

Conservation Area Appraisal

March 2011

Rowsley



ROWSLEY CONSERVATION AREA APPRAISAL

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INTRODUCTION TO CONSERVATION AREAS & APPRAISALS

What is a Conservation Area?

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

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

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

Conservation Areas in the Peak District National Park

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

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

Grant Assistance in a Conservation Area

Grants are currently available (2011) for the repair and reinstatement of external architectural features to both listed and unlisted buildings and stone boundary walls in a Conservation Area. Such works may include, for example, the repair of stone slate roofs, or the re-instatement of historically appropriate windows. For further information and advice please contact the National Park Authority's Cultural Heritage Team (on 01629 816200).

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

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

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

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

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

Planning Constraints in a Conservation Area

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

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

Other works that may require permission include:

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

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

What is a Conservation Area Appraisal?

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

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

Conservation Area Appraisals should be read in conjunction with the East Midlands Regional Plan Policy, the Peak District National Park's Local Plan, the Design Guide (2007) and the Peak Park's Landscape Strategy and Action Plan (2009). The relevant national guidance should also be taken into account, for example Planning Policy Statement 5: 'Planning for the Historic Environment'. These documents all include policies that help protect the special character of Conservation Areas and guide new development.

Once adopted, Appraisals will be available on request from the National Park Authority and on our website. Copies will also be sent to the relevant Parish Councils and local libraries.

How will the Appraisal be used?

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

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

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

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

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ACKNOWLEDGEMENTS

We would like to thank the following for their assistance with this appraisal: Haddon Estate for providing access to their archives.

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

In addition, there is a Glossary at the back of this Appraisal amplifying a range of historical and technical terms used within this document.

1.0 CHARACTER SUMMARY

1.1 The Rowsley Conservation Area was designated on 3rd July 1987. The existing Conservation Area boundary covers the majority of the historic core of the settlement and excludes the major 20th century developments to the north. The boundary includes an area of green space to the south of Cauldwell's Mill. The Conservation Area Appraisal does not propose to make any amendments to the existing boundary.

1.2 The Peak District Landscape Strategy and Action Plan (LSAP 2009) identifies the Rowsley Conservation Area as straddling the Estatelands area, the Riverside Meadows area and the Slopes and Valleys with Woodlands area. Riverside Meadows have a characteristically flat alluvial river corridor with a meandering river channel, shingle beds and marginal vegetation, dense waterside and sheltered hedgerow trees. They are also characterised by the presence of mills, millraces, weirs and ponds.

1.3 Part of the special interest of Rowsley is its connection with the rivers Derwent and Wye and the utilization of the available water to power the landmark mill building.



P1.1 View of mill from riverside meadow

1.4 Being in a valley there are limited long range views from within the Conservation Area, whilst from elevated positions on Church Lane there are several longer ranging views.



P1.2 Long ranging view from Vicarage Croft towards Peak Tor

1.5 Historically, agriculture and small-scale industries have helped to shape the early development of Rowsley. The railway and mill also brought larger-scale industry. These developments are clearly evident within the Conservation Area.

1.6 The majority of buildings in Rowsley date from the 19th century, with a few buildings surviving from the 17th century. A variety of building materials can be found in the village, but the predominant building material is sandstone. Roofs are typically stone slate and blue slate, although clay tiles can also be found. Many of the buildings have drystone boundary walls, with rounded coping stones and dressed stone gate piers.

1.7 In general the buildings are small-scale two-storey cottages, with the notable exception of Cauldwell's Mill. More-prestigious housing is found along Bakewell Road. The public buildings are spread along Church Lane and School Lane. The 17th century Peacock Hotel dominates the streetscene along Bakewell Road in terms of detail, scale and massing. The area in front of The Peacock was once the village square and it is still fronted by the most significant piece of open space.



P1.3 The Peacock Hotel

1.8 The settlement is primarily linear, arranged along three roads, however differences in levels along these routes, together with bends, add variety to the street scene and views along the routes are variously blocked or open.

2.0 LOCATION AND POPULATION

2.1 Rowsley Conservation Area lies in west Derbyshire towards the south-eastern boundary of the Peak District National Park. It lies at an altitude of approximately 100 metres on the floor of the Derwent Valley, on the confluence of the River Derwent and River Wye. The village is 5 3/4 miles (9.25 km) from Matlock (to the south east) and 3 miles (4.8 km) from Bakewell (to the north west) and is linked to both of these towns by the A6.



P2.1 Rowsley viewed from below Peak Tor

2.2 Directly south-west of the village the valley sides rise steeply to Stanton Moor. To the north the valley side rises to Lees Moor.

2.3 The principle economic activity of Rowsley has been agriculture, the manufacture of gritstones and the extraction of building stone and the milling of animal feed and corn.

2.4 The only Conservation Area in Rowsley is within the National Park. That part of the village east of the River Derwent, once known as 'Little Rowsley' is beyond the National Park boundary, and is not included within this appraisal.

2.5 The Authority's Landscape Strategy and Action Plan (LSAP, 2009) identifies Rowsley area as being within the Derwent Valley. The Derwent Valley is subdivided into seven further landscape types; Open Moors, Enclosed Gritstone Uplands, Slopes and Valleys with Woodland, Gritstone Village Farmlands, Valley Farmlands with Villages, Estatelands and Riverside Meadows. Rowsley Conservation Area straddles three of these types, the settlement being within the Estatelands category and the Riverside Meadows category with part of the Conservation Area lying within the Slopes and Valleys with woodland category.

2.6 The parish of Rowsley covers 700 acres (283.3 hectares). The 1841 census recorded 253 inhabitants living in 43 dwellings in a village that covered 562 acres (227.5 hectares). This census was before the arrival of the railway and

between 1801 and 1831 the number of agricultural labourers had roughly halved (Taylor, 2008).

2.7 In 1900 the parish had 512 inhabitants with 301 living in the village (Kelly's Directory). The railway had the effect of stabilising the population and supporting growth of the settlement.

2.8 An analysis of the census data from 2001 suggests that approximately 22% of the total population of the parish live within the Conservation Area. The parish population is 526 with 118 living within the Conservation Area in approximately 52 dwellings (based on an average number of persons per household across the parish).

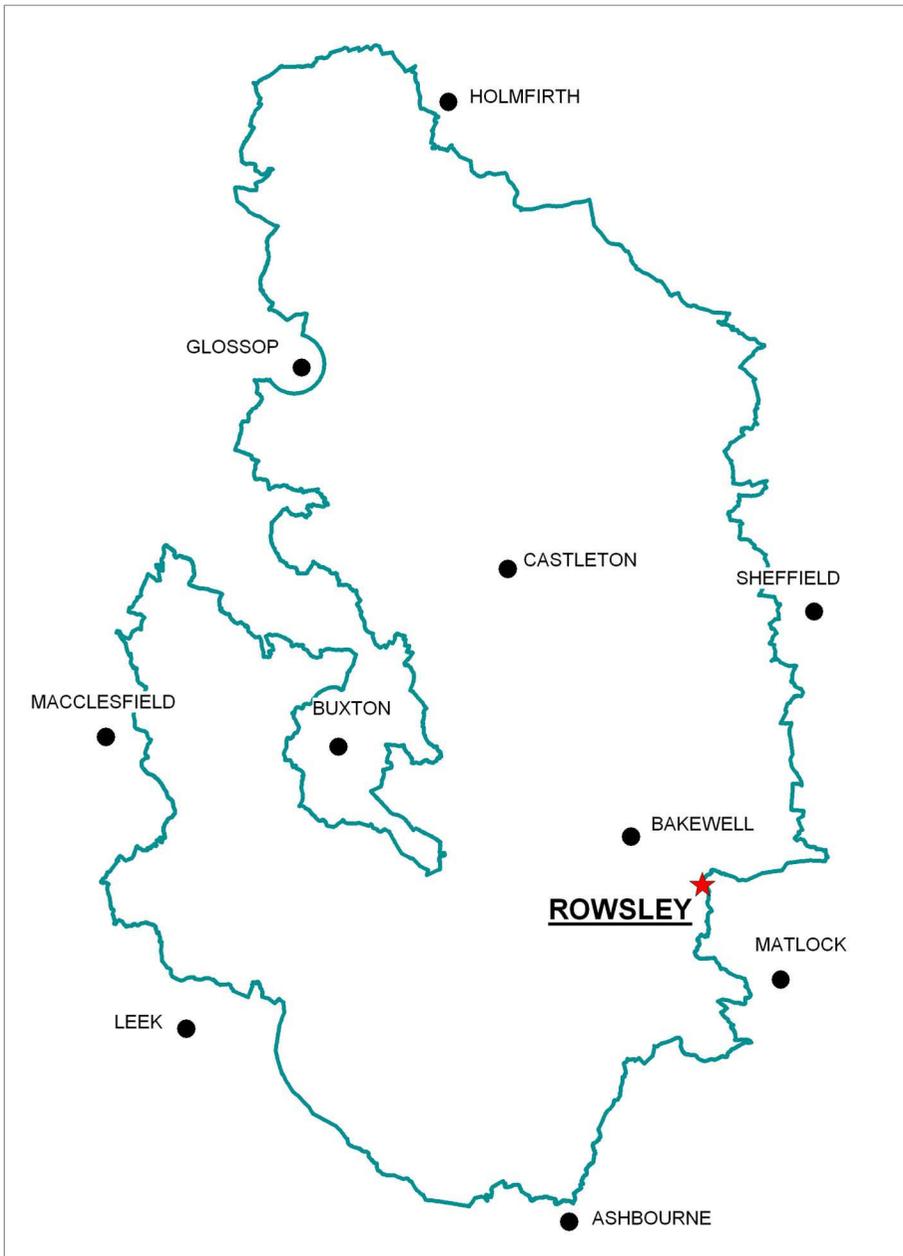


Fig. 1a. Location of Rowsley Conservation Area

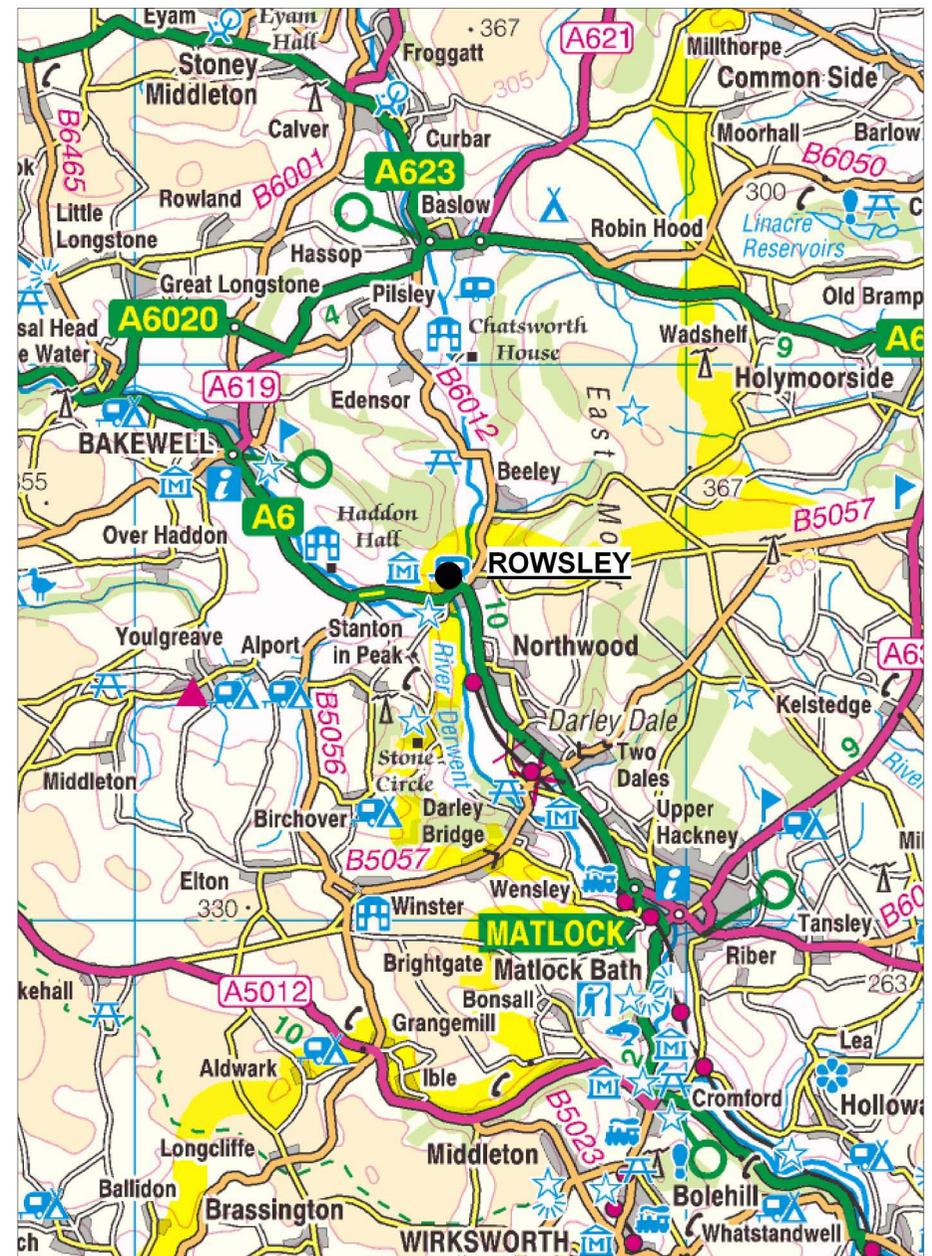


Fig. 1b. Location of Rowsley Conservation Area



Key
 ——— National Park boundary

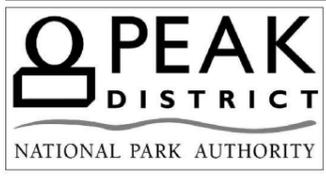


Fig.2. Rowsley Conservation Area
 Designation date 3rd July 1987
 Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, DE45 1AE

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Fig. 3. Aerial Photograph covering Rowsley Conservation Area

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3.0 HISTORIC AND ARCHAEOLOGICAL DEVELOPMENT

3.1 There are no Scheduled Monuments within the Conservation Area although 31 sites within or just outside the Conservation Area boundary are identified on Derbyshire County Council's Historic Environment Record (HER). These include: the Peacock Hotel (12209 - Grade II* listed), Cauldwell's Mill (12225 - Grade II* listed), Saxon Cross Head (12202); Rowsley Burial Ground (12204), Midland Railway (99035); Wye Bridge on the Peak Tor Road (12210) Rowsley Bridge (12224 - Grade II listed); Church Lane Railway Bridge (12215); Rowsley Toll Cottage (12207) and the Wirksworth Moor-Longstone Turnpike Road (99048) now known as Chesterfield Road.

3.2 There is evidence of early human activity in the area around Rowsley. A stone axe was discovered near Pilhough, south west of Rowsley and dates from the Neolithic period (12201). Stanton Moor is only two miles away and has many archaeological remains from the Bronze Age.

3.3 There is likely to have been some form of settlement in or close to Rowsley in the Anglo-Saxon period: an earthwork below Peak Tor, just outside the Conservation Area to the south-west of the village is thought to date from the Anglo-Danish period.

3.4 The village is first recorded as 'Reuslege' in Domesday Book of 1086, one of the eight outliers of the Royal Manor of Bakewell, occupying the tongue of fertile land between the Derwent and the Wye.

3.5 The word Reuslege is of Anglo-Saxon origin and is thought to mean 'a clearing in the forest'; by the time of Speeds Map of Derbyshire in 1610, it was known as Rowsley (Cameron, 1959).

3.6 Haddon Hall was built in the 12th century and Rowsley probably became part of the Manor at this time. The Hall was first occupied by the Avenell's in 1103 but had passed to the Vernon's by the end of the 12th century. It was to stay with this family until the marriage to the Earl of Rutland (Manners) in 1567. It has remained with the Manners family to the present day (Haddon Hall website).

3.7 Rowsley Bridge, over the River Derwent is the oldest surviving structure in the village. It dates from the 15th century although it was widened in 1682 and in 1925-6 (Dodd & Dodd, 1990). It has four stepped pointed arches with ribbing underneath on the east side.



P3.1 Rowsley Bridge

3.8 The 1791 Burdett map clearly shows two distinct areas to the settlement. The nucleus of the late-medieval village was the linear development along Church Lane and Bakewell Road; from Holly House to the Peacock Hotel and beyond, where a number of 17th century buildings still remain. In the grounds of Wyebridge House, a burial ground and cremation urn were discovered in 1857. These are thought to date from the early medieval period and this could also be the site of an earlier parish church (Derbyshire HER).

3.9 In medieval times farms and their associated barns and outbuildings were generally situated within the village itself. Although predominantly dating from the 17th and 19th centuries, there were 10 working farms in 1947; now only three remain. Some former farms include; Holly House and the Beeches (once one dwelling) built in the 17th and 18th centuries, The Peacock Hotel built in the mid 17th century and Sycamore Cottage that dates from the early 17th century (Todd, 1994). The farms still in use are Church Farm, Home Farm and Bridge House Farm, which also includes the Haddon Estate Office.



P3.2 Sycamore Cottage

3.10 The earliest record of a mill at Rowsley is in 1339 and by the 16th century there was both a corn mill and a fulling mill (Derbyshire HER). The corn mill was demolished prior to the current Caudwell's mill being built in 1875; a drawing dated 1862 depicted a small-scale mill building in decay (Taylor, 2008).

3.11 Many buildings in the village were demolished and replaced with new cottages: one such example is Granby Cottage on Church Lane. This was a purpose-built post office, (the blocked post box is still visible on the front elevation). It replaced an earlier thatched cottage said to be one of the oldest in the village (Whitehead, 2000). Stile Cottage was the last dwelling before the railway bridge and appears to have dated from the 17th century. It was demolished in the 1890s and the stone used to build two cottages (The Cottage, Stileway Cottage) on the site (Taylor, 2008). The stile from where the house was named is still extant in the stone wall edging the pavement.

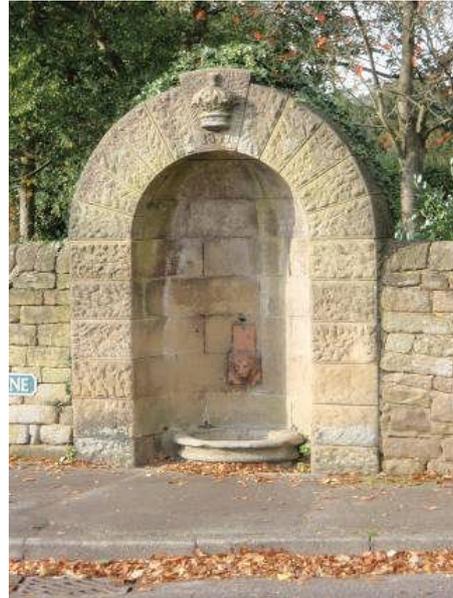


P3.3 Granby Cottage with 'blocked in' post box to single storey extension

3.12 The nucleus of the early village appears to have been clustered around The Square and along Bakewell Road. This is supported by the number of examples of 17th century buildings that survive in this area. Holly House was once one dwelling and is thought to be a manor house dating from the 17th century. More significant in scale is The Peacock Hotel. It was built in 1652 as private residence for John Stephenson of Elton, who was agent to the Manners family and confidential secretary of Lady Grace Manners (Taylor 2008). It was also used as the Dower House for Haddon Hall and a farmhouse into the 20th century and inn from 1828 (Taylor, 2008).

3.13 There were two coaching inns in the village up until 1828, these were the Red Lion (Vernon House) and the Nags Head (Bridge House Farm) both dating from the early 19th century.

3.14 Water has been a key factor in determining not only the location and form of the village, but also its social and economic development. Until the mid-20th century Rowsley's water supply came from Brock's Well up on the hillside near Pilhough (Taylor, 2008). It was piped down through Pictor Fields and there was a small underground reservoir near to the woods. The drinking fountain, which stands on the corner of Church Lane opposite the Peacock Hotel, dates from 1841 and was carved by Trevis Bath who also carved the stone peacock over the hotel's front porch.



P3.4 Drinking Fountain opposite the Peacock Hotel

3.15 Many of the traditional routes in the Derwent Valley were replaced by Turnpikes in the 18th and 19th centuries (PDNPA Landscape Character Assessment, 2008). In 1760 the Rowsley to Chesterfield Road which ran over Fallinge Edge was once known as Rowsley Bar Road and was originally a packhorse way to Chesterfield (Dodd & Dodd, 1990). It was turnpiked in 1760 (Derbyshire HER); the second toll cottage within Rowsley is situated along this road (it lies just outside the Conservation Area). The other toll cottage (Toll Bar Cottage) sits on the Bakewell Road, on the edge of the village, and was built by the Nottingham and Newhaven Turnpike Trust in the early 19th century.

3.16 Burdett's map of Derbyshire (1791) shows Rowsley with a main route through the settlement with two minor routes running north and south, the southern route branching into two routes. These are: the main Bakewell to Matlock road, Church Lane and Woodhouse Lane (branching off to Stanton and Pilhough). The River Wye forms the southern edge of the settlement with no buildings to the south of the river. The mill is indicated with a wheel symbol. Structures appear to line both sides of the main

road, with some only shown on the east side of Church Lane.

3.17 The 1799 map of the Manor of Rowsley shows that the open fields had been divided up and enclosed by then, the exact date of this enclosure is unknown.

3.18 The 1841 Census stated that there were 253 inhabitants and 43 dwellings, many properties were thatched, and that Rowsley was mainly, an agricultural community with 9 farmers within the parish.

3.19 A comparison between the Tithe map for Great Rowsley (1848) and the First Edition Ordnance Survey map of 1879 shows a significant increase in development of the settlement. The main difference is the introduction of the Midland Railway line from Ambergate to Rowsley (by 1849) as part of the Derby to Manchester route. There was a station at Little Rowsley and the line ran alongside the River Derwent and across Church Lane in 1860, running parallel with the main Bakewell Road. A viaduct and overbridge was constructed to take the railway over the Derwent and Church Lane. The other significant addition is the Parish Church and vicarage, which were situated to the north of the new railway line.

3.20 With the exception of four new dwellings opposite the church, and Wye Bank Cottage behind the school, there is little change between the First and Second Edition (1898) Ordnance Survey maps.

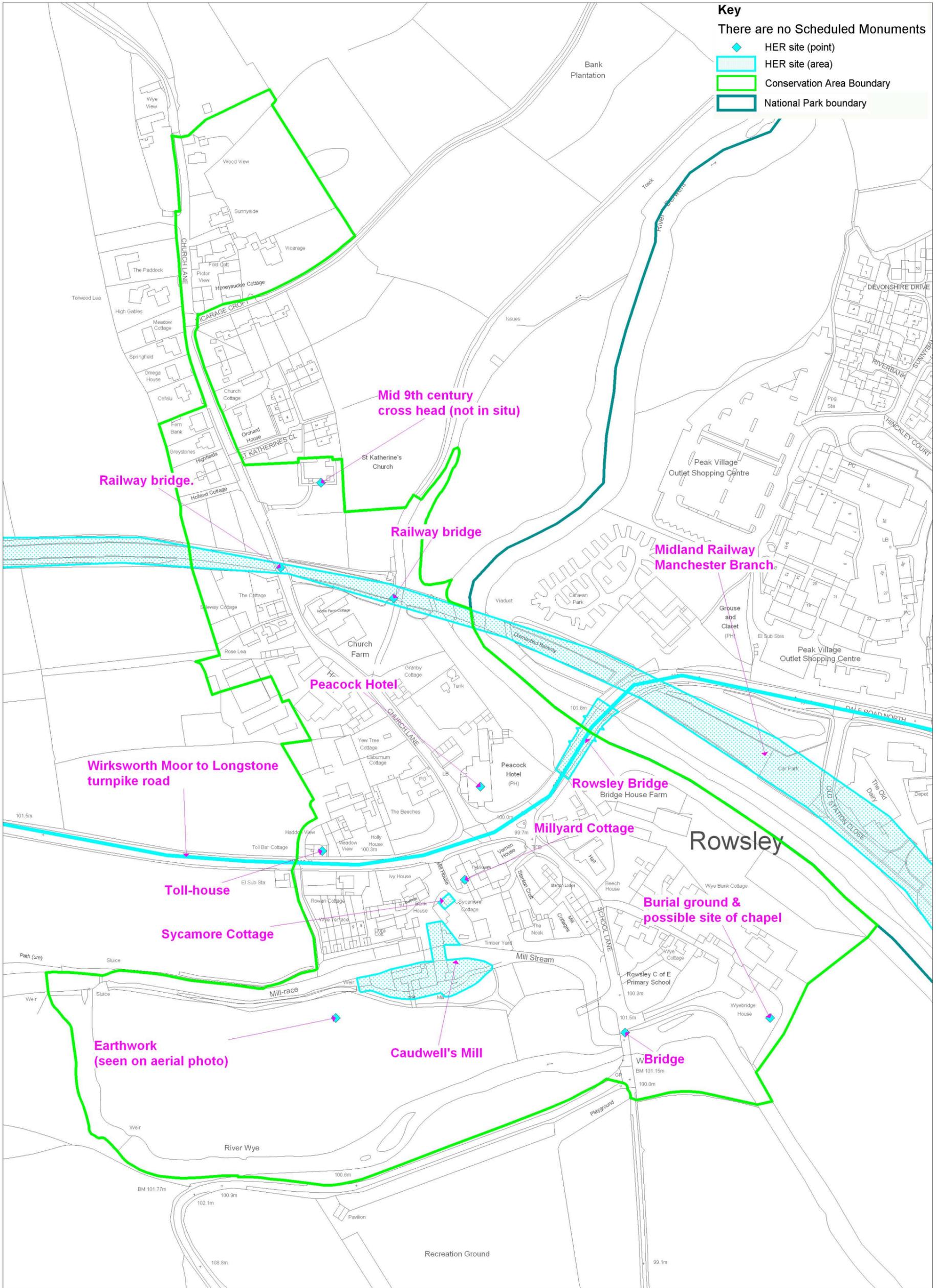
3.21 There was no church in Rowsley until the mid 19th century, although the Duke of Rutland erected a school and chapel in 1840 for 140 children; it had been licensed by the Bishop of Lichfield for divine worship (Taylor, 2008).

3.22 The Church of St Katherine was consecrated on July 18th 1855. It was a gift to the village from the Duke of Rutland and the architect was Anthony Slavin. It was extended in 1859 with a north aisle and mortuary chapel. This contained the tomb of Lady Catherine Louisa Georgiana Manners who died in 1854 aged 23 and her 12-day-old infant. A new vestry was added in 1896 and a year later a lych gate in the churchyard. A vicarage was erected in 1857; this is situated to the north of the church.



P3.5 The Church of St Katherine

3.23 In 1926 the 9th Duke of Rutland provided the village with a spacious recreation ground, providing a cricket pavilion a few years later. In 1929 he built Rowsley Village Hall on the kitchen garden of Bridge House Farm (Whitehead, 2000). The Duke remained the sole landowner until 1932 when several plots of land were sold (Taylor, 2008). This resulted in the progressive development of plots of land, with the building of new houses, especially to the north of Church Lane. In the latter half of the 20th century, these new developments are mostly outside the Conservation Area boundary.



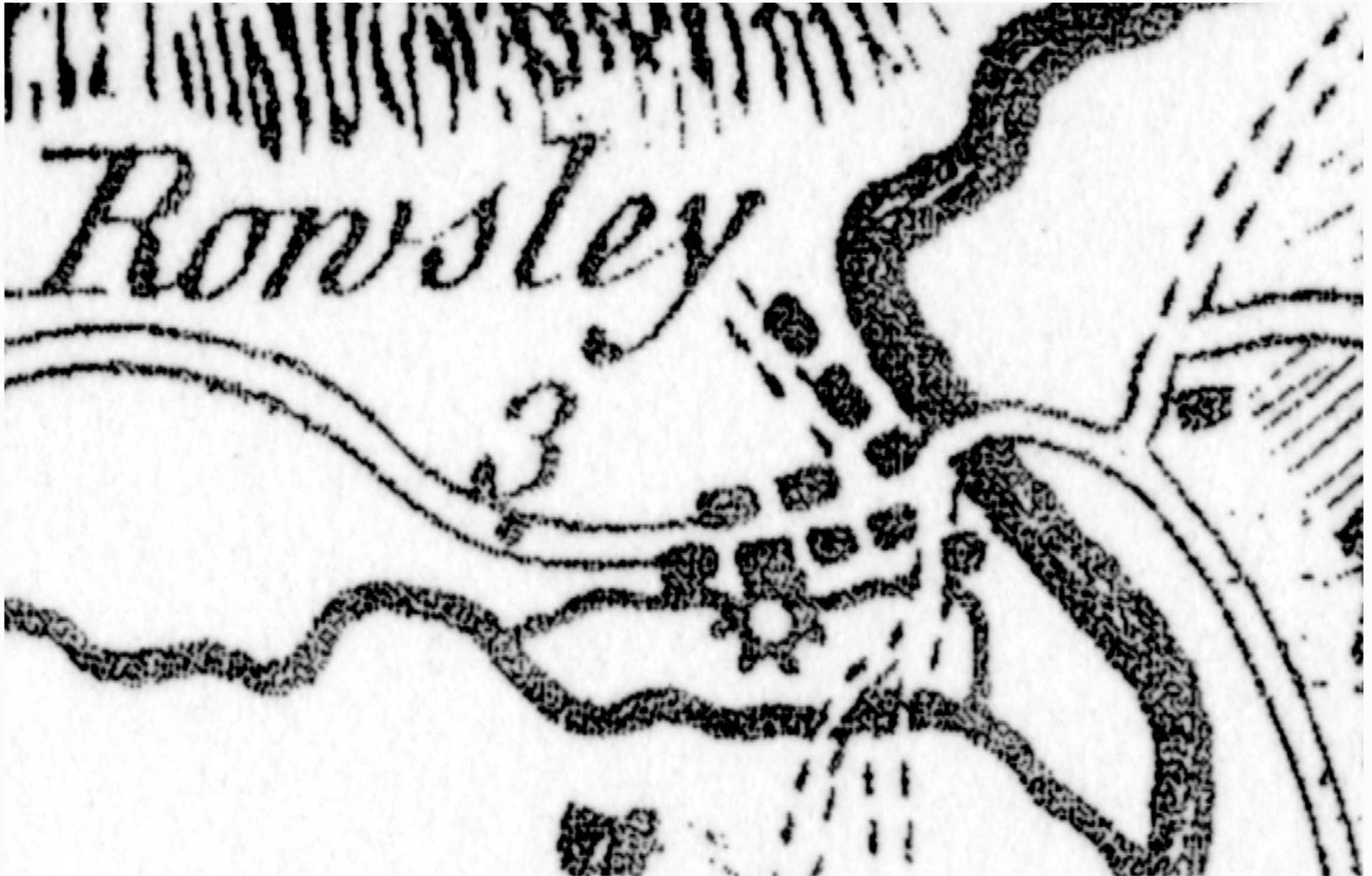


Fig. 5. Extract from Burdett's Map of Derbyshire 1791

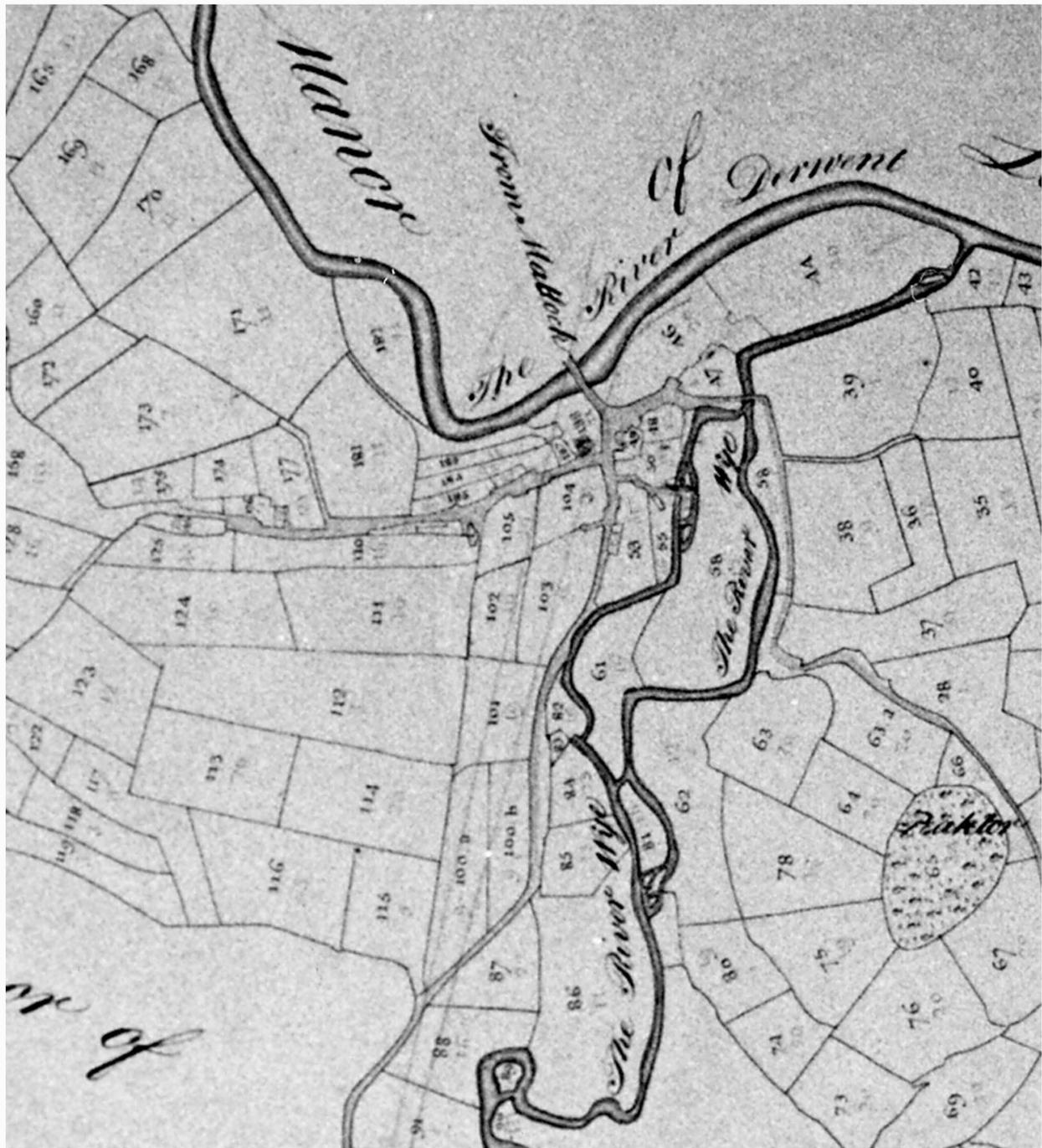


Fig.6. Extract from The Manor of Great Rowsley Map 1799

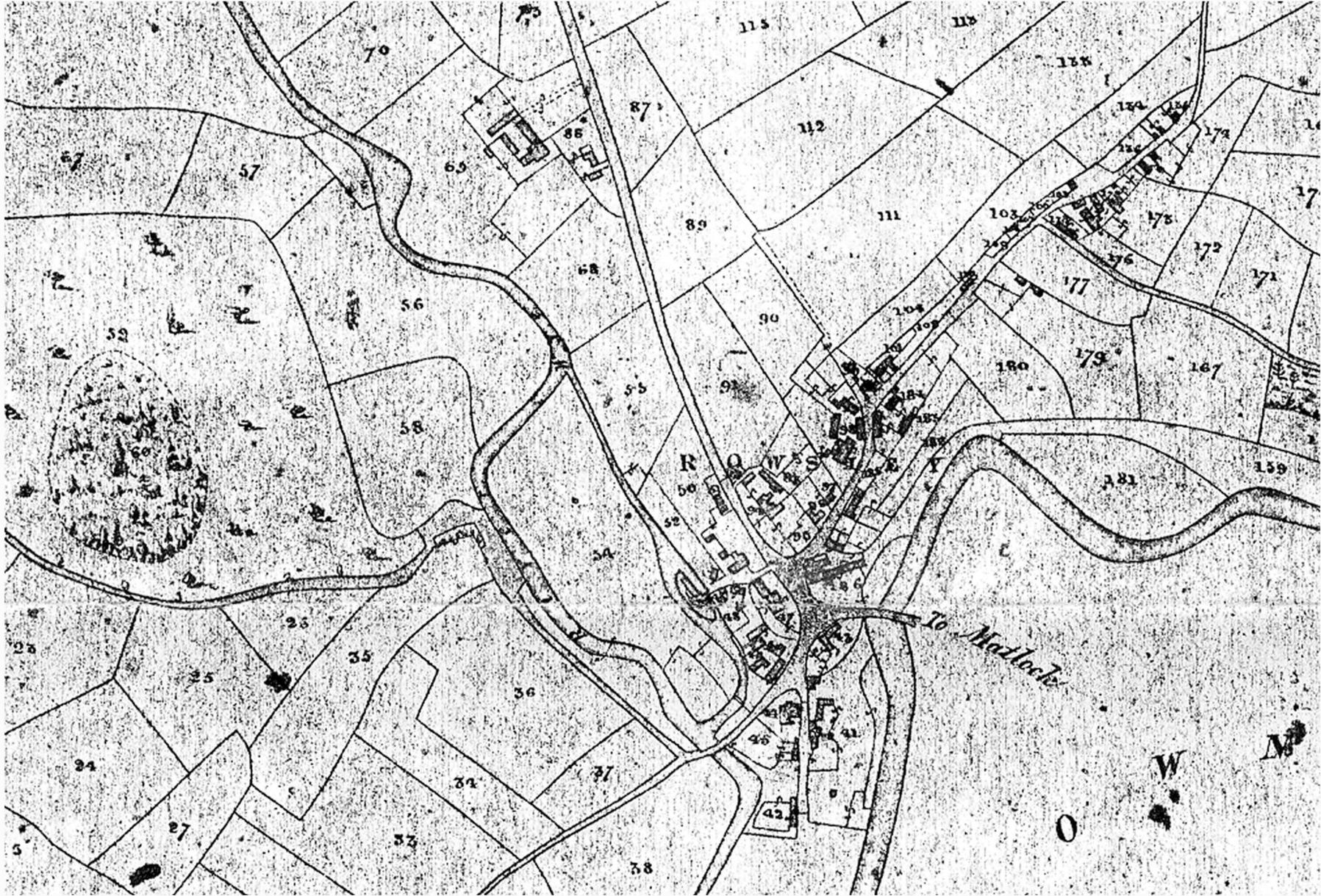


Fig. 7. Extract from Rowsley Tithe Map of 1848

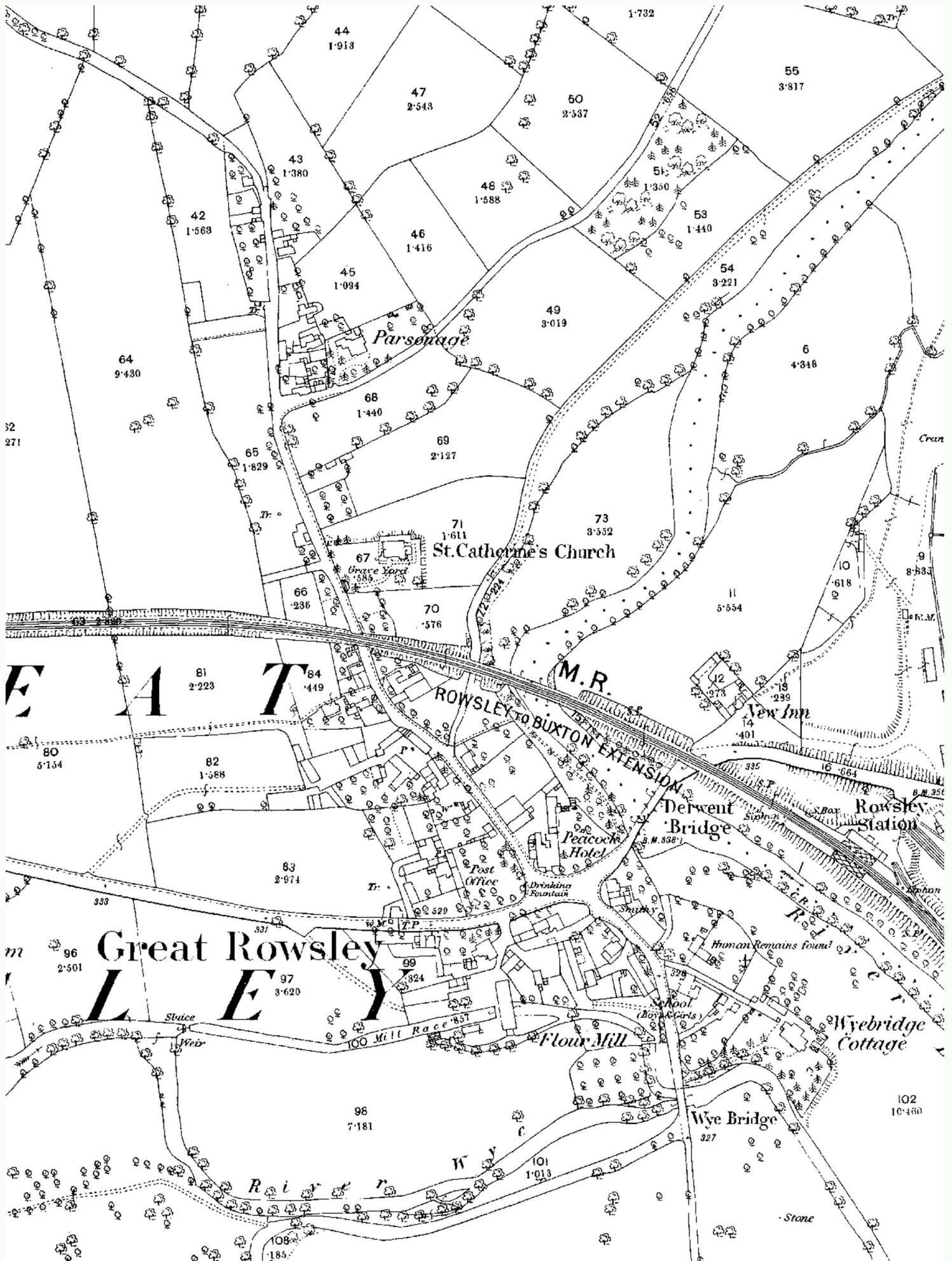


Fig. 8. Extract from Ordnance Survey map 1879

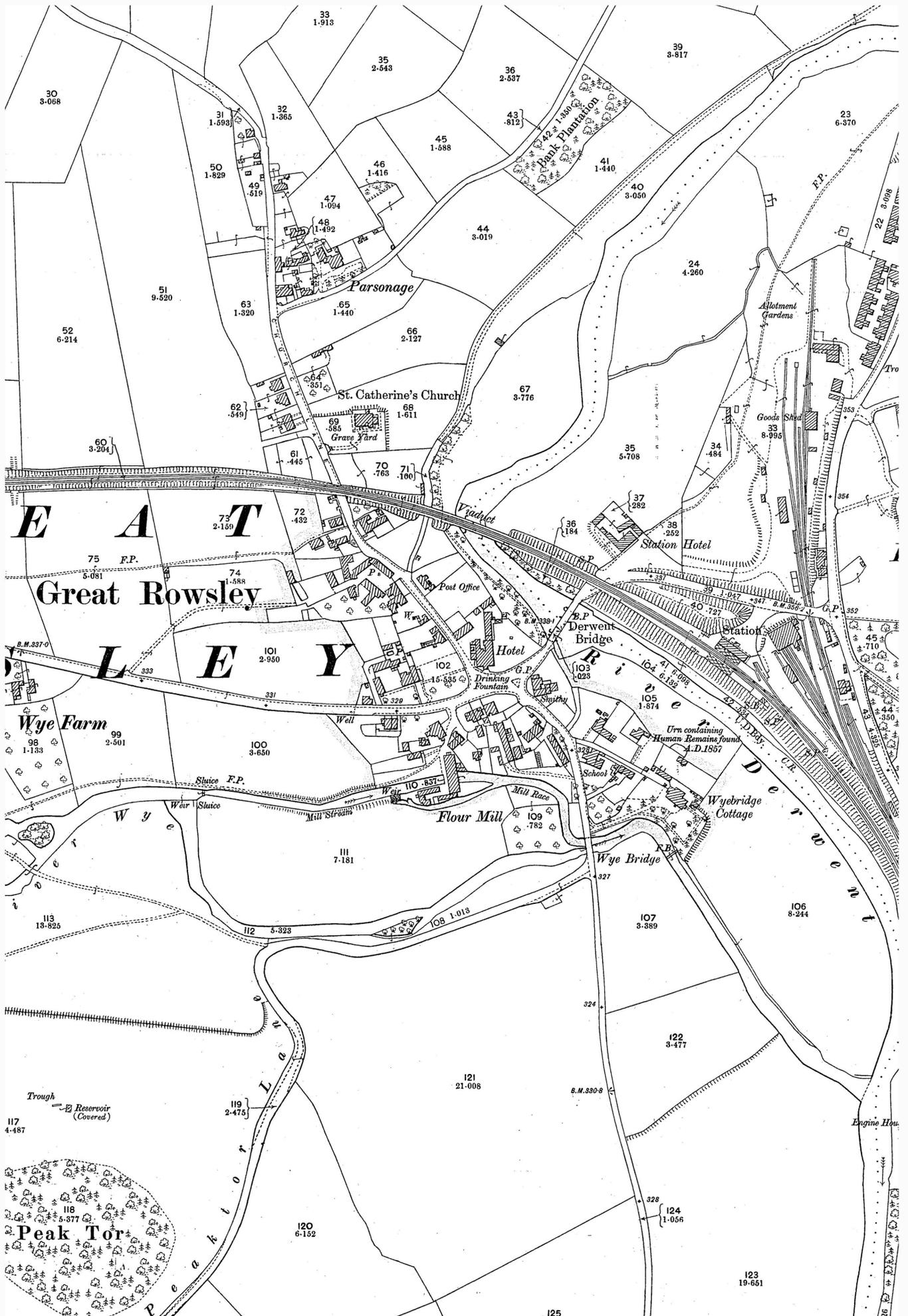


Fig. 9. Extract from Ordnance Survey map 1898

4.0 FORMER AND CURRENT USES

4.1 The main economic activity in Rowsley has historically been based on agriculture. There were 10 working farms in the middle of the 20th century. There are currently only three: Bridge House Farm, Church Farm and Home Farm. Various redundant farms have been converted to domestic and commercial use; for example, The Nook and Holly House are now domestic. Sycamore Cottage is now domestic, but Matthew Gibbons diary of 1761-1762 identified it as a farmhouse (Todd,1994). The Peacock is now commercial. The Peacock Hotel was a farm until the mid 20th century, with a garden, fruit trees and haystacks (Whitehead, 2000).

4.2 The soil around Rowsley was rich on the valley floor as a result of being regularly flooded, which adding rich deposits to the soil. The adjacent land on the valley sides was also good for grazing, with the higher slopes being well suited to sheep rearing. This provided the basis for mixed farming.

4.3 The moorland surrounding Rowsley is also an area where quarrying has taken place. Stanton Moor, Pilhough and smaller sites have provided a supply of local gritstone (Whitehead 2000). There are many quarries, once important, but now disused on Fallange Edge, above Rowsley (Barnatt & Smith 2004).

4.4 Rowsley is situated at the junction of three major 18th century turnpike routes. Two Toll Cottages remain in the village (one lies within Little Rowsley) they were built by the Nottingham and Newhaven Turnpike Trust in the early 19th century. The toll cottage within Great Rowsley is situated on Bakewell Road, the last building before leaving the village in a westerly direction. The original toll gateposts are said to now form the entrance to Wye Farm.

4.5 There were two coaching inns in Rowsley; Vernon House was once the Red Lion coaching inn and Bridge Farm was the Nags Head coaching inn. Both of these closed in 1828. Following these closures, The Peacock opened as the only inn in the village.

4.6 The introduction of the railway in the mid-19th century appears to have led to the decline of Rowsley as an agricultural community, though it probably supported the expansion of quarrying. The railway no longer runs through Rowsley, but the bridge over the River Derwent is still visible from Rowsley Bridge on the A6.

4.7 Along with agriculture and quarrying, the most significant industry is evidenced by the presence of Cauldwell's Mill. The mill site may have been in use since the 16th century. Documentary evidence of the earlier mill is thought to have been lost in a fire at the mill

(Taylor 2008). The current mill was built in 1874. The Mill is still in use, producing specialist and traditional flour varieties. Other buildings on the mill site are currently used as workshops for craft trades, coffee shop and gift shop.

4.8 The row of buildings located opposite the Village Hall, were once farm buildings (may have related to The Nook). These buildings were converted into mill cottages and reading room in the late 19th century.

4.9 Within the village there has been other small industries. Many of these were necessary to provide support for agriculture. In the 1840s there was a wheelwright and blacksmith on the end of Bridge House Farm. To the side of Sycamore Cottage there was a sawmill, wood yard, flourmill, as well as a hatter, dyer and shops. The Beeches was, until the 1930s, the village slaughterhouse and butchers.

4.10 It appears that Rowsley also had a small textile industry. In 1848 opposite Toll Cottage was a tenter yard, for drying cloth. There is also evidence that John Smith (farmer), carried out dyeing near the school at Dye Cottage, also known as the Blue House (Whitehead, 2000).

4.11 The village also had a cobbler, operating on the now empty plot next to Laburnam Cottage. According to Whitehead, this was still in use in the 1920's. A small tin shed, also next to Laburnam Cottage, was also the village tea room, this continued to be used into the mid-20th century (Whitehead, 2000).

4.12 The village Post Office was built in 1910, but previously the Post Office had been sited within The Beeches and then Granby Cottage.

4.13 Bank House, appears to have been used as William Deacon's Bank; one day per week (Whitehead, 2000).



P4.1 Bank House

4.14 Next door to Vernon House there was a village shop, which continued business until

1967. It later became a ladies hairdressers; surviving until 1999 (Whitehead, 2000).

4.15 Along with many villages in Derbyshire, tourism and leisure is now important to Rowsley, with the Mill being an important attraction. Hotels and restaurants (The Peacock Hotel and mill cafe) attract and provide for visitors.

5.0 ARCHITECTURAL AND HISTORIC QUALITIES

5.1 Rowsley is predominantly a 19th century estate village. There are a small number of seventeenth and 18th century buildings, most notably The Peacock. The oldest structure in the Conservation Area is Rowsley Bridge. This dates originally from the 15th century and was widened on the western side in the 1925/6. The eastern side with its four stepped pointed arches, ribbed beneath, is from the 15th century.

5.2 Whilst Rowsley Bridge is the only known medieval structure in the Conservation Area, this does not preclude the possibility of early fabric existing in any of the other structures in the village. None of the secular buildings within the Conservation Area appear to be older than 17th century. One reason for this could be that England went through a Great Age of Re-building during the end of the sixteenth and beginning of the seventeenth centuries (Hoskins, 1985). Wealth from a thriving agricultural economy along with a desire for privacy and comfort are believed to have been the impetus behind the re-building. From this period, most dwellings throughout the country were constructed from more substantial materials and forms.

5.3 Dating buildings can be very difficult as many are subject to alteration, extension and re-modelling. These changes can destroy or hide previous historically significant fabric and detail. However where architectural features and characteristics survive they can still provide evidence of a building's date of construction.



P5.1 The Peacock Hotel

Seventeenth century

5.4 A number of buildings within the Conservation Area originate in the 17th century. These range from high status properties such as The Peacock Hotel and Holly House through to more modest dwellings, for instance, Sycamore Cottage. Some of these structures may contain earlier fabric. The Conservation Area's oldest building is probably The Peacock Hotel.



P5.2 Holly House

5.5 The surviving 17th century buildings in the Conservation Area do not conform to a consistent plan form. The Peacock Hotel was originally built as an estate manager's dwelling, Holly House was reputed to be a manor house and Sycamore Cottage was a vernacular agricultural dwelling. Both The Peacock Hotel and Holly House do share an 'L' plan layout.



P5.3 Narrow mullioned windows on The Peacock Hotel

5.6 The elevations of dwellings from this period are broken by rows of narrow mullioned windows, normally in groups of two or three.

5.7 Coped gables, plain kneelers and hood mouldings are other architectural details from this period that are evident in Rowsley's architecture.

Eighteenth century

5.8 'Polite architecture' was first introduced into the settlement in the 18th century. Buildings of this type were often designed by architects and in the main dictated by classic rules of proportion and detailing. This style percolated down from the upper to the new middle classes, assisted by a wide circulation of pattern books.

5.9 Complementing these new architectural forms were new features and ornamentations, for example, sash windows, door hoods, panelled doors and refined mouldings. Casement windows with stone surrounds, many with lintels and sills over-sailing the jambs, were introduced to, or built as part of, a number of the settlement's dwellings of this period.

5.10 Currently available resources do not allow for the determination of named architects involved in new building or development of existing buildings. Many of the buildings with 18th century features are of an earlier age, with later detailing additions.

Nineteenth Century

5.11 A substantial amount of construction work was undertaken in Rowsley during the 19th century, most of this work may have been under the patronage of successive



P5.4 Multi-paned sash windows and panelled door at Ivy House

dukes of Rutland. The dukes also funded the projects to build the church and school.

5.12 Buildings from earlier periods were also remodelled in the 19th century. The best example of this is Mill House. It is thought to have an earlier core and was extensively remodelled in the 19th century and another property was added. From the front both dwellings appear to have been built in a 'picturesque' style, with steep roof pitches, rusticated stone, scalloped decorative barge boards, patterned tiled roof and porch with rustic timber supports and balustrade.



P5.5 The side elevation of Mill House clearly illustrating it's re-modelled frontage



P5.6 Front elevation of Mill House

5.13 During this period typical 19th century stylistic elements appear, such as four-pane vertical sash windows, four-panel doors, decorative barge board detailing, stone bay windows and Welsh slate roofing material. Dormer windows, above and below eaves level, were incorporated into a number of dwellings during the 19th century. These can be seen, for example on Fern Bank, Mill House, The Square, Bank House and Granby House. The impetus behind this may have been the Victorian demand for hygienic, well-ventilated habitable areas (Brunskill, 2000).



P5.7 Decorative barge boards and four-pane sash windows at Fern Bank

5.14 Brick chimneys also featured in Rowsley's architecture during the 19th century. Improvements in glass production during the period allowed for larger window panes and as a result new window styles appeared. For instance, Wye Bank Cottage has four-pane sash windows, buff brick chimneys and a four-panel door.

5.15 On Church Lane, Highfields and Holland Cottage, a pair of semi-detached cottages, display all of the typical Victorian elements. Next to these are two detached properties, Fern Bank and Greystones, again built in typical Victorian style, but of higher status. This group of dwellings is an excellent demonstration of what 19th century pattern books contained. They have little in common with the vernacular style and can be found in estate settlements across England.



P5.8 Highfields

5.16 The church of St Katherine was built in 1855 in a Neo-Norman style. The architect was Anthony Slavin jnr, a London-based architect who had worked on London Zoo, Cambridge University and at several stately homes. He worked closely with his father, who

was a leading figure in the Gothic revivalist movement. The church was extended in 1859.



P5.9 St Katherine's Parish Church

5.17 The school and school master's house, built 1840, has various 16th/17th century features, such as coped gables, moulded kneelers, recessed and chamfered mullioned transomed windows. It also has a Tudor arched doorway and diamond-plan chimney shafts. This is typical of Tudor revival style.

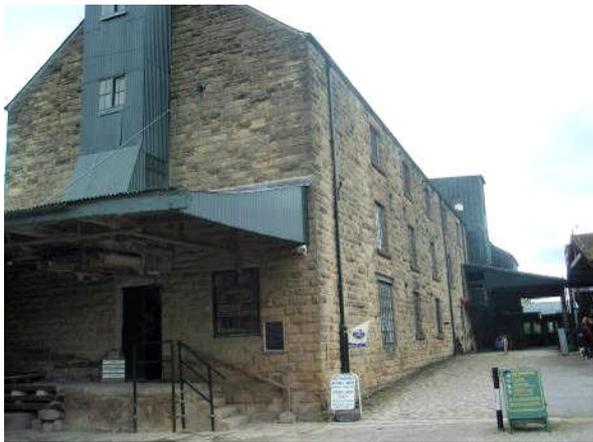


P5.10 Rowsley School

5.18 The Midland Railway was extended to Rowsley in 1849. The construction of the viaduct over the River Derwent in 1860 had significant visual impact. Caudwell's Mill is the last major construction in the village. Built in 1874 it post-dates the railway. It replaced an earlier mill, but increased the scale of the building. Architecturally it displays the availability of materials, such as Welsh slate roof, cast iron windows and corrugated iron canopies. In the ground floor it also has cast iron columns, supporting the upper floors. The mill also incorporated new technology for harnessing waterpower. Materials and technology became more available and cheaper with the advent of the railway.

Twentieth Century

5.19 Within the Conservation Area there are several significant developments during the 20th century, the Post Office, Village Hall



P5.11 Cauldwell's Mill

and Wye Terrace. There are also some pre-fabricated agricultural out buildings.

5.20 With only a few exceptions the 20th century developments within the Conservation Area are relatively in keeping with the older building stock, respecting the local materials and scale, for example the Post Office on Church Lane.

5.21 Outside of the Conservation Area, but along the boundary, particularly on Church Lane, the development of dwellings is less sympathetic.



P5.12 Post Office on Church Lane



P5.13 Modern dwellings on Church Lane, un-sympathetic to the local vernacular

Twenty first century

5.22 No significant architectural developments have occurred in the Conservation Area during the first decade of the 21st century.

5.23 There are 24 listed buildings in Rowsley Conservation Area. A list of these properties can be found in Section 12 of this document. In addition to the listed buildings, most of the unlisted buildings, structures and features make a positive contribution to the overall character and the historic interest of the Conservation Area.

5.24 Variety in Rowsleys building types, massing, scale, height and design has provided the settlement with visual interest. For instance, large 17th century manor houses are juxtaposed with 19th century cottages.

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

5.26 Much of Rowsley's architectural interest is derived from the organic development of the buildings, being altered over successive periods. For example, Sycamore Cottage was formerly a farmhouse and in the past Holly House has been split into two dwellings.

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

5.28 Buildings within the Conservation Area are normally two to three storeys in height, many with additional attic space. Ancillary structures are generally single, one and a half or two storeys.

5.29 Nearly all of the buildings within the Conservation Area have gable (pitched) roofs. These roofs normally have a 35 degree to 45 degree pitch. Structures that were formerly

thatched may have steeper roof pitches. Chimney stacks are positioned at gable ends and/or intermediately on the ridge.

5.30 Rowsley's architecture is intrinsic to the Conservation Area's rural character. The diverse types and design of agricultural buildings within the Conservation Area, such as farmhouses, barns and stables and their arrangement within the settlement, contributes significantly to this character.



P5.14 Home Farm and associated buildings on Church Lane



P5.15 Agricultural building near Fold Cottage on Church Lane

6. PREVALENT AND TRADITIONAL BUILDING MATERIALS

6.1 The predominant construction material throughout the Rowsley Conservation Area is stone. This is mainly sandstone, probably from the nearby quarries at Stanton Moor. The stone is characteristically warm and mellow, and overall the architectural details are simple and restrained (Tarn, 1971). The same materials are used in the construction of the farm buildings, outbuildings, houses, commercial and industrial buildings; all are very similar in material and architectural style. This gives the Conservation Area a consistent identity.

6.2 The majority of buildings, from the sixteenth to the nineteenth centuries, are constructed of squared, coursed sandstone. Some of the outbuildings within the mill complex are brick or brick and random stone construction. Vicarage Cottage and Sycamore Cottage are typical of the local style of dwellings, showing the typical coursed sandstone walls, with sandstone dressings and quoins, and Welsh slate roofs.

6.3 The Parish Church of St Katherine built in 1855 has coursed squared sandstone with rock face dressing. This type of dressing is also evident on the walls of Caudwell's Mill.

6.4 Roofing materials are mainly Welsh slate, but a few buildings, notably The Peacock Hotel, have stone slate. Mill House (not listed) and The Square have a plain clay and club-tiled patterned roof.

6.5 There is documentary evidence from the 1841 census that the majority of the buildings were thatch. There is also a watercolour of Bank House in 1881 showing the single storey element to the rear having a thatch roof. No thatch roofs exist today.

6.6 Stone chimneys are a common feature on all buildings in the village. These are generally ashlar stacks, either ridge or gable. Wye Bank cottage has buff brick stacks. The stack on the village school differs in having three diamond-plan shafts.

6.7 Traditional rainwater goods are typically cast-iron gutters with half-round profiles, normally fixed to metal rise and fall brackets. Hoppers are generally plain box type, but some 19th century detailing can be seen. Downpipes are generally cast iron. The Peacock Hotel is the most obvious exception with lead hoppers and lead down pipes. Bargeboards, plain and decorative, appear on several buildings in the area, such as Mill House, The Square, Granby Cottage and Fern Bank.



P6.1 cast iron rainwater goods on Bank House

6.8 Sandstone is used for stone dressings such as window surrounds, kneelers, copings and quoins. Dressings to windows are either chamfered, for example on St Katherine's Church or more commonly square as on Ivy House.



P6.2 square chamfered window dressings on Ivy House

6.9 There is a variety of window styles in the Conservation Area. The majority are timber vertical-sliding sash, with glazing tending to be six over six or two over two. There is also a significant number of casement windows, in timber and metal. On The Peacock Hotel these are a lead diagonal pattern. On Mill Cottages the timber casements are tall and narrow, divided into ten glazed portions. The Mill has square metal casements divided into thirty-six square glazed sections.

6.10 Stone boundary walls contribute significantly to the character of the Conservation Area. The majority are drystone walls, marking the boundaries to properties and surrounding enclosed land. The boundary walls to dwellings tend to be constructed of squared sandstone blocks. Some walls are mortared; these may have been rebuilt, using the original stone. Coping details are predominantly round and cut and shaped to conformity. On the surrounding



P6.3 round coping stones on boundary wall at Church Farm



P6.5 Cast iron gate at the Cottage

field enclosures, the coping is rustic and typical of the area style. Gateposts are in the same stone; a variety of styles can be found in Rowsley. The predominant style on the older agricultural buildings, now cottages, is a slightly tapered solid vertical pair of stones, with rounded tops and, cross-marked tooling, picked tooling or a smooth finish. A few gateposts are chamfered as shown at Granby Cottage. Later 19th century dwellings have more-detailed gateposts with framed, picked tooling with rolled collars and chamfered points. A few gateways are set with massive gateposts such as the access to the rear of Mill House.



P6.6 Cast iron gate at Bridge House Farm



P6.4 Gate posts with framed picked tooling, rolled collars and chamfered points at Fern Bank.

6.11 There is a variety of cast-iron and timber gates forming the pedestrian access to many plots.

6.12 The main roads in Rowsley would probably have been un-metalled until the 19th century. Now the main roads and the surrounding lanes are covered with modern bound macadam-type materials. The footways are also modern macadam materials. The kerb edgings are predominantly concrete along the main roads. On the side roads the kerbs are also mainly concrete. The one exception is the kerb and paving area around the base of the Lamp Standard, Bakewell Road; here both the paving and kerbs are in sandstone.

6.13 The Lamp Standard is the one outstanding element of street furniture in the village. This is constructed from sandstone and with a cast iron lamp; erected in 1867, it sits adjacent to the main Bakewell Road.

6.14 An 'F' type wall post box is fixed into a modern stone structure near to the Post Office on Church Lane. This was probably re-located from within the wall of Granby Cottage, which was previously the Post Office. The 'F' type box was introduced in the 1930s for use in Sub-Post Offices. They had a door on the back for emptying post from inside the Sub-Post Office. This one dates from the reign of George V (British Postal Museum).



P6.7 An 'F' type post box re-instated outside the current Post Office on Church Lane.

7.0 THE RELATIONSHIP OF STRUCTURES AND SPACES

General

7.1 The village of Rowsley sits astride the A6 between Bakewell and Matlock and a mile from Haddon Hall owned by the Duke of Rutland. It is situated at the junction of the two valleys of the rivers Derwent and Wye; in fact the relationship of the rivers and the village contribute positively to the character of the Conservation Area.

7.2 There is a fairly uniform colour palette throughout the Conservation Area, with sandy-coloured gritstone, grey roof slates or tiles and darker grey tarmac; there is a small amount of red brick within the mill complex.

7.3 The settlement is laid out on different levels. Land to the north of the village is higher than land to the south. There are three main lanes/roads within Rowsley (as well as two smaller lanes that are 'dead ends'). These routes are based on north-west/south-east and east/west axes. The two rivers partly enclose the boundary of the Conservation Area. The River Wye flows to the south of the settlement as does the River Derwent, in a north-west/south-east alignment.

7.4 Buildings within the Conservation Area are generally small-scale. Cottages and houses along the main routes tend to be set back from the road behind stone boundary walls, with agricultural buildings presenting rear or side elevations edge-on to the roadside. Other examples are the Toll Cottage on the A6 and the buildings within the mill complex, where the layout of dwellings is much less formal and irregular.



P7.1 Buildings set back from road along the A6

7.5 The settlement is primarily linear in layout. However, differences in level from Woodhouse Lane to Church Lane, together with numerous bends, mean that the buildings and roofs do not appear linearly aligned. They are offset beside, behind and above each other. This adds variety to the street scene and views are

variously blocked or open along the route. A small section of the village lies on a hill; this provides some excellent views of the surrounding rural landscape. Also as part of the village lies within a valley bottom there are open views to the surrounding hills.



P7.2 View of Peak Tor from Church Lane

7.6 The Peacock Hotel makes a dominant statement in the village; this is in part because of its architectural style, its scale (it being significantly larger than other buildings nearby) and its prominent location at the junction of Church Lane and the A6. Caudwell's Mill is another prominent building especially when viewed from the southern edge of the Conservation Area.



P7.3 View of Caudwell's Mill from Peak Tor Road

7.7 In most places the lanes are edged by stone walls, either boundary walls or the walls of the buildings themselves. These stone walls provide a continuity that links the buildings and spaces through the Conservation Area.

7.8 The settlement can be separated into four distinct areas, reflecting the historical development of the village and each with slightly differing characters: Church Lane; Bakewell Road, from Derwent Bridge to the Toll Bar Cottage; Woodhouse Lane; and Caudwell's Mill.

Church Lane

7.9 The Peacock Hotel is a key focal point, situated on the corner of Church Lane; it fronts the square and can be seen from Woodhouse Lane and Bakewell Road. In front of The Peacock Hotel is a wide paved area, enclosed by stonewalls.



P7.4 View of The Peacock Hotel from Woodhouse Lane

7.10 On the opposite side of Church Lane from The Peacock Hotel is the garden of The Beeches. The garden contains mature trees that overhang the road (particularly in summer) and in effect form an informal 'gateway', obscuring a clear view along Church Lane. The wall of The Beeches incorporates a water fountain.

7.11 Moving forward into Church Lane and passing beyond trees and the corner of The Peacock, the road narrows and on the right are the stables sited at the rear of the hotel. Progressing a little further, the view ahead is of Granby Cottage and the hills immediately beyond the village.

7.12 Even with the extended perspective provided by the open views ahead, the space still has an intimate and enclosed feel, probably as a result of the boundary walls of the Post Office and Laburnam Cottage. The intimacy is further enhanced by the realization that the traffic noise has been left behind.

7.13 Beyond the stables there is a car park and on the opposite side the garden plot of Yew Tree Cottage. The character of the village and its setting can also be appreciated from here as the prominent gable ends of cottages across the northern part of the village are clearly visible. The barn of Home Farm projects into the lane and terminates the line of sight directly ahead. The visual limitation enforced by the barn eventually leads the eye to the view on the opposite side of the lane, where the continuity of stone walls on both sides frame this corner of the lane.



P7.5 View up Church Lane past Home Farm

7.14 The dominant Lime tree, during the summer months, screens the views of a modular farm building at Church Farm.

7.15 An arch of the viaduct relating to the abandoned railway is visible at the end of a track just before Church Farm. The track is a public footpath leading to Carlton Lees. Only vegetation is visible through the archway from the Lane. As one exits the arch the whole of the viaduct becomes visible.



P7.6 Footpath under viaduct arch of Church Lane

7.16 Ahead is a further bend, after which the lane rises steeply. The eye is led to focus on The Cottage and Stile Way Cottage. The gable ends of both cottages are situated close to the edge of the narrow pavement. Stone boundary walls continue to be a strong theme along the lane.

7.17 Rose Lea is seen through glimpsed views, as it is set back at a distance from the lane.

7.18 Home Farm Cottage, sits back behind the boundary wall, conforming with other properties on the lane.

7.19 At this point the overhanging Yew trees within the churchyard create a tunnel at the point where the railway over bridge was sited before

its demolition in the 1960s. Remnants of the railway bridge abutments remain. Glimpsed views are available though the dappled light passing through the tree canopy.



P7.7 Yew trees lining churchyard

7.20 The characteristic stonewalls continue beyond the remains of the railway. An opening, set back and bounded by curved stonewalls, reveals stone steps rising to the lychgate and the entry to the churchyard. The church has not been in view until this point and is now framed by the lychgate.

7.21 The churchyard is an open space with views extending over the fields beyond. Moving across the cemetery to a field forming an extension to the burial ground, there is an impressive view of the viaduct over the River Derwent.



P7.8 View of viaduct from churchyard extension

7.22 The staggered rooftops of Holland Cottage and Highfields can be seen on the opposite side of the lane to the Churchyard. Greystones and Fern Bank above, project forward further towards the footway, which has emerged again outside Holland Cottage. This group of attractive Victorian dwellings are important unlisted buildings within the Conservation Area. Most retain their traditional windows and doors and this adds to the quality of this part of the village. Looking up from the church entrance, the rear projecting wing of

Greystones is visible between Highfields Cottage, creating an intimate scene.

7.23 A continuous line of drystone walling is a prominent feature as the lane rises. These appear to be the original boundary walls to the fields before the plots were developed.

7.24 To the side of Holland Cottage is a track that provides glimpsed views of the open land ahead. It is framed by overhanging trees in the distance.



P7.9 Lane to the side of Holland Cottage

7.25 A mature grouping of shrubs and small trees screen the lower half of Greystones; the gable end is a very prominent feature. Both Greystones and Highfields have retained their original stone gate posts and wrought iron gates. The creation of vehicular access at Holland Cottage has resulted in the loss of this feature here.

7.26 The buildings rise in status from semi – detached cottages to detached larger cottages with three bays and then Fern Bank has stone bays to the ground floor and scalloped barge board detailing and dormer windows.

7.27 On the opposite side of the lane are modern housing developments built on infill plots between the Church and Vicarage Croft.

7.28 As the lane bends it obscures views when climbing the hill. In the distance are dense clusters of trees, this creates a sense of anticipation.

7.29 Beyond Fern Bank are more-modern houses dating from the mid 20th century onwards; these are outside the Conservation Area. They are generally set back further in their plots than the traditional buildings in the village but do retain original stone boundary walls to their frontages, which contributes positively to the Conservation Area.

7.30 Pictor View is sited gable end onto the Lane. It has a curved stone boundary wall, which is sited on slightly higher ground than the

cottage so screens the lower section of the cottage. Along with Honeysuckle Cottage, to which it is attached, it screens views of the dwellings behind. This change in orientation remains consistent for the rest of the dwellings in the last section of Church Lane.

7.31 The gradient rises again as Vicarage Croft is entered from Church Lane. Stone boundary walls line the route with a stone single-storey outbuilding visible in the distance. It sits on the lane edge with mature trees framing it from behind.

7.32 A higher stone boundary wall with rounded coping stones is introduced beyond the outbuilding and then reveals a curved recessed opening with gateposts. This is the entrance to the Vicarage. The raised height of the boundary wall indicates the higher status of this building. Also it is set back within its plot and lies within mature landscaped gardens with a sweeping driveway. The scale and massing of the house also underlines its status within the village.



P7.10 The Vicarage

7.33 Beyond the entrance, the wall terminates and the tarmac road is replaced with a hedgerow-lined track. There are long distance views south towards Peak Tor. The accessible track is terminated with a timber gate with the hedgerow-lined track continuing into the distance. From this point fields are visible to the sides of the track and the stone garden boundary wall of the Vicarage, with distant views of Wood View in the distance.

7.34 Opposite the Vicarage is a group of local authority housing that lie outside the Conservation Area.

7.35 Rising up to Fold Cottage, an associated barn situated front-on to the Lane, provides a reminder of the agricultural heritage of the village. Long-ranging views towards Pilhough and Peak Tor can be seen from this location.

7.36 This group of buildings would have been rather isolated before the modern infill developments were built in this section of Church Lane.

7.37 The buildings in this group are all orientated to face south down into the valley, with their gable ends to the lane, and are staggered in their siting. They are all constructed of gritstone. These are all important unlisted buildings. Some are close to the edge of the lane and some are set further within their plots. This provides glimpsed views of some properties such as Fold Cottage with more prominent views of Pictor View and Wood View.

7.38 Stone boundary walls continue all the way up to the last property. This line is only broken by the barn at Fold Cottage but as the building sits on the lane edge the boundary is still maintained.

7.39 As the name Wood View suggests, the last property (within the Conservation Area) sits on a steep incline and provides excellent views both eastwards and westwards across surrounding fields.

7.40 Heading back down Church Lane, wide-ranging views of the hills on the opposite side of the valley can be seen; once Fern Bank has been reached these views are obscured as the road begins to level out.

Bakewell Road

7.41 This sub-area has at its centre Bakewell Road, the A6 connecting Bakewell to Matlock. Rowsley Bridge and Toll Bar Cottage mark the edges of the Conservation Area boundary along this route.

7.42 Bakewell Road is relatively flat with long-ranging open views to the west but the view in reverse is blocked. Its linear nature is emphasised by drystone walls with rounded gritstone copings, many with hedges behind. These are interspersed by dressed gritstone gate piers.

7.43 Views of Rowsley are minimal as one stands on the bridge; this is in part due to the bend in the road just after the bridge. Vernon House is visible in the distance as is the Lamp Standard. The agricultural buildings behind Bridge House Farm and the gable end of the farm itself can also be seen. Peak Tor is visible on the horizon.

7.44 On the opposite bank The Peacock Hotel is hidden, as it is set back from the main road. The gardens of the hotel along the riverbank create a dense screen, which is effective all year round as it has a high proportion of evergreen planting such as yew within it.

7.45 The views along the river differ depending upon the season. When the leaves have fallen it is possible to gain excellent views of the railway Viaduct from the bridge, this view is heavily screened in summer. The views along the river are flanked by mature trees with wooded hillsides evident beyond underlining the impact that trees have upon the character of the Conservation Area.



P7.11 View of viaduct from Rowsley Bridge

7.46 The width of the road (widened in the 1920s) and the traffic lights and modern lighting columns, along with the heavy traffic using the route, do not concur with the character of the rest of the village. The road cuts through the historic village square and splits the Conservation Area in two. It also forms a crossroads with Church Lane and Woodhouse Lane. At this junction there are significant open spaces in front of The Peacock Hotel and at the entrance to Woodhouse Lane. The level of traffic noise can be significant and in sharp contrast with the other sub-areas, which are comparatively quiet.

7.47 The Peacock Hotel emerges into view as the bridge is left behind. This is a key building and is Grade II* listed; it is a focal point within the streetscape. It is very imposing as it overshadows all other buildings in the near vicinity. It has a stone boundary wall enclosing the entire boundary and it is framed by mature trees, which contribute to the setting of the building.

7.48 The Lamp Standard sits opposite the Peacock in the middle of the entrance to Woodhouse Lane. This helps to define the road along with the paving outside The Peacock Hotel.

7.49 In the distance the road bends again and therefore creates a sense of anticipation. Rowan Cottage is visible in the distance on the bend of the road. Beyond the Lamp Standard are stone boundary walls topped with established privet hedges, which contribute to the setting of the building.

which are set back from the roadside within their plots.

7.50 The buildings on the southern side of the road all front onto the roadside. Stone slate roofs predominate, as do coped gables. Both Vernon House and Mill House and The Square have plain tile roofs. The latter semi-detached houses have a distinctly different character to other buildings on the road. They have steeply pitched roofs and scalloped barge boards. They are important unlisted buildings within the Conservation Area.



P7.12 Lamp Standard

7.51 Another significant characteristic of the buildings in this section of the Conservation Area is the predominance of multi-paned sash windows. Particularly visible examples are those at Bridge House Farm, Vernon House and Ivy House.

7.52 Ivy House sits back from the road behind a low drystone wall. Its upper storey and roof are clearly visible above the privet and leylandii hedges set behind the front wall. The open space between Ivy House and Rowan Cottage reveals glimpsed views of Caudwell's Mill.

7.53 On the opposite side of the road the low stone boundary wall of The Beeches and Holly House is topped by an attractive Beech hedge. Along with other mature trees and shrubs within their grounds, the buildings are well-screened with only glimpses afforded through the gateway. The multi-paned casements and gabled dormer windows are prominent features, framed by the dense foliage cover. The roof is visible above the hedge line when viewed from across the road.

7.54 Meadow View and Haddon View (semi-detached cottages) are the only buildings orientated with gable end towards the roadside. They are set back within their plot and can only be glimpsed from the roadside because of their orientation and partly because of mature foliage within the front garden plot of Meadow View.



P7.13 Holly House screened by mature shrubs and beech hedging

7.55 The only building to sit on the edge of the footway is Toll Bar Cottage; this is a key characteristic of the building's former purpose. The single-storey building sits between a low drystone boundary wall at either side.

7.56 The roofs of the collection of outbuildings to the rear of Holly House can be seen from the entranceway to the side of Toll Bar Cottage, with wooded hillsides in the background, which underline the rural setting of the village.

7.57 Rowan Cottage sits behind a drystone boundary wall but is relatively closer to the footway than other properties on Bakewell Road.

7.58 The later extension to this building is evident as it cuts into the rear elevation. It sits in isolation and is the last building within the Conservation Area on this side of the main road; it is an important unlisted building.

7.59 There are long-ranging views along the valley bottom and the A6 from the edge of the Conservation Area boundary.



P7.14 View westwards along A6

Woodhouse Lane

7.60 This area is located to the south-east of the village and is quite flat. It is set back from the main road. Woodhouse Lane provides vehicular access to Caudwell's Mill.

7.61 Most of the dwellings are centered around a tight triangle where Woodhouse Lane forms a junction with School lane. With the exception of Wyebridge House, all are on a small scale. Those buildings with a social function i.e. the village hall and the school are on a larger scale.

7.62 Low drystone boundary walls are evident again in this area. They surround Bridge House Farm, located on the corner of Woodhouse Lane and Bakewell Road. As with the majority of buildings in the Conservation Area the wall is topped with a privet hedge.

7.63 The southern side of Bridge House Farm has a less-formal feel, with agricultural outbuildings, attached to the main house, clearly visible.



P7.15 Side elevation of Bridge House Farm

7.64 Buildings from the 20th century are located on both sides of the lane after Bridge House Farm, the Village Hall and Stanton Lodge/Croft. The continuity of stone boundary

walls with the addition of hedging and mature trees, as well as the use of gritstone, lessens the potential impact on the character of the Conservation Area.

7.65 Mill Cottages sit at a bend in the lane. This long row, a converted agricultural building, has varied fenestration, with taller and significantly more windows on the end of the building. This reflects its use as a reading room, requiring more light than the domestic dwellings in the rest of the building. These buildings are important unlisted buildings because of their surviving traditional detailing which contributes to the character of the Conservation Area.

7.66 There is a large garden to the south-east of the Village Hall, which relates to Beech House. Long-ranging views are available over the open space to the corrugated roofs of Bridge House Farm's outbuildings and wooded hills beyond. Beech House is set back behind Dye Cottage, orientated with its gable end fronting the rear elevation of Dye Cottage. The front elevation can be glimpsed behind Dye Cottage. Conifer trees and hedging also partially screen the building from the lane.



P7.16 Beech House and Dye Cottage

7.67 Dye Cottage sits fronting School Lane. It is set back within its plot, with a mixture of trees and shrubs to its front and side garden partially screening it from view. Low drystone walls bound the lane; the wall to the rear of the school is slightly higher.

7.68 The gabled roof of the school and the rooftops to the rear of Wyebridge House punctuate the view down School lane to the extensive wooded hills in the distance. Wye Bank Cottage is set back a significant distance from School lane; it is only visible when passing Dye Cottage. It is enclosed by a high stone wall which forms part of the boundary of Wyebridge House and a low stone boundary wall to the front of the cottage. A drystone wall continues the line from Dye Cottage at the edge of the lane. The plot to the front of the cottage has several fruit

trees and has the appearance of a small orchard rather than formal garden.

7.69 The school sits opposite at an angle to Woodhouse Lane and follows the line of School Lane to its rear elevation. The orientation of the building provides a substantial open space to the frontage, which is utilized as a play area.

7.70 To the east of the school, Wye Cottage is glimpsed behind trees and boundary hedging and timber fencing. It is set back within the school plot. It is framed by densely wooded hills behind and by evergreen trees lining the driveway to Wyebridge House.

7.71 Just before Wye Bridge is reached, a long drive, lined with native and exotic evergreen trees, runs down to the east of Woodhouse Lane. The drive is also bounded by a high drystone wall to its north side and a low wall to its south. The wall to the south is more prominent when viewed from the playground of the school. The drive leads to Wyebridge House, which is not visible through the dense trees growing around its boundary.

7.72 Once on the bridge, long-range views of Woodhouse Lane, winding and bounded by mature hedgerows, are framed by dense tree growth along the river's edge. To either side of the hedgerows, open fields are visible. Wye Bridge forms the end of the Conservation Area boundary.



P7.17 View along Woodhouse Lane from Wye Bridge

7.73 The bridge acts as a pinch point and the sound of running water is a noticeable feature.

Cauldwell's Mill

7.74 This area consists of three sections; (1) the mill building, associated outbuildings and millrace. (2) The River Wye to the south-west and (3) the open green space between the millrace and the river.

7.75 The mill is a large-scale imposing structure and with its outbuildings creates a tight-

knit group, with a strong sense of enclosure. To the north of the mill a few smaller-scale dwellings create a buffer between Bakewell Road and the complex.

7.76 On entering the mill complex from Bakewell Road several two-storey dwellings line the entrance track; these are oriented at irregular angles as opposed to forming a straight line. This along with the bend in the track blocks long-range views through the complex to the south-east.

7.77 The mill building is visible behind Sycamore Cottage. Proceeding beyond the



P7.18 View through the mill complex

cottages the complex becomes more visible as a yard is entered in front of the dominant mill building. Within the mill yard the rear of properties, such as Bank House and Mill House, (that front Bakewell Road) are clearly visible. These views reveal less formal elevations than on display on the main road. With Mill House in particular, it is clear to see that the building was re-fronted by viewing the side elevation.



P7.19 Side elevation of Mill House

7.78 A track runs between Mill House and Sycamore Cottage, which reveals a variety of

outbuildings and workshops, once associated with a timber yard.

7.79 Another small cottage (Dora Cottage) is hidden behind a modern toilet block (to the west of Bank House) associated with the mill.

7.80 The space is enclosed with no real views out to the surrounding landscape. Ahead is the front elevation of the mill. Alongside the mill building is a cobbled roadway that leads over the millrace. The millrace is lined by industrial stone and corrugated steel buildings. The watercourse has reeds and trees that frame the distant view to the west. Turning through 180 degrees from this attractive view, the elevation to the left is the loading bay.



P7.20 View along millrace

7.81 Continuing on from the millrace the view ahead is blocked by a timber building used as a tearoom. Turning right the cobbled roadway narrows slightly. Here is a collection of stone and brick outbuildings of one and a half-storey (and single-storey). Once an operational part of the mill, these are now used as craft workshops and form a close, which can be exited by a narrow path on the left, which leads over a small bridge crossing the weir stream.



P7.21 Mill workshops

7.82 On stepping onto the bridge across the weir there are open views across the meadows

and the fields leading towards Stanton Moor. Peak Tor is prominent two-thirds of the way up the hillside. In the foreground, the line of the River Wye is marked by a consistent line of mature trees enclosing the view at lower levels.

mill to be seen, often on its own, within a rural setting.

7.83 A short walk to the west reveals a picturesque scene, where the water cascades over the weir stream. There are open views to the west and around to the south, of the farmland and wooded hillsides. On the opposite bank is a group of 20th century cottages (Wye Terrace). Turning back east there is a full view of the mill along the millrace. Continuing on the path in a westerly direction, at the end of the path are the remains of the sluice gate. This is also the boundary of the Conservation Area.



P7.22 View down millrace towards mill

7.84 Returning along the same path to the rear of the mill building, mill arches span the millrace. Behind these arches are the water turbines. This elevation gives clues to the internal workings of the building. It also has a series of ad hoc small lean-to corrugated steel structures that can probably be best described as 'pragmatic extensions' useful for productive purpose.

7.85 Beyond the mill building there is a collection of small workshops, possibly associated with the timber yard. These add to the industrial character of the route from the mill to the car park.

7.86 The car park is well-screened by trees. Passing through the car park the path crosses a small stone bridge over the millstream and joins Woodhouse Lane.

7.87 Turning right and following Woodhouse Lane, which becomes Peaktor Lane (not within the Conservation Area) the mill is the main focal point. The view from here is semi-screened by trees lining the lane, with fields in the foreground and sometimes hills in the background, though often the mill is the end point of the view. The viewpoint from here is different as it allows the

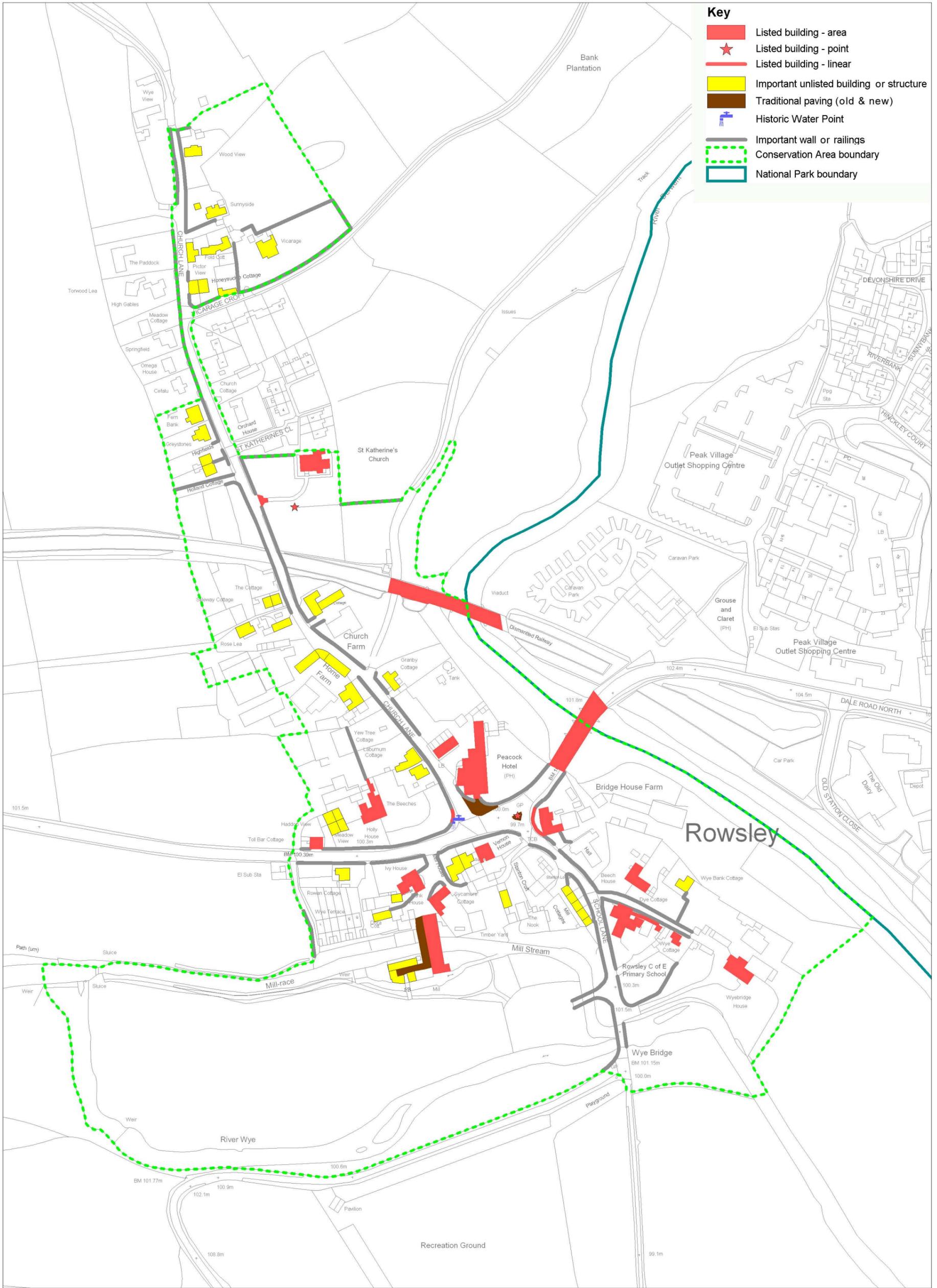


Fig.11. Streetscape Features within Rowsley Conservation Area

8.0 GREEN AND OTHER NATURAL LANDSCAPE FEATURES

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

8.2 Obviously the impact of broadleaf trees on a Conservation Area changes dramatically throughout the year. Bare branches in winter create a completely different feel and allow different views to those of the summer months when trees are in full leaf.

8.3 The Authority's Landscape Strategy and Action Plan (LSAP, 2009) identifies Rowsley as being within the Derwent Valley. The Derwent Valley is subdivided into seven further landscape types; Open Moors, Enclosed Gritstone Uplands, Slopes and Valleys with Woodland, Gritstone Village Farmlands, Valley Farmlands with Villages, Estatelands and Riverside Meadows. Rowsley Conservation Area straddles three of these types, the settlement being within the Estatelands category and the Riverside Meadows category with part of the Conservation Area lying within the Slopes and Valleys with Woodland category.

8.4 The LSAP identifies the key characteristics of the Estatelands as having a varied undulating topography with steep slopes in places, large historic halls and houses set in parkland, villages and outlying estate farmsteads and field barns, regular pattern of medium to large sized fields, large blocks of plantation woodland and patches of acid grassland and bracken on steep slopes. These elements can all be identified in and around Rowsley.

8.5 The LSAP River Derwent (pg 137) also states that in the Estatelands areas "Views are filtered by the extensive tree cover throughout the area. This is found as a mixture of large plantation coniferous woodlands, discrete linear shelter belts, tree screens and scattered mature boundary trees". The LSAP adds that "Ash is the dominant native tree along with Oak, Sycamore, Beech and Hawthorn, Spruce, Pine and Larch are to be found in the plantations".

8.6 It is certainly the case that in the settlement of Rowsley, there are good examples of mature trees such as Beech and Ash. Some trees have been planted to follow boundary walls, providing shelter. From certain viewpoints the density of these boundary trees can give the

impression of thickly wooded plantations, rather than shelter belts. Shelterbelt planting along the boundary of Wyebridge House contains a good native and exotic conifer mix with an attractive beech hedge at its base.



P8.1 Shelterbelt along boundary of Wyebridge House

8.7 Evergreen specimen planting is typical of the Victorian taste. Species would have been chosen for picturesque qualities. It is important to note that many varieties of conifer would have been newly introduced to this country from about 1840 onwards. They would have been considered both exotic and fashionable.

8.8 To the south of the village is Caudwell's Mill, which falls within the Riverside Meadows landscape category. The LSAP Derwent Valley (pg 138) identifies the key characteristics as: a flat alluvial river corridor, meandering river channel with shingle beds and marginal vegetation, seasonally waterlogged alluvial soils, grazing meadows, often with patches of wet grassland, marsh and fen, dense waterside and scattered hedgerow trees, regular pattern of small to medium sized fields divided by hedges, mills with mill races, weirs and ponds.

8.9 The LSAP goes on to state (pg 139) that, "Tree cover...is often confined to river banks which are densely lined with alder and some willow". It continues with "This almost continuous belt of riverside trees creates an intimate landscape when combined with scattered hedgerow trees of oak and ash across the floodplain". The meadows to the south of Caudwell's mill are an excellent example of this with an interesting diverse collection of riverside cover with Ash, Alder and Copper Beech trees evident.

8.10 The trees along the riverside within the grounds of The Peacock Hotel are also of note. They include a diverse group of river trees including Alder, Sycamore, Elm and Cherry.

8.11 The hills to the north and south of the village fall within the Slopes and Valleys with



P8.2 View along riverbank

Woodland category. The LSAP Derwent Valley (pg 130) identifies the key characteristics as: a steeply sloping landform with gritstone edges characterising the tops of steeper slopes, patches and extensive areas of semi-improved and acid grasslands with patches of bracken and gorse, irregular blocks of ancient and secondary woodland, permanent pasture in small fields enclosed by hedges and gritstone walls, narrow winding often sunken lanes, scattered gritstone farmsteads and loose clusters of dwellings.



P8.3 View of riverside along The Peacock Hotel's grounds

8.12 The LSAP goes on to state (pg 131) that, tree cover is "Large interlocking, in places extensive, blocks of woodland and mature boundary trees are a continuous feature throughout this landscape type". It continues, "The influence of the estates on the wooded slopes is extensive; much is still owned by Chatsworth, Haddon and Stanton estates".

8.13 There is an impressive group of mature Irish and English Yew trees along the front boundary of St. Katherine's Church. Other species within the churchyard include a commemorative Scarlet Oak tree; which is in poor condition.



P8.4 English and Irish Yew trees fronting the churchyard

8.14 In the summer months, boundary walls appear softened by overhanging trees. Notable examples include a mature Weeping Ash tree situated to the front of The Peacock Hotel. Over Wye Bridge at the bottom of Woodhouse Lane, branches of overhanging trees on either side of the bridge meet, giving a tunnel effect.



P8.5 Overhanging trees on Wye Bridge

8.15 There are many examples of hedging in the village; the most common types are Beech, Privet, Yew and Leylandii. There are also several hedgerows with mixed native species on the fringes of the Conservation Area. The majority of properties have land to their frontages; therefore hedges contribute significantly to the street scene.

8.16 There are no formal green public spaces in the Conservation Area, the recreation ground on Peak Tor Road being outside the boundary. Green spaces with public access include the churchyard and the grounds of Caudwell's Mill. The public footpaths accessed from the village give access to a significant area of informal green open space.

8.17 The meadows to the south of Caudwell's Mill are an important open space within the village. It is the only open space to survive

development; this may be due to its location in the floodplain. It also allows glimpsed views of the mill complex and village beyond from Peak Tor Road.

8.18 Rowsley is surrounded by significant areas of woodland, which can be glimpsed in the distance, from many vantage points within the village. One such wood is Peak Tor, which can be viewed from many points around the village and is a dominant and outstanding feature.

8.19 There are no statutory sites (Sites of Special Scientific Interest) within the Conservation Areas. However the area has a number of non-statutory sites, i.e. Key Ecological Areas/Lines and Derbyshire Wildlife Trust (DWT) Wildlife Site, in the near vicinity. These include the River Derwent.

8.20 The area was surveyed in the 1980s and most of the land was recorded as improved grassland with a small deciduous woodland in the south-east of the area. Also to the south-east of the area the survey recorded an unimproved wet meadow and a small area of marsh.

8.21 The area was re-surveyed in 2000 with the area of marshy grassland still being present. Overall there was no significant change to the land use. Species recorded in the area include; lesser pond sedge, brown sedge, marsh marigold, water avens, meadowsweet, sharp flowered rush, hard rush, bitter vetch, meadow vetchling, greater birds-foot-trefoil, betony, march violet and ragged robin. This area has been selected as a Key Ecological Site.

8.22 There are also several records of protected species within the vicinity of the conservation area. These include; water vole, white-clawed crayfish and otter, all recorded in the watercourses including the River Derwent, River Wye and the Mill Race/Caudwell's Mill Leat. There are also records of bat roosts in the Conservation Area.

Key

-  Important individual tree or group of trees
-  Hedge
-  Important open green space
-  Conservation Area boundary
-  National Park boundary

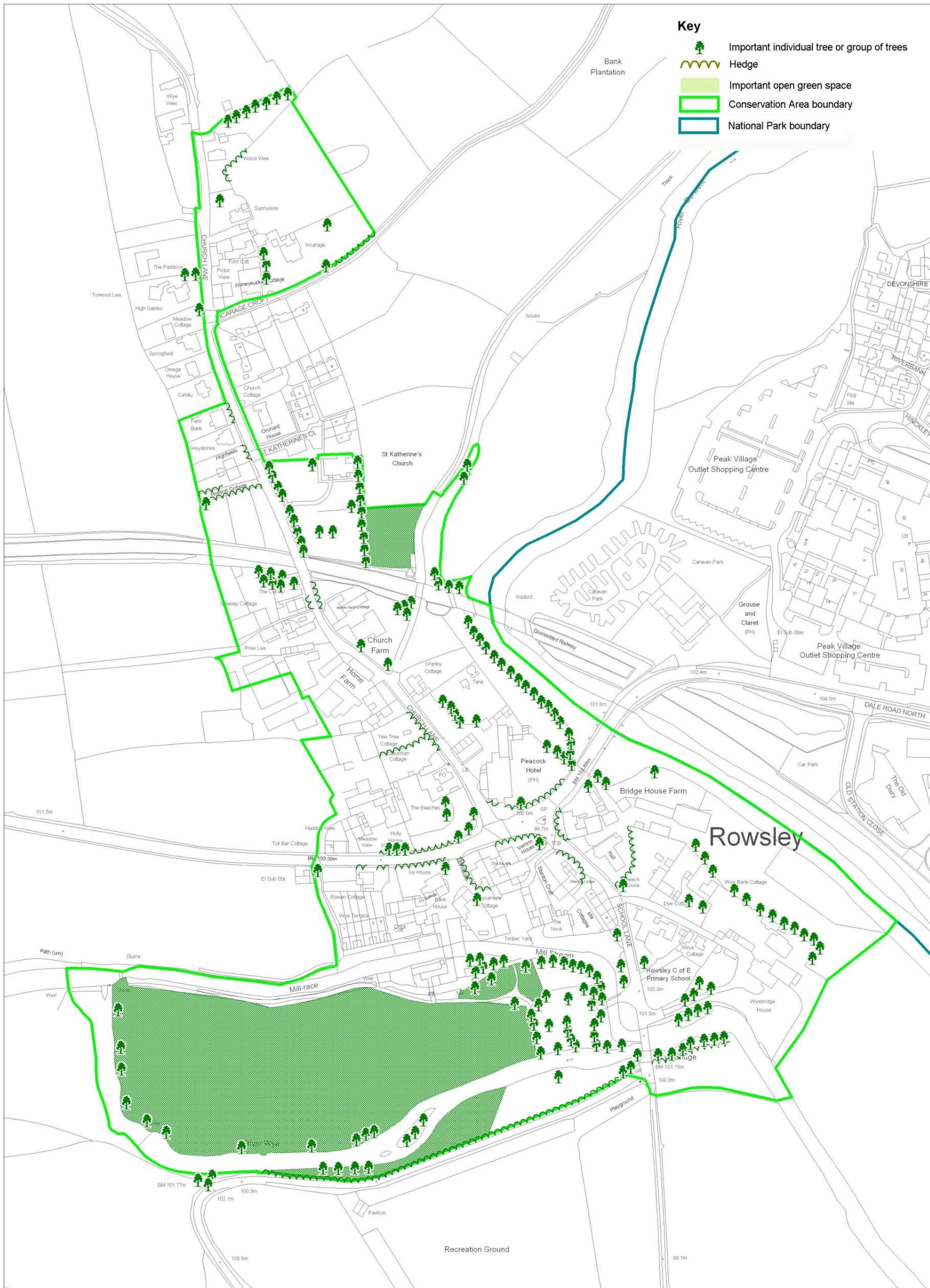


Fig.13. Landscape Features within Rowsley Conservation Area

9.0 CONSERVATION AREA SETTING

9.1 The Authority's Landscape Strategy and Action Plan (LSAP, 2009) identifies Rowsley as being within the Derwent Valley. The Derwent Valley is subdivided into seven further landscape types; Open Moors, Enclosed Gritstone Uplands, Slopes and Valleys with Woodland, Gritstone Village Farmlands, Valley Farmlands with Villages, Estatelands and Riverside Meadows.

9.2 Rowsley Conservation Area straddles three of these types, the settlement being within the Estatelands category and the Riverside Meadows category with part of the Conservation Area lying within the Slopes and Valleys with Woodland category.

9.3 Buildings, trees, hedges, gardens, enclosed fields and other green spaces together set the distinctive character of Rowsley. The relationship of these features and structures reflect and determine the historic and aesthetic qualities. Generally speaking, trees and hedgerows are integral to rural Conservation Areas as they form enclosures, screen structures and are part of the historic landscape. They also help maintain rural character and provide a harmonious transition from open countryside to built environment.

9.4 The LSAP River Derwent (pg 137) also states that in the Estatelands areas "Views are filtered by the extensive tree cover throughout the area". This is clearly the case in respect of the Rowsley Conservation Area, where views of the village and views out from the village are broken, reduced to glimpses and are filtered by trees and hedge lines.



P9.1 View towards Rowsley from below Peak Tor

9.5 Views towards the Conservation Area from all directions are notable for the amount of screening and the partial views of clusters of roof-lines. Even Caudwell's Mill is only visible (in parts) from a few carefully chosen viewpoints. The River Wye is clearly visible from the high ground, meandering south-east before it too

disappears from view, hidden by the valley-sides or trees and hedges.

9.6 From outside the Conservation Area the core of the settlement is clearly set on the valley floor. Standing on higher ground outside of the Conservation Area and looking northwards it is easy for the eye to take in the view, above the obscured roof level, of the gritstone edges far in the distance.



P9.2 View of Church Lane from below Peak Tor

9.7 Views from within the Conservation Area confirm the compact nature of Rowsley's buildings. Although long uninterrupted views are rare (only really available from the north-east boundary out along the valley) the line of the fields and the dominant wooded valley sides provide a sense of the setting. There is a definite feeling of skyline being limited by the valley.



P9.3 View from north east boundary of conservation area

9.8 Peak Tor, the prominent cone, sitting to the south-west of Rowsley is visible at various points within the Conservation Area. This is a distinctive local feature and has been used as an emblem for the village, for example on promotional literature for the village carnival.

9.9 The light in the Conservation Area is limited by the location on the valley floor and natural light is further filtered by the surrounding trees and trees within the Conservation Area.

9.10 There are no formal green public spaces in the Conservation Area, the recreation ground on Peaktor Road being outside the boundary. Green spaces with public access include the churchyard and the grounds of Cauldwell's Mill. The public footpaths accessed from the village give access to a significant area of informal green open space.

9.11 The main A6 dominates the centre of the Conservation Area. The road is one of the main routes through the county and carries a large volume of tourist, commuter and heavy commercial vehicles. Away from A6 the lanes are quiet and the noise of the main road quickly recedes.

**10.0 THE CONSERVATION AREA
BOUNDARY**

10.1 There are no proposed amendments to the existing Conservation Area boundary.

11.0 POTENTIAL FOR IMPROVEMENT

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

11.2 A Conservation Area Management Plan was drawn up for Rowsley in 1988 by the then Peak Park Joint Planning Board and the Parish Council in collaboration with the local community. This led to a number of improvements, including: landscaping and sett paving at the trough verge opposite Sunnyside at Church Lane in 1990, providing a footpath link from St. Katherine's Close to St. Katherine's Church in 1991, providing a new seat and litter bin at the Fountain Site at The Square in 1993 and in 2000 repaving and landscaping The Peacock Hotel frontage and repaving and refurbishing the ornamental lamp at The Square.

11.3 In 2005 the Rowsley Parish Plan was drawn up by the Rowsley Parish Plan Steering Group, in conjunction with the Peak District National Park Authority and Derbyshire Rural Community Council under the Countryside Agency 'Vital Villages' Initiative. A number of further environmental improvements and social/business objectives were identified, showing further change to the community's priorities and aimed at developing and enhancing the village's special character. A key aim was to improve public spaces along School Lane, Church Lane, Bakewell Road and The Square, for both amenity and safety, by reducing the impact of car parking, reducing traffic speeds and restricting HGVs. The plan also identifies a number of key enhancements for the street scene including better car park road signage and more public seating. One of the main proposals was to enhance the public space at the recreation ground by provision of a new pavilion, new seating and hedge landscaping. The Parish Council are in discussions with Derbyshire County Council and the Police Authority about car parking problems and traffic speeds.

11.4 The success of such projects relies on partnerships between the community, the Rowsley Parish Plan Steering Group, through the Peak District National Park Authority, Derbyshire County Council, Derbyshire Dales District Council, Rowsley Parish Council and the Police Authority.

11.5 The Conservation Area is in comparatively good condition, with few neutral or negative areas or elements requiring enhancement. However, there are some improvements which could be made if the opportunity were to arise. Some of the issues mentioned below could be addressed by the Peak District National Park Authority and/or Derbyshire County Council. Other items would

need to be addressed by private individuals and in some cases enhancement may not be achievable. It should be noted that the character of Rowsley village could easily be spoiled if it was to become over-manicured.

Improving modern development

11.6 Since World War II there has been an expansion of residential areas on the peripheries of the Conservation Area in the form of suburban development. Their architectural style and use of materials does not reflect the local vernacular.

11.7 Any new development needs to be designed with care to ensure that it does not detract from the character of the Conservation Area.

11.8 Traditional stone boundary walls should be retained and where necessary repaired. Replacement with modern substitutes, for example timber post and rail or concrete post and timber boarded fences should be avoided. Works to boundary walls within the Conservation Area may be entitled to grant-aid from the Authority, subject to the eligibility of the proposed work and the availability of resources. For further information on grants contact the Cultural Heritage Team (on 01629 816200), or refer to the Peak District National Park Authority's website (www.peaksdistrict.gov.uk).

Repairing historic buildings and structures

11.9 Buildings within Rowsley Conservation Area are in relatively good condition. However, buildings need continual maintenance and repairs. Listed and other historic properties in the Conservation Area may be entitled to grant-aid from the Authority, subject to the eligibility of the proposed work and the availability of resources. For further information on grants contact the Cultural Heritage team (on 01629 816200) or refer to the Peak District National Authority's website (www.peakdistrict.gov.uk).

11.10 Unsympathetic alterations and repairs can have a detrimental impact on a property's aesthetic and structural qualities. Minor works, such as the installation of windows and doors that are inappropriate in design and/or materials (e.g. u-pvc), or the use of cement-based mortars and strap pointing, soon accumulate and erode the special character of a place. Any owner wishing to replace any type of window should contact the Authority's Cultural Heritage Team (on 01629 816200), for further advice.

11.11 The use of non-traditional materials, such as concrete render and imported and/or artificial materials, such as concrete roofing tiles and u-pvc should be avoided as this detracts from the historic character and architectural quality of the buildings. The use of modern materials in new developments within the

Conservation Area will only be considered in exceptional circumstances. In these instances, the materials and detailing should be of a high quality.

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

11.13 The Authority's Design Guide has further information on materials, alterations, extensions and enhancement to unsympathetic developments. See the Authority's website (www.peakdistrict.gov.uk) for further details.

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

Protecting trees and shrubs

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

Maintaining spaces and streetscape

11.16 The open public space at The Square in the centre of Rowsley contributes significantly to the character of the area. Any enhancement to this public space would have a positive impact on the character of the Conservation Area.

11.17 Overhead telephone wires still have a detrimental impact at Church Lane and along School Lane and the Conservation Area would benefit if these were laid underground.

Conserving traditional paving

11.18 There are a variety of floor surfaces, old and new, in the Conservation Area. Traditional treatments such as stone kerbs, flags and setts survive in some areas, but the floor treatment to a majority of the public realm comprises tarmac.

The reinstatement of gritstone kerbs should be encouraged.

Improving street furniture

11.19 The street furniture within the Conservation Area would benefit from co-ordination, particularly the lamp standards. Although the existing examples are not aesthetic, they do not significantly detract from the area. Little of historic value or worthy to note apart from the listed ornamental Lamp Standard at The Square.

NB. Any queries relating to the area of Rowsley located outside the National Park, should contact the relevant section at Derbyshire Dales District council (on 01629 761100).

12.0 PLANNING POLICY

12.1 The planning policy outlined below was applicable at the date of adoption of the Conservation Area Appraisal. Always check to ensure that it is still current.

12.2 The Development Plan policies affecting the Conservation Area include the East Midlands Regional Plan 2009 and the saved policies of the Peak District National Park Local Plan 2001. Government has also accepted that the former Peak District Structure Plan remains material in offering context and explaining the intent of Local Plan policies. This will remain the case until the new Local Development Framework Core Strategy is adopted. This is anticipated to be in 2011.

12.3 When drawing up policies for Conservation Areas, the Authority is informed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and Planning Policy Statement 5 (PPS 5): Planning for the Historic Environment. The Authority aims to preserve and where possible enhance the character or appearance of Conservation Areas by the prevention of harmful development under East Midlands Regional Plan Policies 26 and 27 and Local Plan Policy LC5.

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

12.5 PPS 5 sets out the Government's objectives for the historic environment and the reasons for its conservation. PPS 5 is dominant in plan making and individual planning decisions. Through this planning process we can identify and define the interest and character that the historic environment brings to the area and conserve that value. An area's heritage can also provide a reference point for the design of new development. Assessment of any development proposal will take place in the context of PPS 5 policies and the developer's assessment statement on the effect on the historic asset.

12.6 The Local Plan has identified Rowsley as a Local Plan Settlement (policy LC2). Local Plan Settlements are the main focus for development within the National Park, such as affordable housing, business development and community facilities. Residential development necessary for relocation of non-conforming uses, or which

would enhance the valued characteristics of the National Park, may be permitted in these areas.

12.7 The whole of the Rowsley Conservation Area is identified within the Local Plan as Recreation Zone 2. Under Local Plan policy LR1 and in the Structure Plan, recreation and tourism-related development is encouraged provided that it is appropriate in form, character, location and setting and will not have an unacceptable impact on the valued characteristics of the area. Zone 2 uses include picnic sites, small car parks and facilities linked to walking, cycling and riding with the reuse of existing buildings preferred to new build. The provision of additional car parks would be subject to the Local Plan Policies LT14 and LT15.

12.8 Land immediately north of the Conservation Area within the valley bottom is classed as Recreation Zone 1. Local Plan policy LR1 and also applies to this area and state that recreation and tourism related development is acceptable, but only if it is informal, low impact and has careful management. This includes hostels, farmhouse accommodation, walking, cycling and riding routes.

12.9 Land to the south of the Conservation Area has been identified as being within a flood risk area. Under policy LC23 (Local Plan) development, except in exceptional circumstances, will not be permitted.

12.10 There are 20 listings covering 28 listed buildings and structures in Rowsley Conservation Area (see Section 13 for the detailed list). Development that affects the character of these historic assets shall be assessed against national policy and Local Plan Policies LC6 and LC7. In addition, the proposed conversion of any building of historic or vernacular merit within the Conservation Area will have to take into consideration the points set out in policy LC8.

12.11 There are 31 sites within or just outside Rowsley Conservation Area identified in the Derbyshire County Council's Historic Environment Record (HER) (See Section 3.1). Development that would affect these assets, or any other areas of archaeological potential, will only be permitted if in line with Local Plan Policies LC15 and LC16. Where development has been permitted, the developer will be required to minimise its impact and, as appropriate, to record, safeguard and enhance the sites or features of special importance. Appropriate schemes for archaeological investigation, prior to and during development, will also normally be required.

12.12 A number of sites in and around Rowsley Conservation Area are of regional importance for their biological and wildlife interest. Local Plan Policy LC17 states that development which

would detrimentally affect the value to wildlife will not be permitted, other than in exceptional circumstances.

12.13 It is possible that protected species, as identified in the Wildlife and Countryside Act 1981 (as amended), may be found. Development proposals may therefore require specialised surveys, such as bat surveys, as part of a planning application. Trees, particularly mature trees may include features suitable for roosting bats, and developments leading to the loss of mature trees may also require a bat survey. Water voles should be considered when completing any works in the vicinity of watercourses within the Conservation Area.

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

12.15 In the Conservation Area, trees with a trunk over 75mm in diameter are protected, and the felling, lopping or topping of these trees may not be permitted without prior agreement. Some hedgerows are protected from destruction or damage under the Hedgerows Regulation 1997. Anyone considering work of this nature should contact the National Park Authority for advice.

12.16 All wild birds, with the exception of those defined as game or pest species, are also protected under the Wildlife and Countryside Act 1981 (as amended). Natural England therefore recommends that: 'No tree or shrub clearance works shall be undertaken during the main bird breeding season (mid March to July inclusive)'. This condition will normally be attached to planning permissions that require tree, shrub and hedgerow removal. Development proposals for areas where protected bird species exist must include, and implement, a scheme for safeguarding the future survival of the protected bird species and their habitat, as a requisite condition of any planning permission. Development proposals affecting habitats of importance are covered by East Midlands Regional Plan policies 26, 29 and 30 and Local Plan policies LC17 and LC20.

12.17 Rowsley is located on the A6 major route which is part of the strategic road network. The A6 runs east-west and bisects the Conservation Area. The A6 can also be accessed at the southern edge of the Conservation Area along a minor road connecting the village of Stanton in Peak. Local Plan policies LT1 and LT2 and the Structure Plan state that the Authority will discourage the use of the lowest category of

roads in favour of strategic and secondary routes. Local Plan policy LT14, relating to car parking provision, and East Midlands Regional Plan Policies 43 and 44 will also apply.

12.18 Although not classified as Policy, the Authority has published a number of documents that recommend, directly or indirectly, actions to safeguard the character of the Rowsley Conservation Area. These include the Cultural Heritage Strategy (2005) and the Landscape Strategy and Action Plan (2009). The Peak District National Park's Climate Change Action Plan 2009-2011, which addresses energy conservation and climate change within the Park, is also of relevance.

(www.peakdistrict.gov.uk/climatechange)

13.0 LISTED BUILDINGS IN ROWSLEY CONSERVATION AREA

No.	Address	Grade	Date
1.	Rowsley Bridge, Bakewell Road	II	C15 th & 1925-6
2.	The Lamp Standard, Bakewell Road	II	1867
3.	Vernon House, Bakewell Road	II	Early C19 th
4.	Sycamore Cottage, Bakewell Road	II	C17 th with C18 th & C19 th additions
5.	Caudwell's Mill, Bakewell Road	II	1874
6.	Ivy House and Bank House, Bakewell Road	II	C17 th with Early C19 th alterations
7.	Toll Cottage, Bakewell Road	II	Early C19 th
8.	Holly House & The Beeches, Bakewell Road	II	C17 th & early C18 th
9.	Drinking Fountain South-West of The Peacock Hotel	II	1841
10.	The Peacock Hotel, Bakewell Road	II*	1652
11.	Church of St. Katherine, Church Lane	II	1855
12.	Lychgate & Steps S.W of Rowsley Church, Church Lane	II	Mid C19 th
13.	War Memorial 15m S.S.W of Church, Church Lane	II	1920
14.	Railway Viaduct, embankment & overbridge to east of Church Farm, off Church Lane	II	1851-2
15.	Stables at Peacock Hotel, Church Lane	II	C17 th with C20 th alterations
16.	Wye Bridge House, School Lane	II	Early C19 th
17.	Wye Cottage, School Lane	II	Early C19 th
18.	Village School attached wall and lavatories, School Lane	II	1840
19.	Beech House and Dye Cottage, School Lane	II	Early C19 th
20.	Bridge House Farm, Woodhouse Lane	II	Early C19 th

NB. There are other listed buildings in Rowsley Parish within the National Park but outside the Conservation Area.

It is acknowledged that there are also significant listed buildings, such as those designed by Joseph Paxton, east of the River Derwent. However, this area is not a designated Conservation Area and lies outside the National Park boundary and is not included within this appraisal document.

14.0 GLOSSARY

Agrarian	Of the land or its cultivation.
Ancillary	In architectural terms this usually refers to a secondary structure, for instance stables or outbuilding.
Ancient Monument	Ancient monuments are legally protected archaeological sites and buildings designated under the Ancient Monuments and Archaeological Areas Act 1979. It is an offence to carry out works to them without the written consent of the Secretary of State.
Ashlar	Masonry that has been carefully cut, dressed and squared, to be employed as facing stone in finely jointed level courses.
Coped gables	Gable walls that have a course of flat stone laid on top.
Curtilage	Area attached to a house and forming one enclosure with it.
Dormer window	Window placed vertically in the sloping plane of a roof (Pevsner, 2002).
Double pile plan	The building is entirely two rooms in depth (Brunskill, 2000).
Drip moulds	A horizontal moulding for throwing water off and so protecting the windows immediately below. Drip moulds are also used on chimneys.
Enclosure Award	Between the mid-18th and late-19th centuries a large amount of waste and common land was enclosed in England and Wales. This enclosure movement was undertaken under the strong belief in the need for agricultural improvement amongst landowners at the time. To enclose land the distribution of the newly enclosed fields had to be approved. This approval could be via an Act of Parliament, the central courts or private agreement between local landowners. In all legally ratified cases, and some privately agreed examples, an enclosure award setting down the agreed extent and layout of the enclosure in writing and a corresponding plan was drawn up. The level of accuracy and detail that allotment boundaries were planned to is usually good, but in many cases the subdivisions into individual fields were not shown. Their coverage therefore varies from one area to another. In the case of Parliamentary Awards these were often done on a parish by parish basis.
HER	Historic Environment Record (HER)
Holloway	A sunken track worn down over time, with slightly raised sides.
Hood mouldings	Projecting moulding above an arch or a lintel to throw-off water (Pevsner, 2002).
Kneeler	Horizontal decorative projection at the base of a gable (Pevsner, 2002).
Lintel	Horizontal beam or stone bridging an opening (Pevsner, 2002).
Mullion	Vertical posts or uprights dividing a window into 'lights' (Pevsner, 2002). Mullions can be shaped or chamfered which can give an indication as to age.
Neolithic	The prehistoric period which comes between the Mesolithic (Middle Stone Age) and the Bronze Age, dating roughly from 4000 to 2000 BC. This was the time of the adoption of the first agricultural practices, including cereal cultivation, but more importantly the rearing of domesticated animals, including herds of cattle and flocks of sheep. In the beginning, farmers moved around the landscape with their herds, much as they had in the Mesolithic (except they took animals with them rather than following wild game). It was only after more than a thousand years that they settled in more 'permanent' farms which they surrounded by hedged fields. They built impressive ceremonial monuments, often used to establish traditional right to the use of land, by burying the bones of the ancestors to overlook pastures.
Parish	The smallest unit of local government is the civil parish. In some areas this covers the same area as an ecclesiastical parish which is the area of jurisdiction covered by the parish church. Ecclesiastical parishes are almost always the remains of Medieval manors especially in rural areas and many have remained unaltered in their boundaries since the Medieval period. However, in the Peak District many parishes became defined by the boundaries of Townships.
Pediment	The classical equivalent of a gable, often used without any relation to a roof. Often used over an opening, particularly doorways.

Pinch point	A visual effect which suggests a narrowing of the street scene. It is typically caused by a bend in a road and the proximity of buildings on either side.
Quoins	Dressed stones at the (exterior) angles of a building.
SBI	Site of Biological Importance (SBI) is the name given to the most important non-statutory sites for nature conservation and provides a means of protecting sites that are of local interest and importance.
SSSI	Site of special scientific interest. Sites of national importance for their wildlife or geological interest, protected under the Wildlife & Countryside Act 1981 (and subsequent amendments). Owners/occupiers must consult Natural England if they wish to carry out operations which might damage the interest of the site, and public bodies have a duty to take reasonable steps to further the conservation and enhancement of SSSIs (e.g. when considering planning issues).
Strip field	In the Medieval period, from at least as early as 1100 AD, Peak District villages were surrounded by large strip fields (often referred to as 'open fields' – in upland areas it is debatable whether some parts of them remained open for long and thus the term strip field is preferred). While often bounded at their edges by banks and ditches, internally they were initially divided into a large number of unfenced cultivation strips. The use of strips allowed a fair distribution of different grades of land between lord and villagers. This system was designed to favour the needs of arable cultivation. It seems to have been introduced into the area from the lowlands of the Midlands. In the Peak District, pastoral farming was of equal or greater importance, and individual strips or parcels of strips were enclosed from an early date. Others, in less favourable locations in what are known as 'outfields', may have only been used in an intermittent way.
Tithe map	Shows the boundaries of land and property within the Tithe area. A tithe was a tenth of a person's produce or income given voluntarily or as a tax to the church.
Turnpike	A gate set across the road to stop carts until a toll was paid. Empowering trustees to erect turnpike gates was the most successful mechanism for ensuring that the costs of improvement and maintenance of a road was financed by the beneficiaries. During the first seven decades of the 18th century a comprehensive network of turnpike roads was created across Britain. These linked the major centres of population by highways which were, in principle, reliably financed and operated for the benefit of long distance commercial traffic, rather than to satisfy the limited needs within individual parishes. Although the turnpikes receive much attention, only one sixth of English roads were turnpiked (Hartmann 1927). The majority of the roads and lanes remained the responsibility of the parish and were toll-free. These were repaired solely by Statute Labour until the General Highways Act of 1835. Enclosure of the old open fields during the 18th century created new, often straight, local roads and rationalised the more chaotic, ancient patterns.
Vernacular	An indigenous building constructed of locally available materials, to local detail, without the benefit of an architect. Vernacular architecture can be defined as dwellings and 'all other buildings of the people' (Oliver, 2003).

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