



# Bolsover Conservation Area Appraisal

April 2018

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# Policy Context

## National

Central Government Guidance on the Historic Built Environment is contained within Section 16 of the National Planning Policy Framework (2021), Conserving and Enhancing the Historic Environment. The guidance advises that heritage assets should be conserved in a manner appropriate to their significance. When considering Conservation Areas the guidance states that local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

It is the view of Bolsover District Council that Bolsover has the special architectural or historic interest that justifies its designation as a Conservation Area.

## Local

The National Policy embodied in the NPPF is taken forward at a Local level in the Local Plan for Bolsover District (March 2020). The policies that address the conservation of the Historic Environment are included in Chapter 7, Sustainable Communities.

**SC16** – Development Within or Impacting Upon Conservation Areas

**SC 17** – Development affecting Listed Buildings and Their Settings

**SC18** – Scheduled Monuments and Archaeology

**SC19** – Bolsover Area of Archaeological Interest

**SC20** – Registered Parks and Gardens

**SC21** – Non Designated Local Heritage Assets

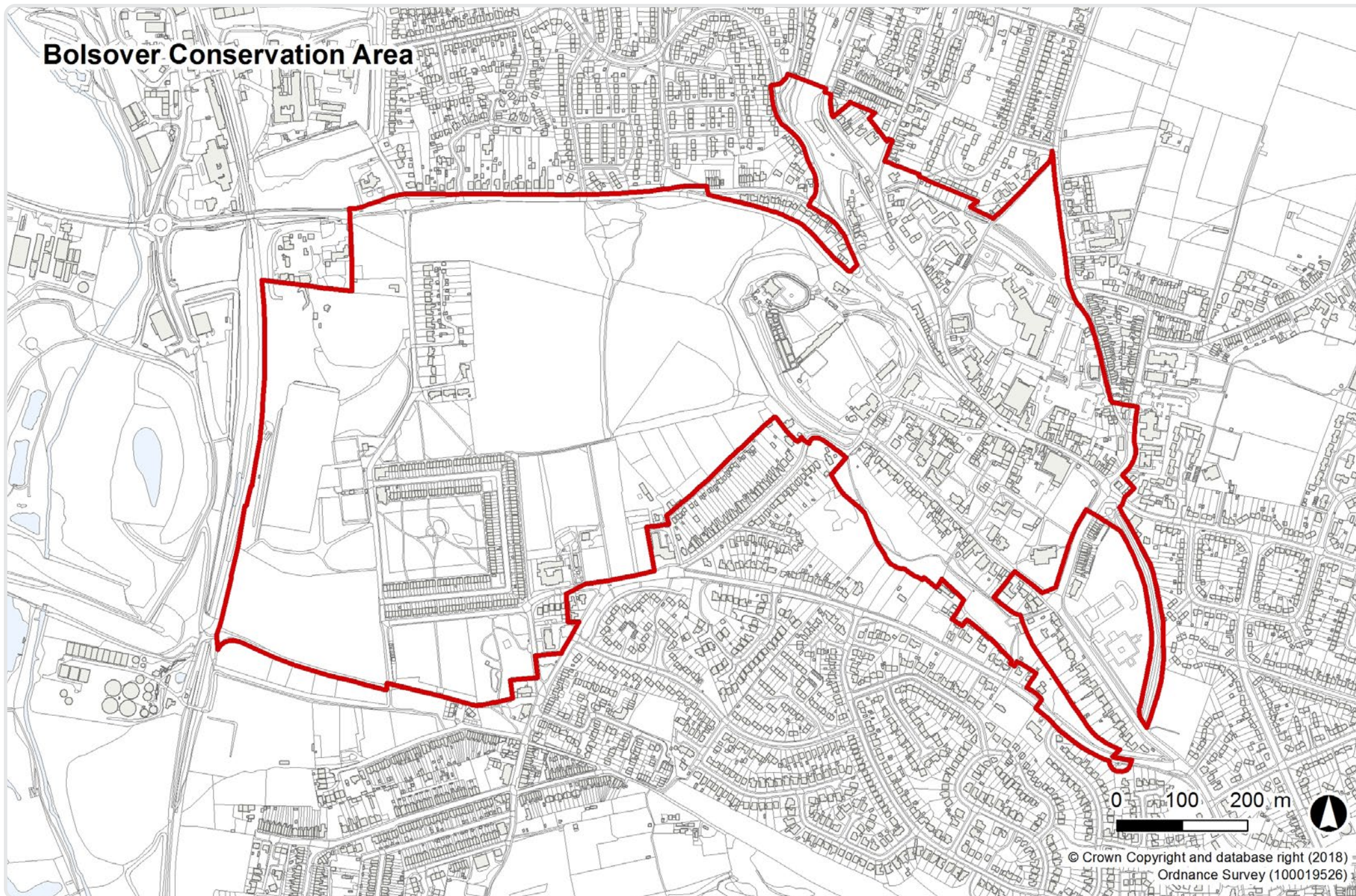
Complementary supporting Local Guidance includes; The Historic Environment Supplementary Planning Document (March 2006) which gives District-wide guidance on Development and the historic built environment and Historic Environment Scheme (February 2008 and November 2011)

## Bolsover Conservation Area Appraisal

This Appraisal defines the particular significance of the historic, architectural, landscape and townscape elements of Bolsover Conservation Area.

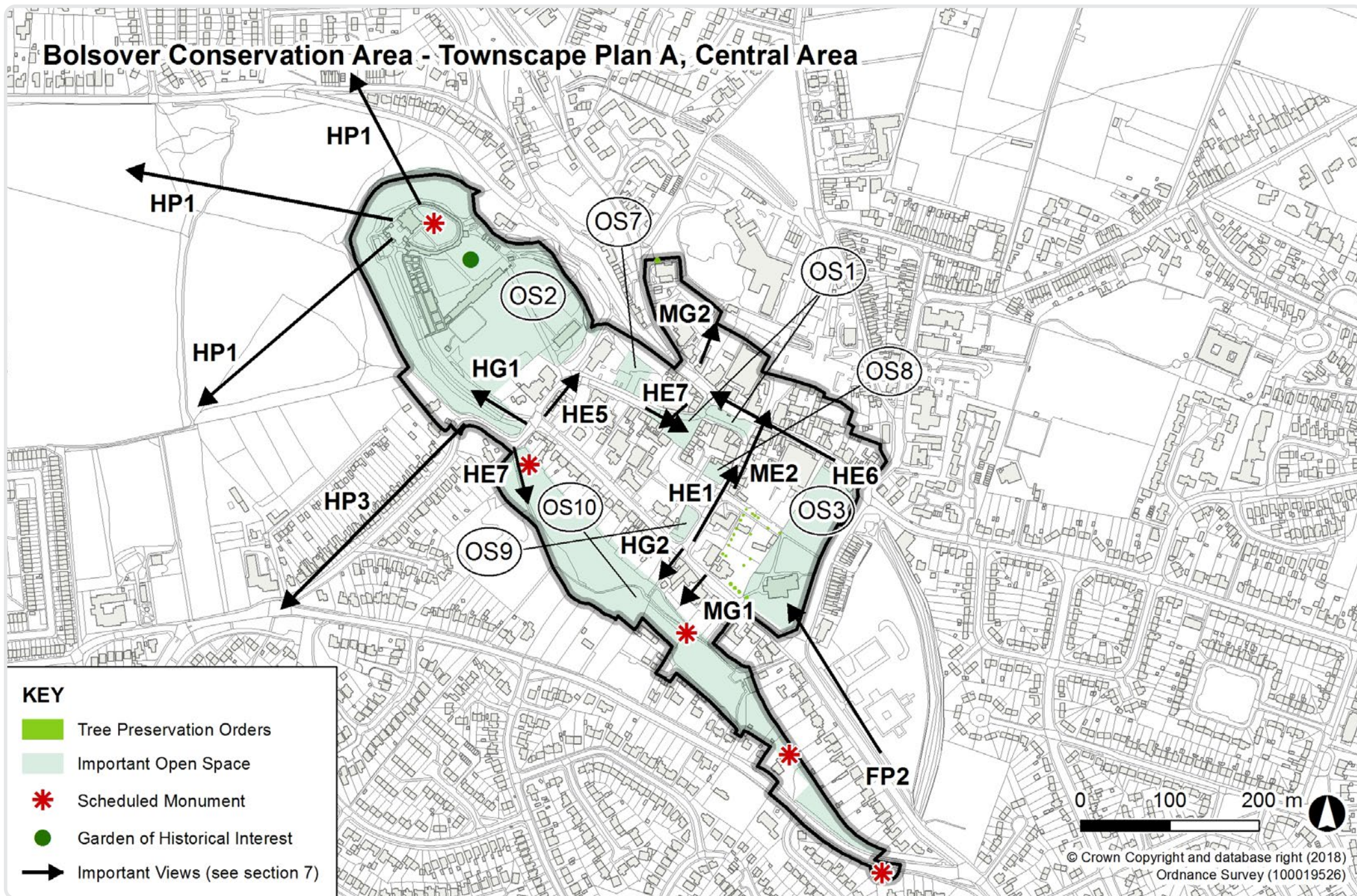


## Bolsover Conservation Area



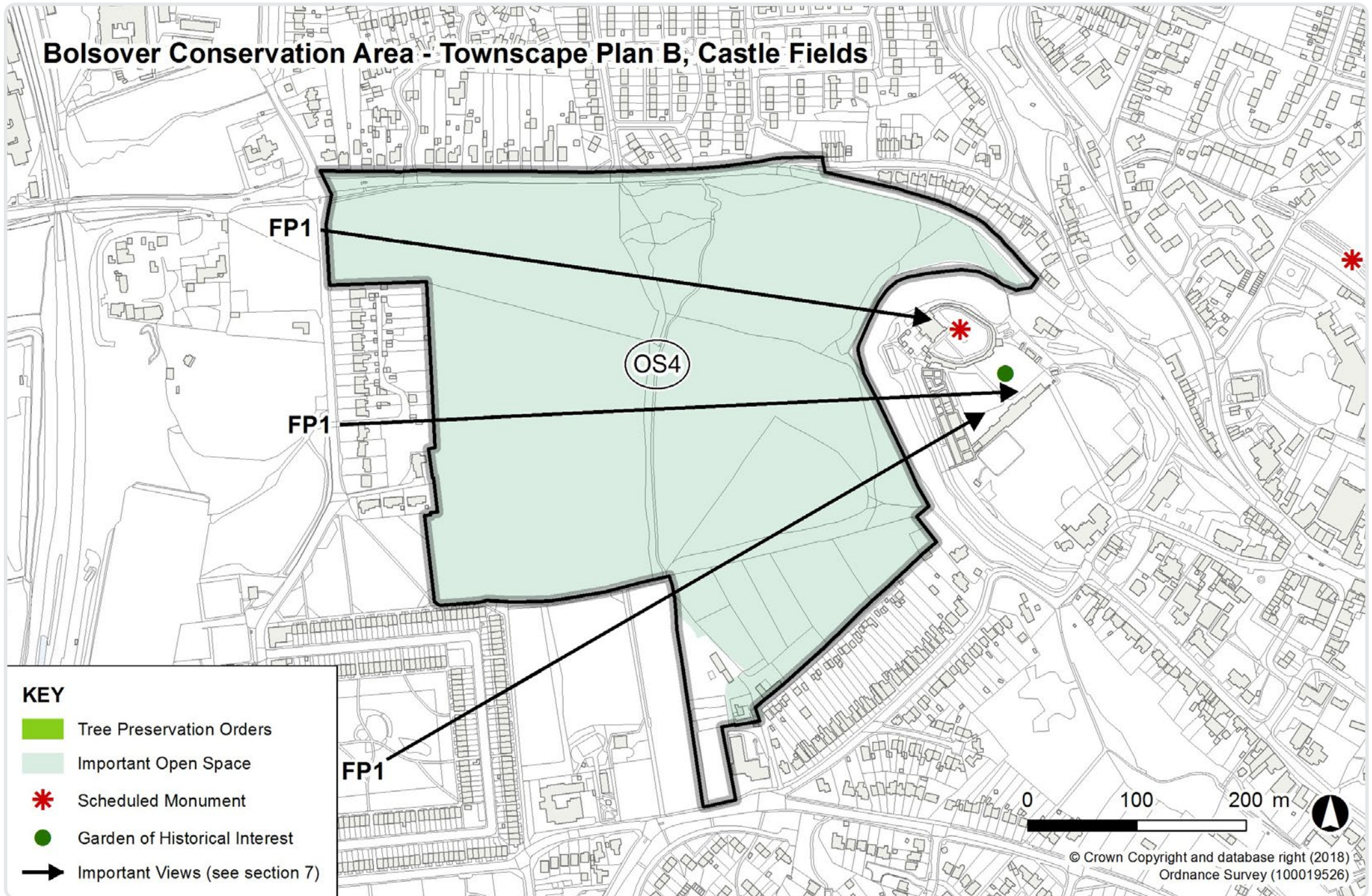
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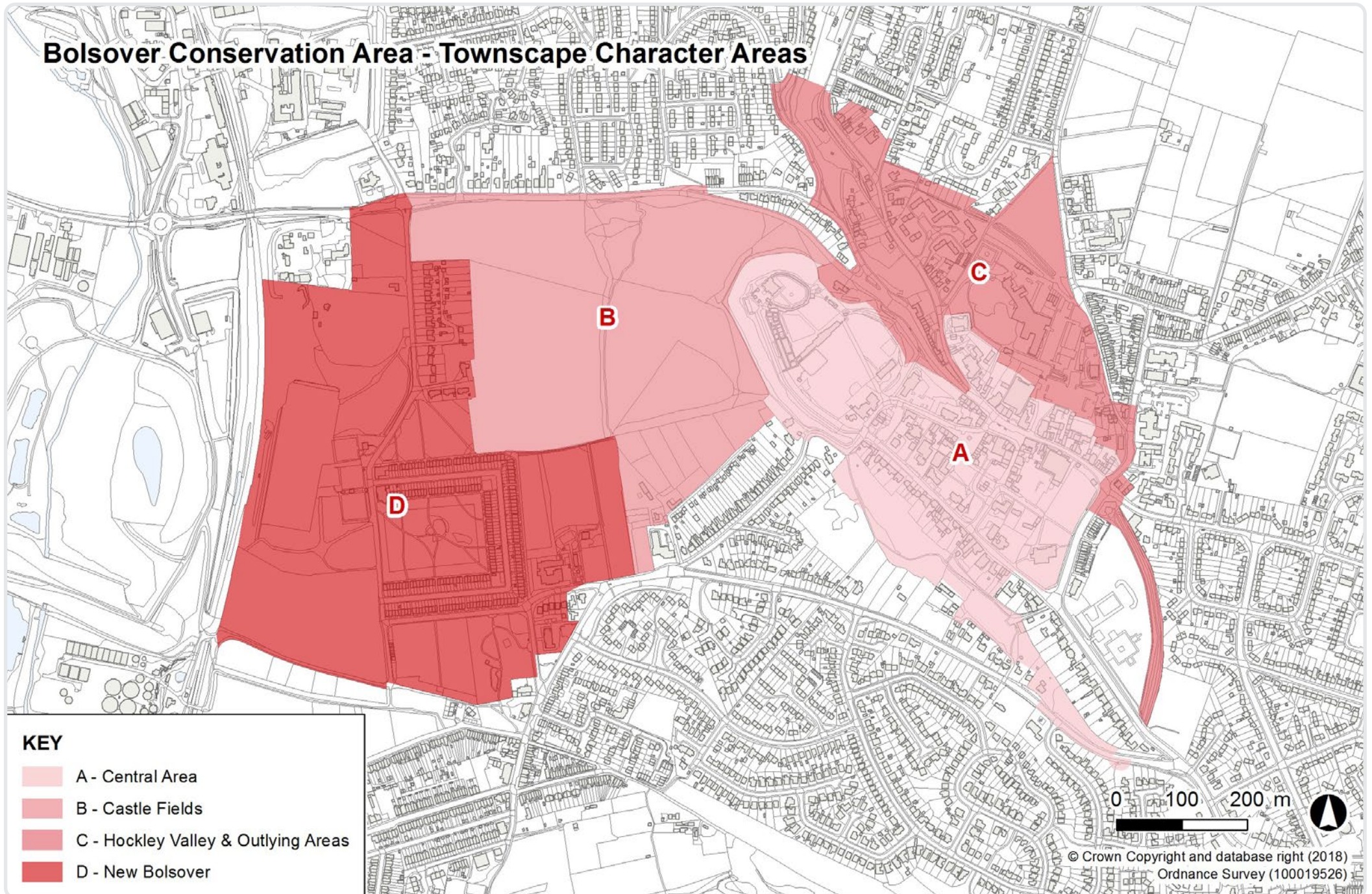


## Bolsover Conservation Area - Townscape Plan B, Castle Fields



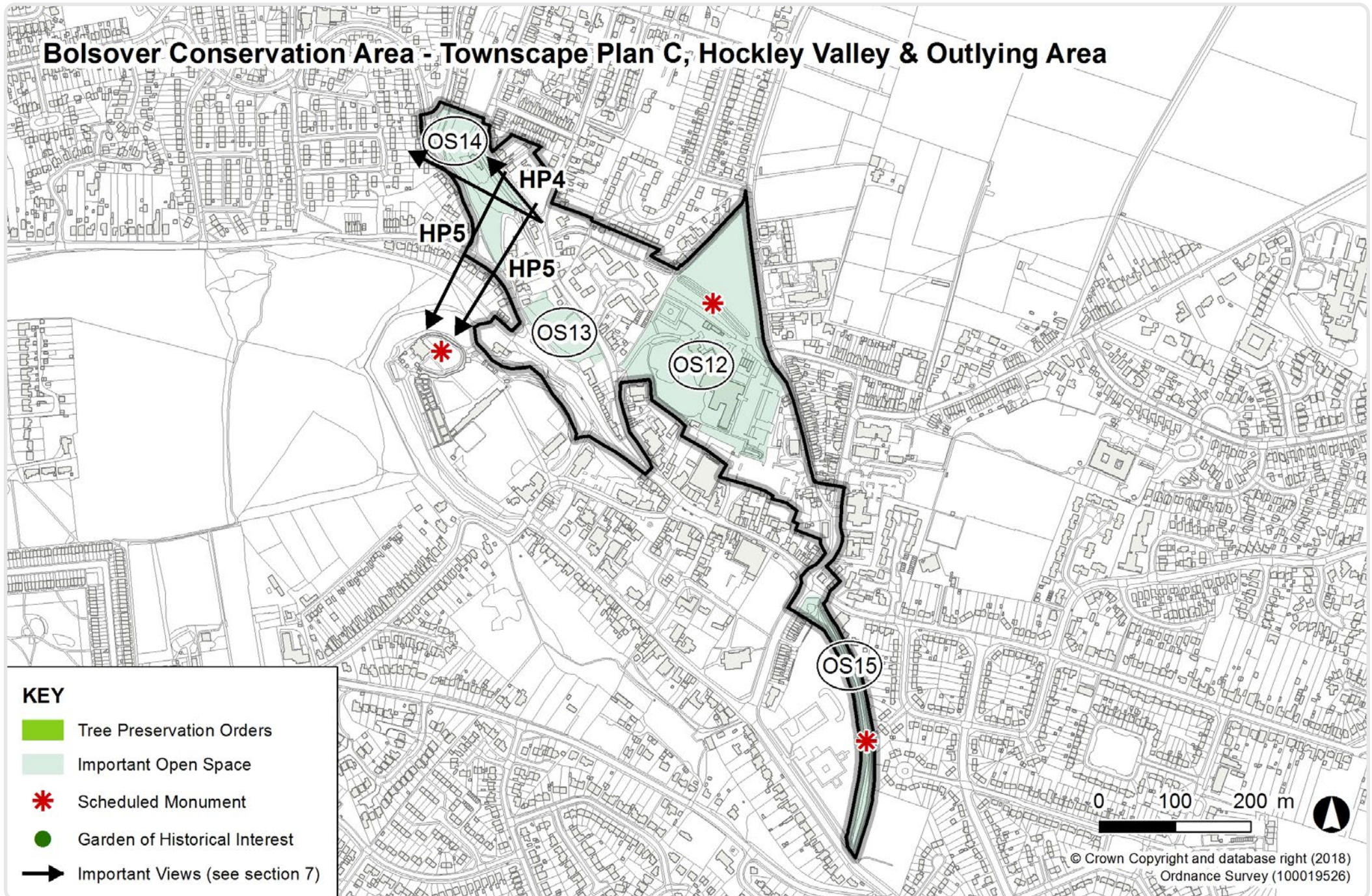


## Bolsover Conservation Area - Townscape Character Areas



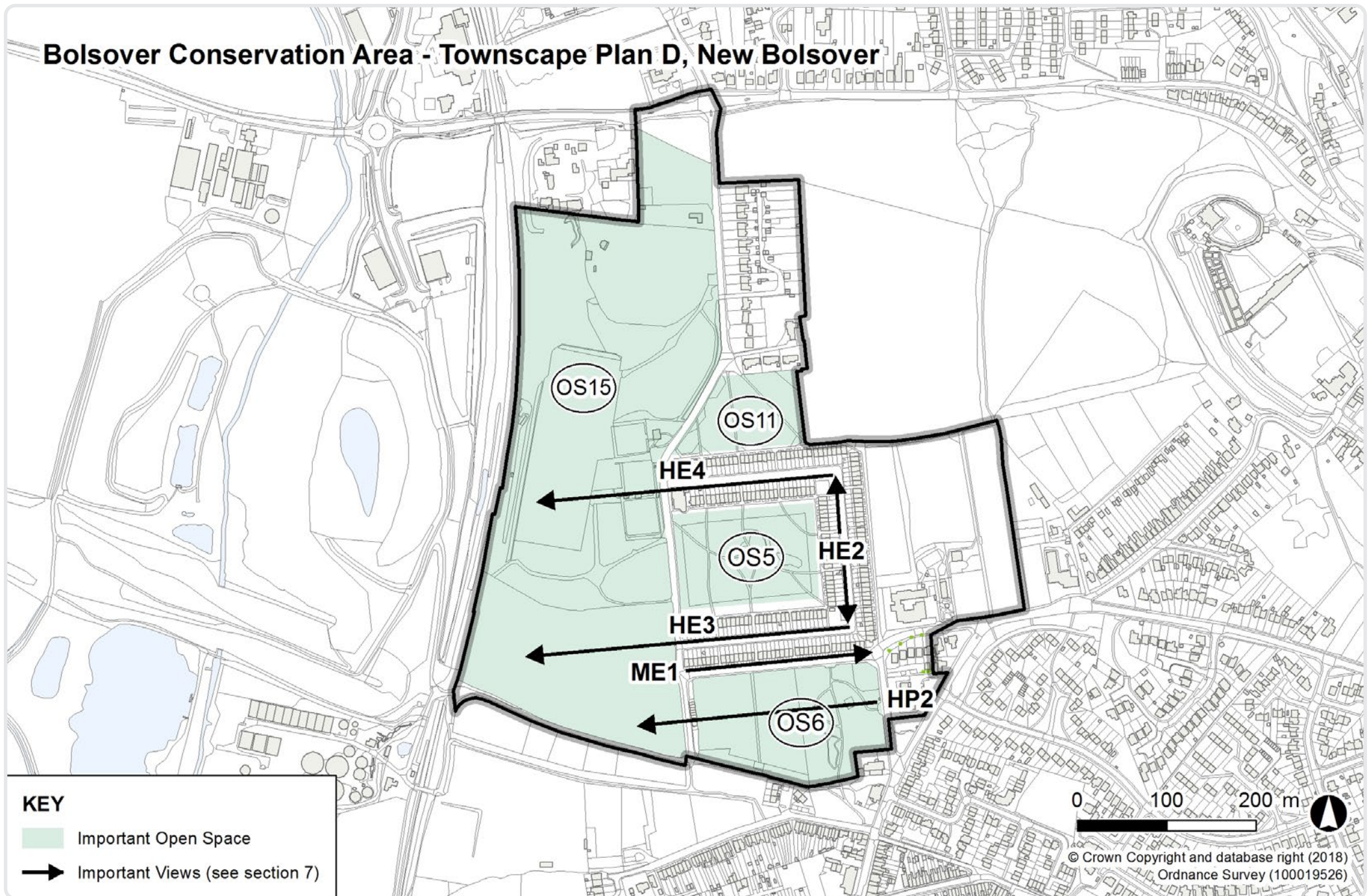


## Bolsover Conservation Area - Townscape Plan C, Hockley Valley & Outlying Area



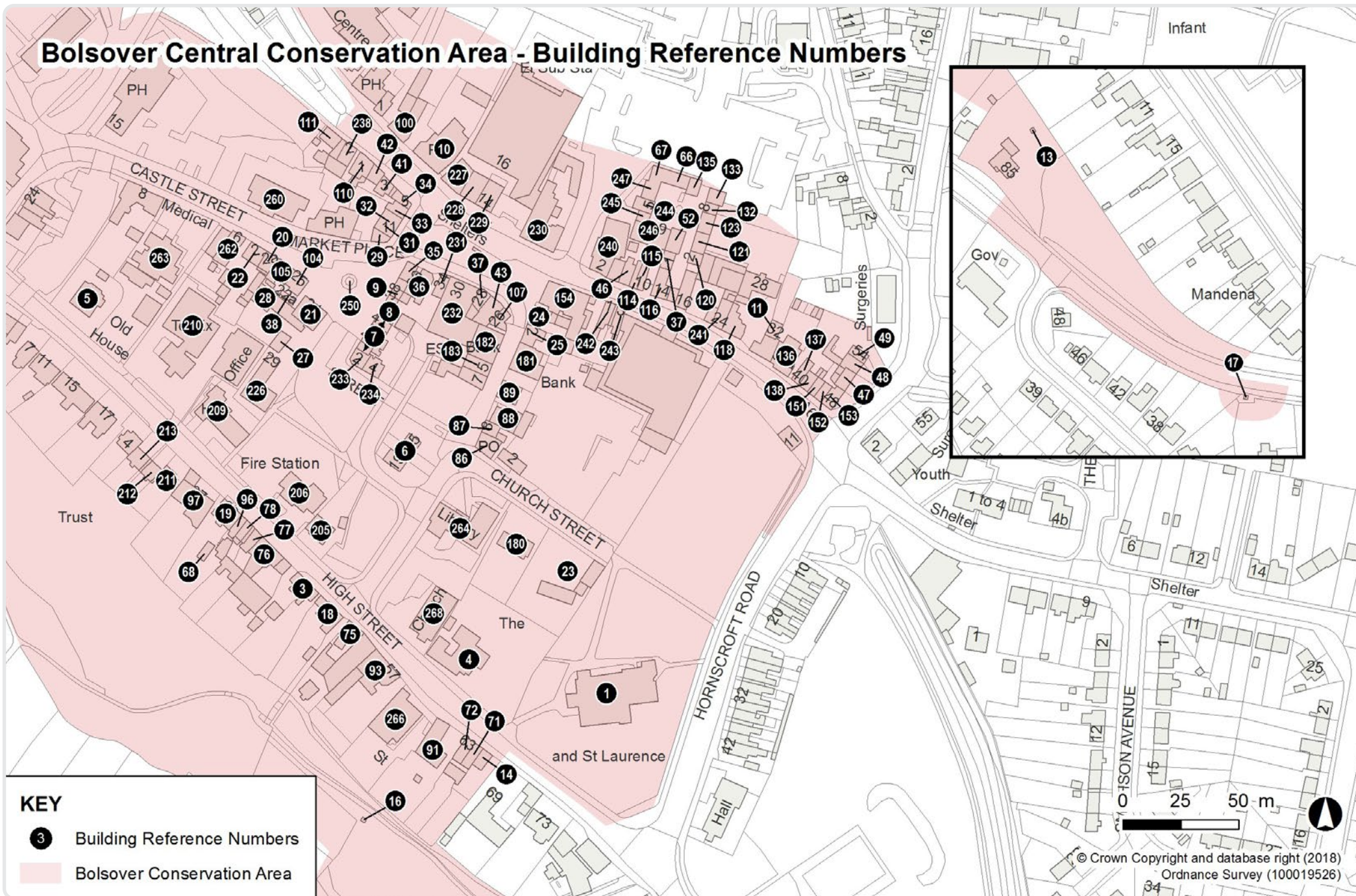


## Bolsover Conservation Area - Townscape Plan D, New Bolsover



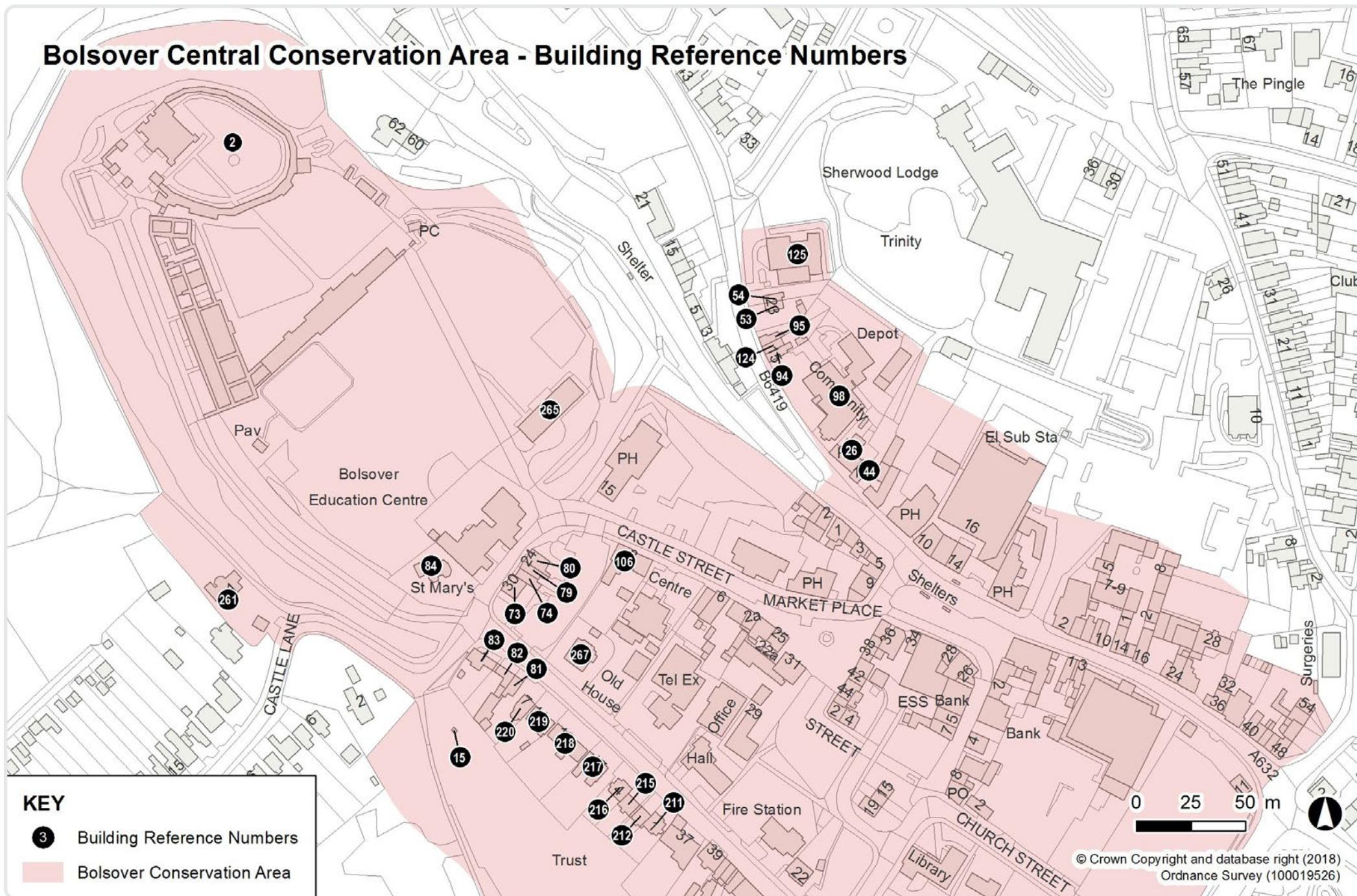


## Bolsover Central Conservation Area - Building Reference Numbers

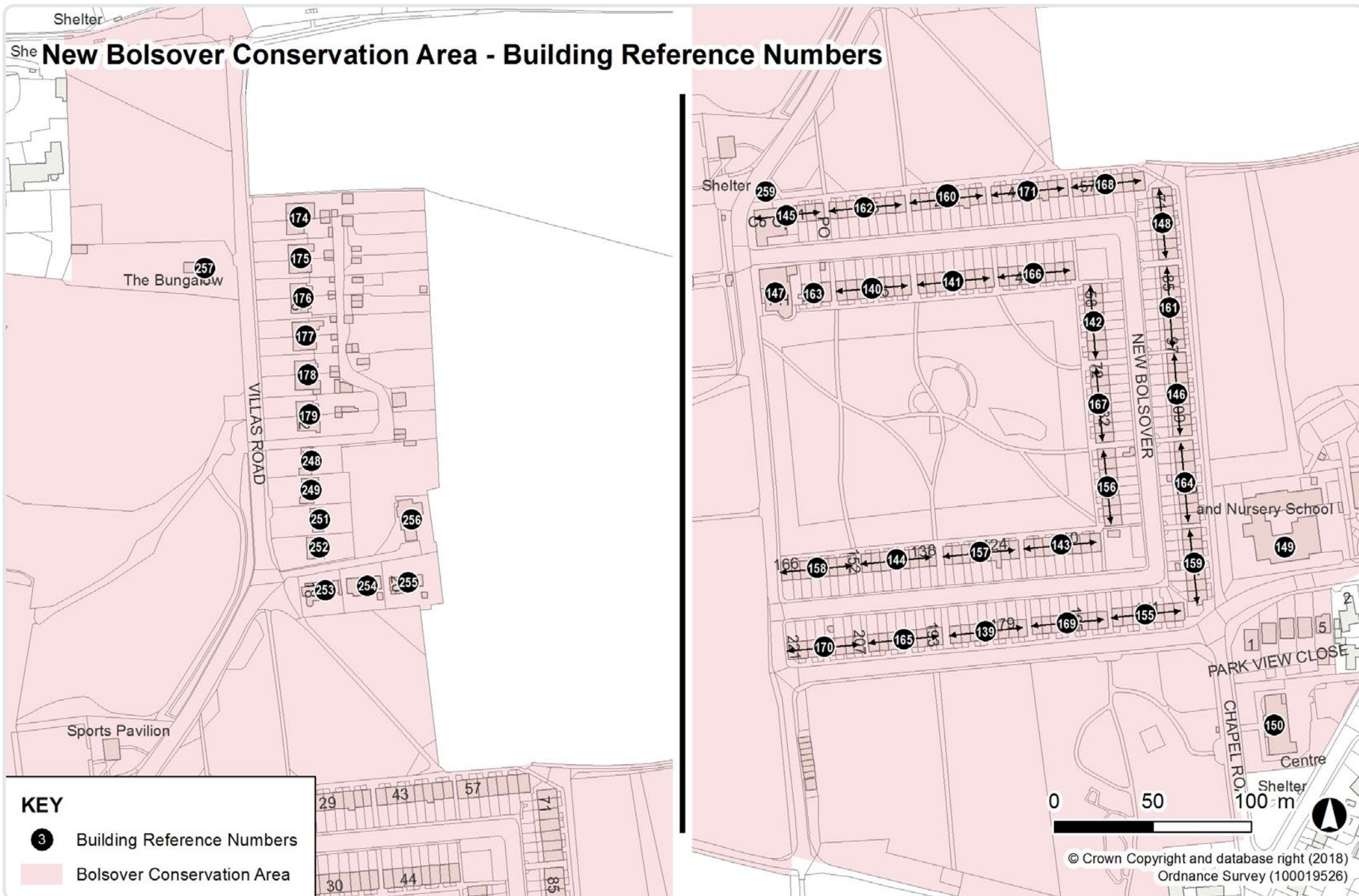




## Bolsover Central Conservation Area - Building Reference Numbers

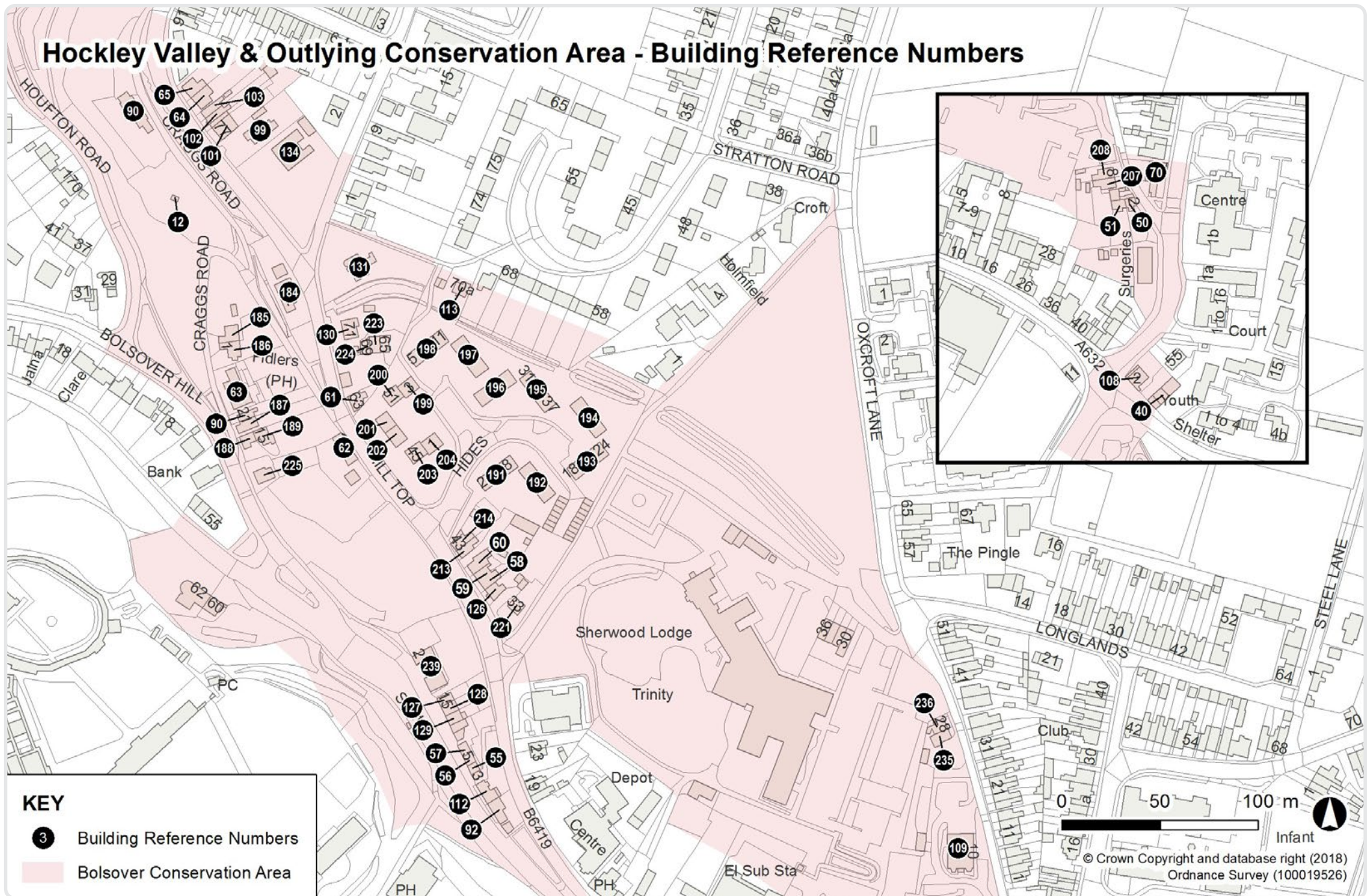






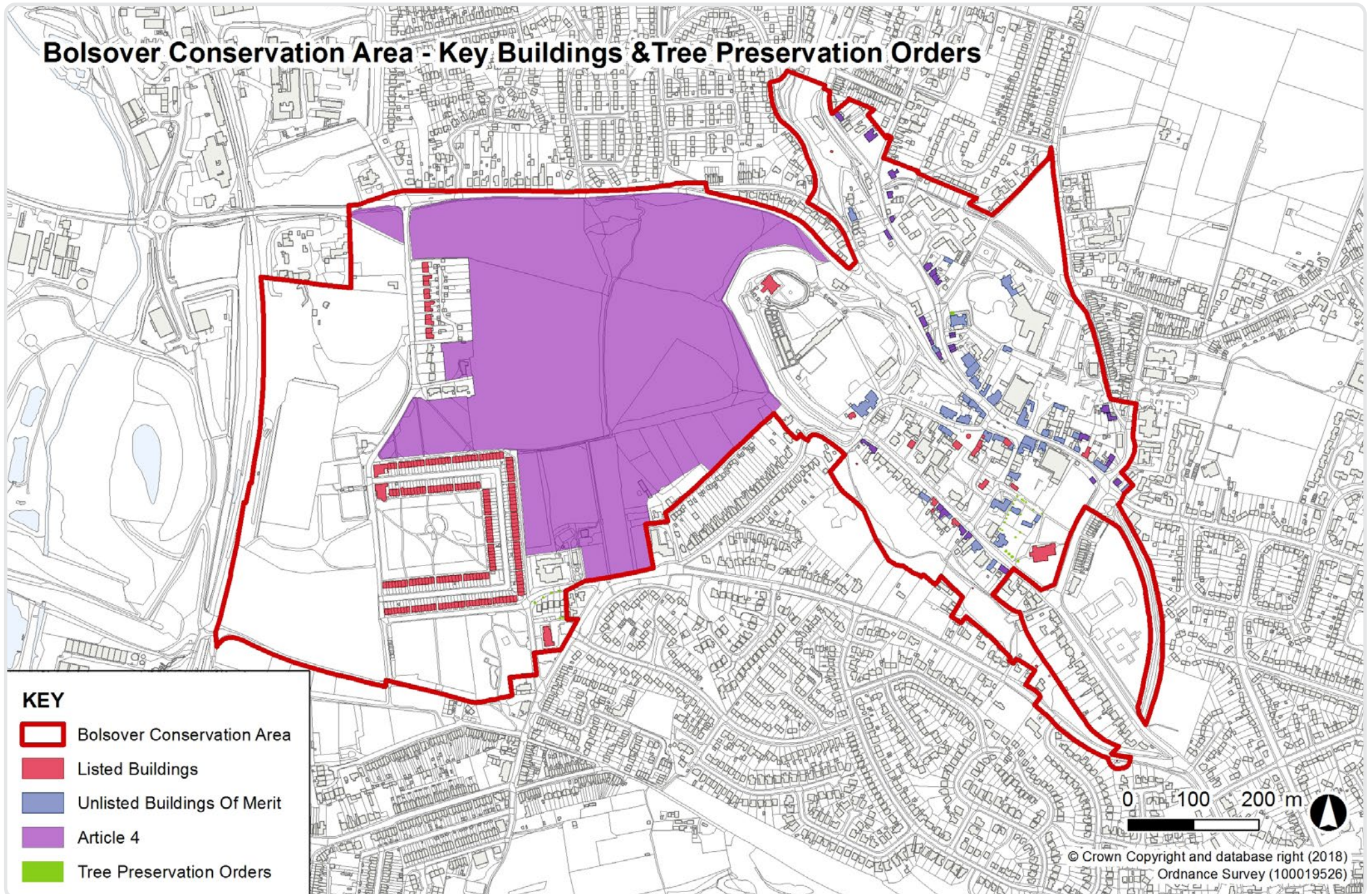


# Hockley Valley & Outlying Conservation Area - Building Reference Numbers





## Bolsover Conservation Area - Key Buildings & Tree Preservation Orders





## 1.0 Introduction

### The purpose of this document

This Appraisal is a statement of what defines the character and appearance of the Bolsover Conservation Area, identifying those elements in particular which are significant to its character and appearance.

### Document Layout

**Historic Origins** is set out in chronological order. Under each century are noted the surviving buildings from that period. As well as longevity this will enable an appreciation of rarity as being key to significance. It will also enable an understanding of the historic relevance of the surviving building types. Each building is numbered and cross referenced on the plan of Building Reference Numbers.

**Landscape Character** provides the context for setting in respect of the geology and historic settlement pattern.

**Townscape Character** opens with a general character statement. Where there are character areas within the designated area each individual character area is identified and defined. This section identifies what is key about the townscape; the buildings, boundaries, building materials, the trees and the open spaces.

**Key Buildings** are those buildings that make a significant contribution to the character and historical importance of the conservation area. They are either listed buildings,

Non-listed building of merits or buildings protected under an Non-listed building of merit direction. The section corresponds to that of the Historic Origins section.

**Views** relates back to the earlier Landscape Character section. Important views are identified and the reason stated.

**Traffic and Pedestrians** sets out the characteristics of roads, pavements and parking in the Conservation Area.

**The final Summary** defines the key components of the Conservation Area's significance. An expansion of this can be found at the end of the preceding sections.





## 2.0 Bolsover and Overview

**Bolsover lies on the edge of the Magnesian limestone escarpment which runs roughly north from Hardwick Hall to Barlborough, and forms the east side of the Doe Lea Valley. To the west the face of the escarpment falls steeply downwards to the River Doe Lea, whilst to the east there is a gentle downward slope towards Nottinghamshire.**

With its natural defences the location was an attractive proposition for the early medieval lords. Its early origins were as a 'planted' medieval town likely to have been laid out on the establishment of the original Norman



Castle. The advantages of its location remained beyond its early patronage by the monarchy, to be followed by its contribution in the 19th century as the key town at the heart of an extensive mining district. It was the location for an architect designed 200 home self-contained village built by the owners of Bolsover Colliery, known as the New Model Village. The Village was a philanthropic venture typical in a period where a number of leading industrialists in locations throughout the country built self-contained settlements for their workers. The New Model Village led the way for further such villages at nearby Creswell and Forest Town.

The Conservation Area takes in the Castle, Bolsover town centre and the New Model Village. The designated area is characterised by a rich history, an outstanding landscape and townscape setting, a diversity in the range of surviving historic building types and high architectural quality overall.

**Designation dates:** the original designation was on 17th July 1971. The boundary has since been extended on four occasions; 1978, 1982, 1988 and March 2009.

**Suitability of existing boundary:** as part of this appraisal the boundary of the Conservation Area was reviewed. It is considered at this time that the boundary remains relevant.

**Maps:** *Conservation Area Map.*



## 3.0 Historic Origins

**In setting out the historic origins of the town, the previous Conservation Area Appraisal and Management Plan (2010) and the Conservation Area Management Plan for Bolsover Castle (2010) has informed this section. These and other sources are referenced in Section 10.**

The origin of the name Bolsover may be derived from Bula's Ofer, Old English for Bulls Ridge. Another derivation may be Boll's Ofer or Boll's Ridge as in, the ridge associated with a person named Boll. In Domesday it was noted as the Leuric of Belisoure. In the 1650s it was referred to as 'Bolsouer'.

### Medieval settlement

The extent of the medieval town of Bolsover was defined by a series of earthworks that extended from the escarpment edge enclosing about 25 hectares of land. The origin of these earthworks is unknown; they are probably medieval but could be prehistoric.

The first castle at Bolsover dated from the 11th century and the Norman Conquest. It was built following revolts by treacherous northerners in 1068/69 and was one of a number established around the edges of the Pennines and along the main communication routes by order of King William I.

Bolsover was the King's military springboard from where his men went forth to Yorkshire and Cheshire and was granted to one of his knights William Peverel. At that time

it is probable that the Castle was surrounded by a ditch with a gateway that faced south along the spine of the hill. The road to this gateway would have corresponded to the thoroughfares of Castle Street, Middle Street and Church Street in the modern day.

At 1086 Domesday recorded Bolsover as a being modest sized settlement. Specific reference is made to the fact that the town had grown significantly under Norman stewardship. The continuing royal influence in Bolsover further encouraged its growth. Servicing the garrison would in itself have created employment.

In the 12th century the Parish Church dedicated to St Mary and St Lawrence, the patron saint of the poor, was built. It is thought that the granting of the Parish Church may have been contemporary with the laying out of the grid plan of the 'planted' town, which at this time was in its formative stage. The overlaying of the grid plan, fitting around a central market and a rectangular overspill market area suggests that the market was already established by that time.

In the 13th century the town's importance as the established focal point for trade and commerce was acknowledged by the granting of a Market Charter (1225), one of the first in Derbyshire. Later that century (1251) Bolsover was also given the right to hold an annual 3 day fair around St Lawrence Day<sup>4</sup> on the 10th August. The town expanded eastwards. Parts of the earthworks, which were the earlier primary





defences, were consequently flattened and built over with the extension to the town at Town End. The long medieval burgage plots took a markedly different form to the original 'plan'.

Throughout the 13th century the manor of Bolsover with its castle remained nationally important. It earned its living from agriculture and servicing the King's lands and livestock holdings. By the 14th and 15th centuries its importance appears to have declined. A lessening of interest from royalty and the nobility resulted in its stagnation.

**Legacy:** the surviving features from this period comprise the remains of the substantial earthworks of the outer bailey

of the Norman Castle, the medieval layout of the original 'planted town' and the Church of St Lawrence (Grade II), Building Reference Number **(1)**. It is considered to be of significance (see Section 6.0 Key Buildings).

## 16th Century

The fortunes of the town continued to change in the last quarter of the 16th century with the patronage of the Shrewsbury and Cavendish families. In 1553 the manor of Bolsover was granted to George Talbot and in 1560 he succeeded as 6th earl of Shrewsbury. At that time he was the most important landowner in north Derbyshire, north Nottinghamshire and South Yorkshire. Married twice, his second marriage was to Elizabeth Hardwick, widow of Sir William Cavendish of Chatsworth. By this time Bolsover Castle although upstanding was little used and had been in decline for two centuries.

**Legacy:** There are no surviving buildings from this period



## 17th Century

The Castle was eventually sold to Sir Charles Cavendish, who had great plans. The attraction of Bolsover to Cavendish probably lay in the commanding view of and from the site, the historical and romantic associations of the decayed royal castle, and the example of his mother's house, Hardwick Hall, just visible on the escarpment to the south. He commissioned the architect John Smythson. In 1608 the Norman Castle was almost totally cleared in readiness for its replacement.

Works commenced on the Little Castle in 1612. By the time of Charles' death in 1617, the envelope of the little Castle was finished. The buildings was completed soon after by his son Sir William. At the same time a chapel was added to The Parish Church of St Mary and St Lawrence to house a memorial to Sir Charles.

Sir William sent John Smythson to visit London to learn about the latest architectural fashions. Smythson subsequently moved into a house and farm at Hill Top. Following his visits to London, there were to be additions to the castle complex; the Terrace Range, the Riding House Range and The Great Court.

Under William's tenure, later Earl and ultimately Duke of Newcastle, the Castle not only expanded it was also improved. A pipe was laid along the ridge on the southwestern side of the town to carry water to the castle from Springfield. A large undertaking with four conduit houses built across the ridge connected by a track with a final larger conduit house, The Cundy House, which was

built across from the Castle to direct the water across the Hockley Valley.

Under the occupancy of William the Castle and town was to experience a period of national prominence. King Charles I was entertained three times at Bolsover Castle. The second time in 1634 was an extremely lavish affair, involving a play commissioned specially for the occasion and written by Ben Jonson, with settings and costumes designed by Inigo Jones, entitled 'Love's Welcome to Bolsover'. Jonson lived from 1572 to 1637 and is generally regarded as the second most important English playwright during the reigns of James VI and I after William Shakespeare. It was in that same year that John Smythson the Castle's Architect died.

William Cavendish died on Christmas Day in 1676. His son Henry focused his attention primarily on Nottingham Castle and so the decline of the Castle came to pass.





Bolsover Castle was not however altogether neglected. During Henry's relatively short tenure various works of conversion and alteration were undertaken. Although the state apartment was dismantled and relocated at Nottingham Castle, the Little Castle was still used as an occasional residence until his death in 1691.

The town had grown from 1612 onwards as a result of the Cavendish investment in the Castle, particularly the need to house a workforce. Throughout Henry's tenure, Bolsover, however, remained of modest size which it was to remain until the 19th century industrialisation of the area. Bolsover was not on a major route, and nearby Chesterfield was larger and more established.

**Legacy:** the surviving buildings from this period comprise a wide range of historic building types of which Bolsover Castle represents most strongly this period of the town's history. In all 16 buildings survive from this century. They comprise of Building Reference Numbers **(2)** to **(17)**. All are considered to be of significance (see Section 6.0 Key Buildings).

## 18th Century

From Henry's death the Castle was passed down through the female line in 1755 the house came to the wife of the 2nd Duke of Portland. The Dukes of Portland kept the Little Castle as a retreat. The town was thriving, no longer reliant on the Castle for its fortunes. Bolsover was famous for light metalwork; the production of steel buckles and spurs, as well as the manufacture of clay pipes. Industries operated

alongside a vibrant farming community. Peter Fidler a surveyor for the Hudson Bay Company who won much fame in Canada was born in Bolsover in 1769. He returned for a time and built a house on Bolsover Hill. The house long since converted is now a public house, The Fidlers Rest.



**Legacy:** the surviving buildings from this period reflect the continued growth of the town and comprise commercial buildings and residential properties. They number 44 buildings in all and are noted on the Townscape Plan(s) as numbers **(19)** to **(62)**. Of these, nearly three quarters are considered to be of Significance (see Key Buildings section).



## 19th Century

The century is significant in being the end of an era for the Castle as a home for the nobility. In the early years the Dukes of Portland cease to use the Castle as a retreat. It was then occupied by a tenant and used as a vicarage. By the middle of the century, the town too was in decline. The local industry manufacturing steel buckles and spurs died out and the only recorded manufacturer in the town at the time was of clay pipes which too died out before the century came to an end.

Bolsover's salvation came when in 1890 the Bolsover Colliery Company Limited sank Bolsover Colliery to the west of the town. In 1891 the Company started construction of a New Model Village at the base of the scarp beneath the Castle. The design of the village was influenced by the emerging Arts and Crafts and Socialist Movements and their related Garden City ideas.

This was the first of a series of mining villages developed by the Company and the first "Model" mining village built along such lines in the country. Known as New Bolsover, it stood quite separately in the fields below the Castle and was in many respects a separate community. Carefully planned with its own school, welfare, co-operative shop, orphanage, Methodist and Anglican Church and extensive open spaces of allotment gardens, cricket and football ground, it represented a self-contained community made up of a double row of miners terraced cottages around three sides of a square. The centre formed an open space which served as a playground for the children as well as providing ample



area for shrubberies and flowerbeds and a focal point for the community. A short distance away towards the mine, were placed 12 villas for officials and administrative staff.

The development of the Colliery also initiated a major expansion in the size of the Bolsover town. From 1811 the population increased from 1,043 to reach 3,662 by 1891. The opening of the colliery however, added to the Castle's woes with mining subsidence and pollution.

**Legacy:** the surviving buildings from this period comprise mainly residential buildings; the New Model Village being the significant historic legacy. There are also commercial buildings from this time located on frontages throughout the town centre and the surviving religious buildings of the non-conformists on Hill Top. The surviving buildings number 111 in all of which the New Model Village comprises 29 buildings. Building Reference Numbers (**63**) to (**174**). Of these, three quarters are considered to be of significance (see Section 6.0 Key Buildings).





## 20th Century

Early in the century the mining industry continued to fuel the expansion of the town. So much so that by 1901 the population of Bolsover had nearly doubled to 6,844. By 1911 it was 11,214, a level of population that has since remained more or less constant. The century saw the loss of some of the town's historic fabric. In 1921 the remains of the medieval market cross were replaced by the War Memorial. The former earthwork which linked Town End to High Street was removed following the widening of Hornscliff Road. In the 1960's the densely developed frontages along Middle Street were demolished to make way for a car park. The original central axis of the medieval grid iron plan represented

by Castle Street, Middle Street and Church Street was consequently shortened; having previously extended to a gap in the earthworks.

The Duke of Portland was to be the last Lord of the Manor of Bolsover. Following his death in 1943 the Castle was given to/acquired by the Ministry of Works in 1945. The remit of the Ministry was to make a national collection of buildings and structures that together told the story of the history of Britain. With preservation a main priority, the Ministry repaired the damage to the Castle caused by mining subsidy. In 1984 the Ministry became English Heritage, now known as Historic England. Their aim is to make the castle site and its story accessible to the general public as together with ongoing repairs and restoration,. In 1993, not long after its centenary Bolsover colliery closed.

**Legacy:** the surviving buildings from this period comprise mainly residential properties on the town centre edges with some public buildings. The buildings number 81 in all. They comprise of Building Reference Numbers **(175)** to **(256)**. Of these, 10 are considered to be of significance (see Section 6.0 Key Buildings).

## 21st Century

The century has seen further substantial investment at Bolsover Castle in its role as a tourist destination. At the turn of the century a new visitors' centre and café was opened. The restoration of the parapets has enabled visitors to walk the length of the walls and experience the views from the castle across the landscape. Preservation and enhancement of the historic built environment of the town itself has been



a feature of this period of the town's history with public funding projects aimed at restoration and repair of historic buildings in both the town centre and the New Model Village.

**Legacy:** the buildings from this period comprise 4 public buildings and comprise Building Reference Numbers **(259)** to **(262)**.

## Historic Significance

- A settlement of national strategic importance in the medieval period.
- Historic associations with families of national note; the Cavendish Family and the architectural dynasty of the Smythson family.
- A coal mining heritage that spans 100 years.
- The location for a pioneering planned settlement by enlightened colliery owners who believed in the benefits of social reform through early town planning.
- A town with a rich history which remains evident in the broad range of building types from all periods.





## 4.0 Landscape Character

**The landscape is a key component of the character and appearance of a settlement. The underlying geology influences the natural landforms, features and natural vegetation. These in turn influence the nature of man's activities over the centuries including the very nature of settlement. Landscape is therefore integral to sense of place and a key component that underpins character and appearance.**

Bolsover is located where two landscape types meet; the Wooded Farmlands of the Nottinghamshire, Derbyshire and Yorkshire Coalfield and the Limestone Farmlands. The town has developed on the boundary, on the edge of the Magnesian limestone escarpment which runs roughly north from Hardwick Hall to Barlborough. The escarpment forms the east side of the Doe Lea Valley. For the most part the slope is gently undulating however around Bolsover and to the south, the scarp slope is distinctly steeper, rising to 170m above sea level and falling sharply to the River Doe Lea.

The Wooded Farmlands is a small scale undulating landscape. It is characteristically well-wooded, sparsely settled and dominated by mixed farming with scattered farmsteads and wayside cottages. There is a wide variation in field pattern, reflecting the diverse history of enclosure. To the south of Bolsover, ancient enclosures of irregular shape fields are prominent and significant. The combination of rising ground and undulating landform restricts views across

the landscape to the east whilst from the steeper slopes to the west there are panoramic views. The steep scarp slope historically impeded farming practices and the consequent remnants of the ancient semi natural woodland are of particular landscape importance. Woodland survives within the urban area of Bolsover forming a linear wooded feature between High Street and New Station Road. It also survives lower down the slope in the Castle Fields area.

Bolsover Castle was built on a limestone spur created by a former river valley that cuts through the escarpment. The Hockley Valley is steep-sided, with small exposed limestone crags on either side. The Limestone Farmlands extend east from the scarp edge. It is on this relatively flat land that the earliest settlement at Bolsover developed. It is a simple yet distinctive agricultural landscape of gently rolling land that falls gently towards Nottinghamshire. The free draining and fertile soils led to a tradition of arable farming and long distance views are a characteristic, due to the gentle relief, lack of hedgerow trees and large arable fields.

After many years of ongoing settlement and expansion, Bolsover town is classed as 'urban' in landscape terms.

### Landscape Significance

- The scarp top location with long distance panoramic views across the Doe Lea Valley towards Hardwick Hall, Sutton Scarsdale Hall and the peaks of Derbyshire.



- The prominence of the Castle in the landscape, being visible for many miles north and south along the Doe Lea Valley.
- The contribution of the natural landscape feature of the Hockley Valley within the urban townscape.
- The contribution of the wooded scarp slope as a component of the Wooded Farmland landscape within the urban townscape.
- The wider Woodland Farmland Landscape setting of the ancient field enclosures to the south, between Bolsover and Palterton.





## 5.0 Townscape Character

**The character of an area is derived from the combination of a variety of things; historic street pattern, land use and activities within this pattern, individual or groups of buildings, their settings and the contribution of local building materials and architectural details, the quality of open and public spaces and underlying landscape quality. In addition to a place's essential character, the appearance of an area derives from how well the characteristic elements are maintained, and presented.**

### Character Areas

The Bolsover conservation area comprises four distinct character areas; the Central Area, Castle Fields, Hockley Valley and Outlying Areas and New Bolsover.

#### *Maps: Townscape Character Areas*

**A. Central Area:** The existing layout of Bolsover's Central Area owes much to its original, medieval planned form, which is framed by Town End, Middle Street and High Street. The extent of the planned town is marked by the Castle in the west and the Church of St Mary and St Lawrence in the east. At its centre, the large staggered Market Place predates the medieval planned layout and stands as a legacy of the town's early commercial importance. The Castle stands prominently on a limestone spur overlooking the Doe Lea Valley and can be seen for many miles, dominating the land to the west. It is not however visible from within the town centre. At the opposite end of the

town the medieval Church of St Mary and St Lawrence, a contemporary of the first ever castle at Bolsover is the oldest upstanding building in the town. Nearby Back Hills, is a spectacular wooded scarp side with a series of four 17th century conduit houses along it.

This character area is significant in the very high and diverse quality of its townscape overall by virtue of its architecture and predominance of traditional materials. As the historic core of the settlement it has the broadest range in type and ages of buildings in the conservation area including the earliest surviving buildings. The quality and range of views is significant.







**B. Castle Fields:** This character area comprises an area of the Wooded Farmland Landscape. It is a significant component of the landscape setting of the Castle and town. It is flanked on either side by the 20th century residential expansion of the town. The main road from Chesterfield, Station Road, rises along its western edge. This is a large area of relatively unspoiled and diverse natural and farmed landscape. It contains all of the characteristic Woodland Farmland Landscape components including a large area of ancient semi natural woodland. It is a significant constituent part of the setting of both Bolsover Castle and the New Model Village. As an expanse of semi natural open space within the urban area it has amenity value as a recreation resource.

**C. Hockley Valley and Outlying Areas:** A steep sided valley with crags that provides for a dramatic entrance and exit from the town. Station Road enters from the west and climbs through the valley. As it rises it comes within the shadow of the Castle with fine views of Craggs Road and Hill Top on the facing valley side. Early plans of the town show this area to have been more densely developed. With many of the properties now gone the valley has a rural aspect with low density development a key characteristic. Spectacular views of the castle are possible from Craggs Road and Hill Top.

The character area extends behind the Market Place frontage to include a large open area of relatively flat land. This area lies within the original earthworks and is now occupied by a supermarket and car park. To the east along Oxcroft Lane the substantial earthworks that surround the town are at their most prominent. The Sherwood Lodge site has a preponderance of trees which cover more of the site than the buildings. In the same way, lawn areas cover more of the site's surface than tarmac. The resultant townscape of the site is more verdant than urban.

Hockley Valley and Outlying Areas character area is significant overall in the visual prominence of the landscape, which contributes as much to the character of this area as the buildings that are within it. The character of this area is in marked contrast to the relatively dense urban character of the Central Area. The high level views of the Castle from across Hockley Valley are significant and breathtaking.





**D. New Bolsover:** A late Nineteenth Century Model Town Village. It stands quite separately below the Castle and the town centre and is in many respects a separate community. It was comprehensively planned with its own school, welfare, co-operative shop, orphanage, Methodist and Anglican Church and extensive open spaces of allotment gardens, cricket and football ground. At its heart, the red brick terraces form three sides of a square which focus upon an open green, planted with trees and formal flower beds. On the fourth side of the original design was a village hall, school and Methodist Church and school which have since been demolished, leaving an open aspect across recreation fields and the countryside. A separate row of semi-detached villas for officials and administrative staff are located a short distance away towards the location of the former mine.

The colliery closed in 1993. The Model Village stands in stark contrast to the fields that surround it and the Castle on the hillside beyond. This character area is significant as a near complete historic set piece of philanthropic town planning which survives in a relatively unchanged landscape setting. The interconnectedness with the surrounding open landscape is significant.

## Townscape

The townscape components that contribute to the character of these areas essentially comprise buildings their form and design, boundaries, trees and spaces. Traditional building materials are a key component of local identity. Established trees are significant for their historic legacy as well as amenity value. Significant trees are sometimes acknowledged by the designation of a Tree preservation Order. The significant townscape elements of each of the areas are marked on the Townscape Character Plans.

### *Map: Townscape Plans*

## Buildings

As well as being the embodiment of architectural history, buildings convey the social history of land uses. The overall architectural interest at Bolsover is in the quality and range of different building types from throughout its history. The scale of the planned architectural set pieces of the Castle complex and New Model Village is also of particular significance. A townscape appraisal of the streets follows.



**Castle Lane** slopes steeply downhill to the west away from the castle and town centre with only a short length of its frontage and two buildings included in the conservation area. The buildings comprise a 20th century residential property and one key building; a 17th century Conduit Houses, not visible from the road itself

**Castle Street** continues from High Street to the Market Place. It was part of the original grid iron pattern of medieval roads and linked the Market Place to the Castle. The Castle is not visible on the approach though its sylvan landscape



setting provides a backdrop to the street. Along the street frontage traditional buildings predominate; the majority are of late 18th century residential origin of which those nearest the Market Place are in commercial use. A former public house of an Old English design which faces the Market Place is one of the most imposing buildings on the frontage. A characteristic of the street is the change in enclosure along its length. The most closely knit frontage is that nearest High Street. As the Market Place is approached the contribution of buildings to the townscape is relatively weak. Although it does not appear that Castle Street was ever fully developed and of a close knit urban character, the loss of traditional stone buildings along its length in the 20th century has had a significant impact.

**Chapel Road** has as its centerpiece Bainbridge Hall Community Centre, the 19th century former orphanage built by the Bolsover Mining Company. The Centre is set back from the road in a large sylvan plot. Its setting includes the facing open frontage comprising Vale Park, the allotments and the countryside beyond. This open setting is significant. It retains the ambience of the original intention, that of providing an idyllic location for the orphanage.





**Church Street** exists as a remnant of what was once a prominent thoroughfare in the original medieval planned town. One end of the medieval street remains as a footpath that goes through the churchyard of St Mary and St Lawrence. Its full extent has been altogether lost. Only a small length of Church Street survives from the gated entrance to the churchyard to a bend in the road where it is dissected by Cotton Street. The contribution of buildings is most evident when viewed at the junction with Cotton Street towards the entrance to the churchyard, where stone buildings on both frontages define the road to create a sense of place. In contrast, the townscape as viewed

from the churchyard entrance towards the town centre is dominated car parks; one to the side and one closing the view at Middle Street. Their overwhelming presence creates a backland feel. The truncating of the thoroughfare represents a serious loss in terms of the overall coherence of the town's medieval morphology.

**Cotton Street** extends from High Street to the Market Place. The majority of the buildings are in the lower, pedestrianised portion of the street near the Market Place where they create a close knit townscape. Looking along the street from High Street towards the town centre the townscape is highly picturesque with stone buildings and walls, clay rooftops, trees and wide verges. Traditional building materials and





an overall verdant setting contributes to an ambience reminiscent of a pre-industrial time. The sensitively designed library of 1976 along with the 17th century houses of numbers 15 to 19 Cotton Street are significant in their townscape contribution.

**Craggs Road** follows along the slope as it descends from Hill Top to Station Road with a hairpin bend at its centre. There are ten buildings along its length of which most date from the 20th century. The defining aspect of the townscape is buildings in a landscape setting, more than the individual or collective contribution of the buildings themselves. However, the 17th century Cundy House, a key building set back from the road on a grassed bank, is highly picturesque.

**Hides Green** is a modern small housing estate. Its design



maintains the open character of the Hockley Valley Character area. Individual blocks of housing are positioned to allow views through the site to the surrounding sylvan landscape. Along the Hilltop frontage there are single storey houses set behind a wide grass verge. Within the site, the buildings do not have front gardens defined by boundaries but instead have large open grassed frontages. There are also wide verges with street trees. Trees and soft landscaping characterize the site more so than the buildings.

**High Street** has a high proportion of Key buildings, numbering nearly half of the total number of buildings on the street. These include just under a third of the town's 17th century buildings. It also has the largest number of the newest buildings in the conservation area with three of the four 21st century buildings. Its townscape is characterised by two distinct frontages. The eastern frontage has some of the highest quality traditional buildings but has suffered a significant loss in overall numbers which has diluted its historic character. Later redevelopment has taken the form of large buildings on large plots which has resulted in opening the frontage along much of its length.

In contrast, the western frontage is more complete in terms of surviving traditional buildings and a density of development that is characteristic of its early origins. Buildings directly front the pavement maintaining the characteristic strong enclosure. A loss of architectural detailing has however significantly undermined the potential contribution of its buildings which is reduced to that of their overall form and scale and their relationship with each other and within their plot. Any traditional joinery details and



building materials that do survive are therefore significant. The church is a focal building at the entrance to High Street and to the town from the south east. High Street provides a backdrop to all views to the south and west within the town and also provides the skyline view of the town from along the Doe Lea Valley below. It runs parallel to the scarp edge with the back gardens forming the very edge of the escarpment which affords extensive views across the Doe Lea Valley.

**Hill Top** is a thoroughfare of high architectural quality. It comprises mainly residential buildings though with public buildings at its entrance from the town centre. The road climbs the Hockley Valley side with development concentrated along its south west facing frontage which looks across the valley towards the castle. Buildings are characteristically set back from the road in small groups with areas of wooded landscape and garden land between. The undeveloped South frontage is primarily wooded but opens up to views of rooftops of the buildings on the road below, set in amongst the trees. A high quality townscape which is characterized by buildings and landscape in equal measure. The views of Bolsover Castle from across the valley are a highly significant component of the townscape.

**Market Place** is the centre piece of the urban core and comprises two open areas bounded by buildings. The characteristic back-of pavement development that surrounds them defines Bolsover's market town character. On the earliest surviving frontages the buildings are of a 'domestic' scale. They are in small groups of buildings of corresponding ages. The larger scale purpose built



commercial buildings of the 19th century and later are focused along the A632 main through road, away from but facing the narrower portion of the Market Place. A number of the surrounding buildings are Key buildings. In their combined contribution of defining the market place they make a significant contribution to the overall setting of Bolsover as an historic Market Town. The War Memorial is a focal point.

**Middle Street** sits behind the main commercial frontage and wraps around a large town centre car park. There are two buildings dating from the 20th century. They are single story with flat roofs and are attached to the side of a building



fronting the Market Place. The Street has a townscape that is characterised by the prominence of the car park and views of the rear of buildings fronting High Street, Market Place and Town End. Buildings do not make a significant contribution to the townscape of Middle Street. It has a backland ambience, a cut through. The street was once lined with houses. They were demolished on constructing the car park.

**Moor Lane** is on the edge of the Central Area, but contains some unusual and interesting properties which make a valuable contribution to Bolsover's varied townscape. A short length of the road is included in the area that includes group of picturesque buildings on the north side of Moor Lane dating from the 18th and 19th centuries.

**New Bolsover** is the name given to the rear service road within the New Model Village, with houses backing on to it on either side. The contribution of the buildings to its townscape is in the consistency of; the red brick rear boundary walls, the form of the blocks of houses and the layout of the road, all of which express its origins as a planned development. The main contribution of the buildings in terms of their architectural presence along New Bolsover is in the consistent use of materials for walls and roofs as, being the backs of properties, the architectural detail is minimal.

**Oxcroft Lane** is a long and narrow thoroughfare leading out of the town to the north. At its junction with Welbeck Road it has a tight knit residential character which starts to open out later at the entrance to the Sherwood Lodge site. At its town



end the buildings comprise a small disparate collection of cottages and a larger house, now in office use. There is an overall rural character along the eastern frontage where the garden/open land and trees contribute equally to the townscape. Of the eight properties in the frontages that are included in the conservation area, four are key buildings. The cottages with their small gardens and the former grand house with its sylvan setting creates a charming residential townscape with a character that predates urban expansion.





**Station Road** is a short length of road that runs along the bottom of the Hockley Valley. On the south frontage the wooded hillside rises steeply up to the castle and has remained undeveloped. On the north frontage a number of primarily residential buildings remain along the valley bottom. Where development once extended further along this frontage are now grassed areas. The buildings that remain date from the 18th through to the 20th century. Stone is the most prevalent material at the higher end nearer the town with later red brick properties at the lower end. The architectural quality of the buildings is a significant component of the townscape; over half are Key buildings, though the loss of traditional joinery undermines their

contribution. The buildings' natural sylvan landscape setting is a significant component of the townscape.

**Town End** includes buildings from the 18th through to the 20th century. At its entrance from the Market Place a former Bank is an imposing building and makes the strongest architectural statement. Most buildings are of a more domestic scale with a number being residential in origin. Buildings in their orientation with some fronting the road and the others following the burgage plot orientation. Openings in the frontage enable views of rear buildings and yards. In contrast the south frontage is dominated by the solid façade of a late 20th century retail development. The townscape overall is characterized by diversity; in buildings





styles and orientation but with a consistency in scale. The traditional materials of red brick, stone and slate are prevalent. The townscape character of Town End retains that of a commercial thoroughfare in a small market town. The inconsistent quality of shopfronts undermines its potential contribution in this regard.

**Villas Road** runs the length of the New Model Village settlement. Built development is focused primarily along the west facing frontage making the most of the natural landscape setting. This openness is further enhanced by the large front gardens of the Managers housing, the gaps and tree lined built frontage and in the large open square around which the miners housing is built. The architectural contribution of the high density terrace block forms and the associated public buildings is readily appreciated because of the contrast with the natural landscape setting. All of the architectural components of the New Model Village can be appreciated from travelling along its length. Individually and collectively the buildings have a significant contribution in their completeness as a planned settlement in an equally strong landscape setting.

## Boundaries

**Central Area:** as primarily a commercial area, boundaries are not a significant townscape feature across the Central Area. In the residential streets that surround the core, where there are stone and brick boundary walls they are rarely consistent in height, materials or design. Their complete loss along a number of property frontages has however, reduced townscape quality. Surviving traditional walls are



significant in townscape terms. They contribute to setting, of both the property itself and albeit fragmented to the wider townscape. Natural boundaries such as hedges are not a significant feature of the central area.

**Castle Fields:** is an area within the Woodland Farmlands landscape within which species-rich hedgerows and trees associated with older field boundaries are a feature. The established hedge that runs along the A632 is a strong visual component along this key approach to the town. The views over the hedge to the undulating fields of the character area are characterised by further irregular natural field boundaries. As a landscape area characterized by ancient field patterns, surviving natural boundaries are a key component of its historic and visual significance.



**Hockley and Outlying Areas:** limestone boundary walls are a feature of this character area. To the north of the area they combine with the landscape setting of the limestone outcrop to enhance its overall landscape quality. The stone walling to properties and along the roadside along Hilltop is a unifying element in the townscape. At the southern part of the area along Oxcroft Lane, the stone and brick walls either side of the road have a visual prominence due to the narrowness of the thoroughfare.

**New Model Village:** red brick rear boundary walls are a significant component of the character of the New Model Village properties with contrasting low picket fencing to the fronts. High walls create private yards and the low picket fencing over which the houses look, complements the openness of the landscape setting beyond. The former Managers housing on Villa Road has hedges along the front garden boundary with properties set well back and brick outbuildings traditionally enclosing the rear boundary. The public parks are bound by low railings. The various boundaries in this character area are uniformly designed and with the survival of many, are a significant historic as well as visual component of the townscape.

## Materials

**Central Area:** The earliest surviving buildings are built of local Magnesian limestone, with the exception of the Castle which is built in Mansfield sandstone with limestone detailing. Red brick is used on 19th and 20th century buildings throughout the central area. Some 18th and early

19th century buildings are built of yellow/gault brick. Roofing materials are generally blue Welsh slate, but a sizeable number of properties have red clay pantile roofs, some with limestone eaves courses. A few properties have Cumberland slate roofs or plain tile roofs.



**Hockley and Outlying Areas:** Stone predominates as a building stone in the Hockley valley area, although brick is used for buildings from the 19th century and later. Some properties are rendered and painted white. Welsh slate is a common roofing material as are plain clay tiles.





**New Model Village:** Red brick is the characteristic material of the 19th century New Model Village with Welsh slate roofs. Plain clay tiles are used on the community buildings. The consistency in building materials is a significant component of this area's character.

## Trees and planting

Established trees are a key component of the historic legacy as well as being significant in their visual contribution towards setting.

Landscape trees and planting make a significant contribution to the setting of the conservation area as a whole. They wrap around the Castle along the hill sides. That they are in large, naturally established groups adds to their impact.

Trees are highly significant. They contribute to the high quality of the landscape setting of the town, forming a visual backdrop to the built environment. Buildings set within a sylvan landscape is a significant character component of the Hockley Valley area. In the Central area the churchyard of St Mary and St Lawrence is significant in the contribution of its trees and planting as is the Castle with a landscape setting that is exceptional, forming a backdrop to the town centre. The large area of woodland in the Castle Fields character area is significant. Trees are a significant component of the natural landscape setting and planned setting of the Model Village.

Throughout the Conservation Area as a whole, a number of trees are protected by Tree Preservation Orders (see Townscape Plans). The woodland within the Castle Fields area is protected by the Article 4 designation that covers the whole of the character area.





## Open space

There are a number of areas of open space that are significant in their contribution to the history and townscape of the conservation area.

**OS1: The Market Place(s)** the visual and historic focal point of the town. The market place is an irregular space. It comprises a long narrow area that fronts the main through road with a more traditionally shaped open area off Castle Street. The overall size of the market area reflects the historic importance of Bolsover as an historic trading centre. The Public Houses that look out on to it from a range of

centuries are an indicator of its long standing importance for business and social gatherings. As an open space, the large open area fronting Castle Street has presence and a strong sense of place. Historically the focal point of the space was the market cross. This was replaced in the early 20th century by the War Memorial.

**OS2: The Castle Grounds** comprises three interconnected areas of open space. Each more private; smaller and more enclosed as you approach the Little Castle. On entrance to the site the open space comprises a large area of lawn surrounded by trees and dissected by a simple road with the two storey terrace range of the Castle ahead. It has a spacious character enhanced by its flat terrain. The next area of open space fronting the terrace range is smaller and enclosed by a high wall and buildings; an altogether more intimate space. It too is lawned with paths. The next and final open area is the smallest open area and is around the Little Castle. As you enter the space its relatively smaller size enhances the physical presence of The Little Castle. The ornament of the fountain gives this space a garden character as do the seating niches located around the perimeter wall. Each of the spaces is entered through a doorway set within a high wall which increases the impact on entering of their openness. The Castle Grounds have significant historic value as well as townscape value.

**OS3: The Cemetery of The Church of St Mary and St Lawrence:** the established trees and lawn areas are a significant visual component of the historic setting of the church. It has social significance too as a place where the





community has congregated and walked through and around over hundreds of years. The visual quality of the grounds is high due to the many long established trees which create a strong sense of place from the enclosure they provide. The low stone wall that surrounds the grounds enables views into the cemetery from the surrounding area. The wall is a significant historic and townscape component of the space.

**OS4: Castle Fields:** comprises the lower slopes of the outcrop upon which the Castle is built. The area comprises large open agricultural fields on the lower flatter land and on the higher rising land a large area of woodland and grassed slopes; all key components of the Wooded Farmlands Landscape. The woodland itself has significant historic and ecological value. As the open historic landscape setting of the Castle it is highly significant. It also has an historic role as the medieval park associated with the Castle. Its openness maintains the separation between the later expansion of the town and the New Model Village and is a key component of its setting. It is protected from development by an Article 4(1) Direction.

**OS5: New Model Village Green:** is a square area of undulating open space around which the new model village housing was planned. As a key component of the housing layout for the New Model Village settlement it is of high historic and visual significance. It provides the setting for the New Model Village houses. It's uneven slope and randomly planted trees give it an informal landscape character although the gated fence along its frontage with Vale Road creates the feel of a private park.

**OS6: Vale Park and Allotments:** play park, open space and allotments. An open space of high historic significance as a planned component of the New Model Village settlement. When viewed from Chapel Road, the openness of the site provides for a seamless connection with the countryside beyond. It is a key part of the setting of Bainbridge Hall, the listed former orphanage. It is an area of transition in the intensity of land use between the New Model Village





housing and the open countryside beyond.

**OS7: Castle Car Park:** has a high visual quality from the wider landscape setting provided by the trees of the Castle Grounds. This and the stone boundary wall and tree planting on the site combine to create an urban open space with a high quality landscape setting.

**OS8: Cotton Street Open Space:** is a modern hard landscaped area with a gateway link to Middle Street car park. It is located at the entrance to the pedestrianised length of Cotton Street and has little amenity value. It undermines the enclosure of the street and its lack of visual interest and low quality of materials impacts on the quality of

the townscape.

**OS9: Cotton Street Car Park:** is a modern tarmac area. The stone of the low boundary walls and the backdrop of trees and shrubs from neighbouring gardens helps to assimilate it into the townscape by adding to the visual quality of the space with the trees softening the setting.

**OS10: The Back Slopes** is an area of wooded natural landscape that runs along the side of the escarpment below High Street. It is accessed by a path along its length. It is historically and visually significant as a wooded pathway.

**OS11: Land between Managers Villas and NMV** is an area of undulating open space with trees. It sets apart the Managers Villas from the New Model Village housing and as





such has historic significance. Its natural landscape character provides a setting for the New Model Village properties that face it and for the New Model Village as a whole at this Villa Road approach. It is unfenced which contributes to its natural character.

**OS12: Former site of Sherwood Lodge** is an area of open land of diverse character. To the north abutting Oxcroft Lane is an open grassed area that becomes more wooded around



the site of the former council offices and beyond to the north-west.

**OS13: Wooded limestone crag off Hill Top** is an area of wooded natural landscape that runs along the side of the escarpment. It is historically and visually significant.

**OS14: Wooded limestone crag off Craggs Road** is an area of wooded natural landscape that runs along the side of the escarpment. It is historically and visually significant.



**OS15: Land and playing fields off Vale Road** is an open area that includes a sporting pavilion and paths that provide a picturesque setting for the New Model Village.



## Townscape Significance

- The medieval grid plan of the town's historic core.
- Bolsover Castle; a nationally exceptional group of 17th century buildings that illustrate its evolution through the century being only one of only a handful of early great houses nationally that can illustrate this.
- The New Model Village; a near complete example of an experimental social endeavour characteristic of the 19th century industrial philanthropists.
- The survival of a large number of key historic buildings from all periods which creates a high quality and visually stimulating townscape
- The stone boundary walls of the Castle which make an architectural statement of historic, social and townscape significance as do the red brick rear boundary walls of the New Model Village.
- The wide range of surviving traditional building materials contributes significantly to the visual quality of the townscape.
- The high quality landscape setting from the preponderance of established trees which are a key component part of the landscape as well as being significant in their visual contribution in the setting of the town.
- The quality and diversity of historic open spaces.





## 6.0 Key Buildings and Archaeology

The Conservation Area comprises a high proportion of key buildings; 148 of the 260 buildings overall. They range from the 14th to the 20th centuries and include a diverse range of building types. Buildings that make a particular contribution to the character of the conservation area include both listed buildings and non-listed buildings of merit. The surviving historic fabric of those non-listed buildings of merit that are in residential use is protected by an Article 4 Direction.

*Maps: Building Reference Numbers*

### Medieval

**1) Church of St Lawrence (listed grade II\*)** dating from the C13 with additions from the C14 and 1624. Gutted by fire in 1897 and restored. Restored once more after a fire 1961-2. It is built of coursed squared limestone with ashlar dressings and has Welsh slate roofs. Attached to it is the Cavendish Chapel (1624) which houses the tombs of the Cavendish family. The design of the chapel very much reflects that of the Little Castle. The Church is significant on many levels not only for its status as the parish church, its architecture and its associations with the Cavendish family. It is the oldest surviving upstanding building in the town and the only building of medieval origin. It marks the extent of the medieval planned town to the east and occupies a key location on the axis of the planned urban form. It is an important focal point at the southern extent of the town.

### 17th Century

**2) Bolsover Castle (listed grade I)** an important and well documented example of a motte and bailey castle which developed into a tower keep castle and was later adapted to become a country house of one of the most important families of the seventeenth century.

The extensive standing remains of the seventeenth century house, and the wide range of surviving buildings, make it not only of great architectural importance but also one of the most visually impressive monuments of its class.

The Castle Management Plan states that the Little Castle is '...an evocation of the medieval past, the age of chivalry... the south front...particularly evokes the image of a Norman keep domesticated...heightened by its setting within an oval garden with a wall walk all round...'

It is the only building in the conservation area that is of Grade I listed status.

**3) 49 High Street (listed grade II).** C17 house with C18 additions which was extensively re-modelled in the early C19. It is built of coursed squared limestone with sandstone dressings and quoins and has a plain tile roof.

**4) The Old Vicarage (key townscape building)** sandstone building with blue slate roofs that is of good architectural quality. It has been extended a number of times since its first construction in the 17th century. Of significance for the legibility of its development phases due to the survival of



architectural elements and historic association with the Church of St Mary and St Lawrence.

**5) The Old Meeting House, 8 High Street (grade II)**

A Presbyterian Chapel dating from 1662 now a private residence. Built of hand-made red bricks with ashlar quoins. Notable as one of one of the oldest non-conformist church buildings in Derbyshire. It is a tall single storey building with broad twin gables and a plain tile roof. The building served as the Presbyterian meeting house until 1893 when a new chapel was built adjoining (demolished 1986) and the old chapel became the Sunday school.

**6) 15-19 Cotton Street (grade II)** A row of three C17 cottages, altered in 1762 and restored 1968. Built of coursed squared limestone with sandstone dressings and quoins. It has a pantile roof with an ashlar ridge and gable end chimney stacks. Above the central door is an inscribed stone which reads M I M 1762.

**7) 42 - 46 Market Place (grade II)** A row of four timber framed shops that were refaced in the C18 with shopfronts from the C19. They are of coursed squared Magnesian limestone with sandstone dressings.

**8) 40 Market Place (grade II)** C17 house and shop altered in the C18 and C19. Of rubble stone construction with rendered brick and sandstone dressings. A pantile roof with a brick ridge chimney stack. It is listed for its group value complementing (7) above.

**9) 38 Market Place (grade II)** C17 house now shop altered in the C18 and C19. Built of red brick and coursed squared

stone. Welsh slate and pantile roofs with a single brick stack. The ground floor has a C20 shop front. The first floor has a range of glazing bar sashes. This building is T-shaped, and it extends over the alley to the right, and the adjacent shop to the left. Included for group value complementing (7) and (8).

**10) The White Swan, Market Place (Non-listed building of merit)** C17 public house possibly the oldest public house in the town. It was used as the Moot Hall a local manorial court up until the early 19th century. It is significant for both its history and architecture.

**11) 32 and 36 Town End (grade II)** Pair of C17 cottages and shop altered in the C19 and C20. Built from coursed squared limestone with ashlar dressings and quoins. Pantile roof with stone gable stack and brick ridge stack. Stone coped gable with moulded kneelers. C20 shopfront divided into three by stone piers. The building has a variety of historic window designs with two 2- light casements to the first floor and the remains of two C17 2-light mullioned window the gable end to west, both blocked. Rear wing has vertical sashes, Yorkshire sashes and 2-light casements. Two doorways under plain lintels. The interior has exposed beams and a raised cruck truss in the rear wing.

**12) Cundy House (grade II\*).** This building is the largest of 5 conduit houses built to service the castle with a water supply. It once housed a lead water tank (now brick) with a water pipe leading downwards to the main road and then up to the castle's cistern house, relying on the siphon effect to deliver water across the valley. The Cundy is highly significant. As well as being a sophisticated use of



technology it was clearly intended to be appreciated as a piece of architecture and not just as a functional structure.

**13) Conduit House, rear 85 Station Road (grade II\*)** C17 conduit house. Coursed squared limestone with sandstone dressings. Small rectangular gabled building with massive quoins. Square headed doorway with quoins and lintel. Small square opening above. Rectangular opening to rear. The conduit house is one of four along the escarpment which brought water to Bolsover Castle.

**14) 67 High Street (Non-listed building of merit)** a 17th century residential property considered to make a significant contribution to the character and appearance of the conservation area. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.

**15) Conduit house (grade II\*)** as per **(13)**

**16) Conduit house (grade II\*)** as per **(13)**

**17) Conduit house (grade II\*)** as per **(13)**

## 18th Century

**18) 51 High Street (Non-listed building of merit)** an 18th century residential property considered to make a significant contribution to the character and appearance of the conservation area. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.

**19) 39 High Street (listed grade II)** Mid C18 house altered in C20. Built of coursed squared limestone with sandstone

dressings. Pantile roof with stone gable stacks and stone coped gables with kneelers. Main elevation of three bays not quite symmetrical. An off- centre doorway with massive jambs and lintel and a C20 panelled door. Windows are also C20 in ashlar surrounds.

**20) 2a Castle Street (Non-listed building of merit)** a commercial property within a narrow 18th century extension extending into an 18th century former cottage. Coursed squared sandstone and timber sash windows. Along with the buildings either side it is a significant component part of the traditional setting of the Market Place. The building has local historic/architectural importance sufficient to warrant retention and protection.

**21) 31 Market Place (listed grade II)** Mid C18 house now a shop, altered in the C19 and C20. Coursed squared limestone with ashlar dressings. Welsh slate roof with ashlar gable stacks, stone coped gables with kneelers. Main elevation of three bays. Central doorway with stone surround and C20 glazed door. Large late C19 sash windows with flush stone surrounds. The upper floor windows are casements. Two gabled half dormers above again, with decorative barge boards. The rear elevation has a full height C18 staircase window with square section flush mullion and three transoms.

**22) 2 Castle Street (Non-listed building of merit)** a commercial property within an 18th century former cottage. Coursed squared sandstone and timber sash windows. A significant component part of the traditional setting of the Market Place. The building has local historic/architectural

importance sufficient to warrant retention and protection.

**23) The Vicarage Church Street (Non-listed building of merit)** Coursed squared sandstone rubble with pantile roof. Includes outbuildings and sits within a setting of established trees. The property as a whole provides for a picturesque setting to the wider setting of the Church. The building has local historic/architectural importance sufficient to warrant retention and protection.

**24) 24 Market Place (Non-listed building of merit)** 18th century townhouse converted to commercial use on the ground floor. Blue slate roof with timber gutter and dentil eaves course. Rendered walls with quoins. Timber margin light sashes to upper floors. Modern shopfront. The building has local historic/architectural importance sufficient to warrant retention and protection.

**25) 2 Cotton Street (Non-listed building of merit)** 18th century townhouse converted to commercial use on the ground floor. Blue slate roof with timber gutter and dentil eaves course. Rendered walls with quoins. Timber margin light sashes to upper floors. Modern shopfront and exposed stonework to ground floor. The building has local historic/architectural importance sufficient to warrant retention and protection.

**26) Black Bull PH Hill Top (Non-listed building of merit)** 18th Century inn with attached cottage and outbuildings at the rear. Coursed squared rubble with a concrete tile roofs and brick chimneys. Main building rendered, the cottage is sandstone. Multi-paned timber Yorkshire sashes survive to two upper openings on the main building, elsewhere multi

paned casements matching the glazing pattern. A margin light vertically sliding timber sash window to the upper floor of the former cottage. The building has local historic/architectural importance sufficient to warrant retention and protection.

**29) Former Anchor PH Market Place (Non-listed building of merit)** 18th century public house. Stone parapets to main roof with plain clay tile covering. Quoins and rendered walls with render removed from upper floor of main elevation. 19th century extensions to the side and rear. Timber sash windows of a two-over-two pattern with one casement on the upper floor. Contributes to the setting of the Market Place. The building has local historic/architectural importance sufficient to warrant retention and protection.

**33) 7 Market Place (Non-listed building of merit)** 18th century townhouse converted to commercial use. Built of squared and coursed coal measures sandstone with shallow pitched pantile roof. Multi pane sash windows to first floor. Stone surrounds to openings. Modern shopfront. Contributes to the setting of the Market Place. The building has local historic/architectural importance sufficient to warrant retention and protection.

**34) 5 Market Place (Non-listed building of merit)** 18th century townhouse partially converted to commercial use. A squared coal measures sandstone building with a shallow pitched pantile roof. 20th century gabled dormers. Multi pane sash windows to first floor. Modern shopfront. The building has local historic/architectural importance sufficient to warrant retention and protection.



**37) 30 to 34 Market Place (Non-listed building of merit)**

18th century squared and coursed coal measures sandstone building with shallow pitched clay roof. Gables to main elevation. Multi pane sash windows to first floor. Stone surrounds to openings. Earliest portion to left hand side with steepest gable. Modern shopfronts. Contributes to the setting of the Market Place. The building has local historic/architectural importance sufficient to warrant retention and protection.

**39) 2 and 2a Moor Lane (Non-listed building of merit)**

18th century coursed and squared sandstone cottage with a plain clay tile roof with a cat-slide to the front elevation. Openings either side of a central door were originally Yorkshire sashes now multi-pane timber casements. The vernacular character of the building is significant in its contribution to the frontage as is its rarity, being only one of this type in the town. The building has local historic/architectural importance sufficient to warrant retention and protection.

**40) 3 Market Place (Non-listed building of merit)**

18th century townhouse converted to commercial use on the ground floor. Pantile roof with parapet and brick chimneys. Coal measures sandstone squared and coursed. Multi-pane vertically sliding sash windows to upper floors. The building has local historic/architectural importance sufficient to warrant retention and protection.

**41) 1a Market Place (Non-listed building of merit)**

18th century former townhouse with coursed square sandstone main elevation and brick side elevation. Slate roof without chimneys. Five vertically sliding two over two sash windows

to upper floor of irregular spacing. Traditional style timber shopfront spanning the width of the frontage. The building has local historic/architectural importance sufficient to warrant retention and protection.

**42) 28 Market Place (grade II)**

Mid C18 house, now divided into two shops with accommodation above. Coursed squared limestone with ashlar dressings. Welsh slate roof with brick gable stacks and stone coped gables with kneelers. C19 shopfront and a C20 shopfront, either side of the C18 doorway with stone lintel and jambs. C19 sash windows set in C18 ashlar surrounds.

**43) 1a Station Road (Non-listed building of merit)**

pair of stone cottages with pantile roof now one commercial premises. Four simple 18th century timber casement windows to upper floor with three large multi-paned timber Yorkshire sliding sashes to the ground floor. Traditional timber doors. A charming vernacular building redolent of the time. The building has local historic importance sufficient to warrant retention and protection.

**45) 6 Town End (Non-listed building of merit)**

18th century building of squared limestone construction with a slate roof and brick chimneys. Modern timber windows to first floor and modern shopfronts. An early frontage building. The building has local historic importance sufficient to warrant retention and protection.

**46) 50 Town End (Non-listed building of merit)**

an 18th century residential property considered to make a significant contribution to the character and appearance of the conservation area. The preservation of its surviving fabric

is considered to be of worth, sufficient to remove certain permitted development rights.

**47) 52 Town End (Non-listed building of merit)** an 18th century residential property considered to make a significant contribution to the character and appearance of the conservation area. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.

**48) 54 Town End (Non-listed building of merit)** an 18th century residential property considered to make a significant contribution to the character and appearance of the conservation area. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.

**49) 2 Oxcroft Lane (Non-listed building of merit)** an 18th century residential property considered to make a significant contribution to the character and appearance of the conservation area. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.

**50) 4 Oxcroft Lane (Non-listed building of merit)** an 18th century residential property considered to make a significant contribution to the character and appearance of the conservation area. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.

**52) 3 Station Road (Non-listed building of merit)** 18th century sandstone building altered in the 19th century. Slate roof with tall brick chimneys. First floor windows break

through the roofline with gabled dormers. The building has local historic/architectural importance sufficient to warrant retention and protection. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.

**53) 5 Station Road (Non-listed building of merit)** 18th century sandstone building altered in the 19th century. Slate roof with tall brick chimneys. First floor windows break through the roofline with gabled dormers. The building has local historic/architectural importance sufficient to warrant retention and protection. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.

**54) 7 Station Road (Non-listed building of merit)** 18th century sandstone building altered in the 19th century. Slate roof with tall brick chimneys. First floor windows break through the roofline with gabled dormers. The building has local historic/architectural importance sufficient to warrant retention and protection. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.

**55) 16a Hill Top (Non-listed building of merit)** 16a Hill Top late 18th century white painted rendered house with shallow hipped slate roof and brick chimneys. Presents a near blank rear elevation to the road frontage. Multi pane vertical sash windows to front elevation. The building has local historic/architectural importance sufficient to warrant retention and protection. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.



**57) 83 Hill Top (Non-listed building of merit)** an 18th century residential property to the character and appearance of the conservation area. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.

**58) 85 Hill Top (Non-listed building of merit)** an 18th century residential property considered to make a significant contribution to the character and appearance of the conservation area. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.

**59) 12-16 Cavendish Walk Town End (Non-listed building of merit)** a sandstone and pantile former barn converted to commercial use. The building has local historic/architectural importance sufficient to warrant retention and protection.

**60) 39 High Street Pigeoncote (grade II)** Small rectangular building of coursed squared limestone pigeoncote with ashlar dressings with a pitched roof. Later opening in gable end from C20.

**61) 2-4 Church Street (grade II)** Mid C18 house, originally a farmhouse with farm buildings to the rear, now divided in two. Altered in the C20. Coursed squared limestone with sandstone dressings. Slate roof with brick gable stacks. Main elevation of three bays. Central doorway with massive quoins and lintel.

## 19th Century

**63) 23 and 25 Hill Top (Non-listed building of merit)** 19th century pair of cottages. Coursed squared limestone with slate roof and stone chimneys. Vertical sliding sashes of two over two. Limestone heads and cills. The building has local historic and architectural importance sufficient to warrant retention and protection. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.

**64) 37 and 39 Hill Top (Non-listed building of merit)** a semi-detached building designed as a grand 19th century 3 storey house of ashlar with slate roof. Timber gutter on carved brackets. Bay windows to ground and first floors flank a central doorway with stone hood that accesses an internal hallway with access doors to each property. Some traditional timber margin light sashes remain. Traditional six panel timber front door. The building has local historic/architectural importance sufficient to warrant retention and protection. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.

**65) 39a Hill Top (Non-listed building of merit)** early 19th century coursed squared rubble limestone cottage with blue slate roof and brick chimneys. The building has local historic/architectural importance sufficient to warrant retention and protection. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.

**66) 63 Hill Top (Non-listed building of merit)** 19th century detached cottage built of coursed squared sandstone with a slate roof. The building has local historic/architectural importance sufficient to warrant retention and protection. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.

**67) 65 High Street (Non-listed building of merit)** an 18th century residential property considered to make a significant contribution to the character and appearance of the conservation area. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.

**68) 63 High Street (Non-listed building of merit)** an 18th century residential property considered to make a significant contribution to the character and appearance of the conservation area. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.

**71) 55 High Street (Non-listed building of merit)** an 18th century residential property considered to make a significant contribution to the character and appearance of the conservation area. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.

**72) 47 High Street (Non-listed building of merit)** an 18th century residential property considered to make a significant contribution to the character and appearance of the conservation area. The preservation of its surviving fabric

is considered to be of worth, sufficient to remove certain permitted development rights.

**73) 45 High Street (Non-listed building of merit)** an 18th century residential property considered to make a significant contribution to the character and appearance of the conservation area. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights

**74) 43 High Street (Non-listed building of merit)** an 18th century residential property considered to make a significant contribution to the character and appearance of the conservation area. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.

**77) 5 and 5a High Street (Non-listed building of merit)** an 18th century residential property considered to make a significant contribution to the character and appearance of the conservation area. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.

**78) 3 High Street (Non-listed building of merit)** an 18th century residential property considered to make a significant contribution to the character and appearance of the conservation area. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.

**79) 1 High Street (Non-listed building of merit)** an 18th century residential property considered to make a significant contribution to the character and appearance of the



conservation area. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.

**80) St Mary's House, 2 Castle Street (grade II)** Early 19th century with additions from the late 19th century when remodelled by the Duke of Portland. Built of rubble sandstone with sandstone dressings and quoins. Hipped Welsh slate roof with stone chimney stacks. Gothic windows and doorways. The head teacher's house for the former school next door and later a curates house.

**84) 6 Cotton Street (Non-listed building of merit)** Old Bolsover Town Council Offices. Sandstone building with slate roof and stone parapet gable. An ornate porch and frontage railings on low wall contribute significantly to the architectural majesty of the building and its presence in the townscape. The building has local historic/architectural importance sufficient to warrant retention and protection.

**87) 61 High Street (Non-listed building of merit)** early 19th century sandstone barn with a concrete tile roof and a niche in the gable end occupied by a stone figurine, likely a representation of St Bernadette. The Catholic Church of St Bernadette is next door. The building has local historic importance sufficient to warrant retention and protection.

**88) 1 Station Road (Non-listed building of merit)** an 18th century residential property considered to make a significant contribution to the character and appearance of the conservation area. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain



permitted development rights. 1a adjacent was formerly a printers' workshop.

**89) Blue Bell Inn 57 High Street (Non-listed building of merit)** A 19th century public house still in use. Coursed squared sandstone with a slate roof and stone chimneys. All sash windows replaced by casements. The building has local historic/architectural importance sufficient to warrant retention and protection.

**90) 15 Hill Top (Non-listed building of merit)** an 18th century residential property considered to make a significant contribution to the character and appearance of the conservation area. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.

**91) 19 Hill Top (Non-listed building of merit)** an 18th century residential property considered to make a significant contribution to the character and appearance of the conservation area. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.

**92) 43 High Street (Non-listed building of merit)** One of a pair with number 45 High Street. A much altered cottage. It retains clay tile roof. The building has local historic importance sufficient to warrant retention and protection. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.

**93) 37 High Street (Non-listed building of merit)** detached stone dwelling with machine tiled roof. Traditional four panel front door with upper panels glazed. Stone surrounds to window openings with paired sash window openings to the

ground floor divided by a stone mullion. The timber windows have been replaced with modern casements and a flat roof extension added to the right of the house. An overall fine building which has local historic/architectural importance sufficient to warrant retention and protection.

**94) Assembly Rooms Hill Top (Non-listed building of merit)** a former chapel built of sandstone with a blue sate roof, significantly extended and now used as assembly rooms. The original building is typical of its type with an elegant simple design. Significant for its history and the architecture of the original chapel which remains a legible component part of the overall building.

**96) 2 Market Place Dane Bank House (Non-listed building of merit)** a town house/office most recently commercial use. Coursed sandstone including field stone which contrast in texture and block size with ashlar door and window surrounds which is used to make an architectural statement. An overall fine building which has local historic/architectural importance sufficient to warrant retention and protection.

**101) 21 Market Place (Non-listed building of merit)** Red brick and plain clay tile commercial building. One and a half storey with first floor in the roofspace. Modern shopfront and casement window to gable end. The building has local historic/architectural importance sufficient to warrant retention and protection.

**103) 26 Market Place (Non-listed building of merit)** A commercial building of sandstone and plain clay tile with a parapet gable mounted by a ball finial. A fine detail that adds finesse to this elevation as Market Place turns into Cotton Street. Traditional shopfront. The building has local historic/



architectural importance sufficient to warrant retention and protection.

**104) Moorfield Mews Moor Lane (Non-listed building of merit)** Pink/red brick Victorian villa with slate roof and clay ridges. Asymmetrical design characteristic of the period. Terracotta details to eaves and raised detail following the flue line on gable end. Timber two over two sash windows and a traditional half glazed front door. A fine traditional residential building occupying a prominent location. The building has local historic/architectural importance sufficient to warrant retention and protection. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.

**106) 1 Market Place (Non-listed building of merit)** long building of a squared sandstone front with other elevations brick and a slate roof and brick chimneys. Five vertical sash windows (2 over 2) to the first floor. Traditional style timber shopfront. The building has local historic/architectural importance sufficient to warrant retention and protection.

**107) 4 and 4a Station Road (Non-listed building of merit)** Red brick two storey building with slate roof. Two sash window openings with modern windows above a modern multi paned timber shopfront. Simple stone cills and lintels. 4a incorporates a remnant of an earlier building in its frontage, though single storey as compared with the two storeys of its predecessor. Stone construction with a traditional timber shopfront and clay pantile roof. The buildings have local historic/architectural importance sufficient to warrant retention and protection.

**108) 1 Station Road Caxton House (Non-listed building of merit)** 19th century house of squared limestone with a shallow concrete tiled roof and red brick chimneys. Vertical sash windows of one over one, in pairs with central timber post with decorated capitals and squared pedestals. The building has local historic/architectural importance sufficient to warrant retention and protection. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights. The building has local historic/architectural importance sufficient to warrant retention and protection.

**112) 14 Town End (Non-listed building of merit)** along with number 16 is a 19th century sandstone building with slate roof and a brick chimney. An ashlar coach arch accesses the rear. Architectural embellishment is a key characteristic and includes timber gutter brackets, decorative barge board to the gable of a projecting wing and stone drip mould/carved details to lintels. Two shopfronts of which one (to the main block) is of a traditional style. The building has local historic/architectural importance sufficient to warrant retention and protection. The building has local historic/architectural importance sufficient to warrant retention and protection.

**113) 16 Town End (Non-listed building of merit)** along with number 14 is a 19th century sandstone building with slate roof and a brick chimney. An ashlar coach arch accesses the rear. Architectural embellishment is a key characteristic and includes timber gutter brackets, decorative barge board to the gable of a projecting wing and stone drip mould/carved details to lintels. Two shopfronts of which one (to the main block) is of a traditional style. The building has local historic/

architectural importance sufficient to warrant retention and protection. The building has local historic/architectural importance sufficient to warrant retention and protection.

**114) 26 Town End (Non-listed building of merit)** Coal measures sandstone and slate detached building. One and a half storeys with first floor in the roof lit by two gabled dormers with full size sash window openings. Modern shopfront. The building has local historic/architectural importance sufficient to warrant retention and protection.

**118) 28 Town End 'The Cottage' (Non-listed building of merit)** an 18th century residential property considered to make a significant contribution to the character and appearance of the conservation area. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.

**35 Hill Top (Non-listed building of merit)** an 18th century residential property considered to make a significant contribution to the character and appearance of the conservation area. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.

**120) 17 Hill Top (Non-listed building of merit)** an 18th century residential property considered to make a significant contribution to the character and appearance of the conservation area. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.

**121) Bolsover Methodist Church (Non-listed building of merit)** a stone building with a blue slate roof. The church

was built by the Wesleyans in the late 19th century. The Church is significant in its imposing architectural presence. As a remaining non-conformist building it is of historic importance.

**122) 35 Hill Top (Non-listed building of merit)** early 19th century coursed squared rubble limestone with blue slate roof and brick chimneys. Two over two sash windows over three floors. Modern porch. The building has local historic/architectural importance sufficient to warrant retention and protection. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.

**123) 15 Station Road (Non-listed building of merit)** an 18th century residential property considered to make a significant contribution to the character and appearance of the conservation area. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.

**124) 13 Station Road (Non-listed building of merit)** an 18th century residential property considered to make a significant contribution to the character and appearance of the conservation area. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.

**125) 11 Station Road (Non-listed building of merit)** an 18th century residential property considered to make a significant contribution to the character and appearance of the conservation area. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.



**126) 71 Hill Top High Cliffe (Non-listed building of merit)**

19th century detached cottage built of sandstone fieldstone with a slate roof. Sits within a garden with a stone boundary wall to Hill Top. The building has local historic/architectural importance sufficient to warrant retention and protection.

The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights. An 18th century residential property considered to make a significant contribution to the character and appearance of the conservation area. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.

**127) 73 Lime Kiln Fields The Manse (Non-listed building of merit)**

an 18th century residential property considered to make a significant contribution to the character and appearance of the conservation area. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.

**130) 75 Hill Top St Elkas Care Home (Non-listed building of merit)**

an 18th century residential property considered to make a significant contribution to the character and appearance of the conservation area. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.

**133) 40-44 Town End (Non-listed building of merit)**

residential terrace built of sandstone with slate roof and two gabled dormers to the second floor. Original margin light sashes replaced. Front doors to the side and rear. The

building has local historic/architectural importance sufficient to warrant retention and protection.

**134) 42 Town End (Non-listed building of merit)**

**135 to 140) New Model Village houses (grade II) NMV**

**houses (grade II)** New Model Village miners housing. Red brick houses with blue slate roofs with a walled yard to the rear. Built by the Bolsover Colliery Company.

**141) The Old Coop (grade II)** Red brick village stores and terrace of three cottages including the Post Office. Built between 1891-4, possibly designed by Brewill & Baily. Red brick with some stone dressings. Plain tile hipped and gabled roofs. Walls attached to rear, enclosing back yards. Built by the Bolsover Colliery Company.

**142) New Model Village houses (grade II) NMV houses**

**(grade II)** New Model Village miners housing. Red brick houses with blue slate roofs with a walled yard to the rear. Built by the Bolsover Colliery Company.

**143) The Sportsman Public House New Model Village (grade II)**

former Miners Welfare, now public house. Built around 1894 designed by Brewill & Baily. Red brick and timber framing, with blue brick dressings. Plain tile roof with brick ridge stack. Gabled bay to left has a decorative timber framed gable. Square bay window. To the right a flight of steps lead up to a lean-to porch entrance bay. Two storeys. Built by the Bolsover Colliery Company.

**144) New Model Village houses (grade II)** New Model Village miners housing. Red brick houses with blue slate roofs with a walled yard to the rear. Built by the Bolsover Colliery Company.

**146) Bainbridge Hall Community Centre (grade II)**

Orphanage, now a community centre. Built in around 1894, likely designed by Brewill & Baily Architects. Built of red brick, partly pebble dashed, with ashlar dressings. Plain tile roofs with brick chimney stacks. The orphanage was commissioned by the Bolsover Colliery Company to house orphans of those local miners that had died but then expanded its geographical remit to take orphans from elsewhere. The orphans were then employed in the mine.

**147) 44 Town End (Non-listed building of merit)**

**148) 48 and 48a Town End (Non-listed building of merit)**

Substantial corner building of gault brick. Slate roof with gabled dormer window facing Town End. Gable end of building faces onto Welbeck Road with modern shopfront. A further entrance accesses living accommodation. The building has local historic/architectural importance sufficient to warrant retention and protection.

**149) Fulton Foods Town End (Non-listed building of merit)** Former Cross Keys Public House. Ashlar blocks to the ground floor with red brick above. Ashlar detailing to openings and entrances. Entrances from both Town End and the Market Place. The building is of high architectural quality and has local historic/architectural importance sufficient to warrant retention and protection.

**150 to 166) New Model Village Housing (grade II)** New Model Village miners housing. Red brick houses with blue slate roofs with a walled yard to the rear. Built by the Bolsover Colliery Company

**167) Adult Education Centre Castle Street (Non-listed building of merit)** former mid 19th century school of built of sandstone with a later 19th century red brick extension of significant size. Gables are a strong and consistent architectural feature as are the full height windows that are typical of the building type. It is significant as a picturesque school building of its time with a strong townscape presence. It also has a key historic relationship to St Mary's House a listed building that was built as a residence for the school's head teacher. The surrounding railings are a key townscape component. The building has local historic/architectural importance sufficient to warrant retention and protection.

**169 to 174) 1-12 Villas Road New Model Village Managers Houses (grade II)** red brick semi-detached houses with blue slate roofs built for the Bolsover Colliery managers. Simple architectural detailing with dentil eaves and a bay window to ground floor with gable to first floor window above. Stone keystones to rubbed arches over front elevation openings. Substantial properties set in a plot that included a front garden with rear brick and slate outbuildings. Traditional hedge boundary remains along the frontage and between pairs of houses. This and the established garden trees softens the visual impact and provides a visual connection to the surrounding countryside.



## 20th Century

**175) The Croft Church Street (Non-listed building of merit)**

**201) 6 and 8 Oxcroft Lane (Non-listed building of merit)** an early 20th century semi-detached residential property built of red brick with ornate carved ashlar lintels. Brick boundary wall with ashlar coping stones. A shared entrance gate. Brick gate piers with ornate ashlar capping. The building is considered to make a significant contribution to the character and appearance of the conservation area. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.

**206) 41 Hill Top (Non-listed building of merit)** 41 Hill Top (Non-listed building of merit) a 20th century residential property considered to make a significant contribution to the character and appearance of the conservation area. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights

**207) 43 Hill Top (Non-listed building of merit)** a 20th century residential property considered to make a significant contribution to the character and appearance of the conservation area. The preservation of its surviving fabric is considered to be of worth, sufficient to remove certain permitted development rights.

**223) Cavendish Hotel Market Place (Non-listed building of merit)** Olde English sandstone half-timber style public house. Ashlar detailing including stone mullion windows to

ground floor. Plain clay tiles to gable fronts and roof. A fine building of architectural quality which has local historic/architectural importance sufficient to warrant retention and protection.

**230) 2 Station Road (Non-listed building of merit)** Stone single storey building with gable end fronting the road. Likely purpose built commercial building as opening for vehicular rear access to one side and traditional timber shopfront to the other. The building has local historic/architectural importance sufficient to warrant retention and protection.

**233) 24 Town End (Non-listed building of merit)**

**234) 1 and 1a Town End (Non-listed building of merit)** together with 3 and 3a a red brick and slate commercial building. Traditional timber shopfront. The building has local historic/architectural importance sufficient to warrant retention and protection.

**235) 3 and 3a Town End (Non-listed building of merit)** together with 1 and 1a a red brick and slate commercial building. Access to rear from Town End for deliveries through a door to a ginnel between the buildings. Traditional timber shopfront. The building has local historic/architectural importance sufficient to warrant retention and protection.

**242) War Memorial (grade II)** a Portland Stone cross with a polygonal shaft and cross piece of a War Graves Commission standard design. c1918 by Sir Reginald Blomfield. Attached metal plaques inscribed with the names of the men of Bolsover killed in the two World Wars. Bronze sword on the north face.

**251) K6 Telephone Kiosk (grade II)** Telephone Kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Cast iron, square kiosk with domed roof. Unperforated crown to top panels and margin glazing to windows and door.

**252) Bolsover Antique centre former public house (Non-listed building of merit):** Olde English late 19th century public house of brick and half-timber design with plain tile roof. This building is a good surviving example of the Olde English Style of public house that was built by late 19th century breweries across the country. Its external character remains relatively unchanged. It is an imposing traditional building within the setting of the Market Place. The building has local historic/architectural importance sufficient to warrant retention and protection.

**256) Bolsover Library (Non-listed building of merit)** sandstone and pantile roof. Viewed from the rear elevation the building has a vernacular charm that chimes well with the 17th century cottages on the facing frontage of Cotton Street. The building has local historic/architectural importance sufficient to warrant retention and protection.

## Archaeology

The Conservation Area includes both designated and non-designated archaeological heritage assets. Bolsover Castle is a Scheduled Ancient Monument (List Entry Number 1012496). The Medieval town defences are a Scheduled Ancient Monument (List Entry Number 1007053). The four conduit houses are Scheduled as one monument entitled 'four watchtowers to the south west of the town' (List Entry Number 1007045). Bolsover is one of eleven settlements in the district which are considered to have particular potential for medieval archaeology. As a non-designated archaeological asset, it is defined as an Area of Archaeological Interest.

### *Maps: Townscape Plans*



## 7.0 Views

**The visual relationship of buildings to spaces creates a 'view'. The combined contribution of the views contributes to the overall setting. The stronger the views; from the quality of the buildings and boundaries and spaces, the greater is the sense of place. It is this sense of place that underpins the designation of a conservation area. Views are therefore significant.**

With its hill top location and its medieval planned layout, Bolsover is a town within which views are a significant component of its setting. The key views that contribute to the character and appearance of the conservation area are marked on the Townscape Character Plans.

### ***Maps: Townscape Plans***

### **Panoramic views**

A panoramic view gives a perspective to the viewer that is not merely visual. The connection to the landscape is both visual and visceral. The 'big picture' of the panoramic view provides for an inner stillness. If the horizon is in the middle distance the panoramic view creates a backdrop. Panoramic views make a significant contribution to any setting. The views are classified as either highly significant (HP) or moderately significant (MP) and are noted on the Townscape Appraisal.

### **HP1: The Castle**

The Castle Management Plan states that in respect of the Castle '...the views are key to the aesthetic experience that it provides. The views vary. Some are 'private' like the views from the Little Castle to Hardwick or along the garden axis to the church tower, or the 'public' panoramic views from the Terrace Range, terrace and viewing platform. Just as important are views of the castle, along the western approach from Chesterfield, up the Hockley Valley, or along the scarp from north or south; as well as set piece views from within the vale, especially from Sutton Scarsdale. They all contribute to the ability to experience the exceptional quality of this ensemble in its landscape context.'

From within the town, Craggs Road and Hill Top afford a number of wooded hillside views of the Castle and the landscape beyond from across the Hockley Valley. All highly picturesque and timeless views. From Limekiln Lane the juxtaposition of the rooftop in the foreground, the castle beyond and the wider panorama of the countryside below on either side creates a dramatic view that gives an appreciation of the hillside location and of this part of the town and cliff edge location of the castle.

### **HP2: Carr Vale Road**

A long distance panorama looking across Vale Park to the allotments and the open countryside beyond.

The open setting of Vale Park in the foreground complements the overall expansiveness of the view. This is the wider setting of Bainbridge Hall.



### **HP3: Castle Lane**

A panoramic view from the edge of the escarpment. The New Model Village settlement is visible in the mid distance below. A view that conveys well the hillside location of the town and enables an appreciation of the New Model Village in its wider landscape setting.

### **HP4: Hill Top from Lime Kiln Fields**

A low stone wall bounds Hill Top on either side. The trees are fully visible on the west frontage whereas on the facing side only the canopy is visible due to the slope of the land. An enclosed view along Hill Top though the panoramic view along one side is the more dominant.

## **Enclosed views**

An enclosed view is a short to medium distance view within the settlement channelled along a road or track, it is usually stopped by either; a building, trees/planting or a wall. Where the underlying terrain is flat, the enclosed view has a static quality. On sloping terrain the combination of slope and the visual termination of the view creates drama. Where the road or track curves the drama of the enclosed view is heightened. The views are classified as either highly significant (HE) or moderately significant (ME) and are noted on the Townscape Appraisal.

### **HE1: Cotton Street from High Street**

A highly picturesque view towards the town centre. It has a pre industrial character from the individual stone buildings with clay tile roofs and wide grass verges. Trees are a significant component of this view. The sylvan landscape backdrop of the skyline of the Hockley Valley Character Area is complemented by the trees along Cotton Street.

### **HE2: New Model Village Road**

This view is an archetypal enclosed view in respect of a backyard view of high density 19th century residential terrace development. The difference is in the width of the service road, which is wider than the more common alley/ginnel, a feature of terrace housing laid out in parallel. The relative openness at the rears makes for a less oppressive townscape. The consistency in the height of the walls and materials creates some enclosure, as does the closure of the view at its end by the rear of a dwelling. The slope of the



land and its impact on the relative heights of the walls and properties is a characteristic of the view.

### HE3: New Model Village Road

As with HE2, this view is a classic enclosed view along the rears of the New Model Village properties with a consistency in height and use of red brick that enhances enclosure. With this view there is the contrast with the open end of the view looking towards the landscape beyond. Although no less enclosed along the length than HE2, this openness is a significant component of the view in the context of the contribution of the open landscape setting as a balance to high density housing.



### HE4: New Model Village Road

As with HE2, this view is a classic enclosed view along the rears of the New Model Village properties with a consistency in height and use of red brick that enhances the enclosure.

With this view there is the contrast with the closing of the view from the trees of the landscape beyond. As a consequence this view has a softer urban townscape.



### HE5: Castle Street

The sense of enclosure is strong both from the narrowness of the road with development on the back of the pavement. The closed view also contributes to the sense of enclosure with the curve of the street towards the Market place.

## HE6: Town End towards the Market Place

The consistent scale of the buildings along town End and the back of the pavement building line contributes to the enclosure along its length. The view is closed by the buildings on the edge of the Market Place and the wooded slopes of the limestone cragg behind. The prominence of the closing view of the Market Place enhances its picturesque quality.

## HE7:

A view along the side of the backlands slope with the path framed by trees. A view that strongly conveys the wooded hillside landscape setting.



## ME1: Villa Road

The Model Village Properties provide strong enclosure complemented by the hedge lined roadside of the allotments. This view is classed as moderate due to the relative weakness of the enclosure overall in townscape terms.

## ME2: Cotton Street pedestrian area

The view is closed by the Duke of Cavendish public house. It is the architectural quality of this building and the enclosure along the lower portion of the street that gives the view significance in terms of the overall townscape. It is only moderately significant because of the loss in enclosure on the left hand side with the paved open area. The quality of buildings along its length is also moderate.

## Glimpsed Views

A glimpsed view is a view from within the settlement through a gap in the frontage. The view can be a short, a medium or long but what unifies all glimpsed views is that they take the viewer by surprise. Glimpsed views are necessarily framed views. The quality of that frame, be it the architecture of the buildings or the qualities of the boundaries or vegetation on either side, impacts on the overall quality of the glimpsed view. Glimpsed views are classified as either highly significant (HSG) or moderately significant (MSG) and are noted on the Townscape Appraisal.

## HG1: Entrance to Castle from Castle Lane

The former coach entrance to Bolsover Castle at the crest of



the scarp. A farm gate entrance off Castle Lane with a more formal gated entrance with stone pillars visible beyond. The entrance track is framed by trees and the view is closed by a bend in the track. A high quality view due to the framing by established trees and the architectural quality of the gateposts.

### **HG2: Surprise View**

A channelled view along a narrow path between houses. The high level view is to the distant horizon across the surrounding landscape. The fall of the path which disappears from view when viewed from High Street adds drama.

### **MG1: Between 59 and 61 High Street**

A narrow long distance glimpse of the landscape beyond framed by two buildings. The view conveys the hill top location of the town. It is only moderately significant because of the quality of the view overall and the moderate architectural quality of the buildings.

### **MG2: Along the side of 1 Hill Top**

A rising view along a track glimpsed between two traditional buildings. Smaller traditional ancillary buildings to the rear run along one side and draw the eye up along the track. A curve closes the view. The quality of the floorscape undermines the architectural contribution of the buildings. With this loss of townscape quality the view is moderately significant.

## **Focal Points**

A focal point can be man-made such as an architectural or monumental feature or it can be a natural point of focus created by the landscape. Sometimes both combine. Market Crosses and War Memorials are usually positioned to create a focal point. Sometimes buildings are designed to take advantage of a focal point to create a strong presence in the townscape.



### **FP1: Bolsover Castle from locations along Villas Road**

The orientation of the New Model Village settlement creates a number of opportunities for the Castle to be a focal point; from in between the Managers Villas and above the New Model Village.

## FP2: St Mary and St Lawrence Church viewed from the town approach

The Parish Church is a focal point entering the town along the A632 Langwith Road. Its location at the junction with High Street emphasises its natural position as a focal point because of the height of the spire. The curve of the road in front of the Church adds drama to the overall view.

## Significant Characteristics of Setting

- The elevated position of the town gives rise to magnificent panoramic views which are a significant component of its setting.
- Openness is a key characteristic of the overall setting of the conservation area from an appreciation of the wider landscape to the views within the town where open spaces predominate.
- All views of the Castle are picturesque and are a highly significant component of the setting of the conservation area.





## 8.0 Traffic and Movement

### Pedestrian

With the Market Place at its core, the townscape of the central area has historically prioritised the pedestrian. This has been extended with the 20th century pedestrianisation of lower Cotton Street. Some of the key open spaces such as the churchyard and the rear banks of the escarpment are pedestrian only. There are a small number of paths that only pedestrians can access known locally as brecks, such as Castle Breck which runs down the hillside behind the Castle Lane frontage towards Station Road. An English dialect word meaning breach or gap. That there are a large number and range of vehicle free spaces that the pedestrian can access is a key visual and experiential component of the townscape that gives it a timeless quality in certain locations.

### Vehicle

The A632 that runs through the town centre is a major road across Derbyshire and Nottinghamshire. The towns of Matlock, Chesterfield and Bolsover are the key towns along its route. It terminates 10km east of Bolsover at Cuckney in Nottinghamshire. The road enters the town into the eastern part of the Market Place, and continues along Town End where it narrows and congestion is common. It has been a key thoroughfare since the 17th century and is a through route for heavy traffic as well as cars and delivery vehicles that load from the front of the shops. The road runs along the Market Place frontage where the town centre bus stops

are located. The A632 is therefore the main focus of vehicle activity. In sharp contrast, on the surrounding roads it is mainly local traffic, noticeably lower in frequency and most usually limited to cars.





## Parking

A large number of car parks surround the town centre on all sides. Most have low stone boundary walls and all are surfaced with tarmac. Their contribution to the townscape is mixed. The Castle car park off Castle Lane is the highest quality in terms of hard and soft landscaping. The trees of the Castle site form a backdrop to this car park which contribute significantly. Complementary planting on the site hides cars and tarmac and reduces their urbanising impact. The more usual backdrop to the town centre and parks is the rear of properties. The consequent backland character results in their overall low visual quality. In locations where there are rear gardens, the planting has a significant positive impact on the overall townscape.





## 9.0 Summary

### The Conservation Area is characterised by;

- A high quality dramatic landscape setting that is a significant component of the townscape
- A market town whose Medieval importance still resonates in the size of its market place
- Bolsover Castle, a 17th century Castle of exceptional architectural significance
- Bolsover New Model Village, a near complete example of 19th century industrial philanthropy in an unspoilt landscape setting.
- High architectural quality overall with a wide range of historic building types and ages.



## 10.0 Sources

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### Chapter 3: Historic Origins

English Heritage: Bolsover Castle Management Plan 2010

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Stephen Alsford: [Introduction to the History of Medieval Boroughs \(ref medieval planted towns\)](#)

[Gazetteer of Markets and Fairs in England and Wales to 1516](#)

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Andrew Bridgewater: [Derbyshire Coal Mining history webpage](#)

### Chapter 5: Townscape Character

Lloyd Bore Landscape Architects: Bolsover Castle Woodland Management Plan (English Heritage) 1997. Bolsover District Council Archive file 5550.2 (March 1996-August 2001)

### Section 5 references

Woodland Management Plan English Heritage (1997)

### Section 7 Views

Castle Management Plan 2010 Paul Drury