1	25-26 North Church Street	II	1245837	Early C19 th
192-4	35-37 North Church Street	II	1245838	Late C18 th
<u>Portland Square</u>				
195	7, 8 & 9 Portland Square	II	1316478	circa 1800
<u>Rutland Square</u>				
196	Rutland Arms Hotel	II	1316480	1804
197	Old Original Pudding Shop	II	1316482	C17 th , altered C19 th
198	Wall on west side of Bath Gardens	II	1316479	Late C18 th - early C19 th
199	War memorial	II	1316485	circa 1920
200	Royal Bank of Scotland	II	1316483	1838
201	Steps, railings, walls and gates to the front of the Royal Bank of Scotland	II	1316484	1838
202-8	Rutland Buildings	II	1316481	Late C18 th - early C19 th
<u>South Church Street</u>				
209	Church of All Saints	I	1316489	C12 th , possibly earlier, with alterations especially C19 th
210	Anglian High Cross and railed enclosure in All Saints' churchyard	SM & I	1316492 1008617	Possibly C7 th /C8 th or early C10 th
211	Anglo-Scandinavian high cross 12m south of All Saints' Church porch, originally from Beeley Moor and located for a time at Two Dales, Darley Dale	SM & I	1316491 1008618	Early C10 th
212	Church of All Saints walls and steps including entrance and wall facing Church Lane	II	1316490	C19 th & C20 th
213	Old Cottage, South Church Street	II	1316501	C17 th , altered C19 th
214	St Johns Hospital and attached front wall	II	1316500	1709, restored C20 th
215-17	15, 17 & 19 South Church Street	II	1316488	Early C19 th
218	Butts Cottage, Butts View	II	1316488	Early C19 th
219	No.1 Butts View	II	1316488	Early C19 th
220	No. 9 Church View	II	1316487	Early C19 th
221	No. 11 South Church Street	II	1316487	Early C19 th

222	No.1 South Church Street	II	1316486	Late C17 th & early C18 th
223	Saxon Cottage, No. 2 South Church St	II	1316486	Late C17 th & early C18 th
224	Dial Cottage	II	1316486	Late C17 th & early C18 th
225	Holly House	II	1316493	Early-mid C19 th
226	Roadside wall with gateways to the Vicarage	II	1316502	Circa 1869
227	Ivy House	II	1316494	Mid C17 th & early C18 th
228	Walls and railings to east side of Ivy House	II	1316495	C19 th
<u>Stanedje Road</u>				
229	1 & 2 Stanedje Road	II	1316503	Late C17 th , altered C19 th & C20 th
<u>Station Road</u>				
230	Drinking Fountain at Junction of Station Road and Coombs Road	II	1316504	circa 1870
<u>Water Lane</u>				
231	National Westminster Bank	II	1316508	Late C19 th
<u>Water Street</u>				
232	1-5 Granby House, Water Street	II	1316509	Late C18 th , altered C19 th
233	Wye Cottage	II	1316510	Early C17 th & C18 th with alterations
234	Granby Cottage	II	1316510	Early C17 th & C18 th with alterations
235	Garden wall at Wye & Granby Cottages	II	1316512	C18 th or C19 th
<u>Yeld Road</u>				
236	The Old Vicarage	II	1316515	1869
237	Westfield, Yeld Road	II	1316513	Late C18 th
238	Mayfield Cottage, Yeld Road	II	1316513	Late C18 th
239	Walls and steps to Mayfield & Westfield Cottages, Yeld Road	II	1316514	Late C18 th - early C19 th
240	Two Trees, Yeld Road	II	1316516	Late C18 th

The above information is taken from the National Heritage List for England (2012), produced by English Heritage. This information can be accessed from the following web-site <http://list.english-heritage.org.uk>.

Please note:

This list only includes the designated assets within Bakewell Conservation Area at the date of drafting, December 2012, and not the whole of Bakewell Parish. It should be noted that a number of the building dates on the above list may not be accurate. Please see Sections 3 and 5 of this document for a more accurate account of the construction dates of buildings within the Bakewell Conservation Area.

14.0 GLOSSARY

Agrarian	Of the land or its cultivation.
Ancillary	In architectural terms this usually refers to a secondary structure, for instance stables or outbuilding.
Ancient Monument	Ancient monuments are legally protected archaeological sites and buildings designated under the Ancient Monuments and Archaeological Areas Act 1979. It is an offence to carry out works to them without the written consent of the Secretary of State.
Anglian	An archaeological term for the period of the 6 th and 8 th centuries specific to the Peak District region where the people were predominantly Angles rather than Saxons. This period covers the transition from the first Anglian influences to the absorption of the Peak District into the Kingdom of Mercia.
Anglo-Saxon	The period of early-English history dominated by the settlement of Northern Europeans in the eastern counties of England. It dates from the collapse of the Roman economy during the early-5th century, to the Norman Conquest of 1066. It also includes influences from occupying Scandinavians during the 200 years before the Normans arrived. The early part of the Saxon period is sometimes known as the <i>Dark Ages</i> because of the lack of historical documentation (or archaeological evidence) for this period. In the Peak District, there is no evidence for Anglo-Saxon intrusion until the 7th century.
Ashlar	Masonry that has been carefully cut, dressed and squared, to be employed as facing stone in finely jointed level courses.
Bargeboards	Projecting decorated boards placed against the incline of the gable of a building and hiding the horizontal roof timbers (Pevsner, 1986).
Berewick	A detached portion of farmland that belonged to a medieval manor and was reserved for the use of the Lord of the Manor.
Bronze Age	The prehistoric period which comes between the Neolithic and the Iron Age, dating roughly from 2000 to 800 BC. This was the time of the introduction of metals and more importantly of permanently laid out field systems used by sedentary farmers. In the first half of the period people continued to use ceremonial sites such as barrows and stone circles. Few if any monuments were built after about 1500 BC.
Braces	Inclined timbers inserted to strengthen others (Pevsner, 1986).
Burh	Defensive military fortification or fortified town; ninth and tenth centuries AD.
Chapelry	A subdivision of an ecclesiastical parish in England up to the mid-19th century. It had a similar status to a township but was so named as it had a chapel which acted as a subsidiary place of worship to the main Parish Church. Such chapelries were common in northern England where the Parishes had been established in medieval times when the area was sparsely populated, thus otherwise obliging parishioners to travel long distances to the parish church. A chapelry also had a role in civil government, being a subdivision of a parish which was used as a basis for the Poor Law until the establishment of Poor Law Unions in the 19th century.
Classical Architecture	The elements and rules of proportion of Classical architecture are derived directly or indirectly from the architecture of ancient Greece and Rome. Classical forms were introduced into England in the early sixteenth century, with the Renaissance, and Classical architecture was established from the early seventeenth century. There was a revival of Classical styles of architecture in the Victorian period.
Coenubium	A religious foundation such as a monastery and minster, or mother church.
Coped gables	Gable walls that have a course of flat stone laid on top.
Corbel	A block of stone or piece of brickwork projecting from a wall to support a floor, roof, vault, parapet or other feature (Clifton-Taylor, 1987).
Cornice	In Classical architecture the top section of the entablature. Also the term for a projecting decorative feature along the top of a wall, arch etc. (Pevsner, 1986).

Cruck Frame	Constructed primarily in the north and west of England from the medieval period through to the 19 th 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.
Curtain Wall Glazing	Non-load bearing panes of glass.
Curtilage	Area/land attached to a house and forming one enclosure with it.
Cutwater	The wedge-shaped end of a pier of a bridge, so constructed to break the current of water (Fleming, et al, 1991).
Daub	Clay or mud (often mixed with cow manure and/or lime and/or chopped straw) plastered over a timber, normally woven, framework (wattle).
Dormer window	A window placed vertically in the sloping plane of a roof (Pevsner, 1986).
Double pile plan	The building is entirely two rooms in depth (Brunskill, 2000).
Drip moulds	A horizontal moulding for throwing water off and so protecting the windows immediately below. Drip moulds are also used on chimneys.
Early medieval	From 410 AD to 1065 AD. A term often used for the Anglo-Saxon period, i.e. from the collapse of the Roman occupation during the 5th century AD until the Norman Conquest. However, only the later Anglo-Saxon period can be strictly called "Medieval", a period distinguished by the development of towns, nucleated settlements and an organised agrarian landscape.
Eaves	Overhanging edge of a roof (Pevsner, 1986).
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.
Fretwork	Ornamental work consisting of three-dimensional frets; geometric openwork.
Gibbs surround	The surround of a doorway or window consisting of alternating large and small blocks of stone, often with a rusticated face. Named after the architect James Gibb.
Gothic Architecture	A style of architecture which developed from the middle of the twelfth century, characterised by the pointed arch, the rib-vault and the flying buttress. There are several distinct phases in the development of Gothic architecture in England: Early English (1150-1300), characterised by high, narrow, pointed 'Lancet windows'; Decorated (1250-1400) including an early, 'Geometrical', phase in which window tracery is characterised by trefoils, quatrefoils and ogees, followed by a 'Curvilinear' period of flowing tracery patterns and surface decoration; Perpendicular (1350-1500), characterised by strong vertical lines with the rigid lines of window mullions often continuing upwards to the top of the arch itself, and with flatter, four-centred arches and pierced and battlemented parapets. Tudor Architecture (1485-1558): The Tudor period of architecture partly overlapped the late Perpendicular Gothic style, with an increasing use of Renaissance influence in ornament. The Perpendicular Gothic style was adapted for use on more domestic buildings, with pointed arches often replaced by bays, oriels and square-headed windows.
Gothic Revival	The Gothic Revival in England lasted for about 150 years through the 18 th and 19 th centuries and saw the return of pointed casement windows, together with battlements and drip- and label-mouldings. The Revival passed through a number of different stages, reflected in varying interpretations of Gothic architecture, based on the different

phases of its early development. The earlier phases of the Gothic Revival aimed to capture the picturesque composition, decoration and atmosphere of medieval architecture.

HER	Historic Environment Record (HER) sometimes also called Sites and Monuments Record (SMR).
Hoggin	Compact fine stone with a clay content, making it self-binding, used as ground surfacing.
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 (Pevsner, 1986).
Hopper	Small cistern or tank of lead, cast-iron etc. frequently ornamented, to collect rainwater from a rainwater gutter before it is discharged to a down-pipe.
Iron Age	The prehistoric period which comes between the Bronze Age and the coming of the Romans, in the Peak District dating roughly from 800 BC to the 70s AD. This was a time of settled farming communities living in scattered farms and hamlets, overlooked by hillforts. In the Peak District, there is little direct evidence for Iron Age occupation.
Jacobean Architecture	Style of English architecture of the reign of King James I and VI (1603-25), not greatly differing from Elizabethan architecture, and largely continuing into the reign of Charles I (1625-49). It was essentially a melange of Flemish, French and Italian Renaissance influence. Traces of Gothic, especially perpendicular, architecture remained, notably the continued use of mullioned and transomed windows, and late-medieval E – and H-plans were also used (Curl, 2000)
Jetty	The overhang of an upper floor on a timber-framed house (Clifton-Taylor, 1987).
KEA	A Key Ecological Area is a non-statutory site containing species
Kneeler	Horizontal decorative projection at the base of a gable (Pevsner, 1986).
Lintel	Horizontal beam or stone bridging an opening (Pevsner, 1986).
Lynchet	An artificial bank formed by a build up or loss of soil against a field boundary, or deliberately produced as the downslope edge of a cultivation terrace along a slope. Where a boundary has later been removed, a lynchet is often the main evidence that a wall or hedge once existed. Those forming cultivation terraces often appear in groups and date from the Medieval period and once lay within open fields.
Medieval	The period which dates from the Norman Conquest of 1066 AD to approximately 1500 AD. Also known as the Middle Ages.
Mullion	Vertical posts or uprights dividing a window into 'lights' (Pevsner, 1986). Mullions can be shaped or chamfered which can give an indication as to age.
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 bounded 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 the landscape.
Ogee	A double curved line made up of a convex and concave part (S or inverted S) (Fleming et al, 1991).
Oriel Window	An angular or curved projection filled with fenestration on upper floor of a house (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.

Pediment	The Classical equivalent of a gable, often used without any relation to a roof. Often used over an opening, particularly doorways.
Pinch point	A visual effect which suggests a narrowing of the street scene. It is typically caused by a bend in a road and the proximity of buildings on either side.
Polite	The ultimate in polite architecture will have been designed by a professional architect or one who acted as such though under some other title – surveyor or master mason; It will have been designed to follow a national or international fashion/style or set of conventions; towards an aesthetically satisfying result; and aesthetic considerations will have dominated the designer's thoughts rather than functional demands. (Brunskill 2000).
Porte-Cochere	A porch wide enough for wheeled vehicles to pass through and within which passengers could alight or board while protected from the elements.
Post-medieval	The period after the Medieval, beginning at approximately 1500 AD and continuing up to the present day. Distinct from the Medieval because of the change from a feudal to capitalist society and the rapid development of industrialisation.
Quoins	Dressed stones at the (exterior) angles of a building.
Derbyshire Red Data Book	The Red Data Book is a list of vascular plants that occur in Derbyshire which are locally rare.
SBI	Site of Biological Importance (SBI) is the name given to the most important non-statutory sites for nature conservation and provides a means of protecting sites that are of local interest and importance.
Segmental arch	Is a segment of a circle drawn from a centre below the springing line (Fleming et al, 1991).
Siliceous	Containing or consisting of silica, an important mineral substance which in the form of quartz enters into the composition of many rocks. Sand is mainly siliceous (Clifton-Taylor, 1987).
SSSI	Site of Special Scientific Interest. 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).
Stallriser	Located directly below the display window, a stallriser is an important part of a traditional shop-front. It provides protection to the shop window and forms a visual base to the shopfront.
String Course	Projecting horizontal band or moulding set in the surface of a wall (Pevsner, 1986).
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.
Tithe map	Shows the boundaries of land and property within the Tithe area. Usually refers to a map prepared following the Tithe Commutation Act 1836 which allowed tithes to be paid in cash rather than kind. A tithe was a tenth of a person's produce or income given voluntarily or as a tax to the church or, following the dissolution of the monasteries, to a number of private landlords.
Verge	The edge of the sloping part of a pitched roof.

- Vernacular** An indigenous building constructed of locally available materials, to local detail, without the benefit of an architect. Vernacular architecture can be defined as dwellings and 'all other buildings of the people' (Oliver, 2003).
- Wattle** Interwoven sticks, twigs, etc., frequently employed as infilling in timber-framed buildings, and as a backing for 'daub' (Clifton-Taylor, 1987).

15.0 REFERENCES

- Allcock, C. R. (1979)
- Banks, F. R. (1975)
- Barnatt, J. & Smith, K. (2004)
- Barton, D. A. and Knighton, L. (1997)
- Bowering, G. and Flindall, R. (1998)
- Brighton, T. (2005)
- Brighton, T. and Strange, P. (2005)
- Brown, M. (n.d.)
- Brunskill, R.W. (1997)
- Brunskill, R. W. (2000)
- Cameron, K. (1959)
- Clifton-Taylor, A. (1987)
- Cunnington, P. (2008)
- Curl, J S (2006)
- Curl, J. S. (1990)
- Dodd, A. E. and Dodd, E. M. (1990)
- Fleming, J., Honour, H. & Pevsner, N. (1991)
- Glover, S. (1829)
- Hart, C. R. (1981)
- Harvey, R. A. (1982)
- Hey, D. (2001)
- Kelly (1895)
- McMeeken, L.G. (1991)
- Meeke, E. R. (1984)
- Mercer, E. (1975)
- Bakewell: An Illustrated History.** Joseph Smith and Sons Ltd., Bakewell.
- The Peak District.** Robert Hale & Co., London.
- The Peak District: Landscapes Through Time.** Windgather Press Ltd., Cheshire.
- Britain in Old Photographs: Around Bakewell.** Sutton Publishing Limited.
- Hard Times: A History of the Derbyshire Chert Industry.** The Bulletin of the Peak District Mines Historical Society, Volume 13, No.5, pp. 1-31.
- Bakewell: The Ancient Capital of the Peak.** Halsgrove.
- Avenel Court and the Adjacent Buildings in King Street, Bakewell: An Historical and Archaeological Assessment.** Bakewell and District Historical Society Journal, Volume 32, pp. 53-80.
- The Chantry House, Bakewell.** (unpublished paper).
- Brick Building in Britain.** Victor Gollancz, London.
- Vernacular Architecture.** Faber and Faber Limited, London.
- The Place Names of Derbyshire.** Cambridge University Press.
- The Pattern of English Building.** (4th edition) Faber and Faber Limited, London.
- How Old is Your House?** Stenlake Publishing Limited.
- A Dictionary of Architecture and Landscape Architecture** (2nd Edition) Oxford University Press.
- Victorian Architecture.** David & Charles, Newton Abbot, London.
- Peakland Roads and Trackways.** Ashbourne: Moorland Publishing Co. Ltd.
- Dictionary of Architecture and Landscape Architecture.** Penguin Books.
- The History, Gazeteer and Directory of the County of Derby.** Vol. 1, Part 1.
- The North Derbyshire Archaeological Survey to A.D. 1500.** The North Derbyshire Archaeological Trust, Chesterfield.
- The Story of the School of Grace, Lady Manners, Bakewell.** J. W. Northend Ltd., Sheffield.
- Packmen, Carriers and Packhorse Roads.** Landmark Publishing Ltd., Derbyshire.
- Kelly's Directory of Derbyshire.**
- A Companion to the Peak Villages....and beyond.** Louis McMeeken, Buxton.
- The Building History of the Old House.** From the Journal of the Bakewell & District Historical Society no. 11.
- English Vernacular Houses.** Royal Commission on Historic Monuments 21.

- Morris, J. (1987) **Domesday Book - Derbyshire.** Philip Morgan (ed.), Philimore (27), Chichester.
- Oliver, P. (2003) **Dwellings: The Vernacular House World Wide.** Phaidon, London.
- Penny, S. (2002) **Bakewell and its Burgh.** Unpublished note held on file at County SMR.
- Pevsner, N. (1986) **The Buildings of England: Derbyshire.** Revised by Elizabeth Williamson. Yale University Press.
- Robbins, L. and Draper, L. (2003) **The Book of the Bakewell Show: The Little Royal.** Halsgrove, Devon.
- Sidebottom, P. (1999) **Stone Crosses of the Peak and the "Sons of Eardwulf".** Derbyshire Archaeological Journal, 119, pp. 206-19.
- Spray, M. (1989) **Peak District Names.** J.N.M. Publication.
- Stetka, J. (2001) **From Fort to Field: The Shaping of the Landscape of Bakewell in the 10th Century.** Peak Potential Millenium Awards.
- Stroud, G. (2003) **Derbyshire Extensive Urban Survey Archaeological Assessment Report of Bakewell.**
- Swanton, M. J. (1972) **Castle Hill, Bakewell.** Derbyshire Archaeological Journal, 92, pp. 16-27.
- Tarn, J. N. (1971) **The Peak District and its Architecture.** R.B. Macmillan Ltd, Derby.

Other Sources

Derbyshire County Council ()
Department of the Environment

English Heritage, Brock, D.
English Heritage

Peak District National Park Authority
Peak District National Park Authority
Peak District National Park Authority
Peak District National Park Authority

Heritage Environment Record for Derbyshire.
List of Buildings of Special Architectural or Historic Interest Vol. 356. District of West Derbyshire, Peak District National Park. 1985
Architectural Glossary, 1984.
Strategic Stone Study: A Building Stone Atlas of Derbyshire and the Peak National Park. Stone Study 19, Derbyshire. September 2011.
Local Plan, 2001.
Design Guide, 2007.
Historic Landscape Characterisation, 1996
Landscape Strategy and Action Plan, 2009

Maps

1796 Map of the Manor of Bakewell
1799 Survey of the Manor of Bakewell (east side of River Wye)
1799 Survey of the Manor of Bakewell (west side of River Wye)
1799 Survey Plan of the Town of Bakewell
1851 Bakewell Town Plan
1875 First Edition Ordnance Survey Map
1898 Second Edition Ordnance Survey map
Ordnance Survey Outdoor Leisure 24, The Peak District, Dark Peak Area 1:25 000, 1994

Internet Sites

www.bgs.ac.uk/
www.bbc.co.uk/history
www.dialspace.dial.pipex.com/town/terrace/pd65/genindex.htm
www.genuki.org.uk
www.picturethepast.org.uk/