

## 10.0 EXTENSION TO THE CONSERVATION AREA BOUNDARY

**10.1** The original Conservation Area boundary was drawn tightly around the edges of the buildings within the settlement. One of the most distinctive features of Monyash, however, is the uniquely well-preserved pattern of medieval strip fields, defined by later drystone boundary walls, which surround the settlement, extending out from the crofts within the centre of the village.

**10.2** The piecemeal enclosure of these irregular, narrow strip fields pre-dated the Parliamentary enclosures of the 1770s and the Authority's Historic Landscape Characterisation (1996) classifies the whole field system surrounding Monyash as 'Ancient Enclosures'.

**10.3** There is no clear visual or physical separation between the historic settlement and its fossilised medieval field system. This close integration between built environment and landscape is one of the most distinctive features of Monyash and is of key significance to the historic character and appearance of the Conservation Area.

**10.4** As part of this Appraisal, the Conservation Area boundary was extended to include part of the surviving medieval strip fields that surround the settlement and provide its context, as shown in Figure 14.



*P10.1 Monyash village surrounded by its fossilised medieval field system*

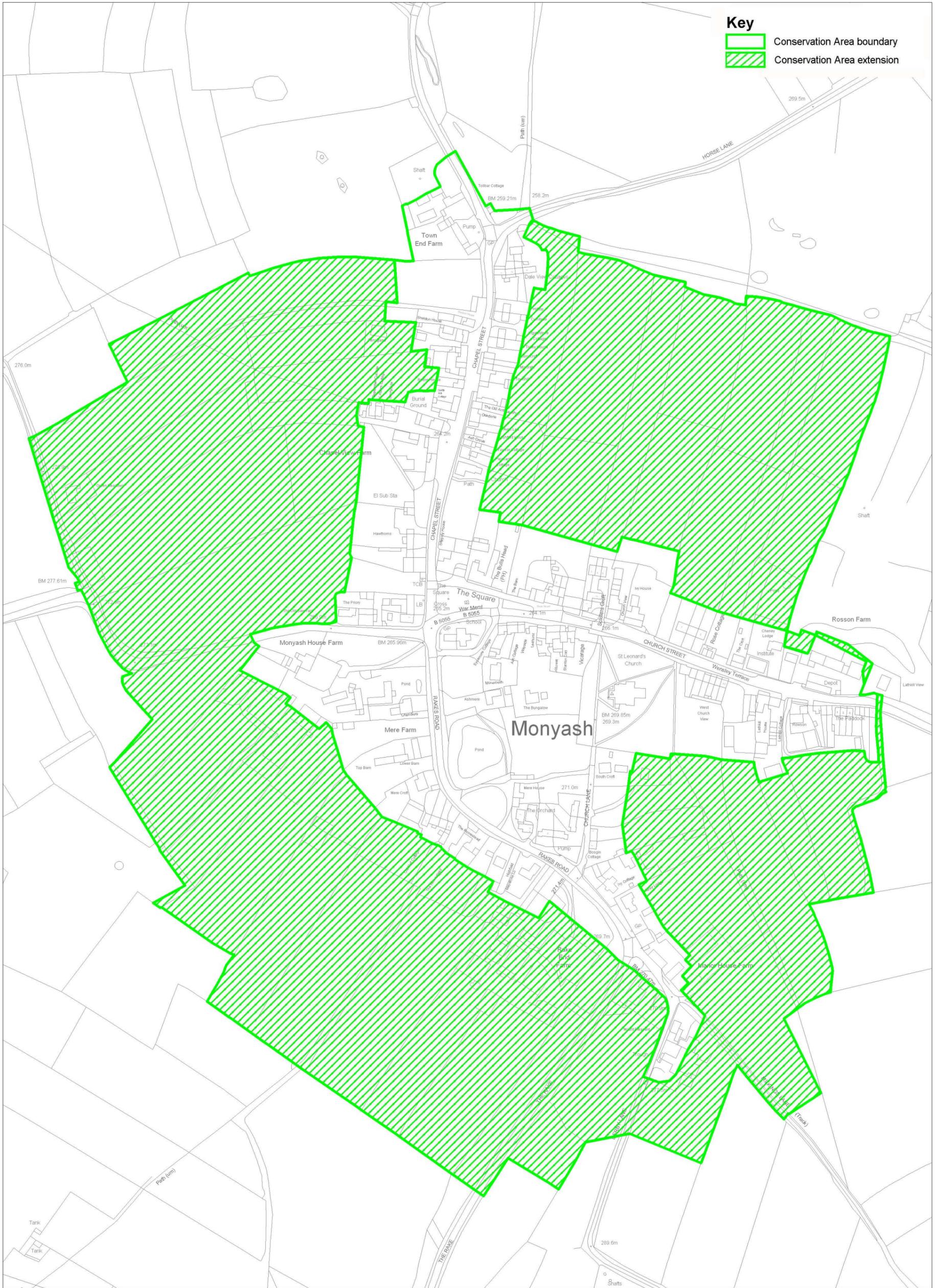


Fig.14. Extension to the Monyash Conservation Boundary

## **11.0 POTENTIAL FOR IMPROVEMENT**

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

**11.2** Monyash village was revitalised in 1981 when the Integrated Rural Development scheme injected new investment and created new opportunities in the village. As a result, the village hall was built, a children's play area constructed, the school extended, buildings restored and businesses helped. Grants were provided to maintain the many miles of drystone walls, provide water supplies to fields, develop flower-rich fields and plant new woodland areas.

**11.3** 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 Monyash Conservation Area could easily be spoiled if it were to become over-manicured.

### **Improving modern development**

**11.4** In general, the small areas of twentieth century housing within Monyash Conservation Area have been constructed relatively sympathetically, having a mostly neutral impact on the character of the Conservation Area. Any new development needs to be designed with care to ensure that it does not detract from the character of the Conservation Area.

### **Repairing historic buildings and structures**

**11.5** Buildings within Monyash 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 Authority's Cultural Heritage team (on 01629 816200) or refer to the Peak District National Park Authority's website ([www.peakdistrict.gov.uk](http://www.peakdistrict.gov.uk)).

**11.6** Traditional stone boundary walls, both within the village itself and defining the medieval strip fields surrounding it, are of particular importance in the Monyash Conservation Area. These should be retained, and where necessary repaired. 67% of the area covered by the proposed Conservation Area boundary extension

currently falls within agri-environment schemes, which afford the walls a degree of protection. Some of the field boundary walls may require attention and agri-environment scheme agreements could be one way of improving their condition. A general condition survey of these walls could be beneficial in identifying where work is needed.

### **Avoiding unsympathetic repairs and replacement of traditional features**

**11.7** 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. upvc), or the use of cement-based mortars and strap pointing, soon accumulate and erode the special character of a place. Within the Monyash Conservation Area, many traditional windows and doors have been replaced with upvc, 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 for further advice.

**11.8** The use of non-traditional materials, such as concrete render and imported and/or artificial materials, such as concrete roofing tiles and upvc 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.

**11.9** Modern boundary types such as timber post and rail or concrete post and timber boarded fences would have a detrimental impact on the character of the Conservation Area and should be avoided.

**11.10** 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.

**11.11** 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](http://www.peakdistrict.gov.uk)) for further details.

**11.12** 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.

## **Sustainability**

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

## **Protecting trees and shrubs**

**11.14** Trees and shrubs make an essential contribution to the character of Monyash 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**

**11.15** To the western edge of the car park on Chapel Street is a small, dilapidated building, the repair of which would enhance this busy public area.

**11.16** Overhead telephone wires have a detrimental impact at various points and the Conservation Area would benefit if these were laid underground.

## **Conserving traditional paving**

**11.17** There is a variety of floor surfaces, old and new, in the Conservation Area. Traditional treatments such as stone kerbs, flags, steps and stone squeezer stiles survive in some areas, but the floor treatment to a majority of the public realm comprises tarmac. Wherever possible, traditional stone surfaces should be retained and the reinstatement of stone kerbs should be encouraged.

## **Improving lighting**

**11.18** The standard of street lighting in Monyash could be improved. Some of the existing lights are in prominent positions in the street

scene and their utilitarian design therefore has a detrimental impact on significant views in a number of places (see *P7.4*, *P7.6* and *P7.11*). In addition, all lighting, including street lighting and exterior lighting on residential and business properties should minimise, where possible, the impact of light pollution, as this can detract from the Conservation Area.

## **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 those in the East Midlands Regional Plan 2009; the adopted Peak District National Park Local Development Framework Core Strategy; and the remaining policies of the Peak District National Park Local Plan 2001 as shown in Appendix 2 (Schedule of Policies) in the Local Development Framework Core Strategy.

**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 Monyash 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 Monyash as a Local Plan Settlement (LC2) and, in the Core Strategy DS1, as a settlement where there is a presumption in favour of residential development necessary for relocation of non-conforming uses, or which would enhance the valued characteristics of the National Park.

**12.7** The Core Strategy policy RT1 explains the scope for development proposed for recreational, environmental education and interpretation. Policy RT1 replaces the Recreation zoning policy of the Local Plan and more emphasis will be placed on the Landscape Strategy to determine whether proposals for development for recreation are appropriate. With regard to car parks LT14: Parking Strategy and Parking Charges will also apply.

**12.8** The Core Strategy will be supplemented in 2013 by a Development Management Policies document. This will replace the remaining policies of the 2001 Local Plan. Where any conflict exists between the Core Strategy and any remaining Local Plan policies the Core Strategy will take precedence.

**12.9** There are 14 listed buildings and structures in Monyash Conservation Area. Development that affects the character of these historic assets shall be assessed against national guidance and policies LC6 and LC7. Additionally, the proposed conversion of any building of historic or vernacular merit within a Conservation Area will have to take into consideration the points set out in policy LC8.

**12.10** 10 sites in Monyash Conservation Area appear on Derbyshire County Council's Historic Environment Record (HER), with a further HER included within the proposed extension to the Conservation Area Boundary (see Section 3.1). Development affecting these sites or any other area of archaeological potential, will only be permitted if in line with policies LC15, LC16 and C10. 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 around Monyash 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. 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](http://www.peakdistrict.gov.uk)).

**12.14** In the Conservation Area, trees with a trunk over 7.5cm 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** Monyash is situated on the B5055 which is part of the Secondary Road Network. Local Plan policies LT1 and LT2 state that the Authority will discourage the use of the lowest category of roads in favour of strategic and secondary routes. 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 Monyash 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](http://www.peakdistrict.gov.uk/climatechange)

### 13.0 DESIGNATED HERITAGE ASSETS IN MONYASH CONSERVATION AREA

All of the designated heritage assets within the Monyash Conservation Area boundary are listed. These are as follows:

No.	Address	Parish	Grade	List Entry Number	Date
1.	Quaker Chapel Chapel Street	Monyash	II	80574	c1717
2	Shuttle Hill Cottage Chapel Street	Monyash	II	80575	1744
3	Sheldon House Chapel Street	Monyash	II	80576	1774
4	The Grange Chapel Street	Monyash	II	80577	Late C18
5	Ivy House Church Street	Monyash	II	80578	Late C18
6	Church of St Leonard Church Street	Monyash	II*	80579	Early C13 C14 Restored 1884-7
7	Chandlers Rakes Road	Monyash	II	80580	Mid C19
8	Mere Farmhouse and outbuilding Rakes Road	Monyash	II	80581	Late C18
9	1-4 Old Hall Cottages Rakes Road	Monyash	II	80582	C17 origin but largely 1840s and late C19
10	Manor House Farmhouse Rakes Road	Monyash	II	80583	1714 altered early C19
11	The Village Cross The Square	Monyash	II	80584	Medieval
12	The Bull's Head The Square	Monyash	II	80585	1619, altered C18, C19 and C20
13	Post Office Farm, The Square	Monyash	II	80586	Early C19
14	K6 Telephone Kiosk	Monyash	II	504363	C20

The above information is from the National Heritage List for England, produced by English Heritage. This can be accessed on <http://list.english-heritage.org.uk>.

## 14.0 GLOSSARY

<b>Agrarian</b>	Of the land or its cultivation.
<b>Ancillary</b>	In architectural terms this usually refers to a secondary structure, for instance stables or outbuilding.
<b>Ancient Monument</b>	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.
<b>Ashlar</b>	Masonry that has been carefully cut, dressed and squared, to be employed as facing stone in finely jointed level courses.
<b>Berewick</b>	Outlying manorial dependencies belonging to the Lord of the Manor.
<b>Coped gables</b>	Gable walls that have a course of flat stone laid on top.
<b>Chapel-of-ease</b>	A place of Christian worship, subordinate to or dependent on and distant from a parish church, provided for the convenience of parishioners who might not otherwise be able, by reason of distance, to attend divine service.
<b>Chapelry</b>	A subdivision of an ecclesiastical parish in England up to the mid-19th century. It had a similar status to a township but was so named as it had a chapel which acted as a subsidiary place of worship to the main Parish Church. Such chapelries were common in northern England where the Parishes had been established in medieval times when the area was sparsely populated, thus obliging parishioners to travel long distances to the parish church. A chapelry also had a role in civil government, being a subdivision of a parish which was used as a basis for the Poor Law until the establishment of Poor Law Unions in the 19th century.
<b>Cruck Frame</b>	Constructed primarily in the north and west of England from the medieval period through to the 19 <sup>th</sup> century (Brunskill, 2000). This method of timber-framing is based upon two curved timbers, known as blades, positioned in an A shape. These paired timbers are usually cut from a single tree. The blades are joined at the apex and roof loads are transferred along roof purlins, then directly to the ground via the blades. A tie beam and collar assist the restraining of the structure whilst the base of the cruck sits on a soleplate, padstones or on a plinth.
<b>Curtilage</b>	Area attached to a house and forming one enclosure with it.
<b>Dormer window</b>	Window placed vertically in the sloping plane of a roof (Pevsner, 2002).
<b>Double pile plan</b>	The building is entirely two rooms in depth (Brunskill, 2000).
<b>Drip moulds</b>	A horizontal moulding for throwing water off and so protecting the windows immediately below. Drip moulds are also used on chimneys.
<b>Enclosure Award</b>	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.
<b>HER</b>	Historic Environment Record (HER)
<b>Holloway</b>	A sunken track worn down over time, with slightly raised sides.
<b>Hood mouldings</b>	Projecting moulding above an arch or a lintel to throw-off water (Pevsner, 2002).
<b>Kirkgate</b>	Route or way to the church.
<b>Kneeler</b>	Horizontal decorative projection at the base of a gable (Pevsner, 2002).
<b>Lintel</b>	Horizontal beam or stone bridging an opening (Pevsner, 2002).

<b>Mullion</b>	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.
<b>Neolithic</b>	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.
<b>Parish</b>	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.
<b>Pediment</b>	The classical equivalent of a gable, often used without any relation to a roof. Often used over an opening, particularly doorways.
<b>Pinch point</b>	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.
<b>Quoins</b>	Dressed stones at the (exterior) angles of a building.
<b>SBI</b>	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.
<b>SSSI</b>	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).
<b>Strip field</b>	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.
<b>Tithe map</b>	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.
<b>Vernacular</b>	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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