

# Bonsall

Conservation Area Appraisal

## 11. Conservation Area Boundary Review



## BOUNDARY REVIEW

### Background

Bonsall was originally designated a Conservation Area by West Derbyshire on 3<sup>rd</sup> March 1972 and then further extended by Derbyshire Dales District Council on 9<sup>th</sup> April 1991. It currently has a small amount of land and associated buildings located within the Peak District National Park.

The Conservation Area was originally composed of two distinct areas. To the north the area around Town Head was designated which included the Grade II listed Sycamore House and the cluster of older buildings around Town Head. The post war buildings along High Street were omitted. The second area of Bonsall centred on the Cross extending from buildings to the north along High Street and south to the Church of St. James. The boundary of this area was constrained to the linear development along either side of High Street and Yeoman Street and the older ranges of buildings clustered around the central area of the village (See Figure 3 for 1972 boundary).

In 1991 Bonsall Conservation Area was extended to include the landscape setting around the village and other features of local importance. The particular reasons for extending the Conservation Area were:-

- The Fountain Memorial is important to local heritage
- Ember Lane is a terrace of little altered properties with very attractive views of the Church
- The southern end of Clatterway includes the site of a former corn mill.
- The land extending up to the ridgelines on the eastern and western sides of the village is important to the overall setting and character of the settlement
- The pressure for development outside the existing Conservation Area boundary but within the built-up boundary
- The opportunities for enhancing the recreation ground.

In addition, following consultation procedures, two further areas were suggested by the Parish and County Council:-

- The wedge of land behind the Council houses at Town Head
- The area of land in The Dale linking Clatterway through to Puddle Hill.

The report, which was approved for the extension to Bonsall Conservation Area, stated that :-

*"It is proposed to extend the Bonsall Conservation Area in order to enhance the character and appearance of the area and further protect the very distinctive setting of the village. It is considered that the setting extends up to the ridge-lines on the eastern and western sides of the village and the southern end of the Clatterway which includes the site of a former corn mill. The area of land in the Dale linking Clatterway through to Puddle Hill and parts of Uppertown which straddle the Peak Park boundary are also included."*

The revised boundary of the Conservation Area was approved in April 1991 and comprised:-

1. An area which extends up to the ridge-lines on the eastern and western sides of the village. From the eastern boundary the extension then runs along Ember Lane and south down Church Street to include the Recreation Ground, the southern end of Clatterway and Study Farm
2. The area of land in the Dale comprising Clatterway through to Puddle Hill to include parts of Uppertown, which straddle the Peak Park boundary. The boundary runs north to include Yields Farm, parts of Bell Lane and Uppertown Lane and then west to include Chestnut farm.

### Review

The Review of the Conservation Area boundary begins at Uppertown, extends along the Dale, down Clatterway and then to the north as far as Town Head (See Figure 14.)

### Uppertown / The Dale

Parts of Uppertown are located within the Peak District National Park, namely buildings:-

- to the south of Moor Lane,
- the western side of Bankside
- properties along Horsedale
- properties to the south of the Dale as far as Slayley Lane.

As such, any planning controls affecting these properties are the responsibility of the Peak District National Park Authority (PDNPA).

The western boundary of the Conservation Area follows the rear boundaries of built development to the west of Uppertown Lane, Chestnut Farm and associated land and returns west to the junction with Abel Lane. It then follows the rear boundaries of properties to the south of Moor Lane and Bankside. To the east of Uppertown Lane, the boundary includes properties at 'Hillcrest' and historic buildings on both sides of Bell Lane. The boundary then follows Uppertown Lane, excluding the modern properties to the east of the lane and returns in an easterly direction to include Yields Farm and associated buildings.

Whilst the principal buildings at Yields Farm are included in the Conservation Area, the boundary currently dissects part of the outbuildings and continues in a southerly direction to the rear of ‘Glenholme’ on The Dale. For clarity it is recommended that the boundary be redrawn in this particular area. This would then include an area of land to the south of the public right of way, which is composed of steep open land, with a number of mature trees. Panoramic views can be obtained from higher land, across and beyond the Conservation Area. Equally this area is considered to enhance the setting of The Dale, especially when viewed from Slaley Lane.



*View from Slaley Lane*

**Recommendation:**

That the boundary to the east of Yields Farm be redrawn to **include** the parcel of land to the north of The Dale, extending from the rear of ‘Glenholme’ to the rear of Abbey House as shown on Figure 14a.

The buildings at Horsedale (Horsedale Farm, No.1 and No.2 Horsedale) are currently included within the boundary of the Conservation Area as identified by Derbyshire Dales District Council in 1991. However, the definitive boundary as approved by the Peak District National Park Authority in 1991 does not include Horsedale Farm.



*Horsedale*

**Recommendation:**

That the boundary be amended to **include** Horsedale Farm, as an historic building to the furthest point west of the Conservation Area. This proposed amendment requires approval by the Peak District National Park Authority (See Figure 14b).

The boundary extends along the Dale and includes the majority of buildings to the north and south, including properties at Puddle Hill and Arter Hill. Modern properties to the south of the Dale at Dale Close are excluded from the Conservation Area. The boundary continues along the Dale incorporating steep open land on both sides, until it reaches the junction with Clatterway.

No further amendments to this part of the boundary are proposed

**Clatterway**

The Conservation Area extends down Clatterway as far south as Hollowbrook Cottages. It includes properties on Study Drive, parts of Study Farm, Study Lodge and older properties at the junction (south-east) of Black Tor Road. Modern properties on Black Tor Road are excluded. It then crosses Clatterway, to include Hollowbrook Cottages and follows the ridge-line in a northerly direction, including the eastern valley side, until it reaches the public footpath, which links Church Street to Clatterway. Here it returns along the footpath adjacent to Rose Cottage.

No amendments to this part of the boundary are proposed.

**Church Street / Ember Lane / Yeoman Street / High Street/ Town Head**

From Church Street, the Conservation Area boundary includes properties to the south of Church Street, and older properties at the junction of Ember Lane. Modern properties on Church Street are excluded. The boundary follows Ember Lane and then angles, in a northerly direction to follow field boundaries to the far east of Yeoman Street and High Street and includes their hillside setting. On reaching Pounder Lane, the boundary takes in Manor Farm and other properties facing onto the northern side of the Lane until the junction with High Street. From here it tightly abuts the rear of Sycamore House and then returns in a southerly direction to include fields and open land to the far west of High Street and Yeoman Street, eventually adjoining the boundary close to Arter Hill and the Dale.

No amendments to this part of the boundary are proposed.

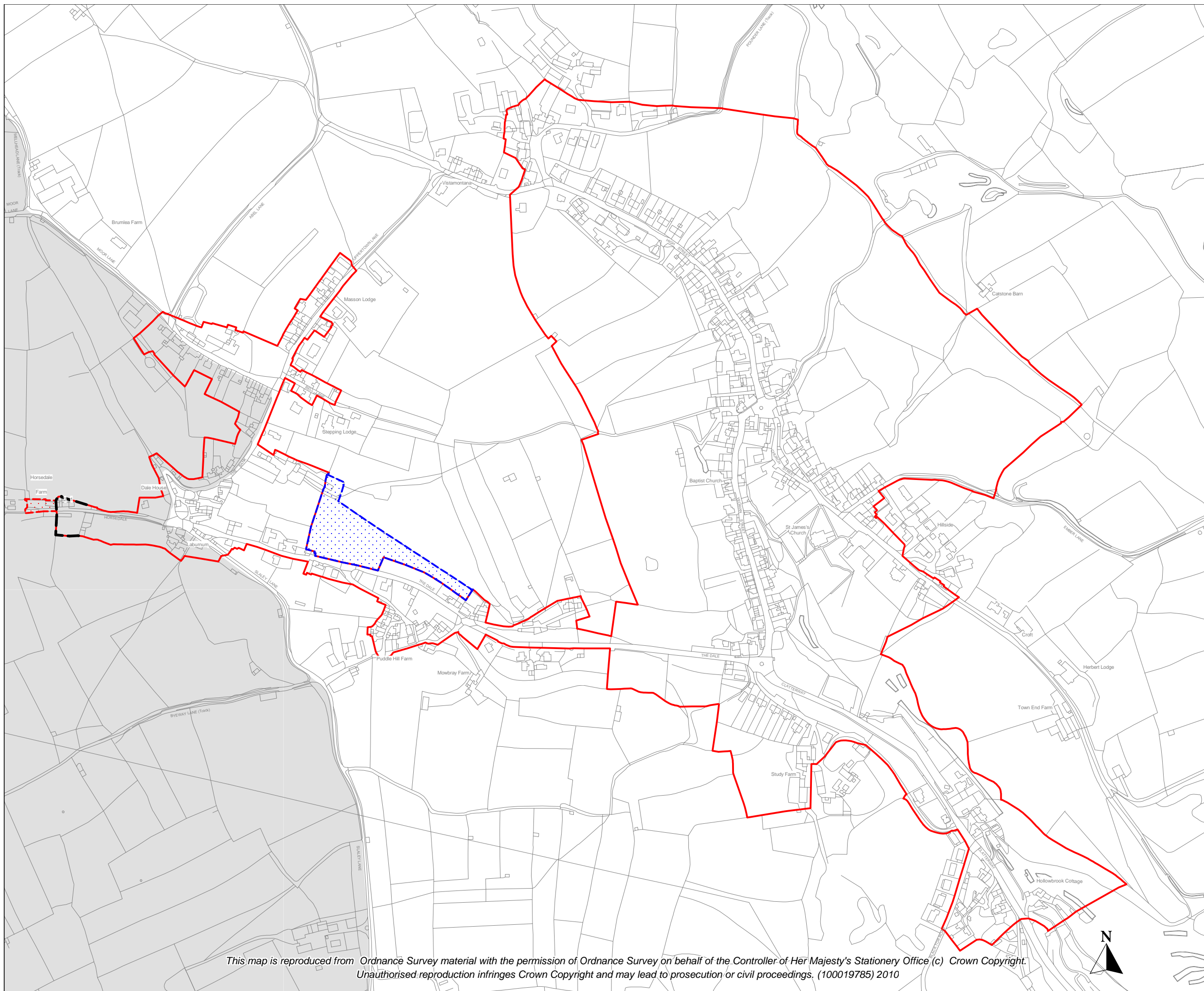
### **ADDENDUM – Approved Boundary April 2011**

A comprehensive public consultation exercise on the Bonsall Conservation Area Appraisal and proposed alterations to the boundary, was held between 13<sup>th</sup> January and 24<sup>th</sup> February 2011, with a public advisory meeting at Bonsall Village Hall on 26<sup>th</sup> January. Twenty-five individuals attended the advisory meeting, mostly local residents. Written representations from two individuals, have been received by the District Council.

Derbyshire Dales District Council's Partnership and Regeneration Committee considered those written representations, together with officer comments and recommendations, on 14<sup>th</sup> April 2011. These can be viewed in Reports and Appendices at [www.derbyshiredales.gov.uk/BonsallConservationArea](http://www.derbyshiredales.gov.uk/BonsallConservationArea)

On 14<sup>th</sup> April 2011, the District Council approved alterations to the text of the Appraisal and a proposed extension to the existing boundary of the Bonsall Conservation Area.

The boundary as approved for Bonsall Conservation Area (April 2011) can be viewed in this document at Figure 15.



**KEY**

- Bonsall Conservation Area  
Current Boundary (DDDC)
- Proposed Addition to  
Conservation Area  
(DDDC)
- Proposed Addition to  
Conservation Area  
(PDNPA)
- Land and Buildings in the  
Peak District National Park
- Peak District National  
Park Conservation Area  
Boundary (Horsedale)

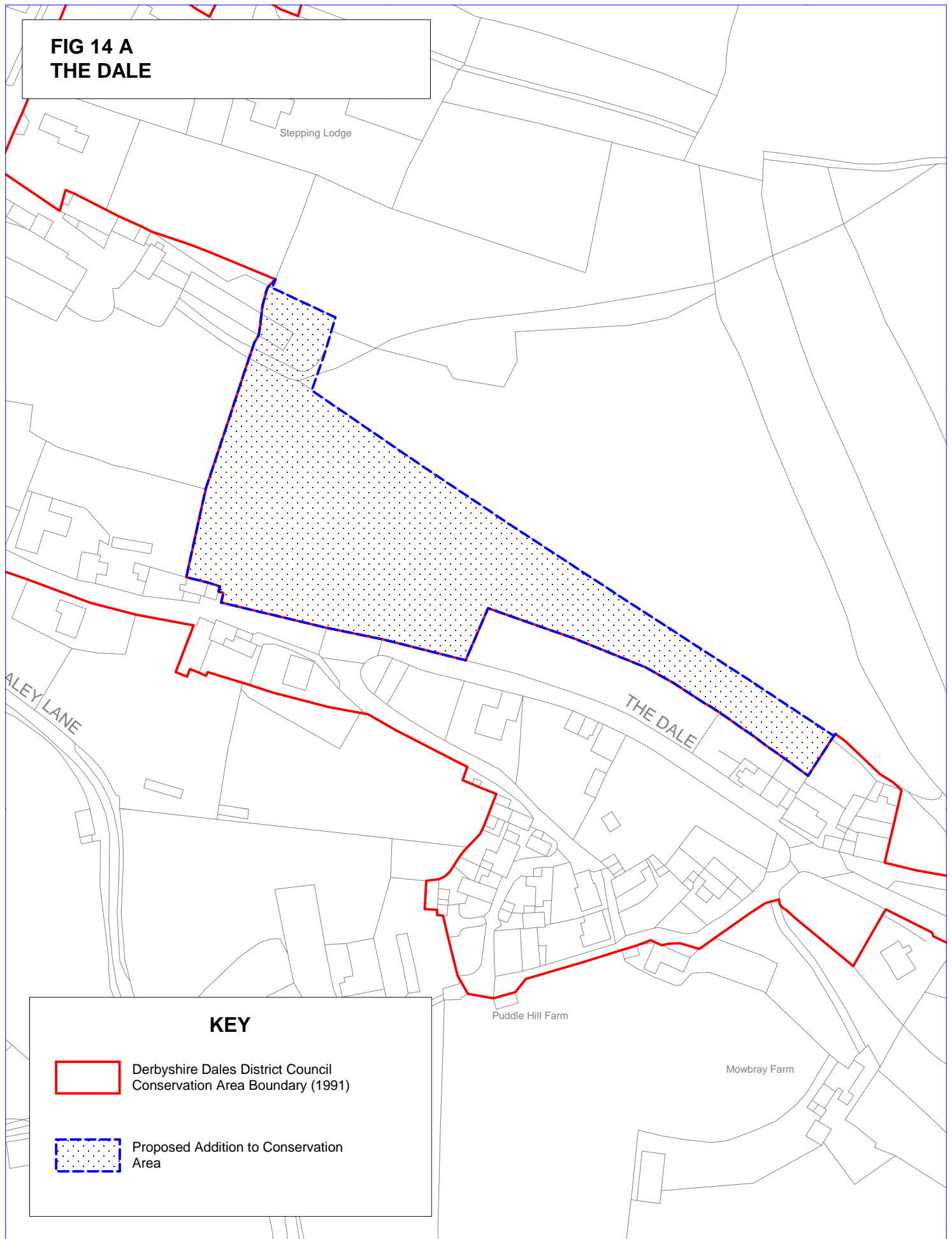
**BONSALL  
CONSERVATION AREA**

**BOUNDARY REVIEW**  
Proposed Amendment/Addition  
to Bonsall Conservation Area



FIG 14

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**FIG 14 A  
THE DALE**



**KEY**

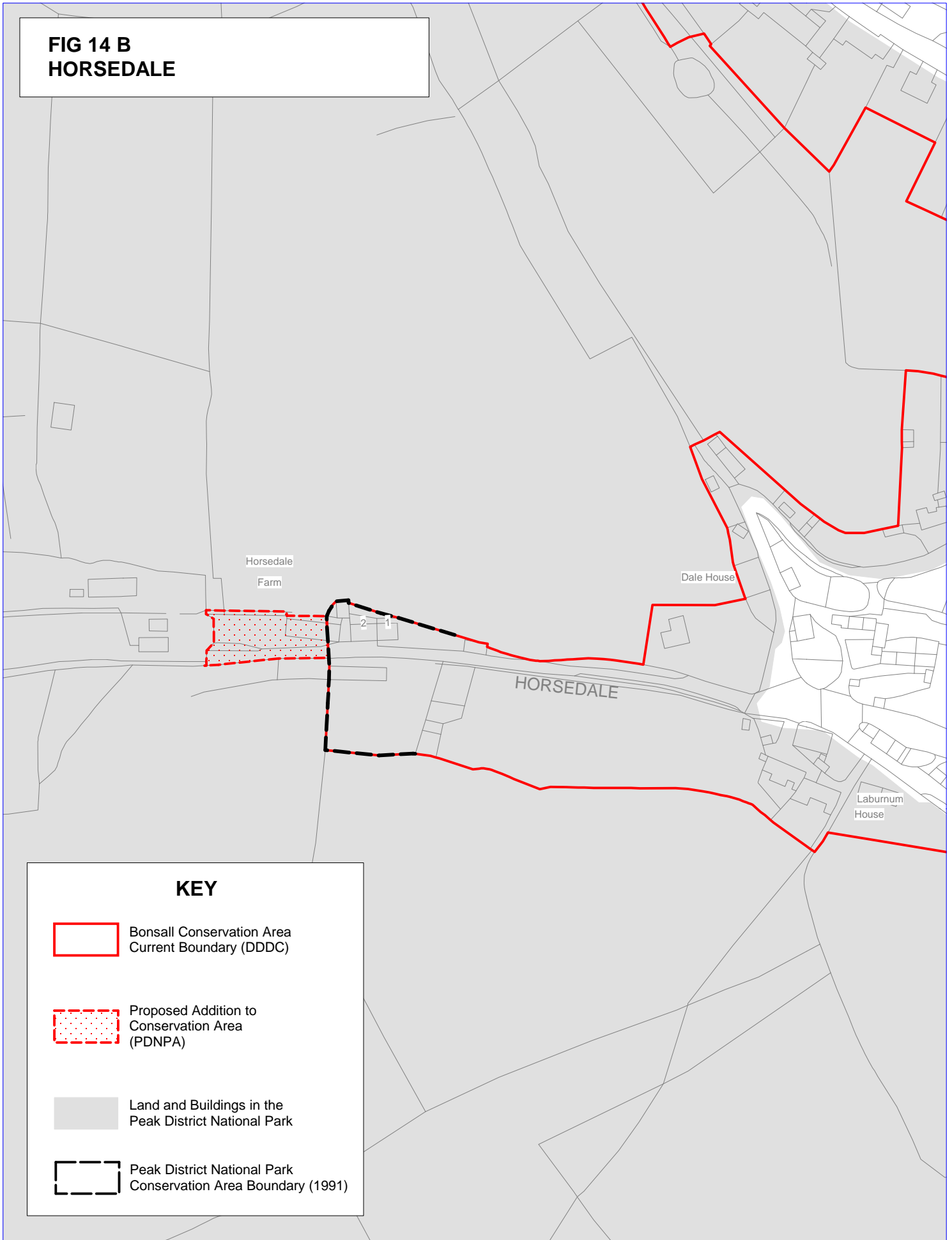
-  Derbyshire Dales District Council Conservation Area Boundary (1991)
-  Proposed Addition to Conservation Area

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**FIG 14 B  
HORSEDALE**



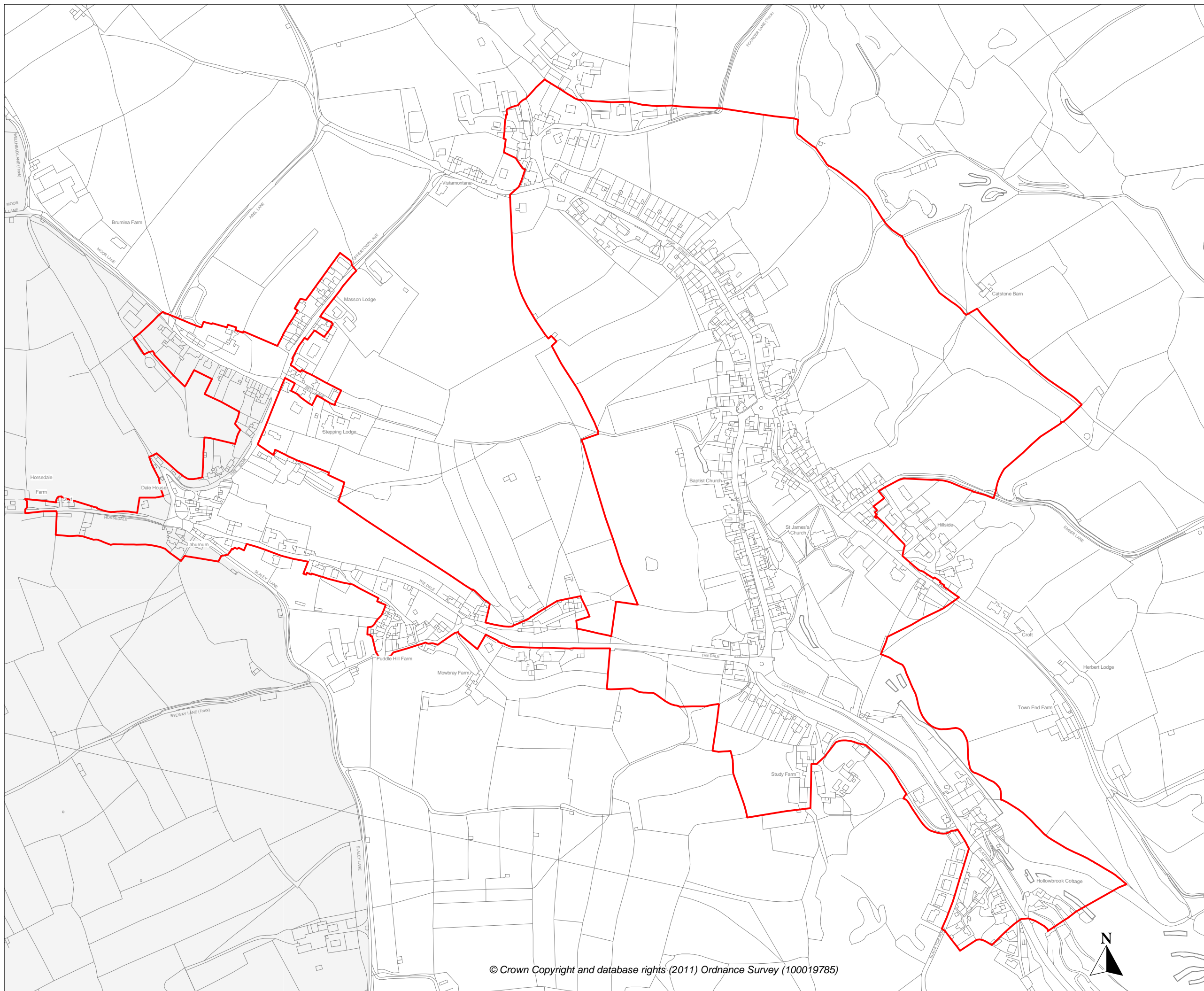
**KEY**

-  Bonsall Conservation Area Current Boundary (DDDC)
-  Proposed Addition to Conservation Area (PDNPA)
-  Land and Buildings in the Peak District National Park
-  Peak District National Park Conservation Area Boundary (1991)


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
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**KEY**

 Bonsall Conservation Area Boundary

 Land and Buildings in the Peak District National Park

**BONSALL  
CONSERVATION AREA**

**BONSALL CONSERVATION  
AREA BOUNDARY  
APPROVED APRIL 2011**

**FIGURE 15**

