

BRACKENFIELD HISTORIC AND CHARACTER ASSESSMENT



AndrewTowlerton Associates
2018

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Acknowledgements

The Historic and Character Assessment was produced in partnership with the Brackenfield Neighbourhood Plan Steering Group (24 members).

Special thanks:

Simon Taylor from Historic England for his review and support of the Brackenfield Historic and Character Assessment.

David and Caroline Wakefield (for access to estate archives and maps).

Helen Simpson (Mansfield Mining Museum)

Derbyshire Records Office, New Street, Matlock (for access to tithe maps)

1.0 Introduction

1.1 Background

This report provides an overview of the history and character of Brackenfield Plan area, identifying the key physical features and characteristics which make it special and contribute to its unique sense of place.

The report summarises Brackenfield's origins and evolution and identifies its distinctive characteristics, including representative building types and landscapes. Features of particular historic interest have been highlighted and described within the context of the wider evolution of the area.

Parts or features of the Plan area that have been deemed to be most significant and which are most vulnerable to change are summarised at the end of the document.

The report has been prepared to support the policies in the Brackenfield Neighbourhood Plan and its principle aim to ensure future development and land use takes into account local character. In order to achieve this, the report seeks to provide a better understanding of the character and heritage interest of the area including the issues that have the potential to change this character.

This approach is supported by the National Planning Policy Framework (NPPF) which recognises the importance of local distinctiveness and endorses the use of characterisation studies to inform planning policy. The NPPF in its core principles, states that planning should 'take account of the different roles and character of different areas... recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.'

The report has been prepared by *Andrew Towlerton Associates* in partnership with the Brackenfield Neighbourhood Plan Steering Group.

The local community and key stakeholders such as Historic England have been consulted as part of its preparation. This showed strong support for the report including its aims, approach and content.

1.2 Study Area

The assessment covers the Brackenfield Neighbourhood Plan area as identified in figure 1.

Figure 1 Brackenfield Neighbourhood Plan Area



1.3 Approach

The Brackenfield Heritage and Character Assessment is based on best practice historic and landscape character assessment processes, principally:

- Understanding Place Historic Area Assessments: Principles and Practice (Historic England 2017)
- An Approach to Landscape Character Assessment (Natural England)
- How to prepare a character assessment to support design policy within a neighbourhood plan (Planning Aid)

The assessment has been adapted to suit the needs of the neighbourhood plan process and as such, has consulted further best practice documents (in consultation with Historic England) as outlined in the reference section.

In preparing the assessment, the following approaches have been taken to understanding and documenting the character of the area:

- Desk study, including:
 - analysis of historic and recent maps;
 - review of existing evidence including the Derbyshire County Council Landscape Character Assessment (2013) and the North East Derbyshire District Council Historic Environment Study (2012); and
 - identification of designated Heritage Assets and those assets in the Historic Environmental Record.
- Field survey of the area, utilising a proforma based on that produced by Planning Aid and completed by members of the Brackenfield Neighbourhood Plan Steering Group, under the guidance of the consultant. As well as providing a description of the overarching character of the Plan area, the assessment also includes a more detailed appraisal of 'specific character areas' which display similar physical attributes.
- Discussions with local residents.

1.4 Structure of the Report

The report is structured as follows:

- Section 2.0: provides the context to the study area with regards location and land based designations;
- Section 3.0: provides a summary of the historical origins and evolution of the Plan area;
- Section 4.0: identifies the historical assets of the Plan area, both designated and non-designated;
- Section 5.0: provides a summary of the landscape area based on existing studies;
- Section 6.0: is a more detailed assessment of each of the Character Areas identified for this report;
- Section 7.0: highlights the key characteristics that are most vulnerable to change and identifies planning principles for managing character; and
- Section 8.0: identifies further areas of work.

2.0 Context

2.1 Location

Brackenfield Plan area occupies an attractive rural position on the eastern fringe of the Peak National Park. This is a transitional landscape between the Derbyshire Coalfield in the east and the Peak District to the north-west. The topography is gently undulating, rising in the west to the pronounced ridgeline from Shooter's Lea to Highoredish and in the east to Stretton Hillside. The combination of woods and fields makes for a fine panorama when viewed from Higham, Shirland and Stretton.

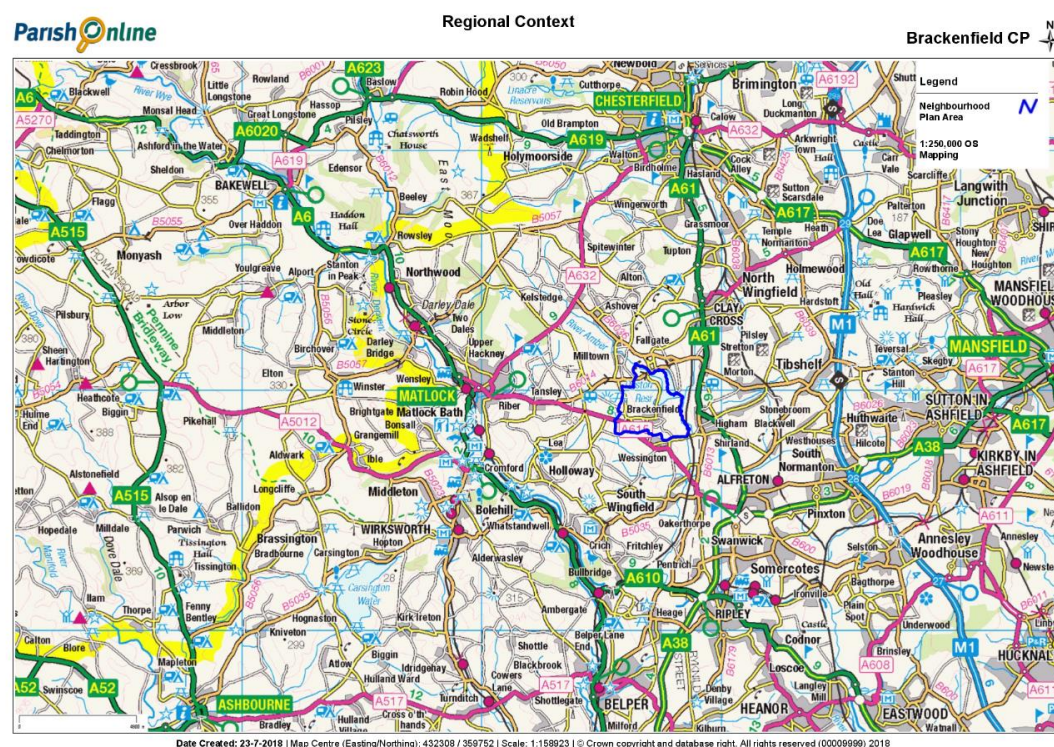
The closest towns to Brackenfield are Matlock in the west and Alfreton to the south east, both approximately 5 miles away.

Much of the landscape is characterised by a rural quality of settled, long established agricultural use. Winding country lanes, traditional farm buildings and hedge field enclosures are a prominent feature of the gently rolling landscape. The predominant land use is pasture for stock based agriculture and rough grazing with little industry.

The dispersed hamlet of Brackenfield is centred primarily around Brackenfield Green, with a second cluster of buildings at Woolley and farm buildings and cottages dotted along the country lanes.

The population of the parish at the time of the 2011 census was 214, living in 90 dwellings dispersed across an area of 740 hectares.

Figure 2 Regional context



2.2 Land Based Designations

The high scenic value of the area is widely recognised and documented. Whilst there are no statutory designated landscapes, there is a non-statutory landscape designation.

The Derbyshire Special Landscape Local Plan (June 1988) produced by Derbyshire Council designated sections of the western part of the District as Special Landscape Areas in view that they ‘represent the finest Derbyshire landscape outside the Peak District National Park and represent those areas of landscape most similar in character of the Peak District National Park.’

This system of local landscape designation has since been incorporated into the District Local Plan. North East Derbyshire District Local Plan 2005 (saved policies) currently offers the Special Landscape Areas a degree of protection from development that would detract from the surrounding landscape or affect the setting of any heritage or wildlife resources.

The northern half of the Plan area is encompassed in the ‘Ashover Valley’ Special Landscape Area; typified by a ‘great variety of landform, extensive woodland, and interesting field and hedgerow patterns.’ Ogston Reservoir and its setting contribute greatly to the quality of the landscape in this area.

The Plan area is identified as an Area of Multiple Environmental Sensitivity (AMES) based on ecological, historic and landscape sensitivity.¹ The landscape is of ‘Primary Sensitivity’, considered to be ‘the most sensitive areas of landscape, which are the most likely to be negatively affected by change or development and will attract a strong focus on the protection (conservation) of their environmental assets.’

Ogston Reservoir is designated as a Site of Special Scientific Interest and thus has statutory protection.

3.0 Historic Development

3.1 The Origins of Brackenfield

In medieval times Brackenfield was known as ‘Brackenthwaite’, suggesting that its name is of Scandinavian origin meaning “bracken clearing”. It was settled after the Danish invasions in the late ninth century. Brackenfield does not feature in the Domesday Book (1086), which suggests that it had by then become an unoccupied area of rough grazing land lying on the fringe of the manors of Ogston and Wessington.

¹Areas of Multiple Environmental Sensitivity 2013. Derbyshire County Council

In pre-Conquest days land in this area had traditionally been worked by sokemen (tenants) swearing allegiance to the lord of Crich. In the middle of the twelfth century a community had revived. Around this time the Manor of Brackenfield came into existence. Most of the small population lived on the upper slopes of the hillsides with lower land covered by forest.

At a very early period Brackenfield fell within the ecclesiastical parish of Morton, along with the neighbouring settlements of Ogston and Woolley (then perhaps known as 'Little Ogston') and owing to its distance from the parish church a chapel of ease had been built by the late 13th century to serve the needs of the local population. This was the chapel dedicated to the Holy Trinity or Trinity Chapel situated on the hillside below the Highoredish ridge on the western edge of the Plan area, the ruins of which may still be seen today.

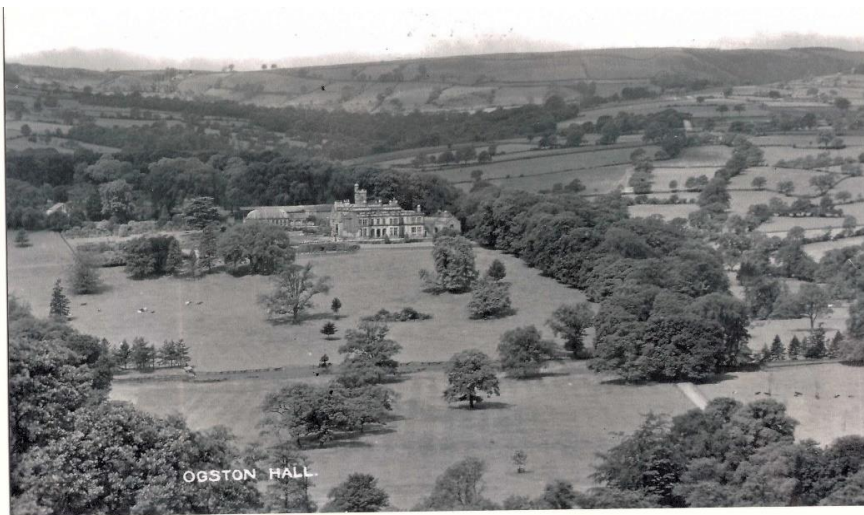
This building dates from the 15th/16th century and was formerly divided into a nave and chancel by the medieval traceried rood screen which was later removed to the new parish church. Trinity Chapel became an independent benefice in 1758 and in 1845-6 a new parish church was built at the junction of Church Lane and Butterfield Lane and the old chapel was thereafter abandoned. An annual pilgrimage to the ruins was held on Trinity Sunday each year to commemorate its historic place in the community.

The most historic secular building within the Plan area is Ogston Hall, set in its own parkland overlooking the River Amber. Ogston was one of the properties bequeathed C. 1002/4 by the Mercian thegn Wulfric Spot to his re-foundation of Burton Abbey. It was recorded in the Domesday Book (1086)



Ogston Hall c1912

as part of the Deincourt manor of Morton; by the 14th century it had become a separate manor held by the family of Revell from whom it passed by marriage in 1717 to the Turbutts who resided there until 1973. It was then acquired by the Wakefield family, who continue to own the estate.



Ogston Hall 1954

The earliest part of the fabric of the present house dates from the Tudor period; additions were made to this in 1659 and 1694 by the Revells and in 1768 the Turbutts built a new Georgian east front of 5 bays to the design of the Derby architect Joseph Pickford. The renowned local architect T C Hine of Nottingham, designed and supervised Victorian additions between 1851 and 1864. He also designed Holy Trinity Church (1856/7) and its Vicarage. The gardens enjoy good views to the South and East over parkland laid out in the late 18th century and attributed to William Emes. Victorian Parterres were laid out by Markham Nesfield c 1865.²

Many former farm dwelling houses and cottages have since been sold off and converted into private residences. However, a number of old houses within the Plan area still remain, including Broomhill Farm (16?8 on the gable end - illegible; North Wing dated 1834 with alterations dated 1894), Bottom Farm (1678) and Nether Farm (1669). The name Tanyard Farm reveals the fact that there was formerly a tannery on the premises which was run by William and Elizabeth Haslam in conjunction with their shoemaking shop in Higham (their initials and the date 1832 may be seen on the house).

3.2 Evolution of Brackenfield

3.2.1 Landscape

The three maps (figures 4, 5, 6 and 7 in appendix B), reflect the changing pattern of landscape of Brackenfield.

During the medieval period (fig 4) this landscape would have been dominated by rough grazing and open field system.

² Buildings of England: Derbyshire by Claire Hartwell Yale UP 2016.

The post-medieval enclosure and reorganisation of medieval strip fields and rough ground transformed the landscape. The Historic Environment Study ³ identifies the extant historic landscape of the Plan area:

- There are several areas of post-1650 enclosures with irregular fields, the largest area at Mathersgrave. Most of these areas represent early enclosure, earlier medieval strip fields or piecemeal early post-medieval enclosure and have the highest degree of archaeological potential.
- Enclosures of unknown date with irregular fields constitutes the largest area of land.

Woodland continues to be a key feature of the local landscape. Some areas of woodland date from medieval times. The large areas of woodland illustrated on the medieval and late 19th century map; Ogston Carr Wood, Whitecarr Coppice, Clattercotes Wood, Knowles Wood and Alders Wood remain relatively unchanged in extent and form, the exception being Ogston Carr Wood, which has been reduced in size since the construction of Ogston Reservoir. Clattercotes Wood belonged to the 12th century Clattercotes Hall.

The Parkland associated with Ogston Hall is still intact, and has many fine specimen trees including oak, beech and chestnut. In the late 17th century, an avenue of sweet chestnuts was planted down the Front Terrace, which still survive.

The hedgerows and trees enclosing the fields also have generally survived.

The inherited patterns of landscape have thus remained relatively constant since the end of the 19th century. Moreover, the medieval map provides evidence that many of the features visible in the landscape today have existed for a considerable period of time. Indeed, examples of preserved medieval strip field systems are visible to this day in Brackenfield.

3.2.2 Industry

Long before the industrial revolution life was sustained by industrial as well as agricultural activity. Evidence of this can be found in ceramic production. An archaeological dig of 1972 revealed evidence of medieval pottery kilns and several kilns of greater antiquity yet to be investigated. Brackenfield pottery has been found as far away as the Lake District. A number of abandoned quarries are illustrated in the 1884 map (figure 5).

Industries have included water-powered mills, the last of which was demolished in the 1950s for the construction of the reservoir. Mill activity included stone cutting and

³Historic Environment Study November 2012, North East Derbyshire District Council.

spinning. Other mills are sited on the river Amber. There was also small scale coal mining, lead and iron mining, limestone and gritstone quarrying. The geology has also lead to the vernacular building material with most buildings being constructed of gritstone with Welsh slate or Derbyshire stone slate roofs.

3.2.3 Settlement

Brackenfield exhibits a dispersed settlement pattern of farmsteads, small holdings and houses, set within a landscape of small to medium fields.

Small clusters of one or two dwellings are located along some of the lanes along with individual farm dwellings scattered across the predominantly agricultural landscape.

This settlement pattern has remained relatively unchanged since 1884. The map shows the scattering of dwellings around Brackenfield Green. Many settlements in England grew around an area of pasture (a green) for common grazing. Water was a feature of this area in the late 19th century, with a number of wells, a stream and pond clearly identifiable.

When comparing with the modern map (fig 6), the settlement around the Green has retained much of its inherited character. There is a degree of nucleation focused around the village Green, but little depth with dwellings well-spaced out in generous sized plots, which back directly onto farmland.

There has been expansion westward, of uniform 20th century housing north and south of School Lane, which has modified to some extent the earlier, scattered character. Construction of these Council houses has proceeded in 3 phases starting just before World War II. The last phase in the 60's was partly for the use of people working in the gannister mining activity between Brackenfield and Wessington, as well as local coal pits.

There has been very limited infill around the Green along the length of the Church Lane/ Millers Lane circuit, which is almost indistinguishable from the 1884 map in terms of buildings and routeways.

Most of the wells are still visible today, but the stream is now underground and there is no pond.

The second area of settlement has developed around Woolley. Comparison with the map of 1884 shows little change in the settlement pattern. The obvious and most far-reaching change to the landscape has been the construction of Ogston Reservoir (1958-60). Covering an area of some 250 acres, the reservoir flooded an attractive part of the Amber Valley, submerging Woolley Mill, a number of houses, Ford House, the Woolley House Hydro, the village store, the blacksmiths, the joiners, the laundry,

the sheep-dip and 'Napoleons Home', the local public house. The villagers were relocated into council houses built in another local hamlet, Badger Lane, which eventually became known as the village of Woolley on the Moor and which subsequently became the present village of Woolley Moor. The reservoir also covers part of the route of the former Ashover Light Railway, noted on the HER.

Buildings associated with the reservoir include the sailing club, which was formerly the Amber Valley Camp School, built of Canadian Red Cedar and designed by Thomas Tait the renowned Scottish Architect. The only other surviving example is Sayers Croft School in Ewhurst, Surrey where the dining hall is grade 2 listed. Other than this Woolley has incurred little or no development when compared to the 1884 map and remains a clustered settlement essentially a cluster of farmsteads, smallholdings and cottages with no recognisable focal point.

The settlements of Brackenfield and Woolley remain intimately linked to their surrounding landscapes and relatively unaffected by modern development.

3.2.4 Access and Routeways

Roads, trackways and pathways are key elements of the historic landscape and often the oldest features within a landscape. This is certainly the case in Brackenfield, where many of the lanes, tracks and footpaths shown on the medieval map are still present today.

The distinctive layout of the lanes around Brackenfield settlement are instantly recognisable. The extensive footpaths network has developed over centuries, with many being created for walking to work in mining, milling, weaving and agricultural enterprises as well as ancient routes to Trinity Chapel. The medieval map shows a network of pathways linking the village of Brackenfield to Ogston (cultivation), Wessington Manor House and settlements outside of the Plan area.

Some of the drovers' routes are still traceable in bridleways, footpaths and narrow roads such as Miller's Lane. As recently as the 20th Century, farmers with small land holdings would drive their cattle to The Chatsworth Estate for seasonal grazing. The Green (common land) was also a traditional area for cattle grazing, evidenced by unrestricted access to the site where Millers Lane joins Occupation Lane.

This historic network of lanes, trackways and pathways has created the framework for development, from the medieval to present. The network remains typically rural with narrow meandering lanes lined by long-established hedgerows.



Sunken Lane, opposite Trinity Chapel



Millers Lane

3.2.5 Built Form

Buildings in the Plan area date between the 17th and 20th century. There is a collection of Georgian and Victorian domestic dwellings in Brackenfield, associated with the Ogston Estate. Similarly, at Woolley, there is a cluster of historic farm houses.

Some of the older buildings are farmsteads and include Revel Farm (1660), Bottom Farm (1678) and Nether Farm (1669) in Woolley, Broomhill Farm (Listed) and Carr Lane Farm (17th Century). However, a number of these have been altered significantly and in some cases only retain an historic core.

Community buildings (all Victorian) were built in the settlements (Methodist Chapel, Holy Trinity Church and Church Hall in Brackenfield hamlet and the old Methodist Chapel in Woolley), to service the growing community in these areas. Indeed, Holy Trinity Chapel, which was built to serve the parish (Moreton) and located in what today seems an isolated location on the western edge of the Plan area was reported to be poorly used by the 19th Century. In 1841 the Reverend Lund of Morton wrote

“Trinity Chapel is almost deserted, frequently there are no worshippers at all.”⁴ The present parish of Brackenfield was carved out of Morton parish in 1844. By this date the population of Brackenfield was concentrated around the Green and the site of the Chapel was relatively inaccessible, hence Trinity Church was built close to Brackenfield Green.

Figures 10, 11 and 12 at appendix C show the historic development of the built environment.

A gazetteer of buildings is provided at appendix D

4.0 Remnants of the Past

4.1 Designated Heritage Assets

The Plan area has a rich historic environment, most notably its buildings but also monuments. There are 16 designated heritage assets including a Scheduled Monument and Listed Buildings, spread throughout the Plan area, reflecting its scattered historical development along main routeways. Notable assets include Ogston Hall and attached stable block, Holy Trinity Church and the ruins of Trinity Chapel.

Ogston Hall, a Grade II* listed country house stands on the Eastern edge of the Plan area and combines work from the Tudor, Jacobean and Georgian periods, but is predominantly Victorian in appearance.



Trinity Chapel (Scheduled)

Trinity Chapel is listed on the Derbyshire County Council Heritage at Risk Register. Extant buildings and structures within woodland, as Trinity Chapel is, are often isolated and no longer economically viable making them difficult to manage and vulnerable to dereliction and decay.

4.2 Non-Designated Heritage Assets

There are also a number of non-designated heritage assets listed on the local historic environment record (HER)⁵, which despite their lack of formal designation,

⁴<http://www.derbyshireheritage.co.uk/Menu/Buildings/misc/Trinity-Chapel.php>

⁵ HERs contain details on local archaeological sites and finds, historic buildings and historic landscapes.

are still important to the character of the area. These include monuments, buildings and find spots.

Wells were formerly an important adjunct to all dwelling houses and may still be found at old houses such as Broomhill and Bottom Farm, plus some Victorian houses. They were also located on Brackenfield Green for the use of those dwellings situated nearby. Four were in use until recent times - a well opposite Nether Farm and on the west side of the Green, plus pumps opposite Holly Cottage and the former School (now the Church Hall).

The details of both designated and non-designated heritage assets are shown in appendix A (figure 3 shows the location of designated heritage assets). Further discussion of the influence these assets have on character is provided within Section 6.0 'Character Areas.'

4.3 Buildings, structures and places of local historic interest

The historic assessment of the Plan area for this report highlights the following heritage assets which are not designated but which have historic interest:

- Dark Lane – in the north of the Plan area, which suggests a Roman Road.
- Millers Lane, a sunken lane leading West from Butterfield Lane, would warrant further survey as it was used as a drovers' road in living memory and links with known Roman roads in the area.
- The Hollow Way leading toward Trinity Chapel on Highoredish, is of significant interest. There is also evidence on old maps of this lane running from Carr Lane to White Carr Lane. This was also linked by a lane leading from the northern side of School Lane (formerly Rag Lane) and joining the hollow way close to where it joins White Carr Lane. It is a possible survivor of a Roman/medieval road and track network linking Rykneld Street with Highoredish and Cold Harbour Lane.
- Cold Harbour Lane or Caldecott are Anglo-Saxon terms for abandoned (cold) Roman Shelters. All such named places are near to Neolithic or Roman roads.
- The Griffs, site of a medieval settlement, the remains of which are still evident.
- Bumpmill Lane and Amber River Bridge – a three-span bridge, crossing the River Amber. It was built in 1836-40 for the North Midland Railway to the designs of George and Robert Stephenson with Frederick Swanwick.

4.4 Cultural Associations

Historic maps show a large number of wells in the Plan area, some of which are still evident today. Well dressing is one of the best known and most colourful customs in Derbyshire, where wells, springs and other water sources are decorated with designs created with flower petals.

The true origins of Well Dressing is not known, but according to many sources, it developed from a pagan custom of making a sacrifice to the gods of wells and springs to ensure a continued supply of fresh water. Like many folk traditions, it was later adopted by the Christian Church as a way of giving thanks to God for His gift to us of water.

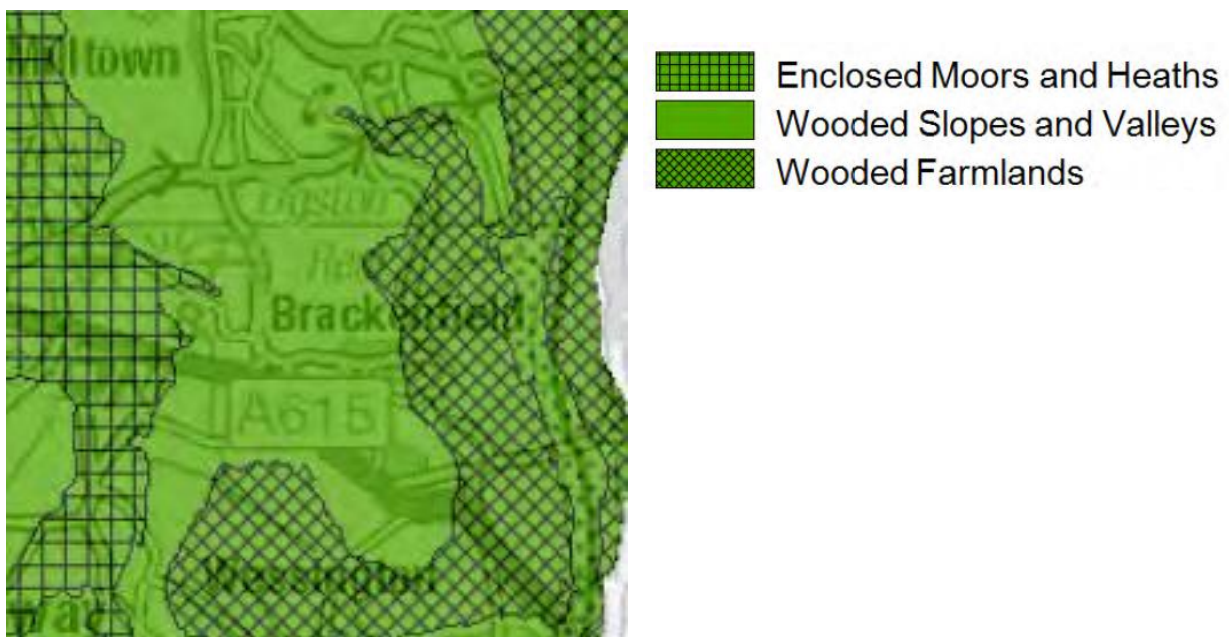
Well Dressing has been a tradition in Brackenfield for the past thirty years, with participation from local schools and coinciding with a flower festival in the church.

5.0 Character Assessment

5.1 Existing Landscape Character Assessments

The Landscape Character of Derbyshire produced by Derbyshire County Council⁶ provides a detailed assessment of the special character, distinctiveness and qualities of the various landscape types found across the county. Brackenfield is situated within the Derbyshire Peak Fringe and Lower Derwent Character Area and incorporates two Landscape Character Types (LCT).

Figure 14 Landscape Character Types⁷



⁶Fourth Edition 2014

⁷ Image sourced from Part One: Landscape Character Descriptions. 3. Derbyshire Peak Fringe and Lower Derwent. Derbyshire County Council.

A large proportion of the Plan area (west) lies within land identified as Wooded Slopes and Valleys LCT, characterised by small pastoral fields on undulating, rising ground. Woodlands on steeper slopes, along with hedgerow and watercourse trees contribute to a strongly wooded character. Key characteristics evident within the Plan area include:

- Small fields, enclosed by hedgerows and drystone walls. Hedgerows often define a very irregular field pattern.
- Patches of semi-natural woodland, many of ancient origin, are widespread. The woodlands, especially ancient woodlands, tend to be small to medium in size, with an irregular outline.
- Widespread dispersal of individual farmsteads and the large number of small, irregular fields with mixed species hedgerows.
- The majority of historic buildings are constructed of local gritstone traditionally roofed with stone slates. Farmsteads are dispersed throughout the landscape, though there are occasionally clusters of farmsteads and cottages.
- There is a dense network of winding lanes, with irregular width verges. Sunken lanes are a feature on sloping ground, though they avoid the very steepest slopes. There are also green lanes, some that run just to isolated farmsteads together with footpaths linking settlements.

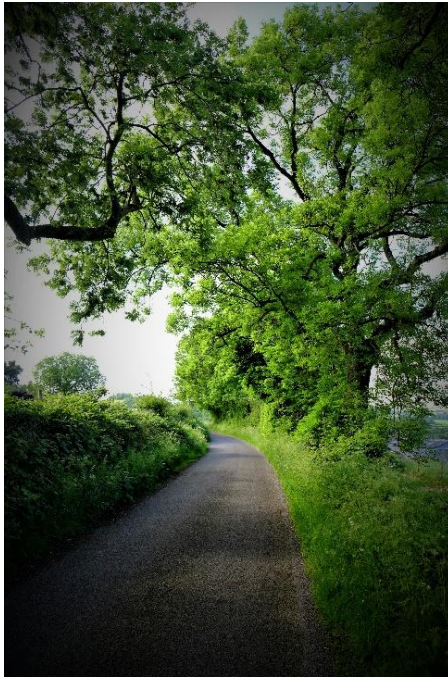
The resulting landscape is a mix of pastoral farming with small, irregular woodlands, many of ancient origin, on the steeper uncultivated slopes. These woodlands, along with hedgerow trees, give the landscape a distinctly wooded character. Hedgerow trees are predominantly oak, ash and sycamore which, along with the mixed species hedgerows, may be indicative of a previously more extensive ancient wooded landscape.

Land in the east of the Plan area lies within the Wooded Farmlands LCT and is typified by a mixed farming landscape on undulating ground. Woodlands, along with hedgerow and watercourse trees, contribute to a strongly wooded character. Key characteristics evident within the Plan area include:

- Undulating, intermediate landform, with gentle slopes
- Small and medium fields, enclosed by hedgerows. The hedgerows often define an irregular field pattern.
- Patches of semi-natural woodland, some of ancient origin, are widespread, ranging in size from small remnants to large blocks

- A network of winding lanes, with irregular width verges. Green lanes and farm tracks supplement the main road network and footpaths connect farmsteads
- The majority of historic buildings are mainly constructed of local gritstone, roofed with Welsh or stone slates. Farmsteads and groups of cottages are dispersed throughout the landscape.

The result is a landscape of permanent pasture and woodland on the heavy soils, with occasional arable fields on the lighter soils.



A network of winding lanes



Irregular fields enclosed by hedgerows and patches of semi-natural woodland

5.2 Key Views and Vistas

The vernacular buildings, landmarks and landscape features, notably Ogston Reservoir, Ogston Hall and areas of woodlands contribute significantly to the scenic quality of the area and the sense of place. Expansive views, encompassing these features are afforded from outside the Plan area, notably;

- panoramic Views of Ogston Reservoir and the Amber Valley, Brackenfield, Highoredish and Ogston Hall from Higham; and
- from the top of Highoredish (the ridgeline that runs along the west of the Plan area) outstanding views as far as Lincoln Cathedral some 40 miles away.



Views into the Plan area from Berridge Lane (Highoredish), east towards Ogston Reservoir



Views into the Plan area from Higham, incorporating Ogston Hall (Listed) and Highoredish

The gently undulating topography affords a number of impressive views from within the Plan area, many of which incorporate key landscape features and landmarks.

V1 Views east from White Carr Lane to Ogston Reservoir

V2 Views south from the Plough Inn towards Bradgate Park (Leicestershire)

Further views are outlined in the relevant character area assessments (section 6.0).



V1: Views west from White Carr Lane towards Ogston Reservoir (SSSI)



V2: Views south from the Plough Inn towards Bradgate Park

5.3 Relationship with other settlements

The village of Wessington is located to the south of Brackenfield. The separation between the cluster of houses around Brackenfield Green and the built edge of Wessington is currently 0.4 miles of agricultural land along Brackenfield Lane. Roadnook Farm and outbuildings (Grade II) is located on the boundary of the Plan area, within Wessington Parish.

There has been significant unlicensed coal and gannister extraction on the North side of Roadnook Farm and East towards Butterfield Lane. Springfield House, set back from the Lane in large grounds, is the only property on the West side.

This undeveloped gap plays an important role in preventing the coalescence of the two settlements. It protects the setting and separate identity of the historic and

distinct settlements of Brackenfield and Wessington. The retention as a predominantly open and undeveloped landscape is essential to protecting the landscape character of the Plan area and the setting of Brackenfield.

6.0 Character Areas

Definition of the Character Areas

For the purpose of a more detailed assessment of the individual areas, this study divides the Plan area into a number of character areas. Given its scattered nature, the Plan area has been split into two main area types, rather than dividing into adjoining blocks. These are denoted in fig 13 (appendix E).

1. Brackenfield Green Area and the settlement of Woolley
2. Country lanes

The focus for the more detailed assessment has been on the two settlements, which encompasses the greatest density of buildings.

Not all lanes within the Plan area have been individually assessed, the focus being those associated with most development. However, any significant historic and landscape features associated with those lanes that are not covered in this section, have been picked up in the more general assessment (sections 3.0 and 4.0).

The following pages provide an overview of the qualities and locally distinctive contextual features of each area. Negative features worthy of enhancement are also identified.

Whilst the key characteristics of the areas have been summarised, it is not possible to illustrate each individual feature and consequently the absence of a specific feature or building from this document does not necessarily mean that it is unimportant to the character of the local area.

6.1 Character Area 1a: Brackenfield Green Area

6.1.1 Spatial and Built Character

Overview

Brackenfield Green Character Area is a winding and irregular settlement, with substantial space between dwellings. There is a degree of linearity along School and Church Lane, which gives way to a more irregular layout both in terms of spacing and position to the road. Large detached historic houses and outbuildings or barns appear as groups of 1 or 2 buildings interspersed by open countryside, occasionally fronting or gable-end abutting the lane.

The area has an attractive setting, surrounded by a mix of large and medium enclosures bounded by hedgerows and mature trees.

The land slopes gently north west to south east and the curving lanes and elevated position of the village mean that it offers a progression of views as one travels along the lanes.

The primary land use is agricultural, punctuated by residential development and community land (the Green).

The historic Green dominates the landscape and is largely unchanged and identifiable on maps dating back to at least 1746.

Buildings sit comfortably within the landscape. Typically set back from the road in large plots (with large gardens) and often screened from the lanes by hedges/plantings, the buildings blend into their environment

The core landscape has changed little and would be recognisable to the records of the Domesday Book in 1086.



Buildings are typically set back in large plots and screened by hedges/plantings



Building layouts vary considerably, with a number of buildings gable-end abutting the lanes, reflecting the piecemeal development of the area.

Distinctive features, building materials and architectural details

The buildings are largely constructed from local materials (stone with slate roofs). There is a range of building styles, which with a few exceptions, blend harmoniously on account of their building materials, good condition and large plots.

Many buildings have retained their traditional features and details including mullioned windows with leaded panes, large chimney stacks and impressive timber doors.

Some of the more recent development (1960's) contributes less strongly to the established and more traditional rural character of the area as a whole; notably in terms of scale, shape, layout, setback and materials. Like many villages, there have been accretions of council built houses from the 1950s and 1960s.

Enclosure

The enclosure of properties predominantly reflects the broader countryside character; that of hedges and trees. In many cases these are of a considerable height, screening the buildings. Looking south across the green from Church Hall, only one or two buildings are visible, and the group of buildings which include Lower Church Farm and Tea Pot Farm are virtually unseen from the Lane.

Notable exceptions to this are the newer developments (west of the Green). The Church Hall, Church Farm and the Church are also more prominent in the landscape with low stone walls.



Hedges and shrubs enclose many properties and reflect the broader landscape character of the area

Heritage Assets

There are 3 designated heritage assets in the character area; Holy Trinity Church and Lych Gate (Grade II) and Tea Pot Farm (Grade II).



Holy Trinity Church and Lych Gate, a local landmark within the character area

Contribution of Buildings

The character area comprises a fine selection of historic buildings dating from the 17th to 20th century.

The buildings generally make a positive contribution to the character of the area. Many of the buildings are farmsteads (complete with outbuildings) or are linked to the Ogston Estate and thus contribute positively to the rural character and history of the area, providing a strong sense of place and local distinctiveness.

Church Farm, Holy Trinity Church, Holly Cottage and The Old Vicarage form a valuable group of Victorian buildings associated with the Ogston Estate. The buildings were designed by, or in the style of, the celebrated local architect T.C Hine in the mid-19th century.

Church Farm, was originally the home farm of the Ogston Estate and is an exceptionally attractive (though unlisted) stone house with mullion windows and flanked by a group of nicely undeveloped outbuildings. Church Farm is still a working farm.

Holy Trinity Church (1856/7) is a good example of a Victorian country church in the Early English style, complete with lancet windows and a splay foot spire. The church including the Lychgate are listed. The church along with the churchyard incorporating a selection of mature trees and bounded by an impressive stonewall, is a focal landmark in the settlement.

Opposite the church, the Old Vicarage (1860) is another good specimen of Hine's architectural practice and completes this small group of nearly contemporary buildings. In their relationship to each other and in their setting of green, unploughed fields, they constitute a valuable survival of Victorian estate planning.

The Church Hall is another distinct building, located in an imposing position on Church Lane. Built of stone and slate with mullion, leaded windows, this charming building is an important asset to the village green. Built around 1845 as the village school, it was extended in 1890 and had over 90 pupils by the turn of the century, however it was closed in 1954. The building is now owned by the church and used for Parish Council meetings and community events. The attached former School Teacher's House is now a private dwelling.

The Methodist chapel on the Western edge of the Green, one of two built in the Plan area, was erected in 1890 to seat 150 people. In contrast to most buildings in the Plan area, the chapel is of brick construction. The building has recently gained permission for conversion to a residential dwelling. The chapel is simple in its design

with two tall, lancet windows on the front facing the Green, a timber door and notice board. The building demonstrates an important part in Brackenfield's history. Built into its base are stone slabs commemorating the names of prominent Methodists.

More modern development has occurred along School Lane, to the west of the Green. This includes six former Council Houses that were constructed in the early 1930s during the Great Depression. The development was inspired by a Quaker serving on the Parish Council, who worked with the District Council to provide housing for young people in the village.

The scale of the buildings is diverse, with a mix of single and two storey (predominantly detached) properties, which provides interest and a distinct sense of place.



Church Farm represents one of Brackenfield's best preserved pieces of vernacular architecture

Landmark Buildings

- Holy Trinity Church and Lych Gate (mid-19th century) - Grade II listed
- Tea Pot Farm (17th century) - Grade II listed
- Church Farm (mid-19th century) - Unlisted
- Holly Cottage (mid-19th century) - Unlisted
- Vicarage (mid-19th century) -Unlisted
- Church Hall (mid-19th century) - Unlisted
- Methodist Chapel (mid-19th century) – Unlisted
- Rose Cottage - Unlisted

Special Features

There are a number of distinct historical and natural features that contribute to the area's sense of place:

- Brackenfield Green (formerly common) –one of the largest in Britain
- Mature hedgerows (many species rich) and the copious variety of mature trees, especially the approaches into the village from the east along Church Lane and along the Green is a key landscape feature of this area. Notable trees; oak tree (top of Brackenfield Lane adjacent to Brackenfield Lodge (formerly Ryecroft House)), oak and ash trees (Butterfield Lane), beech tree (Church Lane, opposite Tea Pot Farm and lime and yew trees (Church yard)
- Well on Millers Lane (appears on the map of 1884) and one of only a small number of publicly accessible wells
- Occupation Lane which runs East of the Green and links with Miller's Lane (a former drovers' route) was used to access grazing–on the Green which was formerly common land
- Impressive section of dry stone wall, on Millers Lane
- Fields surrounding Church Farm are undisturbed grassland, offering a good example of traditional farming with its pattern of livestock, grazing and haymaking



Drystone wall, Millers Lane



Well, Millers Lane

6.1.2 Landscape and Open Space

Overview

Given the dispersed nature of the settlement, the countryside envelopes the area, allowing for important views (notably to the Reservoir and East to the ridgeline (Roman Road, Rykneld Street). The fields which intersperse the buildings are a defining feature of this area.

The Green is a large triangular informal green space, incorporating a nature trail to the south eastern boundary, which feels in some ways contiguous with the broader countryside with no formal enclosure, simply spilling out to properties or hedge lines and the fields beyond.

The Green is the central feature of this area, both visually and symbolically. It is a key community asset and home to the Millennium Oak and Jubilee trees. A brook that once ran through the Green, now runs underground before re-emerging below Occupation Lane.

Green verges, notably along the north and north western end of the Green contribute to the character (set back) of the area and incorporate bench seats to enjoy the views.

Views

V1 Landscape view of Ogston Reservoir from Carr Lane

Dramatic view from Carr Lane to North East; partial view of Ogston Hall, reservoir and the site of Ford House (demolished in creation of the reservoir), which was latterly the dower house to Ogston Hall and formerly home of John Holland, fellow painter and friend of the celebrated painter Joseph Wright of Derby.

V2: View from junction of School Lane and Carr Lane

Looking east channelled views following the length of Church Lane to Higham ridgeline (Rykneld Street Roman Road) in the middle distance, adding to the strong sense of place and connection with the rural landscape.

V3: From Butterfield Lane/Millers Lane junction

Looking south east over open countryside encompassing the 17th century Broomhill Farm (listed) as a notable feature and Higham ridgeline (Rykneld Street Roman Road) in the distance.

V4: From Church Hall

Looking south over the historic Brackenfield Green, including the well and Millennium Oak and Jubilee trees.

V5: From Brackenfield Green to Church Hall

Looking north from the western edge of the Green, an impressive view of Church Hall and its setting. Glimpses of the Ogston Reservoir can be seen to the east of the hall.



V5 Brackenfield Green towards Church Hall

6.1.3 Traffic and Movement

Pedestrians

There are a series of well-used public footpaths leading from the Green, Millers and Butterfield Lane. There are no pavements.

Vehicle

Narrow rural lanes, becoming narrower and winding to the east of the Green.

6.1.4 Summary

The charm of the character area derives partly from the wide range of buildings of different scales, which, with a few exceptions, blend harmoniously together, along with the surrounding fields which provide an attractive rural setting. However, equally important are the spaces and natural features that immediately surround the buildings and link them visually and physically that make a strong contribution. The

large gardens and spaces around the buildings contain trees and mature hedges which make a positive contribution to the sense of place and visual amenity.

A key feature of the Brackenfield Green area is the surrounding landscape.

6.2 Character Area 1b: Woolley

6.2.1 Spatial and Built Character

Overview

Woolley Character Area is a sparsely-populated irregular settlement comprising mostly historic farmsteads, belonging or formerly belonging to the Ogston Estate.

The Ogston Reservoir (SSSI) dominates the landscape and provides an attractive backdrop to the settlement.

The twisty nature of some lanes and the presence of trees tends to heighten expectations - “what’s round the bend?” Small woodland copses are interspersed with clearings from which there are expansive views over the reservoir and neighbouring settlements.

Quarry Lane follows the valley alongside the western edge of Ogston Reservoir whilst a curving track climbs gently towards Top Farm on the crest of a low shoulder overlooking Ogston Reservoir to the East and Highoredish to the West. The curves in the track afford a progression of views as it climbs over the valley.

The original layout of the area remains largely intact. Groups of old farm buildings, belonging or formerly belonging to the Ogston Estate, are sited at intervals along the lanes. Some are working farms and small holdings whilst others have been converted for residential use. In between the buildings are stretches of road flanked by old dry stone walls and hedges and small woodland copses.

The buildings are mostly set back from the lanes in large plots surrounded by stone walls and hedges.

The primary land use is agricultural (West of Quarry Lane) interspersed by residential (predominantly historic farmsteads). To the East of Quarry Lane, there is recreational land use associated with Ogston Reservoir, namely amenities associated with the sailing club, bird club and fishing club.

There is evidence of former quarries which were used to supply stone for the building of the church and vicarage. These are now overgrown with woodland.



Buildings are largely set back from the lanes in large plots enclosed by stone walls, hedges and shrubs. Pictured: Bottom Farm.

Distinctive features, building materials and architectural details

Many buildings have retained their traditional architectural features and details. Notable groups of farm houses and farm buildings with common age/historical connection are those associated with Ogston Estate.

Most buildings are two storeys and constructed out of local stone and slate, with the exception of Old Farm which has a distinctive red tiled roof. Most of the buildings are in good condition and where restored or extended this has been done sympathetically primarily using local stone. Walnut Barn, the Smithy and Smithy Cottage are currently undergoing restoration/extension for residential use.

Enclosure

The enclosure of properties is predominantly with old stone walls, some of them quite high, often mossy and a mixture of hedges and trees, providing effective screening from the lane and privacy for the gardens and courtyards within.

Heritage Assets

There are no designated heritage assets in the character area. Four non-designated heritage assets are listed on the Historic Environmental Record; the former Methodist Chapel (Primitive), a Medieval Pottery Kiln, Ashover Light Railway and a 17th century farm (Revel Farm).



The Methodist Chapel contributes significantly to the character of the area both for its historic and architectural interest.

Contribution of Buildings

Buildings are predominantly 17th to 19th century and are mainly farmsteads (complete with outbuildings) formerly or currently linked to the Ogston Estate and thus contribute positively to the rural character and history of the area.

There are no new builds in this area, though some of the properties have been tastefully extended in keeping with their original design and materials, predominantly gritstone. Planning permission has recently been granted for one new building.

Noteworthy buildings include Bottom Farm, Revel Farm, Yew Tree Farm, Walnut Farm and Walnut Barn (which is currently being restored for residential use), Top Farm, the Smithy (currently has planning permission for restoration into residential use), Old Farm, the Chapel and Smithy Cottage, significant because of their age and connection with Ogston Estate. Revel Farm, for example, is dated 1660 whilst Bottom Farm, Walnut Farm and Top Farm are shown on estate maps dated 1800. An extension to Bottom Farm is dated 1862.

The former Methodist Chapel (Primitive) on Quarry Lane was built during the 19th century, illustrated by a tablet above the south entrance, dated 1841. The building has been tastefully converted into a residential house and it retains the Chapel's noticeboard.

Smithy Cottage, the northern most property in the Plan area, was formerly the crossing keeper's house by the level crossing for Ashover Light Railway.

The Ogston Sailing Club comprises two buildings, screened from Ogston New Road by a dense wooded area. The sailing club occupies what was the kitchen and dining hall of the former Amber Valley Camp School built in 1939.

Landmark Buildings

- Bottom Farm (approximately 1800) - Unlisted
- Revel Farm (1660) – Unlisted
- Yew Tree Farm (Georgian core but mainly modern)
- Walnut Farm (approximately 1750) - Unlisted
- Top Farm (approximately 1800 or earlier) - Unlisted
- The Smithy (prior to 1849) – Unlisted
- The old Methodist Chapel (1841) – Unlisted



17th Century
Revel Farm

Special Features

There are a number of distinct historical and natural features that contribute to the area's sense of place:

- Ogston Reservoir
- Former quarry workings on both sides of Quarry Lane, from which the stone was used to build the church and vicarage.
- Clattercotes Wood, to the West of Quarry Lane, was a plantation to the former 12th century Clattercotes Hall
- Rookery set back in tall trees on the west side of Quarry Lane. Also, a heronry and former Turbutt family picnic grounds, on the west side of Ogston New Road

- An abundance of trees and hedgerows which provide nesting sites and habitat for the many species of birds that visit the reservoir, the details of which are regularly documented by Ogston Bird Club
- Old dry stone walls bordering Quarry Lane and the track on both sides, providing a habitat for wildlife and scenic interest
- Traditional red (ER) post box set on a post at the corner of Ogston New Road and Quarry Lane

6.2.2 Landscape and Open Space

Overview

Woolley resides in a highly scenic landscape, part of a broader area designated as a Special Landscape Area. The area is characterised by the harmonious nature of the farm buildings, gently undulating fields, stone walls and woodland copses.

Ogston Reservoir provides an impressive backdrop to Woolley. Built in the years of 1958 - 60 by damming the River Amber at the south end of the valley adjacent to Ogston Hall, its original purpose was to meet the demands and requirements of the now closed Avenue (Carbonisation) Plant at Wingerworth. The reservoir now serves the whole of North East Derbyshire with domestic water. The reservoir covers some two hundred acres and is bound by steep banks on the eastern side, the dam wall and by shallow banks along the rest of its perimeter.

There is a small public car park and picnic area by the reservoir, affording access to the bird hide managed by Ogston Bird Club on the edge of the reservoir. The sailing club has a club house and moorings off Quarry Lane, accessible to members.

Views

V1: View from a public track to Reservoir and Woolley Moor

View looking north east from public track connecting Woolley with Dark Lane, to Ogston Reservoir and Woolley Moor.

V2: View from Top Farm

Looking east from the public track leading to Top Farm, views to Ogston Reservoir.

V3: From the footpath next to Walnut Farm,

Looking east from the public footpath adjacent to Walnut Farm, expansive view over Ogston Reservoir.

V4: View from Ogston Reservoir West Car Park

The car park and picnic area is one of only a few opportunities in the Plan area for the public to experience the reservoir up close. Expansive 180 degree views of the reservoir are offered from this vantage point.

V5: From lane in front of Old Farm, Quarry Lane

Important channelled views are offered of the Reservoir between trees on the eastern side of the lane.



V1, View
towards
Woolley Moor



V4, Views
across Ogston
Reservoir

6.2.3 Traffic and Movement

Pedestrians

There is a network of footpaths over the farmland including the route of the former Ashover Light Railway (1925 - 1950) by Smithy Cottage, which was the crossing keeper's cottage.

There is one small section of pavement between car park (west) and the intersection with Quarry lane.

Vehicle

Quarry Lane is a narrow, wooded lane which forms a scenic gateway to Woolley and Ogston New Road into Brackenfield.

“The Track” is a single carriageway providing vehicle and pedestrian access from Quarry Lane and terminating at Top Farm. It also provides access to a good network of footpaths and a bridleway.



Quarry Lane towards Brackenfield

6.2.4 Summary

Woolley is distinctly rural and peaceful. It is a discreet settlement where the buildings meld with the landscape, rather than detracting from it. Its distinctively rural nature derives from a number of features: low density/ dispersed built development in a rolling landscape consisting of enclosed fields, many hedgerows and trees which bound lanes and building plots and fields in the area.

6.3 Character Area 2 - The Country Lanes


Outside the sparsely-populated Brackenfield Green Area (character area 1a) and settlement of Woolley (character area 1b), there are small groups of dwellings and farmsteads punctuating the rural landscape.

These quiet rural lanes are an important characteristic feature of the Plan area, that sets it apart from more developed parishes in the area. The density of housing is very low and comprises single dwellings, farmsteads or clusters are no more than two or three.

A defining characteristic of the lanes throughout the Plan area is the relatively low levels of vehicular traffic (though some drive at speed as all the lanes are national speed limit of 60mph)

These lanes, threading their way through the Plan area, comprise:

- Butterfield Lane
- Lindway Lane
- Brackenfield Lane
- Ogston New Road
- White Carr Lane

	Butterfield Lane	Lindway Lane	Brackenfield Lane
			
Topography & Layout Relationship of road, space and buildings	<p>The setting is attractive, with undulating farmland stretching along both sides of Butterfield Lane. The meandering Lane winds gently downhill from Back Lane to Brackenfield Church. There is a gentle gradient from the West (Wessington) down towards the East (Amber Valley).</p> <p>There are just two groups of houses situated on Butterfield Lane from Back Lane to the Junction with Miller's Lane. They sit on a low hill set back from the Lane and surrounded by fields and an orchard on the roadside.</p>	<p>The setting is leaving the A615 towards Matlock, descending to the South West. There is a steep climb out of the valley to the North West.</p> <p>There are two houses by the road side (Rooksby House and Bracken End House). The buildings are individual with significant physical separation.</p> <p>Lindway Lane Farm House is set back from the road by about 100 metres. Horsefield House stands alone about 500 metres from the Lane.</p>	<p>The setting is attractive surrounded by pastureland with uninterrupted views on both sides of the lane. Higham Ridge across the Amber Valley, Ogston Reservoir and Highoredish are all visible at certain points on the lane.</p> <p>From Brackenfield village the lane starts level then slopes gently down to Winny Brook and then rises again towards Wessington. At the point where Winny Brook crosses the road is liable to occasional flooding.</p> <p>There are just 3 houses spaced well apart on the lane all with significant plots.</p>
Land Uses	Primarily agricultural with some residential.	Principally agricultural use and some equestrian use.	The land surrounding Brackenfield Lane is all agricultural, primarily used to graze sheep and cattle.


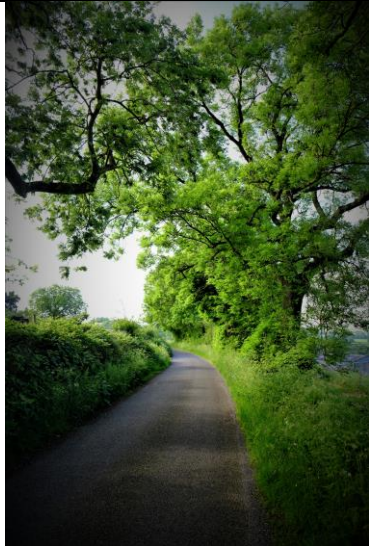
	Butterfield Lane	Lindway Lane	Brackenfield Lane
Lanes and pathways	<p>Butterfield Lane is a narrow, winding and scenic route into the heart of the village which is used frequently by walkers, dog walkers, horse riders, cyclists and runners as well as cars and agricultural vehicles.</p> <p>There are footpaths (marked on the map) which intersect and provide routes into Brackenfield and Wessington and beyond to the West and the river Amber and Higham to the East.</p>	<p>There are single track roads throughout. From the A615 in Wessington there is grass in the centre of the Lane; good sight lines; high hedges; ditched to both sides with few passing places.</p> <p>There are four footpaths going North towards the Plough Inn and Highoredish and a bridle track off the Lane towards the South. The road surface is tarmac and broken in places with poor drainage and problems with standing water/ice.</p>	<p>Brackenfield Lane runs in a North/South direction to form the principle highway connection between the villages of Wessington and Brackenfield.</p> <p>It is primarily of single carriageway width with informal passing places. It is regularly used by horse riders, as a linkage with B.R. 12 (off the South Western end of the Green), Occupation Lane, The Green, Millers Lane and beyond.</p> <p>The length of road between the culvert and the parish boundary at the Northern end of the roadside walling to Roadnook Farm orchard, is both a little wider than its 'end' sections and is set in a 'shallow trench': it also has relatively wide verges that are partially built up of excavated material—perhaps indicative of usage in earlier times as a 'drove' route.</p> <p>F.P.5 forms the only other public access route (within the 'Brackenfield Lane' 'Area') linking to the eastern extremity of Brackenfield Green.</p>

	Butterfield Lane	Lindway Lane	Brackenfield Lane
Green and natural features	Mature hedgerows and trees along both sides of the Lane are a haven for wildlife. Remains of ancient stone walls which are largely hidden in the hedges. Winny Brook crosses underneath Butterfield Lane at a bend (see map) and a smaller tributary crosses under the Lane below Butterfield Farm, feeding ponds located in the fields to the East. Trees, some very mature, are situated along the Lane and along the field boundaries.	Winny Brook rises in Field 238 opposite Shipmans Farm. There is a reservoir on the western border of the parish and springs to the south. Woodland copses and trees in the hedgerows. A lot of the hedgerows are steeply banked with holly and bracken on the verges.	Brackenfield Lane has a number of old and mature trees on it dating back well over 100 years (see map) and is bordered by mature hedgerows of holly, blackthorn, hazel and hawthorn.
Means of enclosure	Properties are enclosed by a mixture of hedges (some high) and stone walls, constructed from local stone.	Principally hedging and wooden fencing.	The lane is enclosed by mature hedging and trees. The 3 properties on the lane are also enclosed by mature hedging and trees.
Village spaces Recreation, amenity & greens	Access to a network of footpaths with four access points between Back Lane and Miller's Lane junction. Triangle of land and road sign at the junction of Miller's Lane and Butterfield Lane		Brackenfield Lane is a regular walking route and used by horse riders.
Street furniture Lamp posts, benches, signage	Attractive road sign at the junction of Miller's Lane and Butterfield Lane. There is no street lighting.	Footpath and limited road signage.	There are 2 'Beware Horses' warning signs on the lane. There is no street lighting.
Landmarks Distinct and instantly recognisable local features (including	Broomhill Farm (Grade 2 Listed some parts dating from early 17 th Century) sits in an elevated position in open countryside. Winny Brook	Lindway Lane Farm House (Grade 2 Listed (1808), coursed sandstone building with gritstone dressings is visible from the Lane. Rooksby House by the A615 (possibly 18 th century)	Brackenfield Lodge (formerly Ryecroft House) – Victorian Lodge with distinctive roof tiling. Grange Farm – 18 th Century stone built which has been sympathetically extended.

	Butterfield Lane	Lindway Lane	Brackenfield Lane
buildings, statues and monuments, and other locally significant features of the local area both built and natural)			Springfield House – origins in the 18 th Century but has been significantly and sympathetically extended and developed. Roadnook Farm curtilage.
Special features Distinct historical/natural features – but not necessarily landmarks	The mature hedgerows (many species rich) and the copious variety of mature trees.		
Buildings Type, size, age, materials, condition	There are just two groups of houses situated on Butterfield Lane from Back Lane to the Junction with Miller's Lane. The buildings are in good condition and date from many different periods, providing a richness and variety of styles and materials. Buildings are one and two storey and are of individual yet simple design. Butterfield House and Butterfield Cottage are a semi-detached development dating from the very early 20 th century. Butterfield Farm dated 1902 is the “new” farmhouse located	There are two houses by the road side (Rooksby House and Bracken End House). Principally 18 th and 19 th century stone buildings with medium pitched slate roofs. The buildings are in good condition. Bracken End Farm has been sub-divided and now comprises three sympathetically developed dwellings.	The dwellings on the lane are a mix of architectural styles but all have a significant history. The 3 dwellings date from the 18th and 19th century and are a mix of stone and brick. All buildings are in good condition and visually attractive. Brackenfield Lodge (formerly Ryecroft House) has a very nice Victorian tiled roof and the windows and doors generally add to the interest of the buildings. The houses have been sympathetically

	Butterfield Lane	Lindway Lane	Brackenfield Lane
	<p>next to The Old House, which is believed to originate in the 15th century. The Old House and later Butterfield Farm were originally part of the Ogston Estate.</p> <p>The Stables is a recent residential conversion of former farm buildings. This group is situated on the side of the Lane surrounded by open fields, hedges and trees.</p> <p>Building material is predominantly local stone, with some render. Roofs are predominantly shallow pitched slate, exhibiting varied pitches, where extended. Some of the buildings have been extended in a sympathetic manner.</p>		<p>extended over time and sit comfortably within the landscape. Two are ex-farmhouses of significant age.</p>
Views	<p>Open and expansive views to all sides; largely agricultural land (grazing and arable). The meandering, winding and undulating nature of Butterfield Lane creates a multitude of charming views of the changing landscape. Expansive view east to Broomhill Farm and beyond towards Higham and Rykneld Street Roman Road.</p> <p>V1 Butterfield Lane towards Millers Lane.</p> <p>V2 View to Road Nook Farm (Grade II Listed from Butterfield Lane near the junction with Miller's Lane.</p> <p>V3 View from Butterfield Lane (at Old House) to Highoredish.</p>	<p>Due to the screening by the trees and hedgerows and the fall of the land, this is a very secluded area.</p>	<p>At various points on the lane, there are uninterrupted views east to Higham Ridge, north west to Highoredish and north east to Ogston Reservoir.</p> <p>V1 At the point where the footpath joins Brackenfield Lane, views East over open countryside towards Higham</p>

	Butterfield Lane	Lindway Lane	Brackenfield Lane
Summary Key positive features	Distinctively rural nature derives from low density/ dispersed built development in a rolling landscape consisting of enclosed fields, many hedgerows and trees which bound lanes and building plots and fields in the area. This is a very quiet and peaceful lane with minimal traffic.	Charming, individual buildings and barns; narrow, pleasant routes for walking and riding; a haven for wildlife; a peaceful and secluded area despite its proximity to the A615.	Brackenfield Lane is a rural single track lane surrounded by mature hedging and trees which, as it rises towards Wessington, affords expansive uninterrupted views of pastureland on all sides.
Key negative features	The speed of some traffic poses a threat to pedestrians, cyclists, horses and other vehicles, especially on the numerous bends and narrower road sections.	Poor road surfaces.	

	Ogston New Road	White Carr Lane
		
Topography & Layout Relationship of road, space and buildings	<p>The setting is attractive, with woods and fields gently rising west to the heights of Highoredish ridge.</p> <p>There are just three buildings situated on Ogston New Road between Butterfield Lane and the junction with West Car Park. The buildings are located in the south (adjacent to Brackenfield settlement). There are no further buildings until the road reaches the hamlet of Woolley.</p>	<p>White Carr Lane extends approximately one mile North from its junction with Mathersgrave and Coldharbour Lane to Ashover Hay. It is a relatively straight and level road which traverses the Western flanks of the Plan area with Trinity Wood and Highordish rising to the West and gently sloping farmland descending to the East.</p> <p>The road is flanked by dry stone walls, thick hedgerows and mature trees, mostly sycamore, ash and oak, with three clusters of farm (or former farm) buildings namely Rose Cottage and Carr Lane Farm near the junction along with Mathersgrave and White Carr Farm some half a mile North and a house (Mathersgrave) set back from the junction behind the stone wall which contains the HER documented guide stoop and Mather's grave.</p>
Land Uses	Almost exclusively agricultural (part arable, part grazing) and reservoir, plus a section of woodland, a farm, a church and a residential home.	Land use is exclusively agricultural with a mixture of grazing and arable farm land on both sides of the Lane. Trinity Wood rises to the West and Clattercotes Wood spreads across both sides of the Lane as it descends gently towards Ashover Hay.

	Ogston New Road	White Carr Lane
Lanes and pathways	<p>Ogston New Road is an especially scenic route, hugging the western fringe of Ogston Reservoir and linking Brackenfield Green with the tiny hamlet of Woolley, including the Ogston Sailing Club.</p> <p>The road is divided by a white line, before narrowing considerably on its approach to Woolley.</p> <p>This is a popular route for visitors who often stop along the roadside to admire the views and walk in the countryside. There are sections of pavement running along the eastern side of the road.</p>	<p>The Lane is used for vehicular access and as a through road. It is popular with walkers and cyclists and there are footpaths from the Lane leading to Highoredish, Trinity Chapel and down towards Ogston Reservoir. There are no pavements.</p>
Green and natural features	<p>Ogston Reservoir (SSSI)</p> <p>Species-rich hedgerows and trees, predominantly oak and ash.</p> <p>Deep ancient woodland (Ogston Carr)</p>	<p>The Lane is bordered by dry stone walls which are in very good condition, thick hedgerows and a number of mature trees including oak, ash and sycamore, which line both sides of the Lane.</p>
Means of enclosure	<p>The road and properties are enclosed by a mix of hedges/trees and stone walling, constructed from local stone.</p>	<p>Mostly dry stone walling and mature hedges.</p>
Village spaces Recreation, amenity & greens	<p>A small car park north of Ogston Lodge and second (West Car Park) opposite Bottom Farm, both important amenities for walkers and birdwatchers. A grass verge separating the pavement from the road provides character and an important buffer to passing traffic.</p>	
Street furniture Lamp posts, benches, signage	<p>Road signs</p> <p>There are no street lights.</p>	<p>There is no street lighting and no benches on this lane. The surface is tarmac throughout.</p>
Landmarks Distinct and instantly recognisable local features	<p>Ogston Reservoir (SSSI) running along almost the entire stretch of road to the east.</p>	<p>Trinity Chapel (Grade II Listed) off the Lane to the West. The Griffs (former medieval cottages) are down the track opposite Trinity Wood. Clattercotes Wood (Ancient woodland associated with 12th century Clattercotes Hall – now demolished) can be seen from above on</p>

	Ogston New Road	White Carr Lane
		the approach north along the Lane, before it starts its descent into the valley.
Special features Distinct historical/ natural features – but not necessarily landmarks	<p>Reservoir bankside, a valuable nesting site for nesting lapwings and other wildlife.</p> <p>The drystone wall which separates the bankside from the road is built using stone from the old cottages of the original village of Woolley (dismantled when the reservoir was built).</p>	Hollow Way between White Carr Lane and Carr Lane; spring at the base of the track to Trinity Chapel.
Buildings Type, size, age, materials, condition	<p>There are three buildings located adjacent to the road (Church Farm and Trinity Church are discussed in detail as part of Brackenfield Green Character Area).</p> <p>Ogston Lodge is located at the driveway to Ogston Hall. This simple stone-built house of around 1960 is a replacement of the Old Lodge. The Old Lodge was demolished, and site submerged, and stone reused.</p> <p>Although of no particular architectural distinction, New Ogston Lodge is attractively set among the surrounding green fields of Church Farm.</p>	<p>There are three farms on the Lane, all constructed in stone, sitting in large plots and with open countryside between.</p> <p>Farmland used for grazing cattle and horses on both sides of the lane with fields of arable crops.</p> <p>All four properties are different in style and some have been extended.</p> <p>Carr Lane Farm stands on the site of former farm labourers' cottages but has been rebuilt, modernised and extended over time.</p> <p>White Carr Farm is part of the Ogston Hall Estate and continues as a working farm.</p> <p>Rose Cottage Farm is now a residential property and is part rendered.</p> <p>Windows have been replaced in some instances with upvc double glazing and in other cases with hard wood frames.</p> <p>Most of the roofs are of shallow pitch.</p> <p>The buildings and their grounds are well maintained.</p>

	Ogston New Road	White Carr Lane
Views	<p>Trees and hedgerows along both sides of the road, restrict views to the reservoir and surrounding countryside along the southern section of the road.</p> <p>Further north, the trees and hedgerows thin out and afford expansive views over the reservoir.</p> <p>V1 Opposite Ogston Carr Woods, the trees on the East of the footpath thin out and provide for impressive views of Ogston Reservoir.</p>	<p>There are some open and expansive views on both sides of the Lane. Where there are mature trees on the roadside, these frame views, for example towards Trinity Wood to the West.</p> <p>The fields (grazing and arable) are punctuated by a pattern of hedges, dry stone walls and irregular mature trees and wild meadow flowers, adding texture and interest to the landscape.</p> <p>Access to Highordish where there are extensive views to the West as far as Lincoln Cathedral. This is also a Derbyshire County Council Nature Reserve on the top of the hill where there is a public car park and picnic site.</p> <p>Extensive panoramic views across the valley to the North, West and South West including Ogston Reservoir and the ridge beyond, course of Rykneld Street (Roman Road).</p> <p>V1 There is a clear view of Ogston Reservoir from the footpath sign at the start of the Hollow Way, which is framed by mature trees.</p>
Summary Key positive features	The countryside to the west of Ogston New Road is largely intact; the product of at least three centuries of careful husbandry.	<p>White Carr Lane has strong association with some of Brackenfield's oldest heritage assets such as Trinity Chapel, Clattercotes Wood and the Griffs and possible connections with Roman routes joining Rykneld Street with Cold Harbour Lane and beyond.</p> <p>As it runs along the flank of the valley, the Lane affords excellent panoramic views along its whole length and an overview of the Plan area.</p>
Key negative features	The lack of a footpath along the northern section of the road.	Although not heavily trafficked, the Lane is used as a through road and for access by farm vehicles and motorists. As the national speed limit of 60mph applies, this can pose a danger for pedestrians, cyclists and horse riders.

7.0 Managing Change

The character of Brackenfield described in this document is the result of interactions between natural and cultural factors. This evolution is outlined in the section on historical development which describes how the area has developed over time.

The landscape is continually changing but it is important to recognise where it may be fragile or vulnerable to damage through inappropriate development or neglect.

Positive Aspects of Character

There are a number of positive aspects of character with the Plan area which should be sustained, reinforced or enhanced:

- The historic buildings and structures (designated and non-designated), which provide a reference to the historical development of the area
- Uniformity in building materials but a diversity of architectural style, which enhance the sense of place
- The scattered settlement pattern that retains its inherited character
- The historic farms
- The historical field patterns and enclosures which provide a reference to the agricultural development of the area
- The wooded character of the area including woodlands that have existed since medieval time, plantation, field and property enclosures and veteran trees
- The historic tracks and pathways that underpin the settlement character seen today and which now provide public rights of way across the Plan area
- The historic Village Green and former Common
- Local vernacular buildings, especially those connected with the Ogston Estate and earlier landmark buildings
- Expansive views over open countryside, incorporating significant geological, natural and built landmarks

Threats

Threat to the character of the Plan area may arise through proposals that require planning permission but may well come about through changes that property owners make under permitted development rights. Threats include:

- Inappropriately located infill development potentially disrupting the established and historic pattern of development eroding the important character and heritage of the area
- Inappropriate, uncharacteristic boundary treatment such as fences or railings
- Inappropriate alterations to existing buildings of character through the introduction of materials and features which are not locally distinctive
- Impact on the character and setting of historic buildings (both designated and non-designated)
- Loss of traditional farm buildings and practices through restructuring and diversification of farm businesses and the subsequent impact on the historic character of the landscape including historic field patterns and enclosure
- Encroachment from development associated with Wessington village into the open and undeveloped agricultural land of the Plan area
- Loss of heritage assets, especially Trinity Chapel which is already registered as at risk
- A lack of management; development, farming, and woodland operations such as inappropriate tree planting, can all have a detrimental impact on the character of historic routeways and waterways

Character Management Principles

Brackenfield is a historic parish, with a high proportion of heritage assets, set within a rural landscape.

There has been minimal modern development. New development during the mid to late 20th century has in some cases made minimal reference to the local vernacular.

Without management through appropriate planning policy, there is potential for further erosion of the historic local vernacular and the disregard of historic and landscape features .

In order to retain the local historic character of the Plan area, principles for managing change in this area should centre on protecting and enhancing those elements that reinforce the area's history including its historical dispersed settlement pattern and rural landscape.

- Conserve and enhance the appreciation of heritage assets and their setting through design principles
- Maintain the open nature of historic routeways wherever possible, to sustain its relevance to the landscape
- Maintain and where appropriate support the re-use of farm buildings which no longer have a viable agricultural use
- The design, form and pattern of new development should respond to the historic local vernacular within the Plan area
- The materials proposed for any new development should be responsive to the vernacular style and materials of the character area
- Landscaping schemes should retain hedges and trees and increase where appropriate
- Protect views from within the settlements to surrounding countryside and key landmarks
- Sustain or enhance the characteristic and historic locally distinctive grain of development with its mix of form, layout and size

8.0 Further research

The assessment has provided an overview of the historical development of the area, highlighting surviving remnants from the past as well as local landscape features. The assessment has identified a number of features which, with further research may reveal more about their potential heritage significance:

- It is considered that the character of the study area (quality of buildings, historic layout of paths, landscape) is of sufficient architectural and historic interest, that's its designation as a Conservation Area should be considered. It is the responsibility of the Local Planning Authority (in this case North East Derbyshire District Council) to designate a Conservation

Area, and further research and discussions should take place with them with a view to exploring this designation.

- A number of buildings, structures and sites (not currently listed) have been identified as having potential local heritage significance. There is the potential, with further research, that some of these assets could be considered for local listing through the neighbourhood plan.
- There are a number of historic farmsteads in the Plan area, some of which date back to the 17th century. Farm buildings make an essential contribution to the landscape character and local distinctiveness, telling us about how the land was settled and farmed.

Further study would reveal the heritage significance of these groups of buildings, which in some cases may have been rebuilt over the years.

- Trinity Chapel is a listed building and on the Derbyshire Heritage at Risk Register. Trinity Chapel, which may have Pre-Christian origins, would be unique in the UK in having a close geographic proximity to a Cold Harbour.
- Rykneld Street is a principle Roman Road which passes through Higham. Toponymy suggests secondary roads leading Westward crossing the river Amber at the now submerged hamlet of Ford and also a Pack Horse Bridge crossing the River Amber known as “Roman Bridge”. This was sited to the north of the current Amber Bridge. Roman Bridge collapsed around 1925.
- Investigate opportunities with local universities to undertake community archaeological digs.

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Appendix A Heritage Assets

Designated

1	Ogston Hall and attached stable block	II
2	Conservatory to south west of Ogston Hall	II
3	Former Sawmill to west of Ogston Hall	II
4	Kitchen garden walls to south west of Ogston Hall, and doorway	II
5	Mather's Grave, guidepost and wall	II
6	Holy Trinity Church	II
7	Lindway Lane farmhouse	II
8	Lychgate to Holy Trinity Church	II
9	Tea Pot farmhouse and attached barn	II
10	The Plough Inn and attached barn	II
11	Trinity Chapel	II
12	Sundial to south of Ogston Hall	II
13	Coach house to north of Ogston Hall	II
14	Broomhill Farmhouse	II
15	Hills Bridge	II
16	Ruins of Trinity Chapel	Scheduling

Non Designated

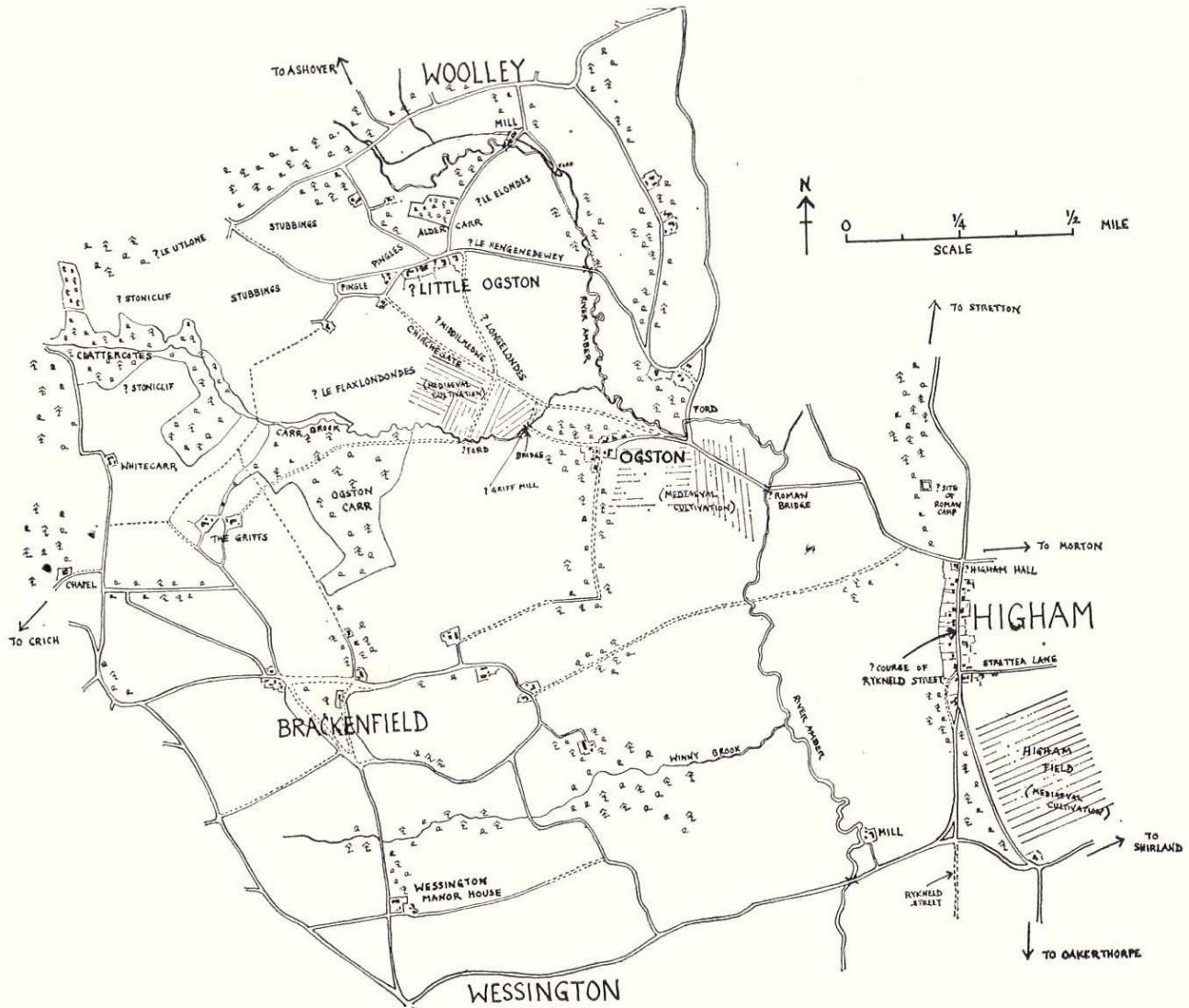
1	Ashover Light Railway	Monument
2	Pottery Kilns	Monument
3	Bumpmill Lane and Amber River Bridge	Monument
4	Methodist Chapel (Free United)	Building
5	Methodist Chapel (Primitive)	Building
6	Edward I medieval coin hoard, Ogston Hall	Find spot
7	Icehouse Ogston Hall	Monument
8	Neolithic-Bronze Age Flint Slide Scraper	Find spot
9	Woolley, 17 th century building	Building

Figure 3



Appendix B Historical Maps

Figure 4 Medieval Brackenfield



2. Ogston in mediaeval days

A detailed historical map of Morton Bracknell, showing the town and surrounding areas. The map features a grid of streets, numerous buildings, and green spaces. The title "MORTON BRACKNELL" is prominently displayed in the center. The map is oriented with North at the top.

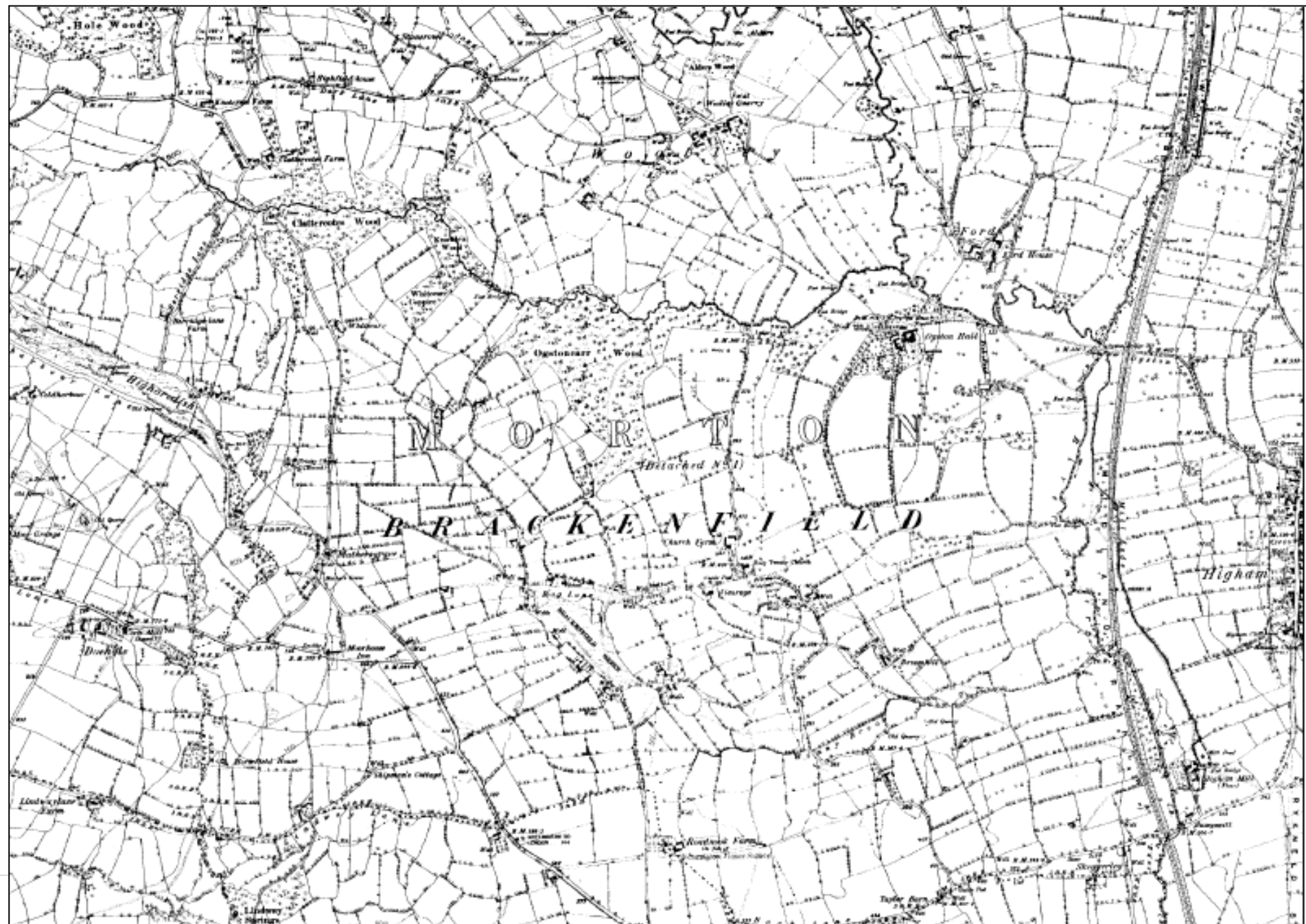


Figure 6 Present day Brackenfield

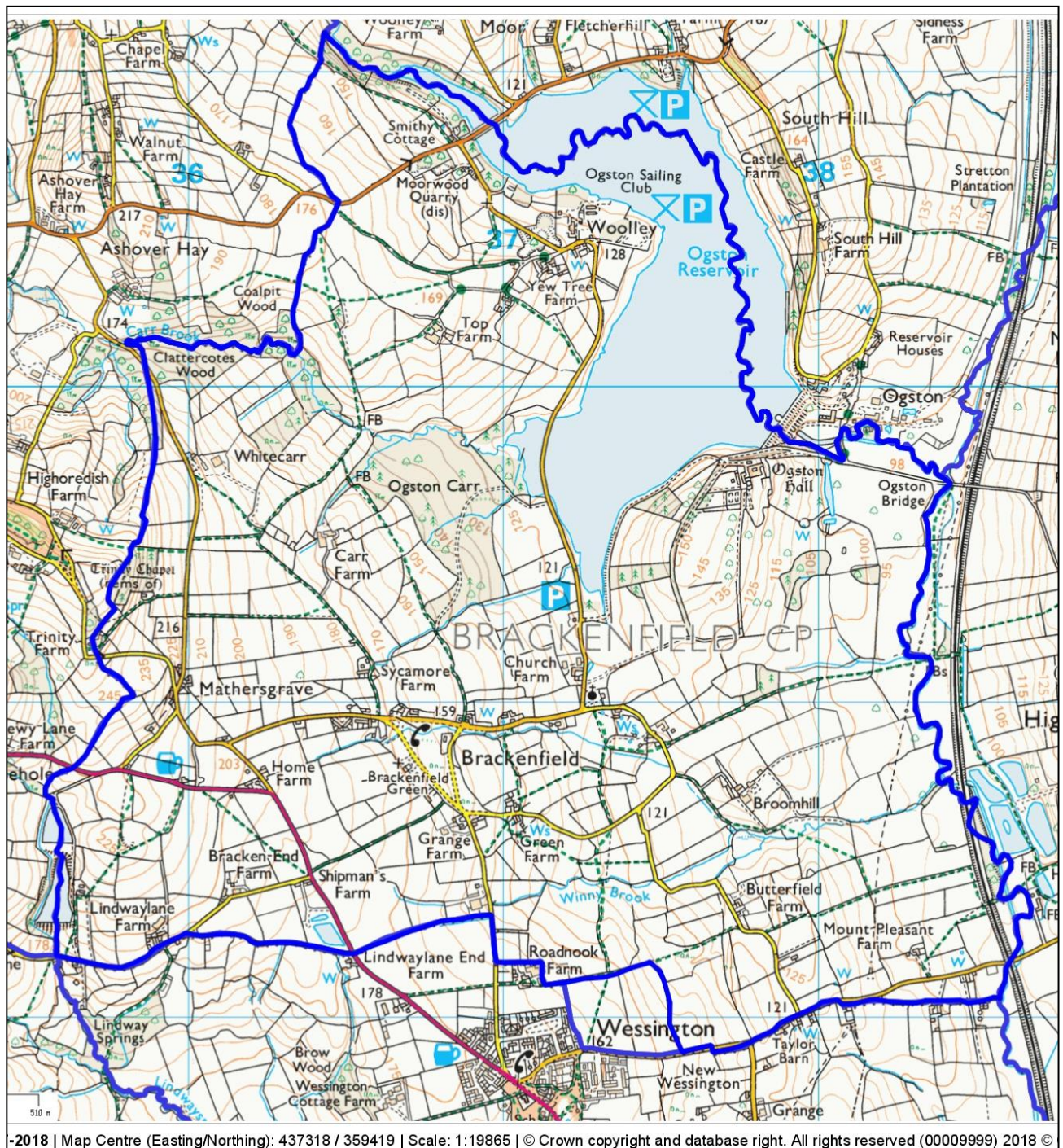


Figure 7: 1840

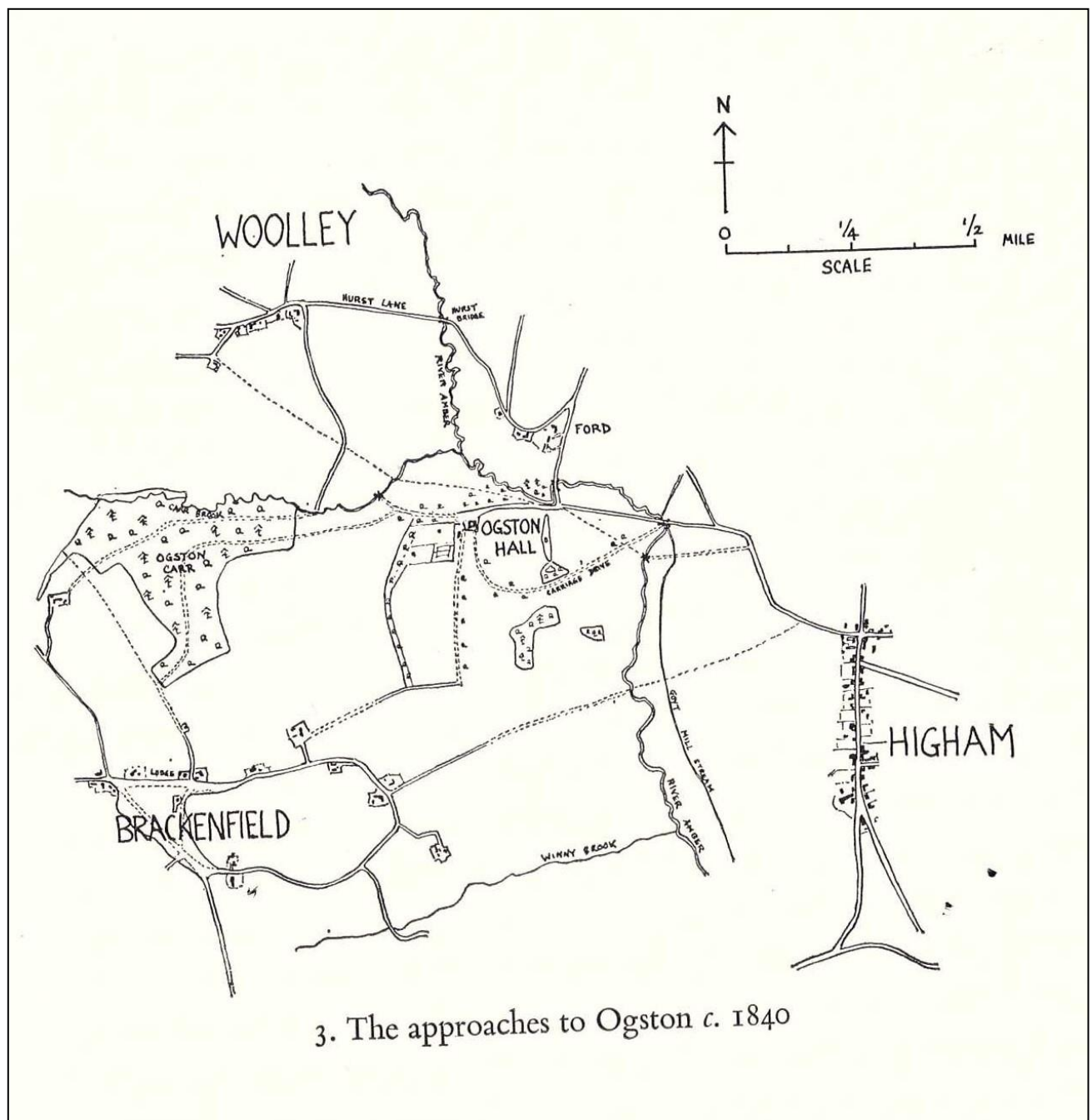


Figure 8: Tithe Map of Brackenfield and Woolley 1841



Figure 9: A page taken from the Tithe Map showing the names of land and premises and ownership details.

Source: Derbyshire County Council Archives

13

No. 4 of London: Printed and Published (by Authority) by G. ROUTLEDGE, 11, Rider's Court, Leicester Square.

LANDOWNERS	OCCUPIERS	Number referring to the Plan.	NAME AND DESCRIPTION of LANDS AND PREMISES	STATE of CULTIVATION	QUANTITIES in STATUTE MEASURE	Amount of Rent-Charge apportioned upon the several Lands, and Payable to the Rector.	REMARKS
Stephensons Trustees (Continued)	Henry Taylor (Continued)	86	Lane	Brought forward	17 1 29	2 7 11	
		87	Wage	Old Surf	" 16	" 1	
				do	" 7 24	" 6	
					15 29	2 5 6	✓
Leandrew William	Himself	633	Tang Close	Arable	4 12	11 6	
		634	Hopew' Close	Meadow	3 13	8 9	
		635	Wickes Ad	Arable	5 1 20	15 11	
					12 2 14	1 16 2	✓
Trustees of Mansfield & Hatfield Turnpike Road	William Baxon	212	Garden	Garden	" 20	" 4	
		23	Part of Toll Bar House		" 2	" 14	✓
					" 22	" 14	✓
Trickett Rev ^d Richard Buxton	Himself	213	Chapel & Chapel Yard		" 3 39	" 44	
	William Ashew	330	Wypke Close	Pasture	2 2 37	" 5 4	
		331	Pithe	Arable	2 1 36	" 4 11	
		338	Field	do	2 16	" 5 4	
		339	Pithe	do	1 3 14	" 4 7	
		409	House outbuildings Yards Garden & Croft		" 2 34	" 3 3	
		413	Acres	Meadow	1 3 2	" 5 11	
		572	Thompson	Pasture	" 1 7	" 11	
		575	Rushall Croft	do	" 1 1	" 9	
					12 2 17	1 11	✓
	German Blythe	554	Wickes Close	Arable	2 8	" 5 5	
		555	Pithe Close	Meadow	1 2	" 3 9	
		556	Overs Close	do	" 16	" 5 9	
		560	House outbuildings Yards & Croft		" 25	" 1 2	
		562	Croft	Pasture	" 32	" 1 7	
					6 1	" 16 5	✓
	John Simms	557	Pithe Close	Arable	2 1 12	" 5 10	
		558	Wickes Close	Meadow	2 3 29	" 7 3	
		559	House outbuildings Yards		" 1 26	" 1 8	
		563	Garden & Croft	Pasture	1 2 1	" 4 5	
					7 2 28	17 2	✓

Appendix C Historic Development

Figure 10: Historic development (Plan area)



Figure 11: Historic development (Brackenfield Green Character Area)

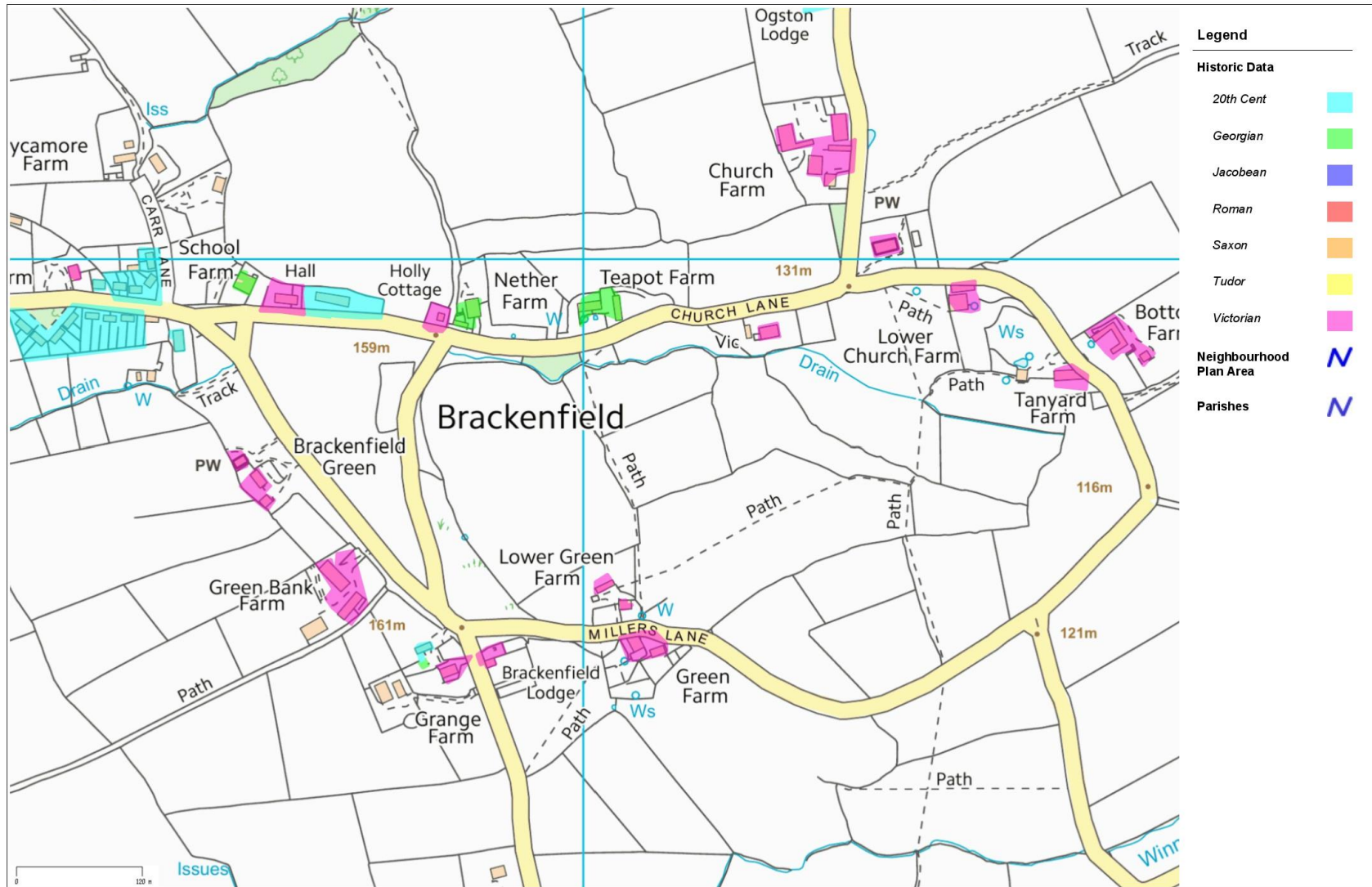
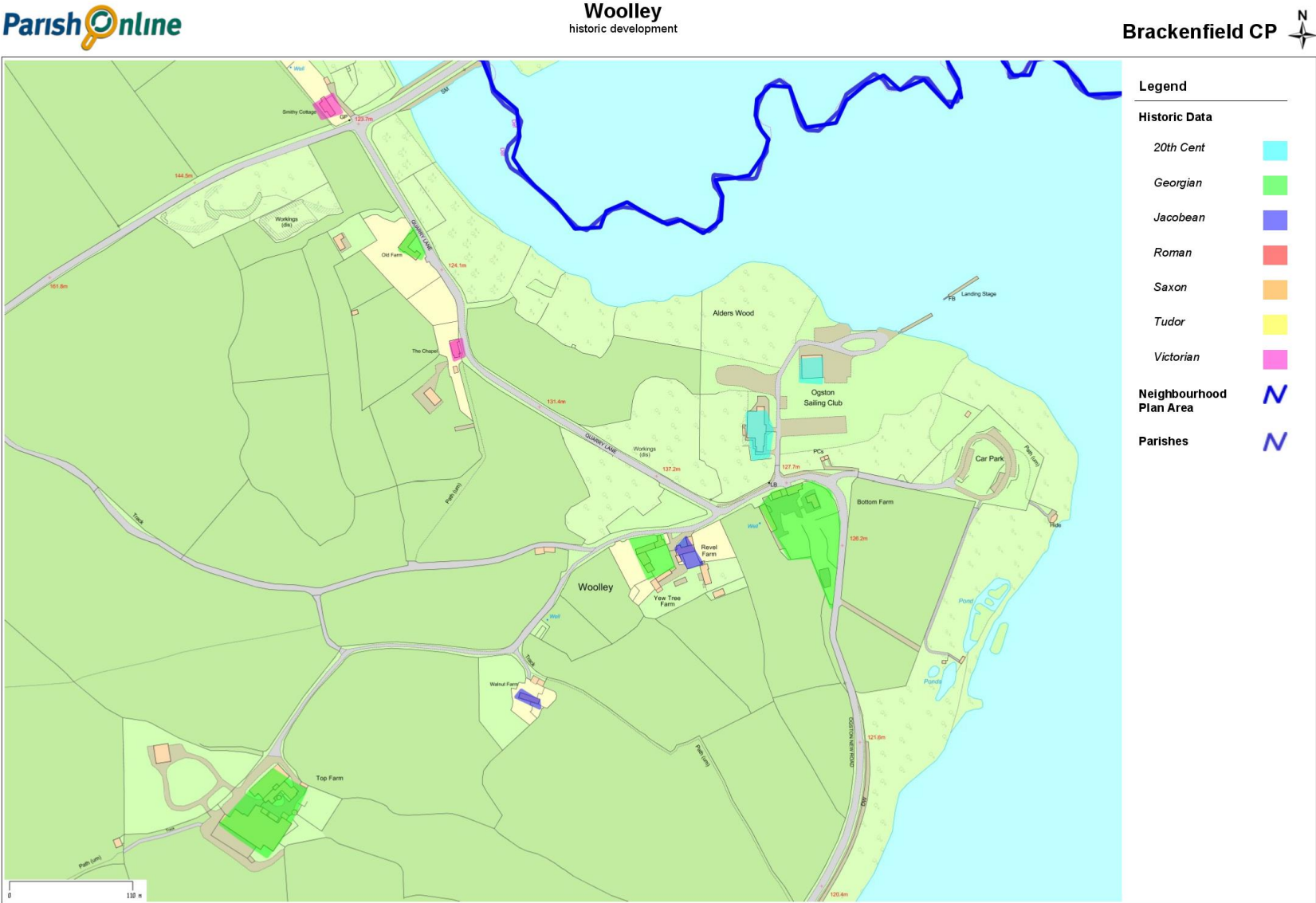


















Figure 12: Historic development (Woolley Character Area)




















Date Created: 13-8-2018 | Map Centre (Easting/Northing): 437047 / 360457 | Scale: 1:4254 | © Crown copyright and database right. All rights reserved (00009999) 2018 © Contains Ordnance Survey Data : Crown copyright and database right 2018










Appendix D: Building Gazetteer





Brackenfield Green Area	
	<p>Brackenfield Church and Lychgate One of a group of Victorian buildings, associated with the Ogtson Estate and designed by the local architect T.C Hine. Built in 1856-7 of coursed square, rock-faced sandstone with gritstone dressings and quoins. Both the church and lychgate are Grade II listed.</p>
	<p>Church Farm, Ogston New Road One of a group of Victorian buildings, associated with the Ogtson Estate and designed by the local architect T.C Hine. The farmhouse is constructed of Derbyshire stone under a slate roof.</p>
	<p>The Old Vicarage, Church Lane, Brackenfield One of a group of Victorian buildings, associated with the Ogtson Estate and designed by the local architect, T.C Hine. A stone construction with a slate roof.</p>
	<p>Tea Pot Farm, Church Lane, Brackenfield Grade II listed farmhouse constructed of stone with a slate roof.</p>
	<p>Nether Farm and barn, Church Lane, Brackenfield Stone farmhouse with a brick barn and slate roofs.</p>
	<p>Holly Cottage, School Lane, Brackenfield One of a group of Victorian buildings associated with the Ogtson Estate and designed by the local architect T.C Hine. The building is of stone construction with a slate roof.</p>
	<p>The Millstones, School Lane, Brackenfield 1950's bungalow</p>

	<p>The Old School House Victorian building of stone construction, mullion leaded windows with slate roof.</p>
	<p>School Farm, School Lane, Brackenfield Stone construction with a tiled roof.</p>
	<p>Semi-detached houses at the junction of School Lane and Carr Lane. 1950's/60's brick and render with tiled roof.</p>
	<p>Terraced houses on School Lane, Brackenfield Built in 1930's they are of brick construction with tiled roof.</p>
	<p>Semi-detached bungalows, School Lane, Brackenfield Built in 1960's they are of brick construction with tiled roof.</p>
	<p>Rose Cottage Farm, School Lane, Brackenfield Stone construction with a slate roof.</p>
	<p>Ruardean, School Lane, Brackenfield Stone construction with a slate roof.</p>
	<p>The Bungalow, The Green, Brackenfield 1970s stone construction with tiled roof.</p>
	<p>Former Methodist Chapel, The Green, Brackenfield Victorian brick construction with a slate roof.</p>

	Greenbank Farm , The Green, Brackenfield Stone construction with a slate roof.
	Brackenfield Lodge (formerly Rye Croft House), Millers Lane, Brackenfield Victorian brick and slate construction.
	Green Farm , Millers Lane Stone construction with a slate roof.
	Lower Green Farm , Millers Lane Stone and brick construction with a slate roof. Currently (2018) undergoing conversion for residential use.
	Rosemere , Millers Lane Stone construction with slate roof.
Ogston	
	Walnut Farm and Walnut Barn , Dated approximately 1750, as seen from Ogston New Road: Stone with slate roofs. Walnut Barn is currently being converted for residential use.
	Bottom Farm , Ogston New Road, Woolley The farm and outbuildings, which have a Georgian core, have been sympathetically converted. They are constructed of stone with slate roofs.
	The Sailing Club , Ogston New Road, Woolley Formerly Amber Valley Camp School. Constructed in 1939, of Canadian Red Cedar.

	<p>Former Victorian Methodist Chapel Quarry Lane, Woolley, now converted for residential use. Constructed of stone with a slate roof during the 19th century. A tablet above the south entrance is dated 1841.</p>
	<p>The Old Farm, Quarry Lane, Woolley Stone construction with a red pan tiled roof, of uncertain date.</p>
	<p>The Smithy, Dark Lane, Woolley Formerly the crossing keeper's cottage for the Ashover Light Railway. The Victorian building is constructed of stone with a slate roof and there is a modern wooden linked extension.</p>
	<p>Yew Tree Farm, The Track, Woolley Stone construction with a slate roof, this house has a Georgian core.</p>
	<p>Revell Farm, The Track, Woolley Dated 1660, this farmhouse is of stone construction with a slate roof.</p>
Butterfield Lane	
	<p>Butterfield Cottage and Butterfield House, Butterfield Lane Victorian semi-detached properties constructed of rendered brick with slate roofs.</p>
	<p>Butterfield Farm, Butterfield Lane A Victorian farmhouse of stone construction under a slate roof.</p>
	<p>The Old House, Butterfield Lane The original Butterfield Farmhouse, used as a barn from 1901 until 2009 when it was re-instated to residential use. It is constructed of stone with a slate roof.</p>
	<p>The Stables, Butterfield Lane Former stable block to Butterfield Farm, converted for residential use in 2009. Believed to be Victorian, it is constructed of stone with a slate roof.</p>

	<p>Broomhill Farm, Butterfield Lane</p> <p>A rare National and local example of a Jacobean farmhouse (Grade II listed) constructed of stone with a slate roof.</p>
	<p>Bottom Farm, Butterfield Lane</p> <p>The farmhouse has a Georgian core (of which there are few surviving examples in the Parish). Constructed of stone with a slate roof, it has been sympathetically extended.</p>
	<p>Lower Church Farm, Butterfield Barn and Church View, Butterfield Lane</p> <p>The former farm outbuildings have been converted for residential use. There is a Georgian core and cluster which are constructed of stone with slate roofs.</p>
Lindway Lane	
	<p>Lindway Lane and cottage</p>
	<p>Bracken End Farm and out buildings, Lindway Lane</p> <p>Sympathetic conversion to residential use. Principally 18th and 19th century stone construction with slate roof.</p>
	<p>Lindway Lane Farm</p> <p>(Grade II Listed) is dated 1808.</p>
	<p>Horsefield House, Lindway Lane</p> <p>Victorian building of stone construction and slate roof.</p>
Ogston New Road	
	<p>Ogston Lodge, Ogston New Road</p> <p>This is a replacement of the original Lodge, which was demolished during the construction of Ogston Reservoir. It is constructed of stone with a slate roof.</p>
	<p>Ogston Hall</p> <p>(Grade II* Listed). This is the largest, oldest and best known building in the Parish.</p>

	<p>Mathers Grave, Mathers Grave Lane Stone construction with slate roof.</p>
	<p>The Plough Inn (Grade II listed) as seen from the A615.</p>
	<p>Skeggerleg Farm, Bump Mill Lane, Brackenfield Brick, stone, render construction with a slate roof.</p>
	<p>Carr Lane Farm, White Carr Lane Of 17th century origin, this building is constructed of stone with slate roofs.</p>

Appendix E Figure 13: Character Areas

