



**CHURCH HILL FARM  
CRAGG LANE  
BLACKWELL  
ALFRETON**

**HERITAGE IMPACT ASSESSMENT**

**BY**

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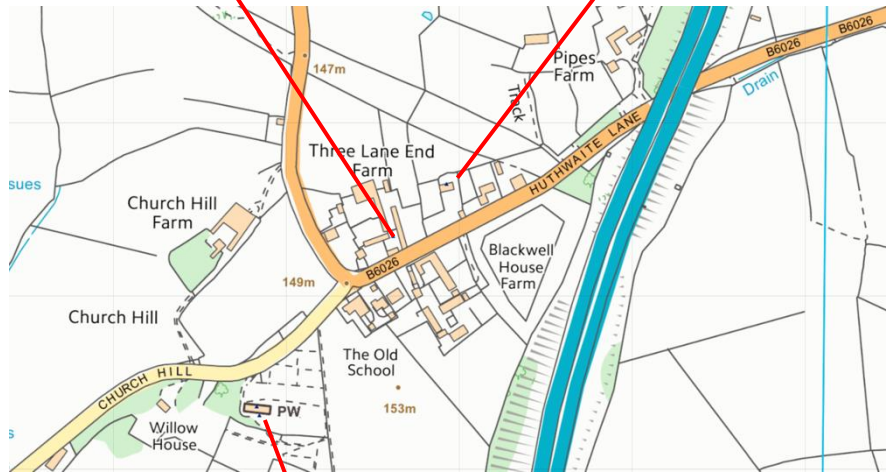
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## Section One: Heritage Assets Affected

For its relatively small size, a significant proportion of the buildings within Blackwell are of architectural or historical interest, including three that are listed.

**Three Lane End Farm, Huthwaite Lane (Grade II):** the farmhouse dates from the early 18th century with 19th century re-fronting.

**Old Farm Cottage, Huthwaite Lane (Grade II):** two-storey stone cottage dating from the mid 17<sup>th</sup> century with a number of 20th century alterations and additions.



**Church of St Werburgh, Church Hill (Grade II):** the church originates from the Saxon and Norman periods but the building we see today dates principally from the latter quarter of the 19th century when it was substantially rebuilt.

In addition to the three listed heritage assets mentioned, the following nearby buildings also obtain relative historical character:

- **Rose Cottage, Huthwaite Lane:** while not a listed building in its own right, by virtue of being attached to the adjoining listed farmhouse of Three Lane End Farm it is considered that the building benefits from the same considerations applied to a listed building.
- **Devonshire Cottage, Cragg Lane:** stone and thatched cottage dating from the late 1700s.
- **Craig House, Cragg Lane:** two-storey extending cottage, dating from the early 1800s.
- **Boucher House, Huthwaite Lane:** brick and slate buildings with an older derelict stone building to the rear.
- **The Robin Hood Hotel, Huthwaite Lane:** substantial late Victorian former public house.
- **The School House, Church Hill:** substantial late Victorian former school house.
- **The Old School, Huthwaite Lane:** former school converted in 2006 to two residential properties.
- **Willow House, Church Hill:** the former Vicarage, which is now a private residential property rebuilt in the 1960s. It is set in its own grounds and is largely hidden from view as the road descends Church Hill.
- **Blackwell House Farm, Huthwaite Lane:** one of the oldest domestic buildings in the village.

## **Section Two: Legal & Policy**

### **The Historic Environment**

These documents particularly focus on how good practice can be achieved through the principles included within national planning policy and guidance. As such, the GPAs provide information on good practice to assist LPAs, planning and other consultants, owners, applicants and other interested parties when implementing policy found within the NPPF and PPG relating to the historic environment.

Legal and policy considerations

Listed buildings are designated heritage assets.

Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act') require the Local Planning Authority (LPA) to pay special regard to the desirability of preserving listed buildings, their setting and any architectural features that they possess. In this context, the objective of preservation is to cause no harm, and is a matter of paramount concern in the planning process.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

The courts have said that these statutory requirements operate as 'the first consideration for a decision maker'. Planning decisions require balanced judgement, but in that exercise, significant weight must be given to the objective of heritage asset conservation.

This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged.

Section 72 requires the LPA to pay special attention to the desirability of preserving or enhancing the character and appearance of the CA. In this context, the objective of preservation is to cause no harm. The courts have said that these statutory requirements operate as a paramount consideration, 'the first consideration for a decision maker'.

### **Historic England**

Historic Environment Good Practice Advice in Planning

Historic England has published three Good Practice Advice in Planning Notes (GPAs), which provide supporting guidance in relation to good conservation practice: 'GPA1: Local Plan Making' (Published 25th March 2015), 'GPA2: Managing significance in Decision-Taking in the historic Environment' (Published 27th March 2015) and 'GPA3: The Setting of Heritage Assets (Second Edition Published December 2017).

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practice to assist LPAs, planning and other consultants, owners, applicants and other interested parties when implementing policy found within the NPPF and PPG relating to the historic environment.

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The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

- 1) Understand the significance of the affected assets;
- 2) Understand the impact of the proposal on that significance;
- 3) Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- 4) Look for opportunities to better reveal or enhance significance;
- 5) Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change;

## **Bolsover District Local Plan**

The Bolsover District is fortunate in having a wealth of built heritage with outstanding examples of both vernacular and fine architecture drawing upon local materials.

The Historic Environment is Objective D under the Local Plan Objectives. The following points are identified as the key components of this objective:

- a) To conserve, enhance, and where possible regenerate the District's distinctive historic environment, and cultural heritage assets including the wider settings associated with the District's outstanding heritage assets
- b) To recognise the contribution made by the historic environment to the character of landscapes, townscapes and villages
- c) To recognise the value of non-designated heritage assets and protect these where possible, and to address heritage at risk issues

The Derbyshire County Council maintained Historic Environment Record also contains a large number of known non-designated assets that contribute to the local distinctiveness of the district. It is important to recognise that these heritage assets are an irreplaceable resource which should be conserved in a manner appropriate to their significance.

The Vision and Objectives in the Plan recognises that these heritage assets have the potential to be a catalyst for improving the local quality of life and reinforcing local distinctiveness and sense of place in the District's settlements. Therefore, the overarching aim of Local

Plan policies is to ensure that heritage assets including their settings are managed in a way that ensures they are passed on to future generations in an enhanced condition where possible.

In mention of the importance of the historic environment to Bolsover, there were particular emphasis on: in the cases of development proposals affecting heritage assets, they will be permitted if they do not detract from the significance, character and setting of an asset, and will be particularly supported where they better reveal the significance of the asset. All proposals will be expected to explain the significance of the asset; identify the impact of works on the special character of the asset; and, provide a clear justification for the work, including (where relevant) identification of public benefits.

In addition to this, and in instances where permission is granted, appropriate conditions and/or planning obligations may be secured to ensure that heritage assets are appropriately conserved and/or enhanced. This may include provision for the recording of assets prior to commencement of any works.

Policy SC16 of the Local Plan concerns ‘Development Within or Impacting upon Conservation Area’s’. This is of relevance as Church Hill Farm is within Old Blackwell Conservation Area. The following points were deemed to be worth of mention:

- When considering applications for developments within them, a duty is placed on the local planning authority to pay special attention to the desirability of preserving or

enhancing the character or appearance of the conservation area

- Designation of an area as a conservation area does not mean that no change or development will be allowed, but rather that new buildings and uses should respect the established character of the area. Policy SC16 aims to ensure that conservation areas do not become no-go areas for development, but that new development complements the existing character of these special townscapes.
- Development proposals within or impacting upon Conservation Areas will be permitted where they preserve or enhance the character and appearance of the area and its setting. Applications will be considered in relation to how well the design and location of the proposal has taken account of a) The development characteristics and context of the conservation area, in terms of important buildings and important open spaces b) Landscapes, walls, trees and views into or out of the area c) The form, scale, size and massing of nearby buildings, together with materials of construction

Policy SC17 of the Local Plan concerns ‘Development affecting Listed Buildings and their Settings’. This is also of relevance as Church Hill Farm within relatively close proximity to three listed buildings (shown in Section One above). The following points were deemed worthy of mention:

- This policy aims to ensure that the District’s listed buildings are retained for future generations to enjoy their shared built inheritance.

- Proposals for alterations to, or changes of use of listed buildings will be supported where they protect the significance of the heritage asset (including its setting), including impacts on the character, architectural merit or historic interest of the building.
- Proposals should consider factors such as materials, layout, architectural features, scale and design. Proposals which allow for viable uses that are compatible with the conservation of the fabric of the building and its setting will generally be supported.
- As set out in national guidance, where a proposed development will lead to substantial harm to or loss of a designated heritage asset, the Council will refuse consent except in exceptional circumstances. Exceptional circumstances would include demonstrating that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

## Historic England

### Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12

Significance is one of the guiding principles running through the historic environment section of the NPPF. The NPPF defines significance as ‘the value of a heritage asset to this and future generations because of its heritage interest’. Such interest may be archaeological, architectural, artistic or historic’ and it may derive ‘not only from a heritage asset’s physical presence, but also from its setting’.

It therefore follows from the NPPF requirement that an understanding of significance must stem from the interest(s) of the heritage asset, whether archaeological, architectural, artistic or historic, or a combination of these; and that this understanding:

- must describe significance following appropriate analysis, no matter what the level of significance or the scope of the proposal;
- should be sufficient, though no more, for an understanding of the impact of the proposal on the significance, both positive and negative; and
- sufficient for the LPA to come to a judgment about the level of impact on that significance and therefore on the merits of the proposal.

1. Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits

2. Understand the significance of the asset(s)  
These two stages fulfil the requirement in paragraph 189 of the NPPF and are undertaken by the applicant.

3. Understand the impact of the proposal on that significance  
This stage fulfils the requirement in paragraph 190 of the NPPF and is undertaken by the LPA. However, the applicant needs to be aware of impacts so that the analysis of significance submitted to the LPA, under paragraph 189, is sufficient in its level of detail.

4. Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF

5. Look for opportunities to better reveal or enhance significance  
These two stages are addressed by the assessment of impact by the LPA but may also be addressed by the applicant in reaching a decision on the scope and design of a proposal. Indeed, assessment of these three latter stages by the applicant prior to application may assist a positive assessment of impact by the LPA, thus leading to better outcomes for applicants, reducing both abortive work and delays.

6. In practice developing applications for heritage-related consents will usually mean following a staged approach to decision-making. The development of proposals for change to heritage assets, and the consideration of subsequent applications based on the resultant proposals, benefits from a structured approach to the assembly and analysis of relevant information. A staged approach would usually embrace the following stages, informed by the scope of the proposal:

7. This sequence, where design of the proposal follows investigation of significance, is better than the contrary, where proposals are developed and designed before significance has been assessed. Taking decisions about a proposal out of sequence – the staged approach - can lead to abortive work, raised costs and delays. Assessing significance before a proposal is planned can lead to better outcomes for the applicant by

influencing the design by mitigating harmful impacts on significance, enhancing significance where possible, and thereby showing how any remaining harm is justified.

8 The NPPF requires only that significance is suitably assessed by the applicant, and does not prescribe a format or title for analyses of heritage significance and/or impact. Analysis of significance, in a statement of heritage significance, is related to wider descriptions of significance and impact, often called Heritage Statements, Heritage Impact Statements, and Heritage Assessments. All of these go further than statements of heritage significance by detailing the impact of a proposal on significance, how it can be avoided, minimised or mitigated, and its justification, if that is not possible, in whole or in part. Statements of heritage significance are an essential component of such statements and may form the first section where the staged approach is taken.

9. Where potential or actual archaeological interest would justify expert investigation of a heritage asset, an archaeological desk-based assessment and, if necessary, a field evaluation is likely to be necessary. This is considered further in paragraphs 21-23 below. It is worth noting that a building or structure may have archaeological potential, in which case the field evaluation stage is better referred to as archaeological investigation, to avoid confusion (see also the ClfA Standard and guidance for the archaeological investigation and recording of standing buildings or structures).

10. In summary, what is needed is an impartial analysis of significance and the contribution of setting<sup>3</sup>. A Statement of Heritage Significance is not an advocacy document, seeking to justify a scheme which has already been designed; it is more an objective analysis of significance, an opportunity to describe what matters and why, in terms of heritage significance.



## **National Planning Policy Framework (NPPF)**

### **Heritage Assets**

The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically identified by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

### **Paragraph 189**

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

### **Paragraph 193**

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

### **Paragraph 200**

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

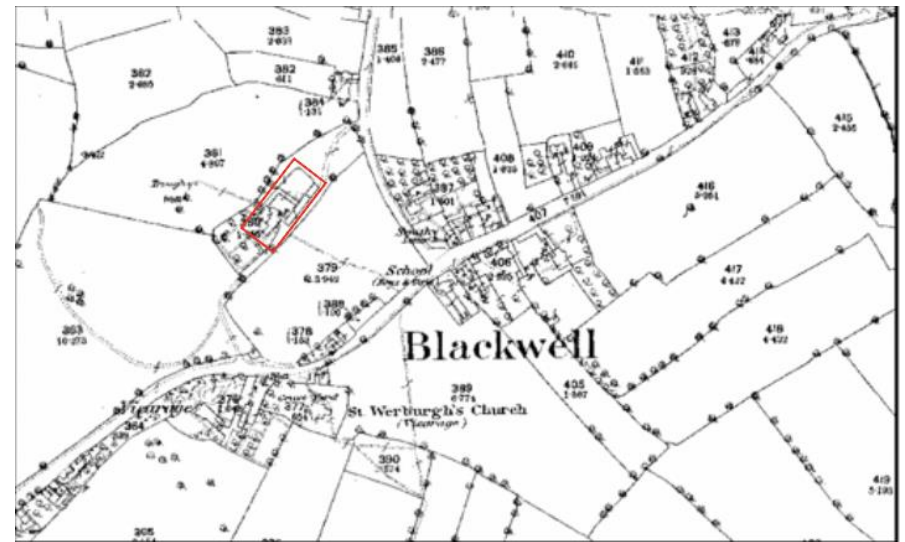
### Section Three: Map Regression

The modern OS map clearly shows the simple street pattern of two minor roads within the village: the B6026 (Huthwaite Lane), which becomes Cragg Lane, enters the village from the east and then loops northwards towards Newton. Church Hill joins the B6026 at the point where it turns to the north.



Modern OS Map. Source: Historic England (2020)

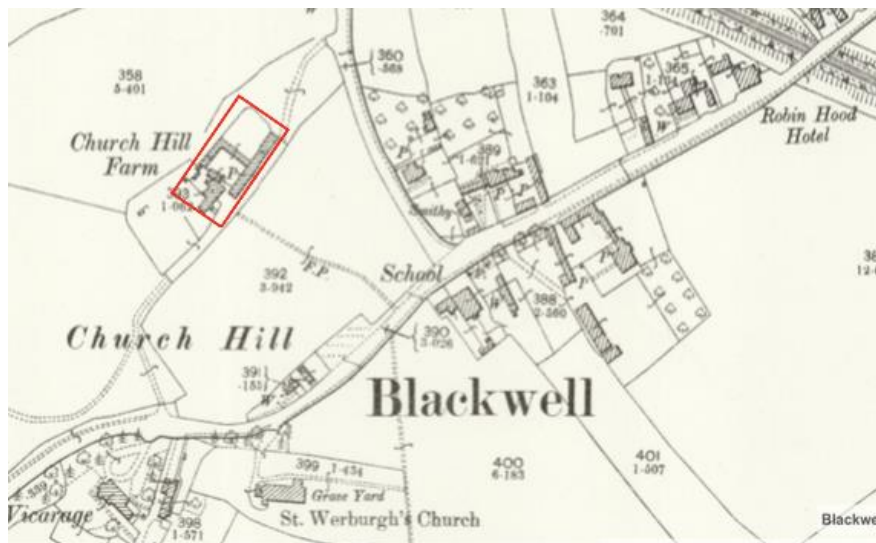
The first detailed OS Map is not available until 1879. However, compared with the modern OS Map shown, it is evident that Blackwell's local road network has remained unaltered and is thus historically important. Alongside this, Church Hill Farm and its outbuildings (outlined in red) also appear to be unaltered from the earliest map image of 1879. Hence further affirming the historic character of the site.



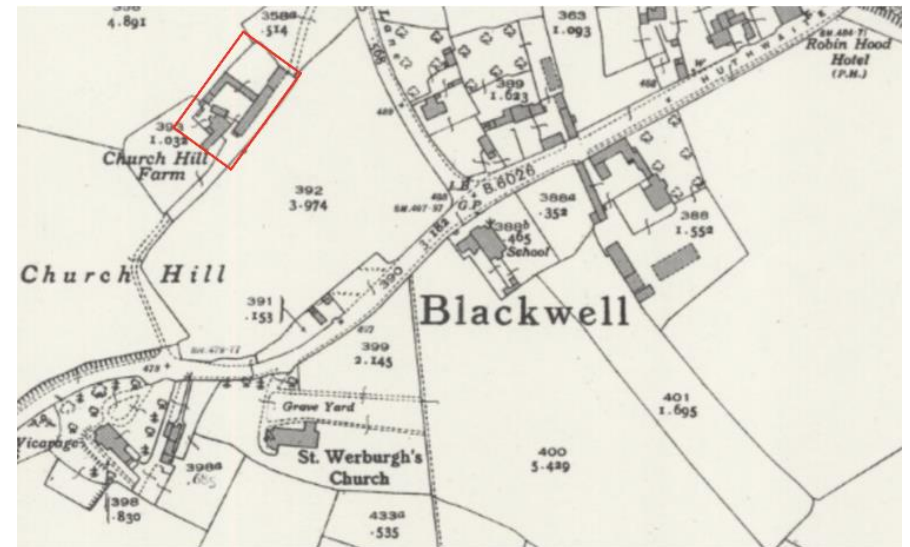
OS Map. Derbyshire XXXVI.5. Surveyed 1879. Published 1880. Source: Old Blackwell Conservation Area Appraisal and Management Plan (2010).

The map regression below shows that the historic core of buildings within the village, such as the Old School, Three Lane End Farm, Old Farm Cottage (see Section One for full list), located on Huthwaite Lane and Cragg Lane, have also remained intact and not been added to.

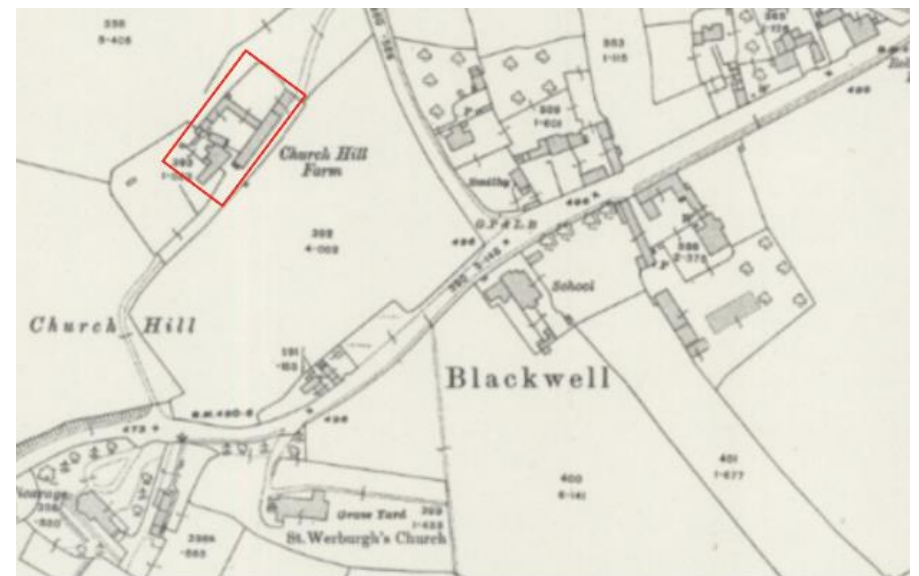
The separation of Church Hill farm from this nucleated core of historic buildings is also evident via mapping. Indeed, to the west of Cragg Lane, Devonshire Cottage and Church Hill Farm and its range of outbuildings are the only built developments. The parish church also stands alone on the southern edge of the village.



OS Map 25". Derbyshire XXXVI.5. Revised: 1898. Published: 1898



OS Map 25". Derbyshire XXXVI.5. Revised: 1914. Published: 1914



OS Map 25". Derbyshire XXXVI.5. Revised: 1939. Published: 1939.

## Section Four: Historical Significance

### Blackwell

Old Blackwell is a small village situated in the district of Bolsover in Derbyshire, located within the parish of Blackwell. The earliest recorded description of Blackwell was found in 'A New Historical and Descriptive View of Derbyshire: From the Remotest Period to the Present Time, Volume 1 (1811)' that has been provided below:

**BLACKWELL**, in Domesday called, *Blach-  
cuelle*, is a parish, containing but one ham-  
let of the same name. The living of Black-  
well is a vicarage, and the church is dedicated  
to St. Werburgh. In former times, it belonged  
to the priory of *Thurgarton*, in Nottingham-  
shire. The clear value is £10. 0s. and yearly  
tenths 10s. 5d. The Duke of Devonshire is  
the patron.

The extract from Kelly's Directory of Derbyshire (1899) provides a more extensive description of the parish of Blackwell:

**BLACKWELL** is a parish, 3 miles north-west from Pinxton station and three-quarters of a mile from Westhouses and Blackwell station, both on the Erewash Valley line of the Midland railway, 3½ north-east from Alfreton, and 134 from London, in the Mid division of the county, hundred of Scarsdale, Mansfield union, Alfreton petty sessional division and county court district, rural deanery of Alfreton, archdeaconry of Derby and diocese of Southwell. The Normanton brook runs through the parish. The church of St. Werburg is a small edifice of stone, consisting of chancel, nave, aisles, south porch and a lofty embattled western tower containing 3 bells, dated respectively 1878, 1611 and 1587; the church, with the exception of part of the arcade on the north side, was rebuilt in 1827-8, and again rebuilt and enlarged, with the exception of the tower, in 1879, at a cost of £2,260, under the direction of Mr. J. B. Mitchell-Withers, architect, of Sheffield; in 1891 the church was decorated at a cost of £100, and a brass lectern provided; the church affords 220 sittings: in the south-east corner of the churchyard

is an old Runic stone, supposed to be part of an ancient cross, coeval with and closely resembling the cross at Taddington; it stands 5 feet out of the ground and measures 16 inches by 12 inches; the east and west sides are carved with interlacing knot work and the north and south with circular braids; in the churchyard is also a remarkable yew tree. The register dates from the year 1685. The living is a vicarage, net yearly value £270, with 11 acres of glebe and residence, in the gift of the Duke of Devonshire K.G. and held since 1899 by the Rev. Samuel Chambers Furnston M.A. of St. John's College, Oxford. St. Saviour's Mission church, at Westhouses, erected in 1898, at a cost of about £350, is a structure of iron, and will seat 150 persons. There is a Primitive Methodist school chapel at Newton, and a Wesleyan chapel at Blackwell, erected in 1875 and seating 500; this chapel is registered for solemnization of marriages, and has a minister's residence attached. There is also a Wesleyan chapel at Berrister, erected in 1876 with 250 sittings. Gisborne's charity of £7 7s. yearly, left

Kelly's Directory of Derbyshire (1899) also details the following with respect to the farming practices of Blackwell:

*'The soil is chiefly loam and clay; subsoil principally clay. The crops are the usual cereals, but the land is chiefly in pasture.'*

The fact that the land is 'chiefly in pasture' could explain the survival of the village historic core (as discussed in Section Three). Chambers (1969), in his study of farming practices of the Midlands, state that land better suited to the more profitable pasture became the first to be enclosed by private agreement. This is prior to the late C18/C19 wave of parliamentary acts.

Further inspection of Kelly's Directory of Derbyshire (1899) reveals Blackwell's principle landowners:

*'The principle landowners are the Duke of Devonshire, the Countess of Carnarvon, John Stephen Sampson esq. J.P. of Tibshelf, and the Blackwell Colliery Co. Limited.'*

It may be as the majority of Blackwell was under a consolidated pattern of land ownership, such a 'closed village' restricted growth or development within Blackwell throughout the golden age of farming.

### Church Hill Farm

Trade directories and newspaper archives have been examined in an effort to better understand the historical significance of Church Hill farm.

In regards to its historical ownership, there is a surviving boundary on Church Hill Farm that potentially indicates that it was previously under the manorial ownership of either the Duke of Devonshire or the Earl of Carnarvon.

The Old Blackwell Conservation Area Appraisal and Management Plan (2010) outlines the following:

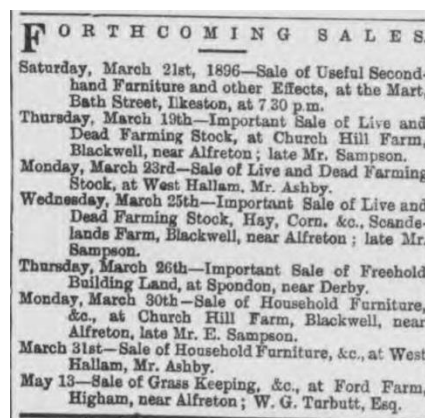
*“The division of manorial ownership continued right through the 16th and 17th centuries. In 1742 the Duke of Devonshire purchased that part of the manor held by Gilbert Holles, Earl of Clare, and held onto the lands as part of the Hardwick estates until the early 20th century when the land and estate farms were sold. The other part of the manor had passed by marriage to the Earl of Carnarvon. A surviving boundary marker with carved lettering ‘DD’ and ‘EC’ on adjoining faces can still be seen at Church Hill Farm*

The Directory of Derbyshire (1891) identified a man named Edward Sampson as the ‘farmer & overseer & poor rate collector’ of Church Hill Farm, and then in the Directory of Derbyshire (1895) as the ‘farmer and landowner’ of Church Hill Farm.

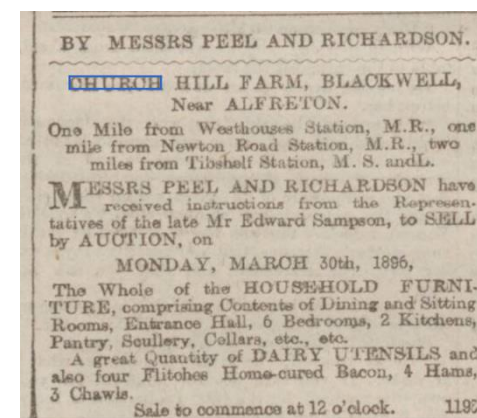
Prior to these mentions, Edward Sampson was initially identified in the Post Office Directory of Derbyshire & Nottinghamshire (1855) as

simply a ‘farmer’, and then again as a ‘farmer’ in Harrod & Co’s Postal and Commercial Directory of Derbyshire, Leicestershire, Rutland and Staffordshire (1870). Therefore, we can presume that between 1870 to 1895 Edward Sampson obtained ownership of Church Hill Farm.

The death of Edward Sampson in March 1896 provides evidence on the former farming practices that were underway on the farm. As in the event of his death, by the instruction of relatives, his assets, of which appear to be the entire contents of the farm, were sought to be sold to the public. The images below are examples of the several listings that were placed in local newspapers throughout March 1896:



Derby Mercury, Wednesday 18 March 1896



Derbyshire Times and Chesterfield Herald, Saturday 28 March 1896

**CHURCH HILL FARM, BLACKWELL,  
NEAR ALFRETON.**

1 mile from West Houses Station and Newton Road Station, M.R., and 2 miles from Tibshelf Station, M.S.L.

MESSES PHEL and RICHARDSON have received instructions from the representatives of the late Mr Edward Sampson, to SELL by AUCTION, on

THURSDAY, MARCH 19th, 1896,

the whole of the valuable Live and Dead Farming Stock, etc., as follows:—

Tools, Implements, Carriages, Harness, etc., for a farm of 150 acres, including a 4 h.p. Vertical Steam Engine, a Boiler, with Grist Mill and Chaff Cutter, Shafting and Belting complete (new within the last four years).

28 BEASTS, including 6 grand fat Bulls, 6 prime fat maiden Heifers, 1 fat Cow, 5 young barren Cows, 5 barren Heifers, 2 in calf Heifers, 5 reared Bull Calves, 2 reared Cow Calves, 2 fat Calves, 3 weeks old.

20 SHEEP, viz:—20 fat Wethers and Theaves.

5 HORSES, viz:—Brown Mare, "Flower," 15.2 hands high, believed to be sound, quiet, and good worker; chestnut Mare, "Fan," 5 years, believed to be sound, quiet, and good worker, suitable for town work; brown Mare, "Violet," 17 hands high, 6 years, quiet, and good worker; Bay, two-year-old, cart Colt; grey two-year-old cart colt; brown two-year-old Cart Colt; Bay Cart Horse, "Jolly," 4 years, 17 hands high, by "Kitchen Hero," believed to be sound, quiet, and good worker. Rean Mare, "Gipsy," in foal to "Great Alfred."

9 FAT PIGS, viz:—7 Porkers about 12 stone each, 2 Fat Hog Pigs, about 25 stone each.

15 Couples of Fowls.  
5 Sacks of Wheat.  
3 Sacks of Potatoes.

Sale to commence at 12 o'clock.

Luncheon will be provided at the place of sale as a charge of 1s 6d each, which will be returned on day of sale only to purchasers. The auctioneers wish to call the special attention of butchers, farmers, and dealers, to this important sale. The fat beasts will be found to be particularly ripe, and of excellent quality; the stores are all young and fresh, and are well worthy the attention of graziers. Fat Beasts can remain until March 24th at the Purchasers' risk.

Full particulars in catalogue, which may be obtained from the auctioneers, King St., Alfreton, Bath St., Ilkeston, and Castle Market, Derby. 863.

The Derbyshire Times and Chesterfield Herald (1896) gave the most extensive description of the livestock contents at Church Hill Farm. This can be summarised as: '28 Beasts', of which all appear to be cattle, including '6 grand fat Bulls' and '6 prime fat Heifers', as well as '20 Sheep', '5 Horses', '9 Fat Pigs' and '15 Couples of Fowls'.

The Derbyshire Times and Chesterfield Herald (1896) also stated there were '5 Sacks of Wheat' and '3 Sacks of Potatoes' for sale. This indicates that Church Hill Farm practiced mixed farming i.e. a system of farming that involved the growing of crops and the raising of livestock.

However, in light of the previous mention of the Kelly's Directory of Derbyshire (1899) describing the land of Blackwell in 'chiefly in pasture', and also with the amount of crops compared to the number of livestock for sale, we can assume that Church Hill Farm

took part in primarily livestock farming.

In light of the livestock and items for sale in the aftermath of Edward Sampson's death, this report infers that Church Hill Farm should be regarded as a low/mid status farmstead.

### The Sampson Family

In the Derby Mercury (1896) (shown on page 11), it is stated that the location of the sale for Edward Sampson's property is at Scanderlands Farm as well as Church Hill Farm. This hints at the ownership of this farm by Edward Sampson also. Scanderlands farm is located on Gloves Lane, off Alfreton Road, on the northern side of Blackwell. Edward Sampson's family ownership of the farm was confirmed by the extract below.

Marriott Rev. Henry Poole, M.A., vicar, The Vicarage	Blackwell Joseph, Hillcote
GENERAL TRADES, &c.	Booker George, Newton
Ball Mrs Harriet, Robin Hood and Little John	Boot William, Newton
Boucher John, wheelwright	Branson Neville, Newton
Bettridge John, schoolmaster and registrar of births and deaths	Bryon John, Hillcote
Dobb George, shopkeeper, Newton	Childs William
Dobb Matthew, shopkeeper	Clarke Mrs, and landowner, Newton
Dobb Samuel, George and Dragon inn, and butcher, Newton	Downing Mrs
Eaton John, colliery manager, Newton	Downing William, West House farm
Edge Edward A., shopkeeper, Newton	Edge Edward A., Newton
Green John, blacksmith, Newton	Gent Edmund, Hillcote
Marriott John, blacksmith, agricultural implement maker, engineer & machinist	Haslam John
Shooter Thomas, shopkeeper, Newton	Longmate Robert, Newton
Wilkinson Hen., wheelwright and carrier	Machine Charles
Wilson Samuel, wheelwright	Marriott Richard
FARMERS.	Mellers Nathan, and maltster and landowner, Newton
Askew Mrs, Hillcote	Pipes Richard
Ball Luke, Hillcote Hall	Sampson Edward
Ball Mrs Mary, Hillcote	Sampson Stephen, and landowner
Bettridge John, Newton	Sampson Thomas, and landowner, Scanderlands farm
	Wall Roger
	White George, White Top farm
	Wilson, Samuel

Harrod & Co's Postal and Commercial Directory of Derbyshire, Leicestershire, Rutland and Staffordshire 1870.

Thomas Sampson is listed as the owner of Scanderlands farm in this directory. It should be recognised that this is presumed to be a different person to 'Thomas Holdsworth Sampson esq. of Tibshelf' that was listed in the Kelly's Directory of Derbyshire (1912) as one of the principal landowners of Blackwell. As in Kelly's Directory of Derbyshire (1899) a 'John Stephen Sampson esq. J.P. of Tibshelf' was listed as one of the principal landowners in Blackwell. This infers that Thomas Holdsworth Sampson was perhaps the son of John Stephen Sampson. And therefore, a different member of the Sampson family than the original Thomas Sampson listed in 1870 as the owner of Scanderlands farm.

A more detailed family tree and inspection of the census records is necessary to overcome the degree of confusion here. However, this report presumes that Scanderlands farm was passed down to Edward Sampson at some point after 1870.

Another significant point to note here is that various male members of the Sampson family are listed as one of the principal landowners in Blackwell throughout trade directories in late C19 and early C20. The family were therefore evidently a prominent farming and landowning family in Blackwell.

### **Archaeological importance of Church Hill Farm**

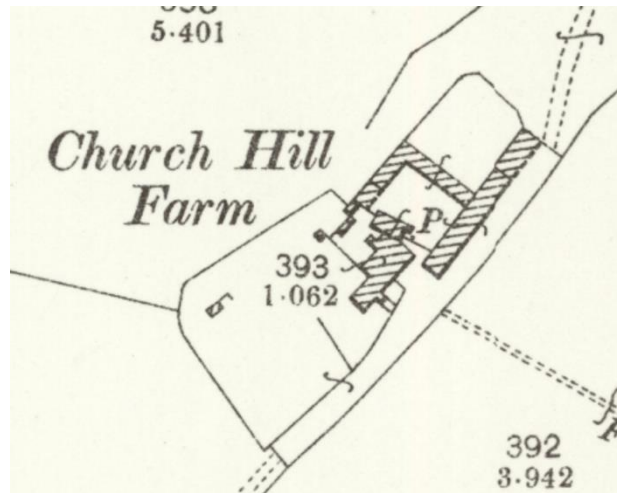
The land around Church Hill Farm in particular is considered to be archaeologically important and may well be the location of a medieval settlement and manor house. The Old Blackwell Conservation Area Appraisal and Management Plan (2010) states:

*"[there is] former entrenchment and earthworks at Church Hill (...) a possible location of the former manor house".*

The site is under the Nottinghamshire Historic Environment Record (Ref: SO/IN/2/2/18) and the archaeological element is recorded in more detail on the Derbyshire Historic Environment Record (HER No.1807).

## Section Five: Architectural Significance

As mentioned on page 12, due to the livestock contents for sale, Church Hill Farm was deemed a low/mid status farmstead. This assessment is further affirmed by the arrangement of outbuildings shown in the map below, large enough to support a mixed- farming complex.



OS Map 25". Derbyshire XXXVI.5. Revised: 1898.  
Published: 1898

The buildings in Church Hill Farm are suffering from incremental loss of historical detail, including alterations to door and window openings, the inappropriate use of modern materials, and the replacement of traditional doors and windows with modern examples. The addition of these incongruous features detracts from the character and appearance of Blackwell. Indeed, especially in

consideration of the Old Blackwell Conservation Area and Management Plan (2010) explicitly outlining the following:

*“the survival of many farm houses, attached barns and outbuildings which formed the core of the farming community in the late 18<sup>th</sup> and 19<sup>th</sup> centuries is central to the character of the area”.*



Several piecemeal additions to the rear elevations of the farmhouse have resulted in an asymmetrical and unbalanced composition. This is commonplace for an integrated farm complex, although the present proposal will improve upon the unsightly accretions







The slate roofs are original historic fabric; this demonstrates the aspirational intentions of the original owner / tenant farmer. There are C20 corrugated sheet roofing on some of the outbuildings that detract from the overall character of the farm complex.



The use of coloured cement render on a variety of the external walls also poses a significant detraction to the character of the building; it lacks uniformity and leaves significant portions of the brickwork exposed.



## Section Six: Proposal

### The Challenge

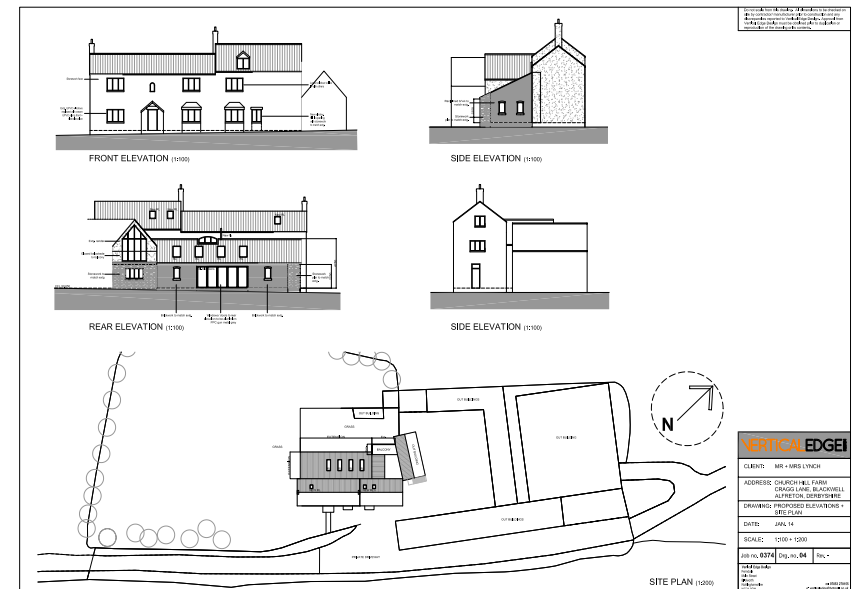
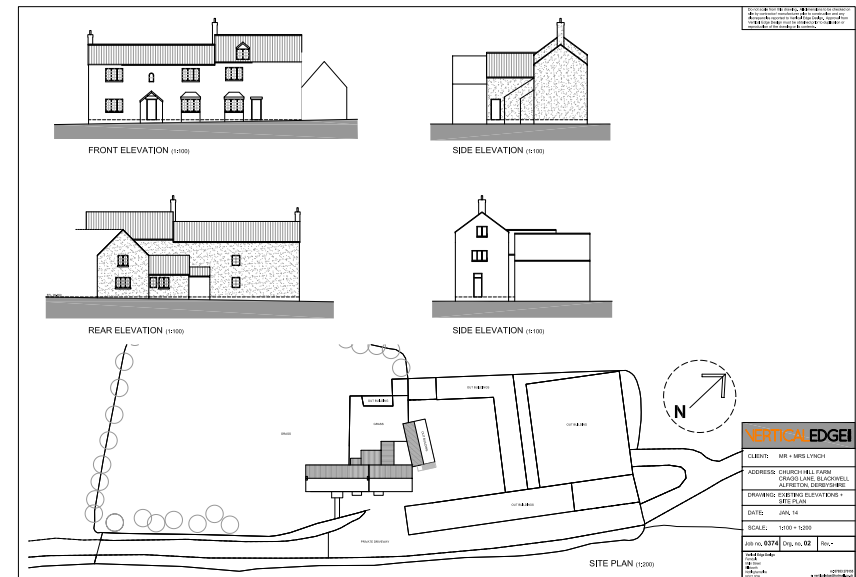
The applicant is seeking to achieve an extension to a semi-detached pair of Victorian cottages that together are Church Hill Farm. The proposed works will be subordinate to the existing building. In line with para. 197 of the NPPF (2012) outlined below:

*'In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'*

In accordance with the requirements set out by the NPPF, the proposed work will not be unduly prominent and the change in appearance caused by the new proposed extension will improve the overall character and appearance of the farm complex.

### Prior consent

The proposal benefits from a previous consent for an extension to the farmhouse that has not been implemented (see right, existing and proposed). Notwithstanding this, a precedent has been set for alterations to this non-designated heritage asset and the newly submitted proposal amounts to no more than a set of modest changes to the previous scheme.



## The Proposed Scheme

The proposed changes are discussed below, and consideration is given to the impact on the character and appearance of Church Hill Farm. In each of the architect's drawings, the red line indicates the outline and extent of the previously granted approval.

### North West Elevation

The North West elevation adopts a minimalist approach to resolve the harmful character of the previous piecemeal accretions. The kitchen range takes reference from the existing outbuilding.

The existing two storey brick outbuilding is unduly prominent and its loss will enhance the overall massing of the farm complex; the brick outbuilding interferes with the gable elevation and its replacement with the new kitchen range will restore the traditional proportions of the building.

Furthermore, the outbuilding is in a very poor structural condition; there is cracking in the masonry and the North East wall is significantly bowed due to lack of restraint both at floor and eaves level. The roof is in poor condition and much of the roof structure is rotten. Much of the brickwork is badly decayed

The proposed kitchen is to be sited at a perpendicular angle to the principle linear farmhouse, with a reduced ridge height and set back to ensure it does not interfere with the principle gable as observed with the existing two storey outbuilding range.

The distinctive gable elevation will then be viewed as a distinct element, thereby improving the overall character of the site. The material treatment of new kitchen range will employ zinc walling and a standing seam roof. This contemporary aesthetic is employed to provide a clean 'break' from the vernacular limestone and Welsh slate roof, thereby ensuring the extension is read as a separate element and does not distort the traditional proportions of the linear farmhouse range.



## South East Elevation

The two bay windows on the South East elevation will be removed and replaced with casement windows. These windows will be conservation appropriate; built in a durable hard wood with slimline double glaze units and integrated glazing bars. The stone lintels above the casements will be made to match the existing lintels on the South East elevation. No attempt is made here to contrast with the vernacular proportions and material treatment of the existing apertures, as it is the principle and most architecturally significant elevation of the building.

The C20 stone porch is an alien element which is wholly out of character with a historic farmstead. Its removal will improve the overall character of the non-designated heritage asset.

The gable end of the newly proposed kitchen block will be visible from the South East elevation. While this may be considered to impact on the linear proportions of the original farmhouse, it must be acknowledged that the previous approval granted included a perpendicular range with a prominent gable end visible from the front of the farmhouse. The revised scheme results in a reduced ridge height and lower eaves and will be less prominent as a result.

The South East elevation, recognised as the most prominent aspect of the farm complex, will be given a sensitive adaptation in materials to match. There will be no harmful incongruous elements and the vernacular features of the building will remain as the dominant built form.



### South West Elevation

There are major structural issues on the South West gable end; these will be addressed and repaired to a structural engineer's specification. The house will be repointed using a lime based mortar mix. These improvements will provide the building with some much needed attention, that is presently recognised as a non-designated heritage asset 'at risk'.

It is once again noted that the previous approval features a series of more substantial extensions to the property. The flat roofed single storey extension that forms part of the present proposal is read as a contemporary feature from the South West elevation and avoids the effect of piecemeal adaptation through the use of a lean-to single storey range.

The chimney on the gable end will be built up to a new height and finished with a simple projecting brick and brick on edge coping.

### North East Elevation

There are similar structural issues on the North East elevation and these will be addressed in accordance with the structural engineer's specification. The perpendicular extensions are once again proposed at a reduced ridge height to the previous approval. As such they will be interpreted as subordinate elements in the style of a traditional service wing to a linear farmhouse.



## Section Seven: Conclusion

In summary, each of the proposed changes are considered to be acceptable, in accordance with Paragraph 197 of the NPPF, Section 72 of the Listed Building and Conservation Areas Act (1990), Objective D of The Bolsover Strategic Local Plan and finally GPA2 and 3 of Historic England's guidance when making change in the historic environment.

The most important consideration is the existing approval, which is considered a more impactful and visually prominent scheme than the present proposal. The architect has taken careful consideration to design a scheme that is more harmonious with the historic farm complex; where necessary a contemporary approach has been taken to provide a clean break from the original vernacular fabric of the linear farmstead. The new perpendicular ranges are an improvement on the previous harmful, piecemeal adaptations.

The newly built form works with the existing buildings to make a building that functions in a way that allows for a more commodious living environment, thereby securing the longevity of the non-designated heritage asset. The careful massing of the three elements of the extension are designed to give a balanced juxtaposition of shapes and supports the notion that contemporary architecture can be a compliment to a historic building.

The large format glazing on perpendicular range provides an aesthetically lightweight solution. While it is accepted that this may not ordinarily be supported in a prominent aspect of a conservation area, it is noted that none of the proposed changes will be visible

from the street scene. The images below provide context to the relationship between Church Hill Farm and public viewpoints. The farm complex is set back from the road and the changes will be limited to the area that falls within close proximity to the site. As such, it is recommended that this application is recommended for approval; the resultant changes will be supported by urgent structural works that will restore the historic character of this non-designated heritage asset.



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