

10.0 EXTENSION TO THE CONSERVATION AREA BOUNDARY

10.1 The original Conservation Area boundary excluded Oddfellows Row and Bank House, on Station Road. As part of this Appraisal, the boundary was extended to include these properties within the Conservation Area (see Figure 12). The extension follows the existing physical boundary that encloses Oddfellows Row and Bank House, as marked on the current Ordnance Survey map.

10.2 Although Oddfellows Row is now barely visible from the public domain, this terrace is important as a relict of Hathersage's industrial past, as well as having associations with the Oddfellows Society.

10.3 On the 1880 Ordnance Survey Map (Figure 6), Oddfellows Row can be seen standing alone and surrounded by fields, just to the east of Station Road. It dates from around the middle of the nineteenth century and, along with Downing Row which is included within the existing Conservation Area boundary, is one of the earliest nineteenth century industrial terraces still remaining in Hathersage.

10.4 The Oddfellows Society is known to have bought a plot of land in the middle of Hathersage in the late seventeenth century, where they built a row of cottages with allotments and some common grazing land; although the cottages no longer exist, allotments can still be seen immediately to the south-east of Oddfellows Row, on the 1930s aerial photograph of Hathersage (see Section 3, photograph 3.5). Part of the Oddfellows land was later divided into building plots, let to members of the Society and the Oddfellows lent them the money to build their own houses (peaklandheritage.org.uk). The Hope Valley Oddfellows were established in 1736 and are one of the oldest local Branch Friendly Societies in the U.K. The association with the Oddfellows Society adds to the significance of Oddfellows Row in the history of Hathersage.

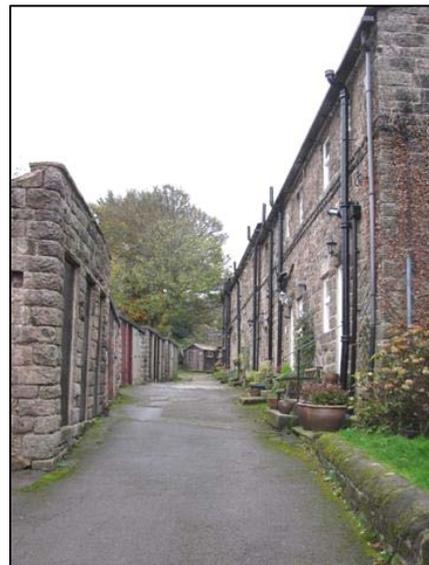
10.5 Bank House dates from the end of the nineteenth century and can be seen on the 1898 Ordnance Survey map, at the western end of Oddfellows Row. The north end of the building was originally a shop, and its large, arched ground-floor window is in itself of architectural interest. The property is of some significance as a historical remnant of the thriving nineteenth century industrial settlement and provides a link between the more historically important Oddfellows Row and the nineteenth century developments within the Conservation Area to the west.



P3.1 Oddfellows Row (front)



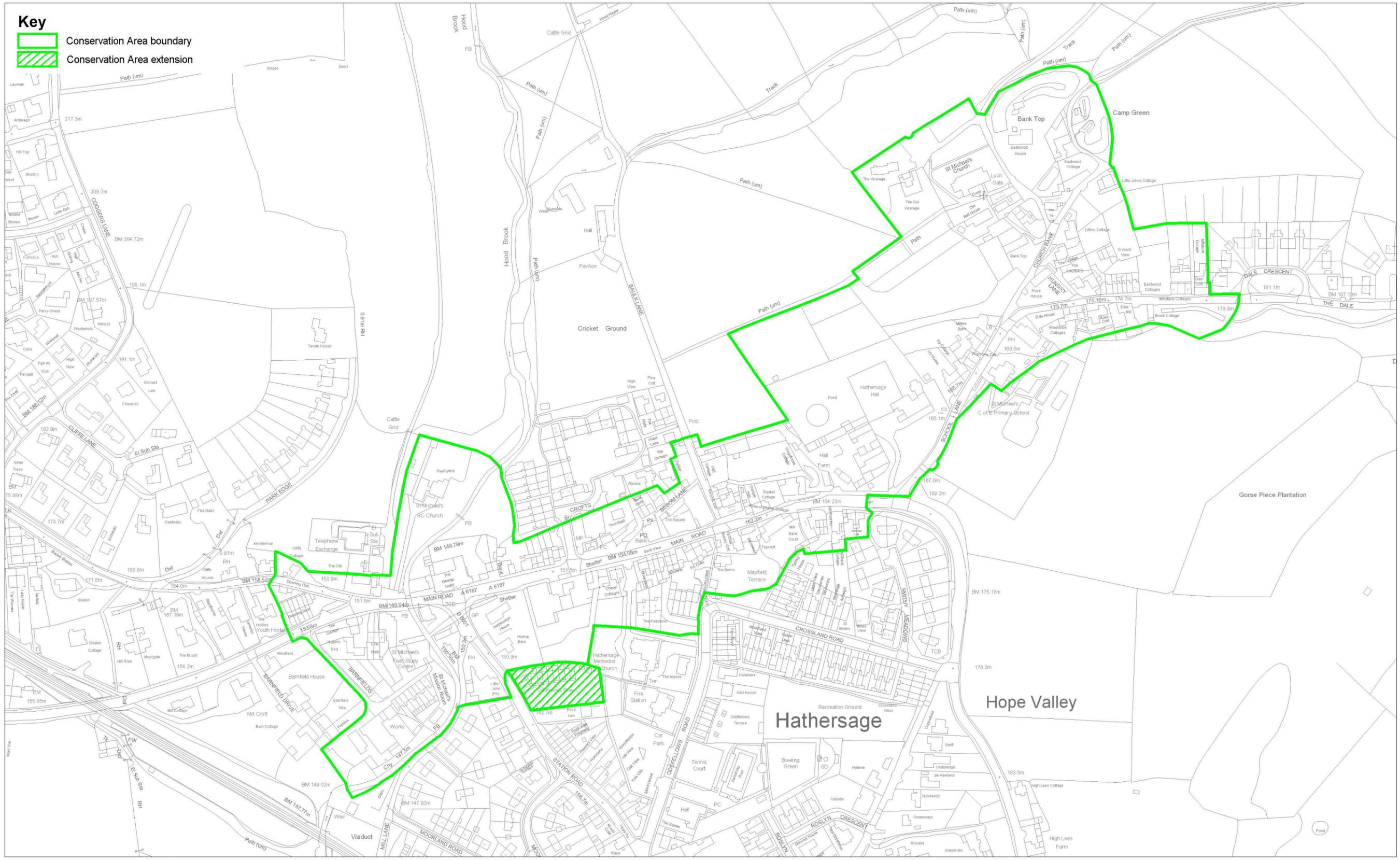
P3.2 Oddfellows Row (rear)



P3.2 Oddfellows Row with outside privies to rear



P3.3 Bank House



Key
 Conservation Area boundary
 Conservation Area extension

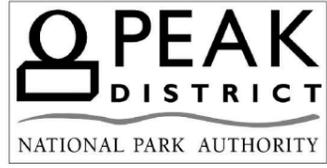


Fig. 12. Extension to the Hathersage Conservation Area boundary Designated 24th April 1981

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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 In 1981 a Conservation Area Management Plan was drawn up for Hathersage 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 being carried out, including: tree planting in various sites and refurbishing the Memorial street lamp in the early 1980s; repaving in front of Bank Cottages at Besom Lane and improving the former petrol station site at Downing Row in 1984; improvements to footpaths at Barnfield and between the church and Baulk Lane in 1986; landscaping the roadside verge near Hathersage Hall in 1988; and providing a new footpath link between the car park and Main Road in 1990.

11.3 In 2005 the Hathersage and Outseats Village Plan was drawn up by the Hathersage and Outseats Village Plan Steering Group, in conjunction with the Peak District National Park Authority and Derbyshire Rural Community Council, under the Countryside Agency's '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 is to improve public highway spaces along Main Road and connecting roads through the village, for reasons of both amenity and safety, by reducing the impact of car parking on important village spaces and by reducing traffic speeds. The Plan also identified a number of key enhancements for the street scene, including reduced road signage, permanent floral displays, Christmas trees and lights on commercial and public buildings. The main proposal is to enhance the public space at the Parish Rooms to provide a focal-point for the village centre. The Village Centre Group is in discussion with the Authority, Derbyshire Dales District Council, Derbyshire County Council and Hathersage Parish Council with a view to producing an enhancement and improvement plan for the new village centre.

11.4 A review of the Village Plan in September 2007 identified the need for additional long- and short-term car parks.

11.5 Successful projects have relied on partnerships between the community, the Hathersage and Outseats Village Plan Steering group through 6 specialised sub groups, the Peak District National Park Authority, Derbyshire County Council, Derbyshire Dales District Council, Hathersage and Outseats Parish

Councils and the Police Authority.

11.6 The Conservation Area is in comparatively good condition. There are few neutral or negative areas or elements requiring enhancement at the eastern end of the Conservation Area, from the historic core on Bank Top and within The Dale, to the Parish Room and the Methodist Church entrance on Main Road. There are some improvements which could be made, however, if the opportunity was to arise; it should be noted that the character of this part of the Hathersage Conservation Area could easily be spoiled if it were to become over-manicured.

11.7 Twentieth century developments and infill along Main Road, have reduced much of the settlement's original historic form and appearance, and the extensive twentieth century developments outside the Conservation Area boundary have had a significant impact on its setting, undermining the historic boundary between the settlement and its surrounding landscape. In order to retain what remains of the Conservation Area's historic merit and integrity, special care should be taken to ensure that any further changes or developments preserve or enhance the special historical and architectural character and interest of the Conservation Area, as defined in detail within this Conservation Area Appraisal, in order to prevent any further erosion of the area's special historic interest.

11.8 A number of key areas for improvement have already been identified within the Village Plan (2005), as outlined in 11.3 above. Some of the issues mentioned above and 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.

Improving modern development

11.9 The petrol station building and forecourt on Main Road could be seen to have a neutral or negative impact on the historic character and appearance of the Conservation Area at this point. Any opportunities to enhance and improve these elements would have a positive impact on the Conservation Area.

11.10 Most of the more recent modern developments within the Conservation Area boundary are constructed using sympathetic materials.

11.11 The Garage on Main Road is not in keeping with the local vernacular in terms of architectural style and use of materials, and has a neutral to negative impact on the visual appearance of the Conservation Area.

11.12 Any new development needs to be designed with care to ensure that it does not

detract from the character of the Conservation Area.

11.13 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.peakdistrict.gov.uk).

Repairing historic buildings and structures

11.14 Buildings within Hathersage 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 Park Authority's website (www.peakdistrict.gov.uk).

11.15 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. Within the Hathersage Conservation Area, some traditional windows and doors have been replaced with u-pvc, and this significantly detracts from the character and integrity of the settlement's historic properties. Any owner wishing to replace any type of window should contact the Authority's Cultural Heritage Team (on 01629 816200) for further advice.

11.16 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.

11.17 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.

11.18 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.

11.19 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

11.20 Trees and shrubs make an essential contribution to the character of Hathersage and their removal would have a negative impact on the Conservation Area. Some hedgerows are protected from destruction or damage under the Hedgerows Regulation 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

11.21 The open public space at the Parish Rooms is in a significant location within the commercial centre of the village, on Main Road. Improvements to the surface treatment and landscaping in this area, as identified in the Village Plan (2005; see 11.3), should have a significant positive impact on the character and appearance of the Conservation Area.

11.22 Improved surface treatment and landscaping to other open spaces along Main Road, such as the garage forecourt and the area around the bus stop, should also significantly enhance the appearance of the commercial centre of the Conservation Area.

11.23 Overhead telephone wires have a detrimental impact at Church Bank and along Main Road. The Conservation Area would benefit if these were laid underground.

Conserving traditional paving

11.24 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

11.25 The street furniture within the Conservation Area would benefit from co-ordination, particularly the lamp standards. With the exception of the Grade II listed memorial streetlight at Station Road, there is little of historic interest or note, although existing examples, whilst not aesthetic, do not significantly detract from the character of the Conservation Area.

11.26 More appropriately-designed street lighting, better quality street furniture and reduced signage, particularly road signs, should significantly enhance the appearance of the Conservation Area.

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 Hathersage 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 Hathersage 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 Hathersage 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.

12.8 Land immediately west and south of the Conservation Area within the valley bottom is classed as Recreation Zone 1. Local Plan policy LR1 and the Structure Plan also apply 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 There are 29 listed buildings and structures in Hathersage 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.

12.10 There are 12 sites within or just outside Hathersage Conservation Area identified in the Derbyshire County Council's Historic Environment Record (HER) (See Section 3.2). 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.

12.11 A number of sites in and around Hathersage 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.

12.12 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. Buildings and 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.

12.13 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).

12.14 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.

12.15 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.

12.16 Hathersage is located on the A6187 road route which is part of the strategic road network. The A6187 can also be accessed at the southern edge of the village along the B6521, the secondary route. 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.

12.17 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 Hathersage 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 HATHERSAGE CONSERVATION AREA

No.	Address	Grade	Date
1.	Hall Farmhouse, boundary wall and gate piers, Baulk Lane	II	Late C18 th
2.	The Cottage, Baulk Lane	II	Late C18 th with C19 th additions.
3.	Church of Saint Michael and All Angels	I	Principally C14 th and C15 th . Restored 1851-2 and altered 1949.
4.	Cross Shaft in Saint Michael's churchyard	II	Medieval.
5.	The Old Vicarage and garden walls	II	Early C19 th with mid C19 th additions.
6.	The Old Bell House.	II	Late C18 th with C19 th remodelling.
7.	Outbuilding to the north-east of The Old Bell House.	II	Late C17 th with later alterations.
8.	Nos 1, 2 and 3 Bank Top.	II	Early C19 th
9.	Barnfield Works and detached chimney to the south-east.	II	C1840
10.	1-3 Bank Cottages, Besom Lane	II	Dated 1781.
11.	Cutter's Cottage, Church Bank	II	Late C17 th with later remodelling.
12.	No 1 and 2 Eastwood Cottages, The Dale	II	Mid C18 th
13.	Dale Mill and detached chimney.	II	Early C19 th
14.	Cliffe Cottage, Jagers Lane.	II	Early C19 th
15.	1 and 2 The Cottages, Main Road.	II	Early C18 th
16.	Milepost 20 yards south-west of the entrance to Hathersage Hall.	II	Early C19 th
17.	Broomfield and railings, Main Road.	II	Late C18 th with later alterations
18.	Hathersage Farmhouse, Main Road.	II	Early C18 th
19.	Lamp column to the north-east of Hathersage Farmhouse, Main Road.	II	1914.
20.	Barn to south-west of Hathersage Hall, Main Road.	II	C17 th with C19 th alterations to the rear.
21.	Outbuilding to the south-south-west of Hathersage Hall, Main Road.	II	c1800.
22.	Outbuilding to the west-south-west of Hathersage Hall, Main Road.	II	1840.
23.	Outbuilding to the north-west of the building west-south-west of Hathersage Hall, Main Road.	II	c1840.
24.	Roman Catholic Church of St Michael, Main Road.	II*	Early C18 th , extensively refashioned in 1806 and extended 1860.
25.	Presbytery to St Michael's Roman Catholic Church, off Main Road.	II	Early C19 th
26.	Hathersage Hall, School Lane	II*	Dated 1496 but mainly late C16 th & mid C18 th , major remodelling in 1830.
27.	Garden Pavilion and garden walls to Hathersage Hall, School Lane.	II	Mid C18 th .
28.	Rock House, attached outbuilding, entrance, gate piers and gates.	II	C1830.

NB. There are other listed buildings within Hathersage Parish but outside the Conservation Area.

14.0 GLOSSARY

Agrarian	Of the land or its cultivation.
Ancillary	In architectural terms this usually refers to a secondary structure, for instance stables or outbuilding.
Ancient Monument	Ancient monuments are legally protected archaeological sites and buildings designated under the Ancient Monuments and Archaeological Areas Act 1979. It is an offence to carry out works to them without the written consent of the Secretary of State.
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.
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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