

7.0 SPATIAL & CHARACTER ANALYSIS

7.1 Bakewell Conservation Area contains the majority of the town-centre and land that forms part of the northern and eastern edges of the settlement (see Figs. 2 & 3). Within this area, there is a contrast of characters ranging from an urban core through to open riverside meadows and a pastoral landscape.

7.2 The town-centre lies extensively to the west of the River Wye, within a broad valley bottom that forms part of the Wye Valley. Land to the west of the town-centre rises steeply up the hillside towards a limestone plateau. The eastern periphery of the Conservation Area also forms part of a valley side. To the north, the land makes a more gradual ascent whilst areas in the south are relatively flat and low-lying. The topography shelters the town and has helped define and contain it, influencing its form and development.

7.3 The change in ground level within the Conservation Area and its immediate setting provides a vast range of views and vistas (see Fig.14). Panoramic views are afforded from high vantage points within the Conservation Area such as Castle Hill and the fields at the top of Parsonage Croft. There are long-ranging views from All Saints churchyard and Bakewell Bridge. Some are framed by buildings, walls and/or trees, for example, along Fly Hill and Bagshaw Hill. The roofs of the town make an important contribution to the character of the Conservation Area, particularly when viewed from higher ground levels, for example from along Undercliffe. Within the town-centre, views are in the main short-ranging blocked by buildings, structures, walls and the topography. The surrounding landscape, particularly the woodlands, makes an important contribution providing a verdant backdrop that also provides the town with a relatively isolated appearance.

7.4 The River Wye makes a significant contribution to the character of the Conservation Area and contains the northern and eastern edges of the town-centre. From its source at Axe Edge, above Buxton, the river runs south-easterly, through Bakewell to join the Derwent at Rowsley. This natural feature also makes an important contribution to the setting of the Conservation Area; provides recreation and leisure activities; and the sound of flowing water forms part of the character of the land flanking the river. In addition, the river historically restricted development on the floodplain and formed an important boundary between Holme and Bakewell town.



P7.1 The River Wye, Bakewell

7.5 Other water-courses that run through and beneath the town, such as brooks, springs, wells, culverts and millstreams also contribute positively to the character of the Conservation Area. Some are prominent in the land/streetscape such as the millstream to Victoria Mill whilst others are more discreet, for example Monday Brook that runs across the front of the Newholme Hospital site. The street-names Water Lane and Water Street are derived from the culverts that now run beneath these routes, reflecting the development of the settlement.

7.6 The Authority's Landscape Strategy and Action Plan (LSAP 2009) identifies Bakewell as traversing two landscape character areas. These are the White Peak and Derwent Valley. In the Conservation Area, land west of the A6 lies within the White Peak character area, specifically 'Limestone Village Farmlands'. Key characteristics of this landscape type include: a gently undulating plateau; discrete limestone settlements and clusters of stone dwellings; a repeating pattern of narrow strip fields originating from medieval open fields; scattered boundary trees and tree groups around buildings; pastoral farmland enclosed by drystone walls made from limestone.

7.7 The rest of the Conservation Area falls within the Derwent Valley landscape character area. Land immediately east of the A6 lies within the 'Riverside Meadows'. This landscape type is characterised by a meandering river channel in a flat alluvial floodplain; a series of historic mills, mills races, weirs and ponds; grazing meadows, often with patches of wet grassland; dense waterside and scattered hedgerow trees.

7.8 Most of the northern and eastern edges of the Conservation Area are within the 'Estatelands' landscape character type. The principal characteristics of this type include, a varied undulating topography with steep slopes in places; enclosed, estate landscape; large historic halls and houses set in parkland; discrete blocks of plantation woodland.

7.9 The settlement is based upon three main roads that also provide the principal approaches, all converging at Rutland Square. One of these is the A6, connecting Matlock to Buxton. This route bisects the town, running north-west to south-east. The other two principal routes, the B5055 Monyash Road/King St and A619 Baslow Road/Bridge Street, provide a strong east-west alignment across the town-centre. The majority of other roads in the settlement lead into, link and/or branch off from these roads. A network of lanes, footpaths, bridleways, ginnals and bridges link spaces and routes throughout the settlement and with its wider setting. Some of these routes are laid out at a different level to the land they border.



P7.2 Rutland Square

7.10 The majority of the Conservation Area appears to have an unplanned layout and informal arrangement that has developed organically. However, there is an underlying pattern influenced by the topography, the orientation of the historic main routes through the town and the former historic field enclosures. These elements have subtly influenced the development pattern of Bakewell. For example, much of the development between Castle Street and Buxton Road follows the historic land enclosures. This is complimented by small areas of planned development such as Newholme Hospital, the grounds to Holme Hall and part of Rutland Square. Most of the development within the town-centre comprises (perimeter) blocks of varying sizes. In combination with this, development lines the roads that radiate from the town-centre. Bakewell has evolved and expanded, with the majority of the twentieth century development concentrated around the edges, particularly to the south and around Milford, see Fig.11. There is no grand sequence of spaces or obvious civic space. However, there are a number of defined spaces that link together to form the core. These include Rutland Square, Bath Gardens, the Market Square, the former Pig Market at the bottom of North Church Street and All Saints' churchyard.

7.11 The town-centre is predominantly urban in character. Clusters of tight-knit buildings and terraces, connected by a network of walls, contain squares, streets, lanes and other spaces. Boundary walls and buildings, often directly fronting the street, provide continuous building lines. Within many parts of the town-centre there is good enclosure. This is created by buildings, boundary treatment, land levels and narrow routes. Public and private spaces are clearly defined in this environment. There are a number of enclosed spaces that have an intimate quality, most in the form of courtyards and mews development, for example King's Court off King Street, Hebden Court along Matlock Street, Portland Square and the stone-flagged area to the front of Treeline in Diamond Court. Access to some of the courtyards is via cart entries that form part of properties along Buxton Road, Butts View, King Street and Matlock Street. This character contrasts with the more open and rural appearance of the northern, eastern and western edges of the Conservation Area. Here, the landscape is the dominating factor, containing the buildings and providing a predominantly rural character.



P7.3 Above Left: Cart entrance forming part of property, Buxton Road

P7.4 Above Right: Courtyard, Diamond Court

7.12 There are a variety of street types in the Conservation Area from main roads, secondary routes and cul-de-sacs. The character of the main roads within the town-centre is dominated by traffic infrastructure with routes cluttered with signs, guard-rails and modern highway interventions. Car parking is accommodated on a few of the principal roads, for instance Rutland Square and Matlock Street, and some of the secondary streets. Market Square, the south-west corner of Coombs Road and Smiths Island (on the eastern edge of the Conservation Area) are all large spaces allocated for car parks.



P7.5 Above Left: Traffic Infrastructure, Rutland Square

P7.6 Above Right: Car Park, Junction of Coombs Road and Wood's Yard

7.13 There is no shared space in the Conservation Area. However, Water Lane and Water Street are pedestrianized during certain times of the day. Cycle-routes on the edges of the Conservation Area and town link with the wider setting, including the recently opened Monsal Trail.

7.14 Generally, plot sizes and layouts are irregular with no consistent pattern to the siting of buildings on their plots. There are examples of properties located centrally within their plot, set back from the road behind stone boundary walls and/or hedges. There are also examples of properties directly addressing the street via an elevation or gable-end, this is particularly the case in the town-centre. One common feature is that most buildings face towards a street.

7.15 There is a rich architectural quality to the Conservation Area with many of the buildings and structures being listed (see Sections 5 & 13 and Fig.13). A substantial proportion of the non-listed buildings in Bakewell are of architectural and/or historic merit and make an important contribution to the appearance of the town and its development (see Fig.13). The large number of historic buildings provides a sense of permanence to the Conservation Area.

7.16 While there are many distinct and notable buildings within Bakewell, there are principally three landmark structures within the Conservation Area. These are All Saints' Parish Church, the Rutland Arms Hotel and Bakewell Bridge. The church is the principal landmark structure with its spire being visible from most places within the Conservation Area and its setting. There are also a number of focal buildings and structures throughout the Conservation Area that aid legibility. These include Castle Hill, Victoria Mill, the Market Hall (Tourist Information Centre), the Old Town Hall, Royal Bank of Scotland on Rutland Square, The Old Vicarage, Bagshaw Hall, Rock Terrace, Holme Hall, Burre House and Newholme Hospital.

7.17 Throughout the Conservation Area groups of buildings are as important to the character as individual structures, primarily as they enclose spaces. Bakewell's built form comprises small clusters and rows of properties, semi-detached and large detached buildings. Within these are a variety of property types, ages and architectural styles, with not one dominating. Examples of both vernacular and polite buildings can be found, but most are a combination of the two. There are a number of common characteristics/features to buildings in the Conservation Area. These include scale, with most properties ranging from two to three storeys. There are examples of buildings that are three storeys with attic space along Matlock Street, Buxton Road and Rutland Square. However, it is the consistent use of locally sourced materials for construction, stone in particular, that creates a harmonious appearance to the Conservation Area (see Section 6).



P7.7 All Saints' Church visible behind historic buildings along South Church Street.

7.18 There are a range of uses in the Conservation Area with the most varied found in the town-centre. Here, commercial and retail prevail interspersed with residential, places of worship, education, civic and recreation. Many of the buildings with retail use have shop-fronts providing active frontages to the town. Residential use can also be found above a number of shops in the town-centre, helping provide activity throughout the day and contributing to a safe environment. To the periphery of the Conservation Area, residential use prevails. Mixed use within Bakewell not only adds interest and variety to the built form and streetscape but also contributes to a sustainable settlement. In addition, some of the purpose-built industrial, ancillary and agricultural buildings in the Conservation Area have been converted to alternative uses, for example Victoria Mill and Hilltop at Cunningham Place.

7.19 There are a variety of public green open spaces within the Conservation Area including Bath Gardens, the Recreation Ground and Scot's Garden (see Section 8). Some of the spaces are formal as in the case of All Saints' churchyard whilst others such as Wyn Meadow have a predominantly rural character. Other pockets of green space in the Conservation Area such as gardens, fields and grass verges in-conjunction with trees make an important contribution to the character of the town by softening the built framework. Street trees and planting also articulate spaces and contribute to the sustainability of the place.



P7.8 View from Wyn Meadow towards the town-centre

7.20 Parts of the northern, eastern and western edges of the Conservation Area are provided by enclosed pastoral fields, woodland and gardens. There are no landmarks in this surrounding landscape. The wider landscape setting, mainly comprising fields, individual trees and dense woodland on higher land than the Conservation Area, ensures that within Bakewell the countryside is never far away (see Section 9).

7.21 Bakewell has historically been, and remains, a market town with market day on Mondays. The character and appearance of the town-centre is different on this day to that of the rest of the week. This is because traffic is restricted from certain areas and colourful market stalls are erected on the Market Square (the Co-operative car park) and car park off Granby Road on the southern edge of the Conservation Area. The public spaces are also busier and noisier with this increased activity with aromas from the food on sale. Sundays and Holiday periods are also relatively busy in the town-centre while evenings are generally quieter than the day within the Conservation Area.

7.22 The Bakewell Conservation Area comprises a large area with different parts having their own distinctive character. This section of the Appraisal analyses the different character areas within the Conservation Area (see Fig.12). The character area boundaries are not definitive but are indicative, as the different character areas overlap and there are views in and out of each.

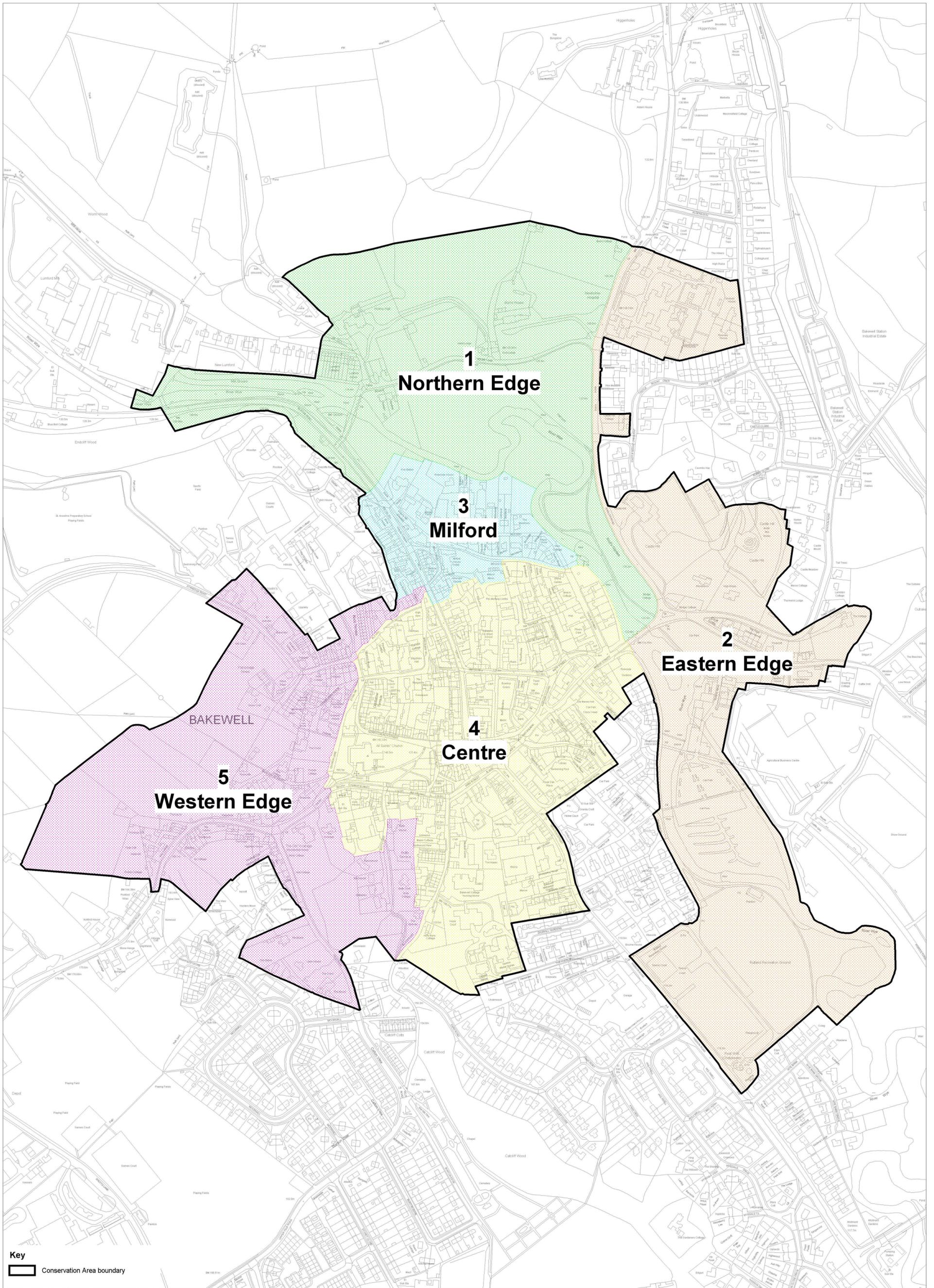


Fig.12. Character Areas within Bakewell Conservation Aea

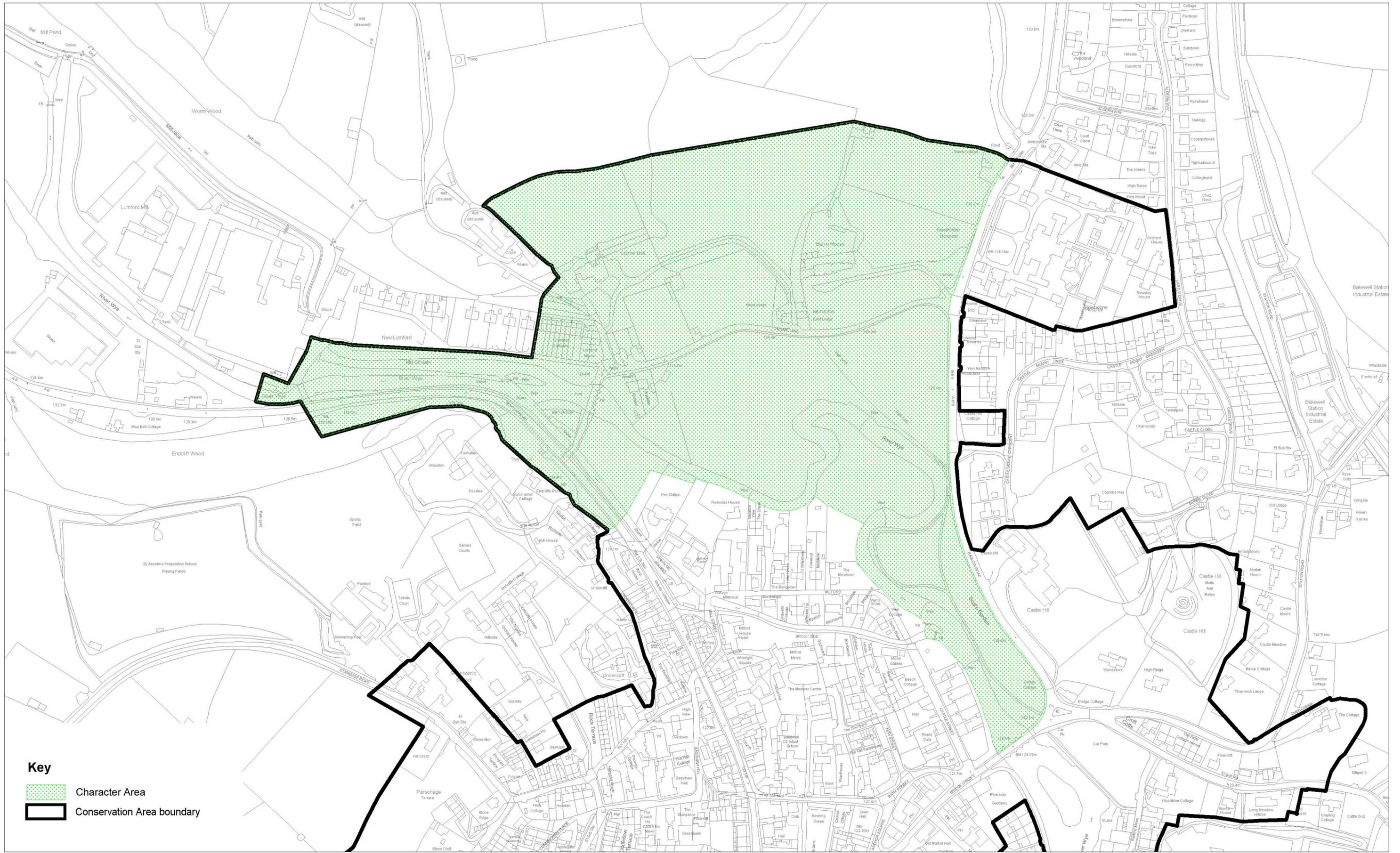


Fig.12.1 Bakewell Conservation Area - Character Area 1, Northern Edge

Area 1 Northern Edge

Holme Lane to Scot's Garden.

7.1 Abutting the north-western edge of the Conservation Area is the Riverside Business Park. This comprises the remains of Lumford Mill, its ancillary buildings and large modern super-sheds. This complex provides an industrial setting to this part of the Conservation Area and the north-western approach to the town. Endcliff and Worm Woods rise up the valley sides to the south and north, containing the business park and forming the wider setting.

7.2 The narrow Lumford bridge, that historically formed the main entrance to the (mill) site, now provides access to the business park from the A6. The historic bridge and former workshop to the mill are within the north-western part of the Conservation Area. From its boundary, the River Wye and a millstream run an open course until their confluence at Holme Bridge. A private, partly un-metalled, road runs parallel to the river, with a broad grass embankment between the two.

7.3 This area is relatively open, lying within the valley bottom with land rising to the north and south, most with tree cover. The open green space between the Riverside Business Park and Holme Bridge provides an important buffer between the two. A row of semi-detached properties, dating from the first half of the twentieth century, is set back from the private road, lining the northern edge of this part of the Conservation Area. Small groups and individual trees are dispersed along the riverbank. These along with the woodland and fields that form the setting to this part of the Conservation Area provide a predominantly verdant and rural character.

7.4 The A6 (Buxton Road) enters the Conservation Area south of the River Wye. Endcliff Wood rises steeply to the south of this road providing enclosure to this main approach. An historic sheepwash is located north of this route. This structure provides evidence of the past agricultural use of the area. Further north, Holme Bridge, a seventeenth century packhorse crossing, traverses the Wye south of Lumford House. Its low gritstone flanking walls and cutwaters harmonise with its surroundings and contribute to the picturesque character in this part of the Conservation Area.



P7.9 Above Left: View north along Holme Bridge



P7.10 Above Right: View west from the front of Lumford House



P7.11 The Sheepwash, Buxton Road



P7.12 Holme Bridge

7.5 A small cluster of dwellings of different scale, mass, design, materials and texture are located to the north of Holme Bridge. These comprise a terrace with render and mock timber-framing, modest semi-detached historic stone dwellings, converted traditional ancillary buildings and modern bungalows. The westerly buildings, Lumford Cottages and Lumford House, face the private road but are set back in their grounds, behind stone boundary walls. These properties, with long narrow plots to the front, align with the early twentieth century semi-detached properties further west.



P7.13 Lumford Cottages and Lumford House

7.6 Holme Hall and the structures within its planned gardens can be seen above and between these properties. The prominence of this historic building is accentuated by its position on rising land to the north, overlooking the town.



P7.14 Long-ranging view from Buxton Road of Holme Hall and its setting

7.7 Both Holme Hall and Burre House are focal buildings in this part of the Conservation Area, primarily because of their siting, mass and scale. These large detached historic properties are located within landscaped gardens, contained by stone walls and estate railings. The grounds to Holme Hall are more formal, contemporary with the date of the Hall, whilst Burre House has a parkland character. Ancillary buildings including lodges, gazebos and former stable-blocks form part of the setting to these properties.



P7.15 Above Left: Summerhouse, Holme Hall



P7.16 Above Right: West Lodge, Holme Lane

7.8 In this part of the Conservation Area the landscape dominates, containing the relatively few buildings. Hedgerows and groups of trees make an important contribution to the north side of Holme Lane, helping break up the landscape, articulate spaces and screen and frame buildings to create picturesque viewpoints. Land continues a gradual ascent beyond Holme Hall and Burre House with open fields and trees forming the horizon.



P7.17 View north from the Water Meadows

7.9 Holme Lane winds from the west to the east as a narrow road flanked by stone walls that differ in height. The boundary walls to the northern side of Holme Lane are higher in status than those to the south. Views along the road are limited due to it gently bending. Land to the south of the lane is at a much lower level, comprising the floodplain to the River Wye. From Holme Lane, there are attractive views across this floodplain (Wyn Meadow and Scot's Garden), with Bakewell Bridge beyond.

7.10 Wyn Meadow, immediately south of Holme Lane, comprises open (pastoral) land with groups of trees lining the riverbank. From here, there are views to the west of the town-centre, with All Saints' spire providing a focal point.



P7.18 Wyn Meadow



P.7.19 Wyn Meadow

7.11 The River Wye provides a natural edge to the northern and eastern side of the town-centre (see Fig.3), and visually separates Wyn Meadow from Scot's Garden. Both of these open spaces are laid out at a much lower level than the roads that bound them, Holme Lane and Baslow Road. However, the roads are not visible from within these spaces as drystone walls screen them. This helps maintain the rural and tranquil character to this part of the Conservation Area. A footpath runs from the north of the Wyn Meadow to the south, continuing through Scot's Garden.



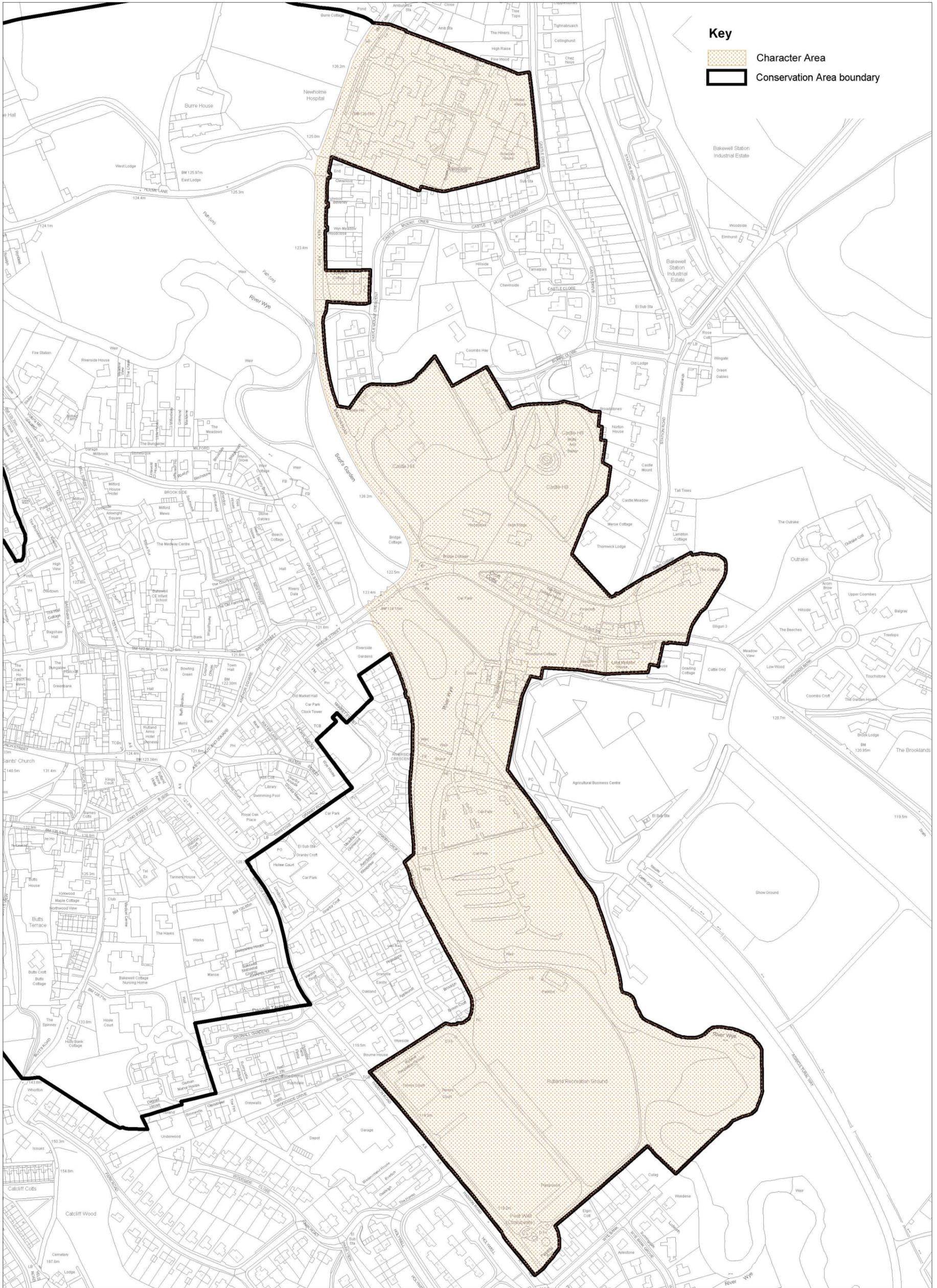
P7.20 Scot's Garden view from Bakewell Bridge

7.12 Scot's Garden is an informal public green open space located east of the River Wye, upstream from Bakewell Bridge. Wooden benches and litter bins are dispersed within this floodplain. Considering that one of the main access roads to the town is immediately east, Scot's Garden is relatively quiet with the sound of the watercourse being audible. This tranquil and open riverside contrasts with the urban core immediately adjacent. Scot's Garden and Wyn Meadow are important open spaces that form the transition between the urban town-centre and its rural setting. These verdant spaces also separate the historic core of Bakewell from the relatively modern development to the east.

7.13 Views towards the town-centre from the southern end of Scot's Garden are blocked by the rear garden walls and elevations of the properties along Castle Street. From Bakewell Bridge and within Scot's Garden and Wyn Meadow there are long-ranging views north to Burre House, framed by trees.



P7.21 View north from Bakewell Bridge



Key

- Character Area
- Conservation Area boundary

Area 2 Eastern Edge

Baslow Road/ Station Road/ Coombs Road/ Riverwalk/ Recreation Ground.

7.1 Newholme Hospital acts as a gateway to the northern entrance to the Conservation Area. This comparatively large, formally laid out complex comprises a mix of historic and modern buildings. The principal building on the site is the largest in mass and scale, and is roughly centrally positioned on the plot, facing Baslow Road. The site has an institutional character, which is evoked by the size, architectural style, construction materials and layout of the buildings and the gardens. Ancillary buildings to the north-west and south-west help form a courtyard arrangement, containing the remains of a planned garden. Views of the principal building are masked and framed by trees within the garden. A limestone boundary wall to the front of the site conceals a brook that runs from north to south at a lower level than its flanking land and which is also lined by hedgerows along its eastern edge.



P7.22 Newholme Hospital

7.2 A high limestone wall with gritstone coping-stones and relatively few openings contains the rear of the Newholme Hospital site and forms part of the north-eastern boundary to the Conservation Area. Parts of Orchard House and Rowsley House can be seen through the vehicular entrance to the site and over this wall. The majority of the twentieth century development in this part of Bakewell is excluded from the Conservation Area but impacts on its setting.



P7.23 The rear of Newholme Hospital site

7.38 From the front of Newholme Hospital the Conservation Area boundary extends along the eastern edge of Baslow Road to Castle Hill, taking in the semi-detached historic properties, Castle Hill Cottage and Farmhouse. These properties are set back from the main road within their grounds, lined by trees and hedges. Further south, Castle Hill House stands imposingly on higher ground above Baslow Road. This building is the most prominent in the eastern part of the Conservation Area, being visible from a number of areas to the west. The white stuccoed façade, in combination with the building's mass, siting and darker backdrop add to its prominence. In addition, the gritstone parapets to the front elevations of the northern extensions step up leading the eye to the principal building. The roadside boundary to the site comprises dressed gritstone walls and robust gate-piers, providing a formal entrance to the property. Mature trees line the south-western edge of the site, providing privacy and mask the new development on the site.



P7.24 Castle Hill

7.39 Bridge Cottage, at the southern end of Baslow Road, terminates the vista from Bridge Street when looking over Bakewell Bridge. This traditional cottage sits slightly lower than the road, behind hedges and low stone boundary walls. By the front of this site is the road junction between Baslow Road, Coombs Road and Station Road. Here, an ornate Victorian water fountain, combined with a street lantern, is located on a paved island, providing an important

focal point. To the south-west Bakewell Bridge, a landmark structure and important historic river crossing, connects the east side of Bakewell to the centre.

7.40 Station Road winds steeply east, up the hillside from the junction with Baslow and Coombs roads. The road has footways either side with stone boundary walls to their back edges. To the northern side, land with tree and shrub cover continues to ascend steeply to the north. This contributes to a strong enclosed character. The few buildings positioned on this incline are screened by trees. Hedges and trees also line the outer face of the boundary wall along the south side of this route. Breaks in the vegetation allow long-ranging views over the town-centre. Further south, land drops to a much lower ground level, to Coombs Road. Above The Cottage, Station Road makes a sharp turn to the left and continues northwards beyond the limits of the Conservation Area.



P7.25 View over Bakewell from Station Road

7.41 Above Castle Hill House, land rises steeply to Castle Hill, the site of a former medieval motte and bailey. This green open piece of land, bounded by trees and shrubs, rises steeply to the north. From this vantage point there are panoramic and long-ranging views of the western side of the settlement and the rural landscape beyond.



P7.26 View of Bakewell from Castle Hill

7.42 To the south, directly below Station Road, is Coombs Road. A large car-park, contained by stone boundary walls, trees and hedges, is sited at the western entrance to the

south-side of this road. On the opposite side of the road, the gable end of Corner Cottage faces the street as the front façade overlooks the junction with Station Road. The other buildings on the northern side of the road face the street. This street is predominantly residential in character with single and two storey dwellings set back from the road. The Cottage, located high above the road, forms the north-east edge to this part of the Conservation Area. Immediately below, from Coombs Road there are long-ranging views eastwards towards Manners Wood.



P7.27 Coombs Road

7.43 The building density is lower to the south side of the road. This area comprises substantial detached buildings centrally located within their own grounds with generous space between. Boundary walls and hedges sited at the back of the footway, flank the road and screen properties.

7.44 Wood's Yard branches off to the south of the west end of Coombs Road. A few clusters of buildings are loosely strung along and enclose this north-south route. This comprises a mix of residential and commercial use accommodated in a former mill and marble works, nineteenth century houses and late twentieth century development. A small cluster of buildings form a courtyard arrangement half way up the eastern edge of the route. There is no dominant character to this road. Sharp bends in the narrow route by Rutland Mill create pinch-points. Views out are restricted along the majority of this road, by the bends within the route and buildings, walls and trees enclosing the space. A large building clad in hit and miss timber boarding terminates views to the north from the southern end of the road. The southern end of Wood's Yard links with a pedestrian crossing that provides access east to the Agricultural Business Centre or west over a modern bridge to Riverside Crescent and the town-centre.



P7.28 Views terminated by a large building along Wood's Yard

7.45 At the southern end of Wood's yard is Smith's island. The majority of this large oval shaped piece of land is used as a private car park. Trees and shrubs line the perimeter of this space with the River Wye and millstream containing the area. From within Smith's Island, the majority of views are therefore obstructed and this creates separation from the rest of the town.

7.46 The western edge of the river, between Bakewell Bridge and the junction at Granby Croft and the Riverwalk, comprises a bound-gravel public footway. Green verges, interspersed with trees, timber benches and litter bins, line the west side of this route. High stone boundary walls punctuated with doorways, with 2 and 3 storey buildings visible beyond, form a relatively continuous building line at the back of the footway. This hard edge and the trees lining the eastern side of the river provide an enclosed and intimate space. The sound of flowing water from the river contributes to the character of the area. The vegetation contained within the boundary walls, overflows and helps soften the built form. This area can be classed as neither urban nor rural but is characteristically town riverside, providing a harmonious transition between the town-centre and its setting.

7.47 Upstream, Bakewell Bridge obstructs views of Scot's Garden from the Riverwalk and eastern access to the River Gardens. This historic crossing is a landmark structure mainly as a result of its location, as a gateway and principal access to the town from the east. The hump-back bridge has long horizontal form as it spans the wide river. This is balanced by the strong vertical emphasis of the cut backs and pointed arches.



P7.29 Riverwalk and Bakewell Bridge

7.48 Trees and shrubs on a small island in the middle of the River Wye block views from Riverwalk across to the east. Further south, there are views across the river to the former saw mill/marble works. Bridges and slight curves to Riverwalk and the River Wye limit views along the route. There are some long-ranging views to Castle Hill and Manners Wood to the east. The footpath opens out at Riverside Crescent. Here, tall buildings and boundary treatment have a semi-circular layout providing a formal entrance to the town-centre, particularly when approaching from across the modern footbridge to the east.



P7.30 Modern bridge leading to Riverside Crescent and the town-centre

7.49 To the south of the Crescent, the eastern edge of the river is lined with trees and shrubs, obstructing views into Smith's Island and screening the car park beyond. Riverwalk joins Granby Croft to the south, creating a bottleneck and continuing, as a footpath. A row of semi-detached inter-war properties, set behind low limestone walls, faces the footpath to the west of this route. To the east, a low stone wall screens the River Wye meandering to the south-east at a much lower level than the land that bounds it. At the southern end the footpath opens out, providing access to a large tree-lined verdant space used as a recreation ground.



P7.31 Riverwalk

7.50 The River Wye contains the Rutland Recreation Ground to the north, east and south-east. This is the largest public green open space in the Conservation Area. The recreation ground is relatively open with the exception of tennis courts and a small playground sited on the southern edge. Trees line the perimeter of the grounds and an avenue roughly bisects it. Of the few buildings sited on the periphery of the grounds the cricket pavilion is the most prominent with its distinctive white painted timber walls. From within the Rutland Recreation Ground there are long-ranging views of Manners Wood to the east. The recreation ground is an important area of open space, not only as amenity land but also because it separates the town from the twentieth century development to the south, provides a key feature to the southern entrance to the town and Conservation Area and helps bridge the transition from the town to the countryside.



P7.32 Rutland Recreation Ground



P7.33 Above Left: Lime avenue, The Recreation Ground



P7.34 Above Right: Row of lime trees, west of Rutland Recreation Ground

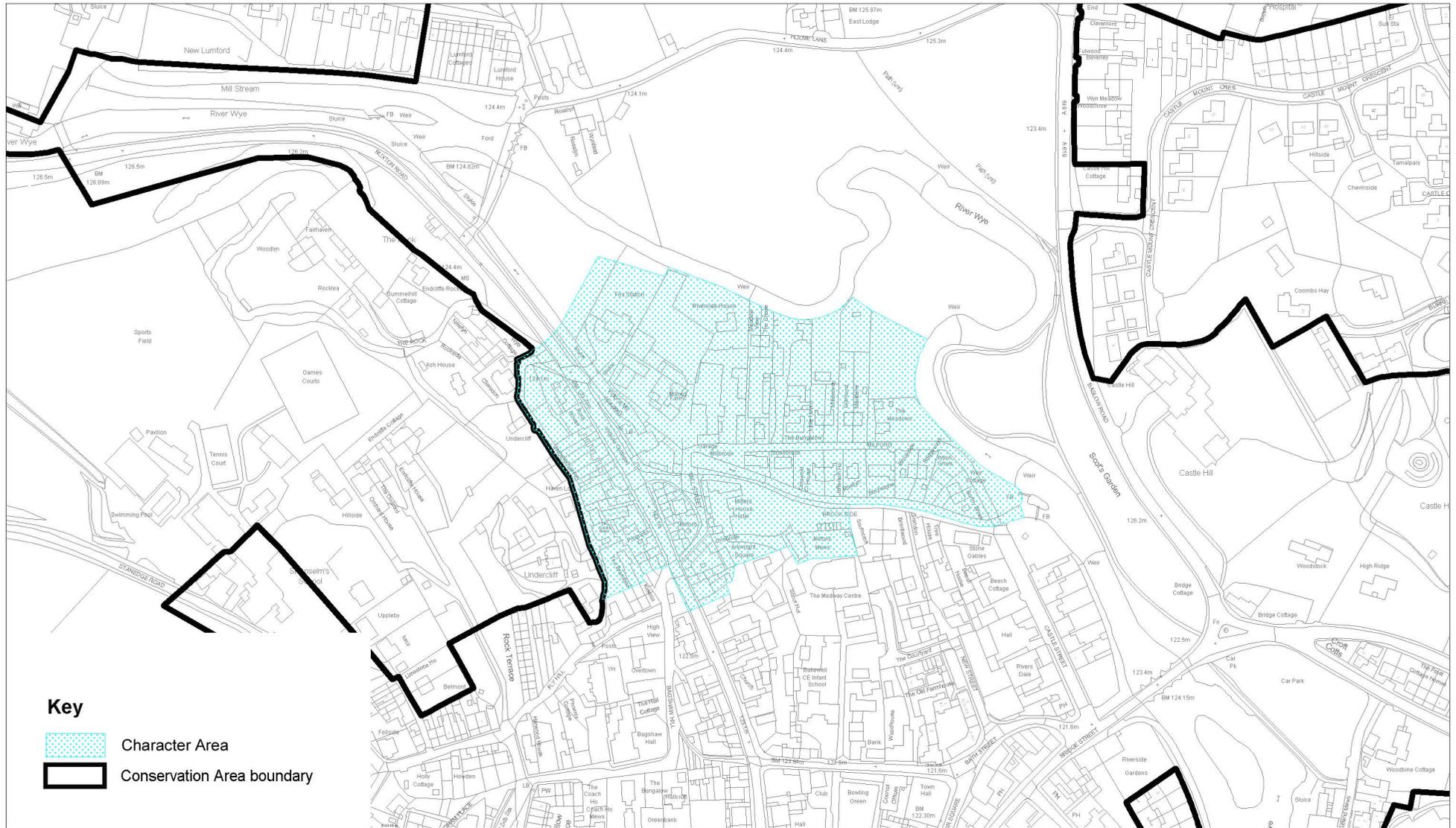
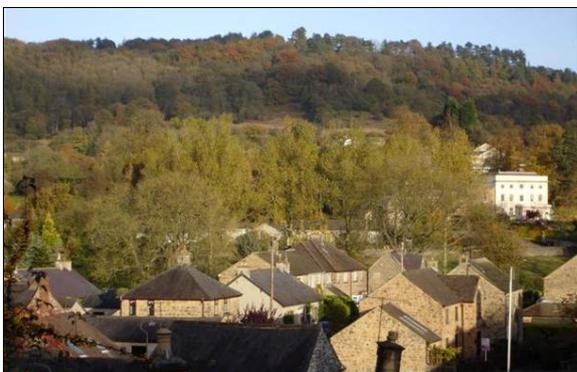


Fig.12.3 Bakewell Conservation Area - Character Area 3, Milford

Area 3 Milford

Buxton Road/ Mill Street/ Milford.

7.41 To the south of Endcliff Wood, Undercliffe [road] makes a sharp north turn off Buxton Road up a steep incline. This route curves round to the south continuing up the hillside. This is a predominantly residential area with dwellings dispersed along the road, laid out at different levels on land rising to the west. There are only few buildings on the east side of this route. The north–eastern part drops to the rear gardens of properties that front Buxton Road. Along Undercliffe, there are long-ranging views to the east with Castle Hill and Manners Wood being particularly prominent. The southern end of this route continues as a narrow enclosed footpath to the front of No.1 Undercliffe.



P7.35 View from Undercliffe

7.42 This part of the Conservation Area is mainly characterised by industrial buildings. The building types include historic properties e.g. a former corn mill, nineteenth century terraces and former tenements, in conjunction with the modern industrial small–scale units.

7.43 The detached three storey Victoria Mill, located at the back of the footway to the east side of Buxton Road, is a focal point when entering Bakewell from the north-west. This property is one of the largest in this part of the Conservation Area, its prominence accentuated by being detached and the otherwise predominantly rural approach.



P7.36 Victoria Mill

7.44 The west side of Buxton Road comprises boundary walls, a small-scale terrace directly fronting the street and detached dwellings. Land rising to the rear (west) has buildings of varying date and materials laid out at different levels with trees that form a backdrop. Long-ranging views north along Buxton Road are terminated by Endcliff Wood and groups of trees on the eastern edge of Buxton Road.

7.45 Immediately south of Victoria Mill is the access east to Mill Street. This vehicular route curves round from Buxton Road, opposite the lower entrance to Bagshaw Hill. This former through road is reduced to a footpath in this location and has timber bollards restricting vehicles from connecting back to Buxton Road. A cluster of two to three storey buildings is located on the semi-circular plot contained between Buxton Road and Mill Street. Their dressed gritstone front facades directly address the street, providing a consistent building line whilst the rear elevations differ in height, materials and projections. A stone boundary wall, varying in height contains the rear of the site and screens a small parking court.



P7.37 Cart entry within Arkwright Square allowing views of buildings behind

7.46 The rear elevation of Milford House and the side of Arkwright Square provide a continuous built outer edge to Mill Street. Openings, such as a cart entry within the Arkwright properties and accesses either side of Milford House that are framed by gate piers, provide relief to the building line. The limestone and gritstone kerbs, blocks and setts that form part of the footways to Mill Street, make an important contribution to the distinctive character of this part of the Conservation Area.



P7.38 Above Left: South-east end of Mill Street
P7.39 Above Right: Traditional paving, Mill Street

7.47 The rear limestone walls of the ancillary buildings at Victoria Mill bound the eastern side of a bridge at the north-eastern corner of Mill Street. This provides access to Milford, over the millstream.



P7.40 View over Milford Bridge

7.48 The millstream is a key feature in this character area, running from the north-west to the east, joining the River Wye west of Scot's Gardens. Most properties between the northern edge of the millstream and the River Wye, comprise modern small-scale commercial/industrial units or non-traditional suburban (twentieth century) housing. These are sited within plots aligned north-south, some with access routes between them. The properties are accessed off Milford, a narrow road that links to the east with Castle Street. Open space at the eastern end of this road, at its junction with Castle Street, allows mid-long ranging views over the River Wye to Scot's Garden and Castle Hill House. A number of industrial units are located in the north-western part of Milford. Private gardens, enclosed by a range of boundary treatments, back onto the northern edge of the millstream.



P7.41 Millstream

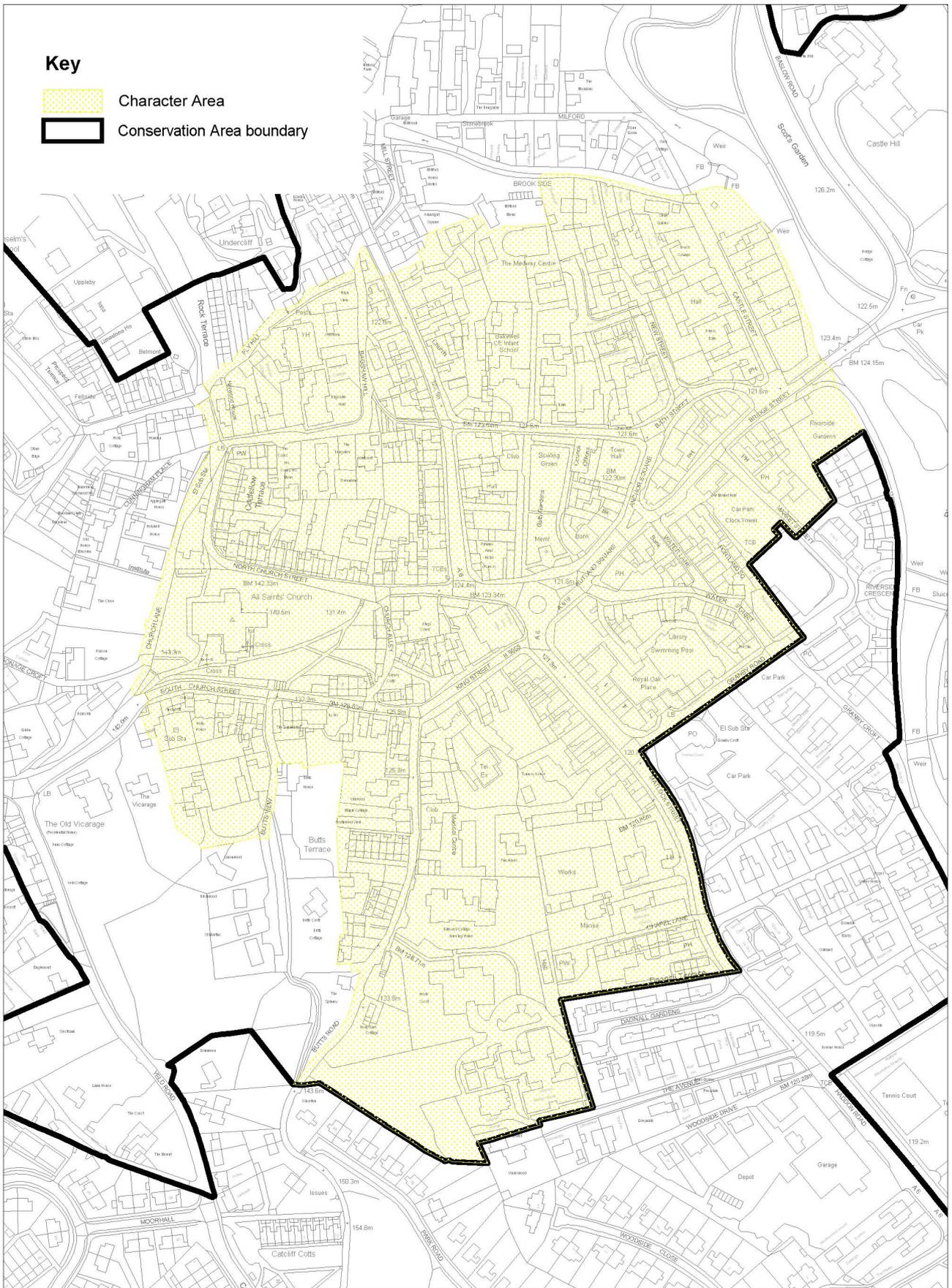


P7.42 View from the east end of Milford

7.49 To the south is a public footpath, known as Brookside. High limestone boundary walls, with few openings and over-spilling vegetation from private gardens, line the back edge of this footway. Slight bends within this route, obstruct long-ranging views to the west. This footway is quiet and tranquil with the sound of running water from the millstream contributing to this character.



P7.43 Brookside



Area 4 Centre

Castle St/ Bridge St/ Bath St/ New St/ Rutland Square.

7.41 In the centre of Bakewell, the built form along the principal (spinal) routes mainly comprises rows of commercial properties with interspersed residential with some accommodation above ground floor level. There are some exceptions with large detached properties, for instance Rutland Hotel and the Old Town Hall. Streets on the periphery of the town-centre are mainly residential, particularly those to the west. Throughout the town there is a varied pattern of street frontages. This is particularly the case along King Street, Rutland Square, Bridge Street, Water Street and Water Lane. These streets comprise different types and styles of buildings but the similarity of scale, mass and construction materials generate a unified appearance.

7.42 Buildings and walls, running along the same plane provide continuous building lines at the back of many of the footways in the town-centre. There are some exceptions, for instance, shop-fronts projecting into the street, e.g Denman House and properties to the west side of the former Pig Market, Buxton Road. In addition, at first floor level to some of the nineteenth century properties oriel windows project out into the street, for example, Buxton Road, North Church Street.



P7.44 Above Left: Canted oriel window

P7.45 Above Right: Shopfront projecting into the street, Bridge Street

Castle Street

7.43 This narrow no-through road runs diagonally from the north-west to the south-east to meet the east end of Bridge Street. Although the street links with Milford, access between the two is obstructed (except for Milford residents) by a gate beyond a small bridge over the millstream. The street is predominantly residential with two-storey houses on either side of the road. Castle Street is relatively quiet, located away from the main road and by the river. A low-lying nineteenth century terrace, with polite architectural features to front facades,

directly addresses the footway on the east side of the road. Boundary walls to either end of the terrace extend north and south, continuing the building line along the edge of the street. Ancillary buildings, normally single storey in height, and limestone boundary walls separate the gardens at the rear of these properties from the bank of the River Wye to the east. The rear boundary wall and the low two storey buildings provide a harmonious progression between the riverside meadows and the town's built edge.

7.44 The Castle Inn and an adjoining two-storey property abut the west side of Castle Street. Both properties reflect the architectural style of the terrace opposite. Higher up the road buildings, of varying date, are predominantly located on the back of the footway, although some are set back from the road. Boundary walls and trees help maintain the containment. Traditional gritstone kerbs and flags, providing much of the paving along this street, contribute to the distinctive character of this part of the Conservation Area. Bridge House and Bridgeway terminate views south down the street.



P7.46 Cottage, part of terrace, along the east side of Castle Street



P7.47 Above Left: View north down Castle Street

P7.48 Above Right: Rear elevation to Castle Street

Bridge Street/Market Square

7.45 Bridge Street is a one-way main road laid out on a north-east - south-west alignment. Bakewell Bridge provides access to the east end and signifies the start of the town-centre. This area is characterised by commercial and retail use, mostly accommodated in a range of historic buildings. At the eastern end of Bridge Street is a junction where three roads link with a pedestrian island in the centre. The Castle Inn is prominent in this part of the Conservation Area as it sits in a slightly raised position, set back but facing the street. Its adjoining ancillary buildings provide containment to the north-east corner of Anchor Square.



P7.49 Above Left: View along the east end of Bridge Street

P7.50 Above Right: View from Bakewell Bridge



P7.51 Castle Inn, Bridge Street



P7.52 East end of Bridge Street

7.46 Directly opposite the access to Bakewell Bridge, is the east elevation of a modest Victorian property incorporating a shop-front. The building continues north-north-west, sweeping round as a high boundary wall. With the exception of Bagshaws estate agents, the northern side of Bridge Street comprises two storey properties, of varying date, style and use.

7.47 An embattled canted bay forms part of the end gable to Bridge House and provides a key feature when entering the town from the east. A wide footpath returns at the south-eastern edge of Bakewell Bridge, passing the front of Bridge House and providing pedestrian access to the Riverwalk. Three-storey Classical buildings, with a strong vertical emphasis, adjoin two storey low-lying vernacular properties to the south side of Bridge Street. At the end of this short row of properties, the Queens Arms addresses both Bridge Street and Market Square.

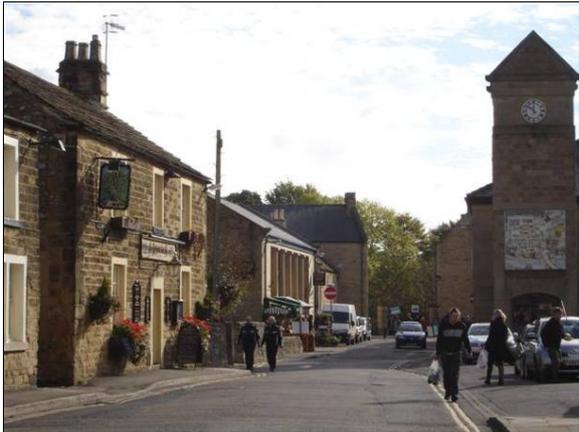
7.48 Further west, the Market Hall stands with its side elevation addressing the street. This historic building is a focal building because of its siting. The property is detached and fronts the Market Square to its rear. The main entrance to the Market Hall is off a small pedestrian square to the west. Its prominence in the streetscape is emphasised by buildings to its west being set back. The Hall appears as if it is projecting into the street when viewed from the west.



P7.53 View east along Bridge Street

7.49 Market Square, located directly south of the Market Hall, is a large open space contained on all sides by two and three-storey buildings. The properties lining the eastern side face onto this space, whilst the other sides are enclosed by the side and rear elevations of buildings that vary in height. With the exception of Mondays (market day), this space is used as a car park and is therefore dominated by vehicles. On market day, the square is filled with people and colourful stalls. The relatively blank north elevation to the Co-operative supermarket provides an inactive frontage to the southern edge of the square and Conservation Area. The clock-tower to the supermarket lies just out of the

Conservation Area but is a landmark because of its height.



P7.54 View south along Market Square from Bridge Street



P7.55 Market Square

7.50 West of the Market Hall, Denman's House with its projecting traditional shop-fronts, is set back from the road. The wide stone paved footway to the front of these shops provides a formal setting for the Market Hall. Street trees and furniture contribute to the character of this space. The Nat West Bank encloses the west end of this space, also providing the corner to Water Lane and Rutland Square. The Rutland Arms Hotel terminates views to the west, down Bridge Street and Rutland Square.

Rutland Square

7.51 Rutland Square, originally designed in the early nineteenth century as a formal square, is a key space within the Conservation Area. This area is laid out on an east-west alignment and is slightly wider to the west. The four main roads in Bakewell converge at the roundabout at the western end of the route. The War Memorial located in the centre of the roundabout is a focal point.

7.52 A number of the buildings that contain Rutland Square are larger in mass and scale than most other properties in the Conservation Area. The majority of buildings around the square have been designed with dressed gritstone facades to prominent elevations. This

evokes a sense of importance to this area. Some of the uses in the buildings also contribute to this character, e.g. banks and former coaching-inn. There is a mix of uses in this street, including retail, public house and cafes. Most of the town's banks are also located within this area. The Square is dominated by traffic, the roads are wider than footways and guard-rails, traffic lights and bollards are prominent in the street-scene.



P7.56 Rutland Arms Hotel

7.53 The Rutland Arms Hotel encloses the west side of this space. This large building is a landmark at the junction of all the main roads in the town. The prominence of this building is accentuated by its entrance being slightly raised above street level. The former Post Office, also a focal building, terminates the eastern end of Rutland Square. The Gothic architectural style of this building is reflected in the Town Hall, to the north, and Nat West Bank, to the south. This is in contrast to the buildings in a Classical style to the western and northern edges of Rutland Square. To the front of the Post Office, the road splits in two, with traffic exiting the space to the north and entering to the south.



P7.57 Above Left: Former Post Office, Rutland Square



P7.58 Above Right: Town Hall, off Rutland Square

7.54 Rutland Square is contained by large detached properties and rows of buildings that are of different types and styles. All the buildings that surround this space face onto the street, with the majority directly abutting the footway. Building heights in this area also vary, ranging from two storey through to three and a half storeys.

7.55 The Bakewell Pudding Shop is the oldest property in the street and is of vernacular construction that contrasts with the majority of the buildings on the Square. To the west of this property, a wide vehicular access to Water Street breaks the continuous building line along the south side of the Square.

7.56 Bath Gardens, a formal green public open space, is located on the north side of Rutland Square. The site is contained by buildings and bounded to the south and north by mid-low stone walls. There are only a few trees in this area and these do not obstruct views through to Bath Street from Rutland Square. Although this important green space provides relief from the built environment, it weakens the enclosed character of Rutland Square. For more information on Bath Gardens see Section 8. Rutland Buildings are situated to the west of Bath Gardens. This building group has a double quadrangle layout and forms the eastern corner of the junction of Rutland Square and Buxton Road. From the entrance to this site, there are mid- to long-ranging views along North Church Street and to All Saints' Church.



P7.59 Above Left: Rutland Buildings inner court

P7.60 Above Right: View west from Rutland Square

Bath Street

7.57 Bath Street, which is on the fringe of the main retail centre, connects Buxton Road and Anchor Square. This narrow street is a one-way route with traffic moving from west to east. A mix of uses is found along this road, including commercial, civic, residential and educational. These uses and the different building types, scale, style, materials and siting create an eclectic (varied) appearance. For example, the black and white timber-framed upper storeys and red clay tile roofs of Piedaniels are juxtaposed with the single storey stone Classical façade of Lloyds TSB. With the exception of the Bakewell C of E Infant School, buildings line the footway with their front elevations or gable ends.

7.58 The north gable to Bath House abuts Bath Street and its front elevation faces Bath Gardens. At the eastern end of Bath Street on the southern side are two large stone buildings -

the former Lady Manners School and the Town Hall. The former school also backs onto the north-eastern edge of Bath Gardens. On the north side of the street only the top part of the low-lying Infant School is visible as the property is set back from the road behind high stone boundary walls. To the east of the Infant School a narrow footpath provides access to the modern Medway Centre and Scout hut. A terrace of eighteenth century buildings is laid out parallel to this route with its gable end abutting the street. From Bath Street, there is a long-ranging framed view to the west of Little Bagshaw Hill (Up the Chimney) with the gables of Bagshaw Hall visible above.



P7.61 Above Left: View east along Bath Street

P7.62 Above Right: View west along Bath Street and Little Bagshaw Hill

Anchor Square

7.59 Anchor Square is a short narrow road between Rutland Square and the south end of Bridge Street. Traffic movement along this route is one way, from east to the west. The Gothic Town Hall encloses the northern edge and directly addresses the street. Retail premises and the rear elevations of properties alternate along the south side of the street.

New Street

7.60 The majority of development in this area is twentieth century and follows the layout of former medieval strip fields. A network of walls, two storey dwellings and single storey ancillary buildings enclose the narrow roads in this predominantly residential area. A modern housing block wraps round the north-east of Anchor Square and the south-west corner of New Street. Car parking, private and public, form part of the street-scene with most at the back of the footway.



P7.63 View south along New Street



P7.64 Water Street looking north

Water Street/ Water Lane

7.61 Water Lane and Water Street form part of the main retail centre within the Conservation Area. Water Street is accessed off the south-east side of Rutland Square, and curves round to the south west, to join Granby Road. This is a relatively wide street opening out to the south by Wye House. At the north entrance to this street there are long-ranging views toward All Saints Church. Water Lane commences at the junction of Bridge Street and Rutland Square, whilst the south end connects with the middle of Water Street. During the day, there is pedestrian access only to Water Lane and Water Street. The buff surface dressing, to both footway and carriageway, helps distinguish this area as a different type of space to that of the other roads in the town. There is a great deal of pedestrian movement on these streets throughout the day.

7.62 Clusters of close knit buildings, comprising properties of different types, scale and use, provide relatively continuous building lines to the sides of Water Lane and Water Street. The front elevations of buildings face the street except for a row of cottages at the top of the east side of Water Lane. Here, the end gables of properties abut the street. Most of the properties that address Water Lane are vernacular in style.

7.63 Buildings along the south-west of Water Lane form part of a perimeter block that also addresses Granby Road, Matlock Street and Rutland Square. Narrow footways, public and private, permeate this block. Some are contained within structures, for example, Granby Arcade and the private access between 2A and 2 Water Street. Diamond Court and Granby Mews provide the main route through the block. The top end of Diamond Court comprises a narrow footway lined with tall buildings. The south end opens out to a paved courtyard to the front of Treeline (see P7.4).



P7.65 Above Left: View of the Church spire from Water Street

P7.66 Above Right: Access between 2A and 2 Water Street



P7.67 Above Left: East side of Water Lane

P7.68 Above Right: View south-west along Water Street



P7.69 View west along Water Street

Portland Square

7.64 Portland Square is a pedestrianized area within a perimeter block. Access to this space is via narrow routes to the west, east and south. The eastern entrance is via a cart entry, within a building, that gives access to Market Square. Buildings that contain this space are either two or three storey and comprise a mix of historic and new development. The stone flag paving to this space compliments the stone buildings that surround it. A small loggia projecting into the square and a set-back in the building line to the south-west adds interest to this space. During the day, people utilise the tables and chairs to the front of a food and drink establishment. This provides activity to this intimate space. There are limited views out of this space as it is enclosed on all sides by buildings with narrow accesses.



P7.70 Above Left: Portland Square

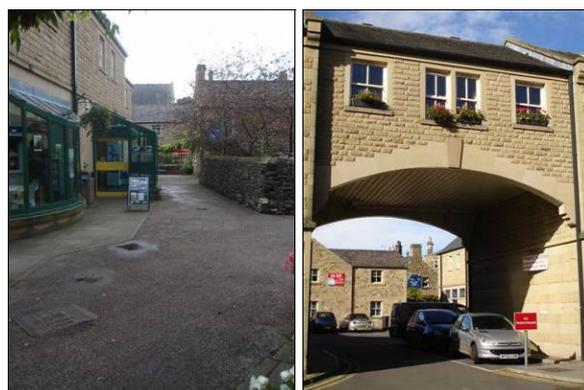
P7.71 Above Right: Alley access from Water Lane to the west

Granby Road

7.65 The Police Station at the south-western end of Water Street, directly abuts Granby Road. This route runs north-east to south-west, forming the southern edge of the town-centre. The northern side comprises late twentieth century development with retail use to ground floors with residential above. The style of these buildings takes cues from the nineteenth century properties along Matlock Street and Buxton Road. Granby Mews and Granby Arcade, both narrow pedestrian routes, extend north from this road. A large archway within the buildings lining the north side of the road provides access to the rear of properties along Granby Road and Matlock Street. The south side of the road, comprising a large car park and modern development, is not included within the Conservation Area.



P7.72 View south-west along Granby Road



P7.73 Above Left: Granby Mews, access to the swimming pool

P7.74 Above Right: Archway in the building line, Granby Road

Matlock Street

7.66 Matlock Street is one of the main approaches and principal retail areas in the town-centre. The west side of the street comprises a continuous row of properties with nineteenth century facades. Shop-fronts and cart entries within the buildings create interest and relief to the street-scene. The buildings run deep into their plots, on average 2-3 times longer than their width. There is also a relatively consistent building height, normally three storeys, with regular façade widths providing rhythm to this side of the street. Two large twentieth century buildings provide the north-eastern edge of Matlock Street. These imposing structures are divided into smaller units at ground floor level. Most of the properties on both sides of the road have retail use at ground floor level with residential accommodation above.



P7.75 View north along Matlock Street



P7.76 View south along Matlock Street



7.77 Hebden Court

7.67 Most views north along this route are terminated by the Rutland Arms Hotel. Land directly south of Granby Road is not included within the Conservation Area. However, the Conservation Area contains the south-western part of Matlock Street. This area is principally a link between the southern approach to the town and the town-centre. Derbyshire House (The Beeches), an early nineteenth century villa, signifies the end of the retail part of Matlock Street. The boundary wall to Derbyshire House extends south from the row of shops on the west side of Matlock Street. Although set well back from the road, Derbyshire House is a focal point along this street, primarily because of its mass

and distinctive tall Gothic windows and deep eaves to the roof. Buildings of mixed use, comprising a public house, a semi-detached reflected pair of Victorian dwellings and a Victorian Methodist Church overlook the southern part of the main road. At the end of Matlock Street, a low-lying terrace (Dagnell Terrace) with simple detailing, is laid out perpendicular to the street. This south-facing row of properties is visible from the road and acts as a gateway to the southern entrance of the Conservation Area. For the character assessment of the Recreation Ground, east of Haddon Road, see Character Area 2: Eastern Edge.



P7.78 View of Dagnell Terrace

7.68 Chapel Lane branches off to the west, immediately south of the Methodist Church, providing access to the Friends Meeting House. The façade of the long Victorian terrace lines the south side of this route. The relatively blank side elevation to the Methodist Chapel provides the northern side. The narrow lane contained on both sides by tall robust buildings creates an enclosed character.



P7.79 Above Left: View west along Chapel Street

P7.80 Above Right: View east along Chapel Street

Buxton Road

7.69 Buxton Road, a main route that forms part of the A6, runs in a south-east - north-west alignment, from the north of Rutland Arms Hotel. A small square provides the foreground to a row

of shops along the south-western side of the street. The majority of the shop-fronts project forward from their three storey host buildings. The square was formerly used as a Pig Market but today, is a car park. Two red K6 telephone boxes sit on the outer corner, helping articulate the space and providing a focal point.



P7.81 Former Pig/Beast Market south-west side of Buxton Road

7.70 The varied use, heights, styles and siting of buildings along this street creates an eclectic character. Buildings follow the route of the road, closing views to the north down the street. The north side of the former pig market is contained by the gable end to Rutland Terrace. This row of early nineteenth century dwellings sits perched above the road, set back behind a tall boundary comprising a stone plinth, fleur-de-lys railings and gates. The terrace has a strong vertical emphasis with simple and regular openings and detailing. This provides rhythm to the eastern side of the street and a sense of propriety. The terrace's style, height, mass, boundary treatment and positioning creates an affluent appearance.



P7.82 Rutland Terrace

7.71 Properties with a mix of retail, office and residential use, connected by boundary walls and railings, line the opposite side of the road. A small piece of public green open space on the south corner of the junction of Buxton Road and Bath Street is an inactive area that weakens the enclosure to the street. Buxton Road continues

north, in the main flanked by residential properties sited at the back of the footway. Many of the buildings to the south-western half incorporate retail use at ground floor level. Shop-fronts, cart entries within buildings and oriel windows provide interest to the street-scene. From the south of Buxton Road, views to the north are terminated by buildings with red brick side elevations projecting into the sight line, following the curve of the road to the north-west. The southern gable end of the Catholic Church of the English Martyrs rises above, forming a key feature in the street-scene.



P7.83 South-east side of Buxton Road



P7.84 Cart entry along Buxton Road



P7.85 View down Buxton Road, the gable end of the Catholic Church of the English Martyrs rises above properties in the foreground



P7.86 View south down Buxton Road

Bagshaw Hill

7.72 The lower part of Bagshaw Hill extends from the west side of Buxton Road, returning back on itself winding up a steep incline to the west of the town. Large detached and semi-detached properties set within their own grounds, are laid out along the hillside. Stone boundary walls make a significant contribution to this part of the Conservation Area, lining the majority of this road and screening buildings. Along the eastside of the lower part of this route, breaks between and above the rooftops of properties that are situated below the road, allow long-ranging views out to Manners Woods.

7.73 The north-west corner of the route is contained by a cluster of buildings varying in date and style. Further along this route, trees, hedges and walls mask a substantial part of the properties on the higher ground to the west-side. From the road, there are glimpses of the upper storeys of these buildings, providing a secluded appearance. The road turns west at the south-east corner of Bagshaw Hall, continuing up a steep gradient. Most of the south side of this road is lined by a high stone boundary wall to Bagshaw Hall's former kitchen garden. This conceals large modern detached properties located to the south. Between the western end of this wall and a converted two-storey coach-house, set perpendicular to the street, there are long-ranging views of All Saints' spire. The road narrows at the top of this road. To the south-side, a row of buildings and the side elevation of a Gospel Hall directly abut the street, contributing to an enclosed character, before opening out at Fly Hill. From the upper part of this road, there are long-ranging views to the east, over the town to Manners Wood.



P7.87 Above Left: A gable to Bagshaw Hall visible above boundary walls



P7.88 Above Right: View to the top of Bagshaw Hill



P7.89 Views over to All Saints' Church's spire



P7.90 Above Left: Doorway within historic garden wall, Bagshaw Hill



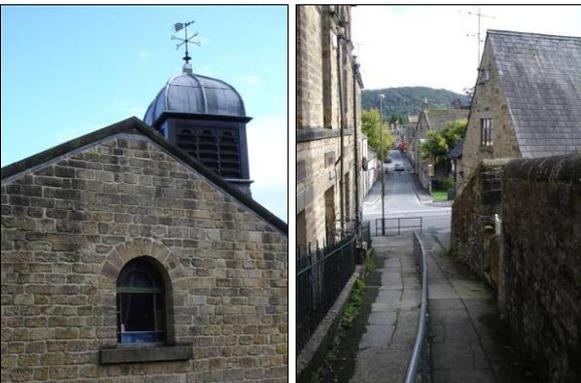
P7.91 Above Right: View from the top of Bagshaw Hill

7.74 Bagshaw Hall, a seventeenth century high status property, is located mid-way along Bagshaw Hill, along the north side. The Hall is a focal point, visible from many places within the Conservation Area.



P7.92 Bagshaw Hall

7.75 Before the road bends round to the west, a steep footpath drops down to Buxton Road. Stone boundary walls, vegetation and buildings bound this short passage, creating an enclosed environment. A metal utilitarian railing running down the middle of this narrow footpath also contributes to this character. There is a long-ranging view down Bath Street framed by buildings and walls from this route. The lead cupola, to the Wesleyan Reform Chapel provides a key feature when moving from Bagshaw Hill down this path.



P7.93 Above Left: The cupola to Wesleyan Reform Chapel, Little Bagshaw Hill

P7.94 Above Right: View east down Little Bagshaw Hill (Up the Chimney)

Fly Hill

7.76 Fly Hill branches off near the base of Bagshaw Hill. This route starts as a footpath and rises steeply, enclosed by high boundary walls and buildings. Beyond a pinch-point half way along this route it widens into a road. Along this route there are long-ranging views to the east of the town, framed by buildings, walls and trees. This area is predominantly residential with a variety of house types laid out at different levels and orientation, along the hillside. Rock Terrace is situated on the north side of the top of Fly Hill and overlooks the town. This terrace comprises eleven three storey dwellings running in a north-south alignment. Rock Terrace is a focal point in the Conservation Area and its wider setting because it is such a large structure sited in an

elevated position. An open space to the front of the terrace, used for private car parking, is contained to the north and east by smaller scale dwellings.



P7.95 Above Left: View east from Fly Hill

P7.96 Above Right: Rock Terrace at the top of Fly Hill

North Church Street

7.77 The majority of properties along North Church Street step up the eastern side of the steep hillside and form a continuous façade that overlooks the street and the churchyard to the south. This row comprises different buildings of a similar scale, width, construction materials, and simple detailing. This creates a harmonious appearance to the north side of the street. Properties to the lower part of the road directly abut the street. Further west, the buildings are raised above road level, set back behind boundary walls and accessed by stone steps. Barratts Yard leads off from the north side of the street. This narrow paved alley is flanked by tall buildings to the south and opens out to the north. A high stone boundary wall, with a doorway in it, terminates this passageway. North Church Street is predominantly residential but incorporates a short row of shops at its north-eastern end. The corner of the end building, Cauldwells estate agents, curves round and the facade continues along the south-western edge of Buxton Road.



P7.97 North Church Street

7.78 A single storey building with a distinctive white-painted finish forms the south-eastern corner of North Church Street. This structure is used as a gallery but was originally the stables to the White Horse Inn. A high stone boundary wall and the side elevation to Church House line the back of the footway further along the south-eastern side of this street. Church Alley leads off to the south at the rear of Church House along the bottom edge of the churchyard (see para. 7.101 below). The stone boundary wall to All Saints' churchyard provides the majority of the southern edge of North Church Street.

7.79 Chantry House, sited above the bend at the top of the street, obstructs views to the west. Below this property the road continues north to an open space formed by the junction with Fly Hill, Church Lane and Stanedge Road.



P7.101 Alley between 36-37 North Church Street

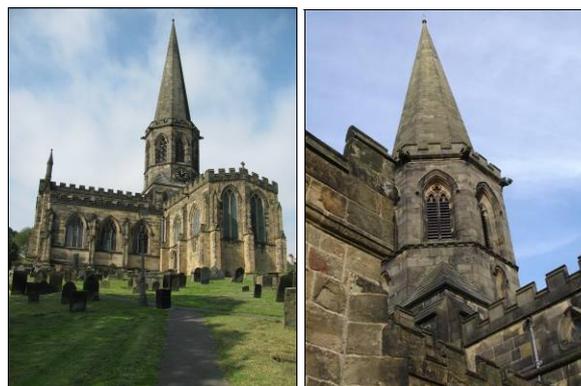
All Saints' Churchyard

7.80 The Parish Church is the principal landmark building in Bakewell with its tall spire visible from most places within the Conservation Area and its immediate setting. The prominence of this large historic structure is accentuated by its siting – it is surrounded by its verdant churchyard, on rising land, set above the roads that bound it to the north, west and south. The location of the church and churchyard on higher ground than the majority of the town, accentuates its prominence and importance.



P7.98 Above Left: View north along Barratts Yard

P7.99 Above Right: Junction between North Church Street and Church Lane



P7.102 Above Left: All Saints' Church

P7.103 Above Right: All Saints' Church spire



P7.100 Oddfellows Terrace, North Church Street

7.81 The churchyard is an important open green space. A number of paths run through parts of the large rectangular plot which contain headstones and historic crosses. The churchyard is at the centre of this part of Bakewell, many of the houses on the streets that border this space face the churchyard. This gives a formal feel to this part of Bakewell. While the churchyard is at the centre of this area, it is not always visible from the surrounding roads because of its raised position. There are many long-ranging views out from this space, particularly to the east over the rooftops of the town and down North Church Street to Rutland Square.



P7.104 View from All Saints' Churchyard



P7.105 Above Left: Anglo-Scandinavian high cross in the churchyard

P7.106 Above Right: View east from the churchyard

Church Alley

7.82 Church Alley is a short narrow road that connects North and South Church Street. A row of two and three storey dwellings directly abuts the west side of this route. The rear elevations of these buildings are bedded into and contain the eastern edge of the churchyard. The rear elevation of Church House, a modern low-lying timber building and ancillary buildings line the eastern side. A slight curve in the street restricts views down the full length of this route. The mid-short ranging views are also terminated by buildings on the northern side of North Street and the southern side of South Church Street.



P7.107 The southern entrance to Church Alley

Little Hill

7.83 Little Hill veers off to the east of Church Alley, connecting with King Street. This narrow enclosed footpath is bounded to the south-west by a high boundary wall to the Old Town Hall. The north-eastern side is provided by a short terrace of low-lying cottages, of varying date, that step down the relatively steep gradient. Small gardens immediately to the front of the cottages at the lower end of the lane provide relief to the built form.



P7.108 Above Left: View down Little Hill

P7.109 Above Right: Cottages to the lower end of Little Hill

King Street

7.84 King Street forms part of the historic core and retail centre to the town. The street runs in a south-westerly direction from Matlock Street by the south elevation of the Rutland Arms Hotel and it stops at its junction with South Church Street and Butts Road. This relatively short street contains a mix of uses and building types. The south side of the street primarily comprises three storey eighteenth and nineteenth century fronted buildings. The buildings have a polite/Classical appearance with the majority of ground floors used for retail.

7.85 The seventeenth century Old Town Hall terminates the western end of the north side of the street. The alignment of this building at an angle to the street increases its prominence and creates an informal space that used to be the Butter Market. East of the Old Town Hall terraced buildings run to Rutland Square. At the western end is Kings Court and the eastern end is the Rutland Arms Hotel. There is an eclectic mix of properties in this terrace, ranging from two to three storeys.



P7.110 The Old Town Hall, King Street



P7.113 South-side of King Street

7.86 Kings Court is set back from the rest of the terrace and in combination with the Old Town Hall contains the former Butter Market. The adjoining property to the east of Kings Court steps forward subtly creating an entrance to this space. Shop fronts, bay windows, cart entries and the canopy to the former Bennett's provide interest to the street-scene. Entrances within the centre of the front façade to Kings Court allow access to a paved courtyard. Two storey buildings, varying in date and construction materials, enclose this intimate space.



P7.114 Kings Court



P7.111 View south-west along King Street

Butts Road

7.87 Butts Road extends south from its junction with South Church Street and King Street opposite the gable of the Old Town Hall. A two-storey modern tower with a hexagonal plan is located on the south-western corner of the junction and is a focal point. The western side of this street is primarily residential comprising a variety of two storey dwellings. These range from detached and semi-detached properties to terraced houses. Beyond The Spinney at the southern end of Butts Road the road becomes much narrower, turning into a footpath up a steep incline. This footpath is enclosed by boundary walls behind which are woodlands and gardens. This provides an attractive approach to the Conservation Area. Development to the south-eastern side of this road is more dispersed. There is a mix of uses including residential, medical centre, nursing home and a social club. Large twentieth century properties are interspersed with smaller older properties. The main unifying feature is a stone boundary wall that runs along the eastside of the road. Views out from this street are relatively limited. The view to the north, along the road, is terminated by the gable of the Old Town Hall.



P7.112 View north-east along King Street



P7.115 Northern entrance to Butts Road



P7.116 Above Left: Buildings linked by high boundary walls

P7.117 Above Right: View at the northern end terminated by the Old Town Hall



P7.118 Above Left: Butts Terrace, Butts Road

P7.119 Above Right: Southern part of Butts Road

South Church Street

7.88 South Church Street provides the southern edge to All Saints' churchyard and also links to King Street to the east and Monyash Road to the west. From the east, the road gently winds up the steep hill to the west. To the north side of the street, a row of seventeenth century almshouses extends from the back elevation of the Old Town Hall. These properties are set back from the road behind stone boundary walls, as are many properties along this street. This area is predominantly residential, comprising an eclectic mix of housing types either two or three storeys in height, the majority of which face the

street. Buildings in this area are of a considerable age but range in date (see Fig.11).

7.89 Further west, on the south side of the street there is a Victorian terrace that directly abuts the footway. This gives a strong contained feeling to this narrowest part of the street. A high stone boundary wall to the Old Vicarage lines the southern edge of this route to Yeld Road. Views along this route are limited by buildings and walls that line the winding road. Church Lane branches off to the north-west of the road. Braeside and Minden Cottage are sited on higher ground at an angle to the street overlooking the entrance to Church Lane. A boundary wall to All Saints' churchyard sweeps round to the east below the access to the lane. Half way along the wall to the churchyard there is a large ornate stone gate-pier. This key feature marks wide steps that give access to the churchyard. A short terrace comprising seventeenth and nineteenth century vernacular properties conceals the churchyard and the majority of the church at the north-eastern end of the road.



P7.120 Junction of King Street and South Church Street



P7.121 Above Left: St. John's Almshouses

P7.122 Above Right: A Victorian terrace wraps round the corner along South Church Street



P7.123 Properties along South Church Street



P7.124 Seventeenth century properties, South Church Street



P7.125 Braeside & Minden Cottage, South Church Street

Butts View

7.109 Butts View is a narrow street that extends south from mid way along South Church Street. This road is predominantly residential. There is a mix of dwelling types containing the street. An eighteenth/early nineteenth century mews development with polite detailing directly abuts the street to the north-western side. The regular window and door openings to this terrace provide rhythm to the street-scene. The narrow road with buildings directly addressing it creates an enclosed character. Boundary walls with larger properties visible behind maintain this character

further south. Gate-piers at the end of this route, formalise a vehicular access to five detached properties beyond. Mature trees in this area provide a backdrop and obstruct views to the south. To the west of this space, is a converted coach-house. To the east there is a stone squeezer stile that provides access to a narrow footpath that connects with Butts Road.



P7.126 Above Left: View south down Butts View

P7.127 Above Right: Cottages along Butts View



P7.128 Above Left: The southern end of Butts View

P7.129 Above Right: Footpath branching off Butts View

Area 5 Western Edge

Stanedge Road/ Monyash Road/ Yeld Road.

7.110 A high limestone boundary wall runs along the back of the footway to the southern edge of Monyash Road. The red clay roofs, robust chimneys and limestone upper storeys of the Old Vicarage and its ancillary structures are visible above this wall. The Old Vicarage, a large Gothic building, obstructs views into the town-centre when moving south along Monyash Road

7.111 At the junction with Yeld Road, the boundary wall to the Old Vicarage curves round to the south and continues to the south-western tip of the Conservation Area. There are only a few openings along this boundary and mature trees and hedges within the gardens to the east of this boundary, line the wall. Breaks within this natural boundary allow long-ranging views east towards All Saints Church and its wider setting.



P7.130 Above Left: View of the Old Vicarage from Monyash Road

P7.131 Above Right: View from Yeld Road

7.112 To the west side of Yeld Road, Two Trees is prominently sited by the junction with Monyash Road. Set back from the street, this two storey property acts as a gateway to the road. From here, stone boundary walls and buildings provide a continuous building line along the road. Properties along this side of the street comprise dwellings and associated ancillary structures. These are generally two to three storeys in height, some with bay windows and above eaves dormer windows. A cluster of buildings varying in scale, mass and materials form the edge of the street at the north-western end of the road.



P7.132 View south along Yeld Road



P7.133 Two Trees, Yeld Road

7.113 The south end of Yeld Road is characterised by large nineteenth century detached villas, in single occupancy. These are set back and at a higher level than the road, within well-stocked grounds. There are only glimpses of the properties from the street as dense tree (and hedge) cover screens them. This contributes significantly to the strong enclosed and secluded character. This type of environment evokes a level of affluence.



P7.134 Above Left: View of Westbank from Yeld Road

P7.135 Above Right: View of the north end of Yeld Road



P7.136 South-west entrance to the Conservation Area, along Yeld Road

7.114 On the northern side of Monyash Road, opposite the junction with Yeld Road, detached and semi-detached dwellings are laid out at different levels up the hillside, overlooking the road. These properties date from the early to mid-twentieth century and are similar in scale and mass. The different architectural styles, materials and textures of these buildings contrast, providing visual interest to views to the north down Yeld Road.

7.115 To the rear of Two Trees, a row of small low-lying properties, with a mix of uses, is set back from Monyash Road. The properties are relatively subservient in design and massing. The rising headland to the back (south) of the properties provides a green backdrop and contains the buildings. At the east end of this row, the relatively blank elevation of a long traditional limestone building provides a hard edge to the back of the footway narrowing this part of the road. A cluster of buildings is strung along the rest of the southern edge of this route until an open piece of scrubland. This area was a former pinfold and provides the south-western entrance to the Conservation Area.



P7.137 View west along Monyash Road



P7.138 Glebe House, Monyash Road

7.116 Opposite Two Trees, large detached buildings provide the northern edge to the road. To the west of these properties, and the majority of this part of the Conservation Area, comprises large open fields rising to the west and north-west. Most of these fields contain medieval strip lynchets that provide a terraced appearance. These form a green backdrop to the cluster of dwellings and ancillary buildings laid out at different levels at the Monyash Road entrance to the Conservation Area. This group of buildings includes nineteenth century gritstone short terraces with a strong vertical emphasis juxtaposed with low-lying limestone detached buildings. Dwellings in this area sit back from the road, behind stone boundary walls and ancillary buildings are sited to the rear of plots. Here, buildings located on both sides of the road terminate views to the west.



P7.139 Acre Wall Terrace, part of the cluster of buildings strung along Monyash Road

7.117 At the north-western edge of Monyash Road a cluster of dwellings, built in the local vernacular, are laid out at a higher level than the road. The front elevation of an earlier building forms part of the limestone boundary wall running from Pinfold Cottage to Lynwood. The window and door surrounds within the façade provide visual interest to the street-scene. The high stone boundary wall continues south-west to the entrance of Pinfold Cottage at the edge of the Conservation Area.



P7.140 The front elevation of a former building, part of a boundary along Monyash Road



P7.141 Monyash Road entrance into the Conservation Area

Parsonage Croft

7.118 Parsonage Croft is a narrow steep lane that branches off the south-west of Church Lane. This route has no pavements but is enclosed by buildings and high stone walls limiting views out of this contained space. From the southern end of this lane views east are blocked by an archway, forming part of the boundary to the All Saints' churchyard, and trees and hedges that help contain the western edge of this space. At the south-eastern corner of Thorncliffe the route continues as a narrow footpath, flanked by walls. To the north-west this path opens out into a field. At the brow of this field there are panoramic and long-ranging views of the town's wider setting.



P7.142 View along Parsonage Croft



P7.143 Above Left: Parsonage Croft

P7.144 Above Right: View east from the southern end of Parsonage Croft



P7.145 Long-ranging view from the top of Parsonage Croft

Church Lane

7.119 Church Lane connects North and South Church Street, to the west of All Saints' churchyard. Stone boundary walls flank this narrow road with large, detached properties located to the higher ground to the west of this lane. These properties are set within their own well-stocked grounds. There are only glimpses of the majority of these buildings as they are screened by the walls, trees and shrubs. This environment evokes a sense of affluence. A stone boundary wall to All Saints' churchyard lines the eastern side of this road. From along this route, there are long-ranging views above

the boundary wall and between the trees that line the west side of the churchyard. Chantry House encloses and faces onto the north-west corner of the churchyard, blocking views and providing containment to the east side of Church Lane.



P7.146 View along the northern end of Church Lane



P7.147 Glimpse of Parsonage Croft, above and through a break in the boundary treatment

P7.148 View of All Saints' Church from Church Lane

Cunningham Place

7.120 Cunningham Place branches off the north end of Church Lane at its intersection with Fly Hill and North Church Street. This narrow vehicular route, flanked by high limestone boundary walls, trees and hedges has an enclosed character. Large nineteenth century houses sit back from the walls, blocking views and contributing to the sense of containment. As the road turns east by Hilltop, the space opens out revealing The Old House Museum (Parsonage House). The L-plan Hilltop contains the north-west corner of this space. Traditional paving immediately in front of Parsonage House contributes to the attractive appearance of this enclosed, intimate space. From this space, there are long-ranging views south between Applegate and Holywell House. The road continues in front of the Old House Museum but terminates further south at a low stone boundary. The only access beyond this point is via a footpath running east to Church Lane.



P7.149 Above Left: Route to Cunningham Place

P7.150 Above Right: Property with two storey square bay along the route to Cunningham Place



P7.151 Above Left: The Old House Museum, Cunningham Place

P7.152 Above Right: Cunningham Place

Stanedge Road

7.121 The eastern end of Stanedge Road leads off Fly Hill in a south-westerly direction. This is a predominantly residential area with dwellings lining both sides of the lower half of this route. Buildings of varying date and style provide terraces along the north-western edge. These properties face the road and are set back from the street, behind boundary walls. The south-eastern side of the street is contained by a continuous building line. This comprises the rear elevations of Victorian properties and boundary walls with relatively few openings. As the road continues a steep ascent, there are long-ranging views to the east over to Manners Wood but no views into the settlement.

7.122 A narrow road off the north-east side of Stanedge Road by Burton Cottage, allows access to Prospect Terrace. A two storey Victorian terrace and an adjoining building form the south-west edge of this route and fall just within the north-western edge of the Conservation Area. Mid-ranging views along this street are framed and blocked by buildings.



P7.153 Above Left: View to the east from the lower part of Stanedge Road

P7.154 Above Right: Prospect Terrace

7.123 A private un-metalled road at the top of the lower half of Stanedge Road runs level to the south-west. This area provides access to a cluster of twentieth century buildings on the periphery or within a former stone quarry. These properties comprise terraces and detached buildings, most screened by land, because of differing ground levels, boundary walls and trees. To the south-eastern side of this space, a terrace overlooks the lane with its back to the town. This early twentieth century terrace has some fine architectural details that provide interest to the street-scene, for example continuous roofs with timber fretwork to bay windows and entrance doors. Views to the land beyond the southern end of the terrace are blocked by gardens, trees and a building.



P7.155 Early twentieth century terrace, south-west of Stanedge Road

7.124 At the southern corner of Fellside, Stanedge Road turns north-west continuing with a gentle ascent. The upper part of this road is characterised by the landscape containing the buildings. The relatively few buildings along this stretch of road are large detached structures, either gable end abutting the street or set back. The majority of these properties are in educational use. They are connected by a series of stone boundary walls, helping create enclosure to the street. Trees and hedges make a significant contribution to the character of this part of the Conservation Area. From the road,

there are a few glimpses out of the area, but these are short to mid-ranging blocked by higher land. When approaching Bakewell along Stanedge Road, there are impressive views of All Saints' spire from the south-west of Fellside.



P7.156 Fellside, Stanedge Road



P7.157 Above Left: View from the south of Fellside

P7.158 Above Right: View south-east along the upper part of Stanedge Road

7.125 Stanedge Road leaves the settlement as a narrow lane flanked by hedges, trees and green verges. The road bends to the north-west, blocking views out of the Conservation Area. Enclosed fields line the road continuing north-west beyond St. Anselms School. This edge of the Conservation Area provides a good transition from the urban to the rural landscape character.