



## TIBSHELF NEIGHBOURHOOD PLAN

Tibshelf Character Buildings, Structures  
and Sites of Local Heritage Interest



Supporting Evidence Document **TNP04**  
August 2021



## Tibshelf Character Buildings, Structures and Sites of Local Heritage Interest

Front Cover Photos:



The Cedars



The Paddocks



Edward VII Hotel



Biggin Farm



Site of Oil Well



The White Hart



Infants School



Doe Hill Station



Old Swimming Baths



The Tibshelf Neighbourhood Plan is funded by grant aid from **Awards for All** and **Locality**.

The Tibshelf Neighbourhood Plan is facilitated by Tibshelf Parish Council.  
Planning Consultants: Andrew Towlerton Associates.

The Neighbourhood Plan Steering Group is made up of representatives from the community and parish councillors.  
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All information correct at time of publication (August 2021).

Further information available at [tibshelfneighbourhoodplan.org](http://tibshelfneighbourhoodplan.org)

Throughout Tibshelf, there are buildings and structures that, while not of sufficient special historic or architectural interest to warrant designation as Listed Buildings, the community holds dear and which make a valuable contribution to a local sense of history and distinctiveness.

Their protection is top priority for the community and is also an objective, **D: Historic Environment**, of the Bolsover Local Plan.

National and local planning policies enable a neighbourhood plan to offer them some level of protection by identifying them as buildings and structures of local heritage interest. Such identification raises the profile of heritage assets in the area and affords them due consideration when change is being proposed.

While their identification as buildings and structures of local heritage interest will not significantly change any of the planning controls affecting alteration or demolition, many buildings have permitted development rights which allow some minor building operations, and in some cases, demolition to be carried out without recourse to planning or other permissions. Where a planning application is needed, then its identification as a Building and Structure of Local Heritage Interest will be a **material consideration**, ie the asset's local heritage significance will be taken into account when making a decision on the development proposals.

Through the Plan process, several buildings and structures of local architectural and historic importance were identified. These include buildings and structures associated with the parish's industrial heritage (especially mining related) as well as local vernacular buildings, which display local traditions of architecture and design and are an important part of the area's heritage and identity.

*The Tibshelf Character Buildings and Structures of Local Interest List has been compiled based on the guidelines of the Historic England Local Heritage Listing Advice Note 7 which categorises assets into the following:*

### AGE

The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.

### RARITY

Appropriate for all assets, as judged against local characteristics.

### AESTHETIC INTEREST

The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics.

### GROUP VALUE

Groupings of assets with a clear visual design or historic relationship.

### ARCHAEOLOGICAL INTEREST

The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried remains – but may also be revealed in the structure of buildings or in a man-made landscape. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

### ARCHIVAL INTEREST

The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.

### HISTORICAL ASSOCIATION

The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures. Blue Plaque and other similar schemes may be relevant.

### DESIGNED LANDSCAPE INTEREST

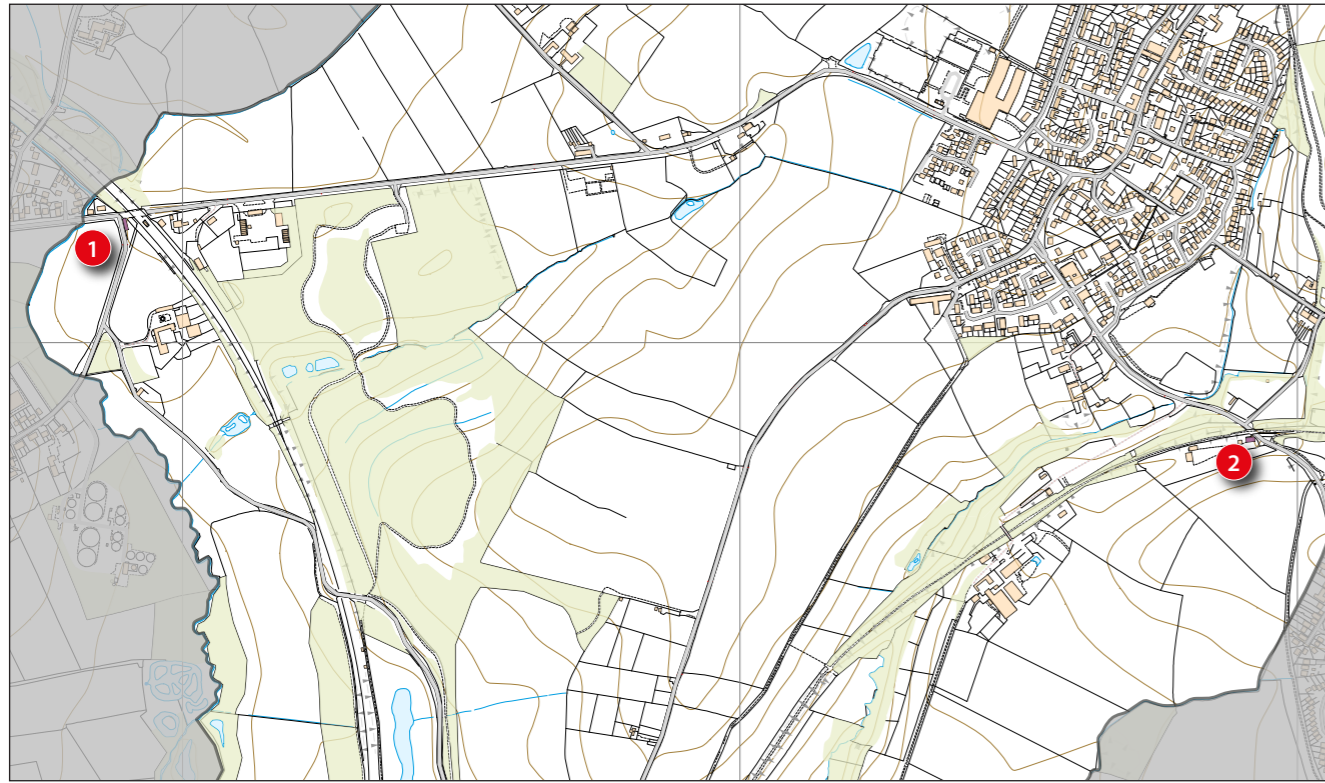
The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. This may complement a local green space designation, which provides special protection against development for green areas of particular importance to local communities for their current use.

### LANDMARK STATUS

An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.

### SOCIAL AND COMMUNAL VALUE

Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence, sometimes residing in intangible aspects of heritage, contributing to the 'collective memory' of a place.

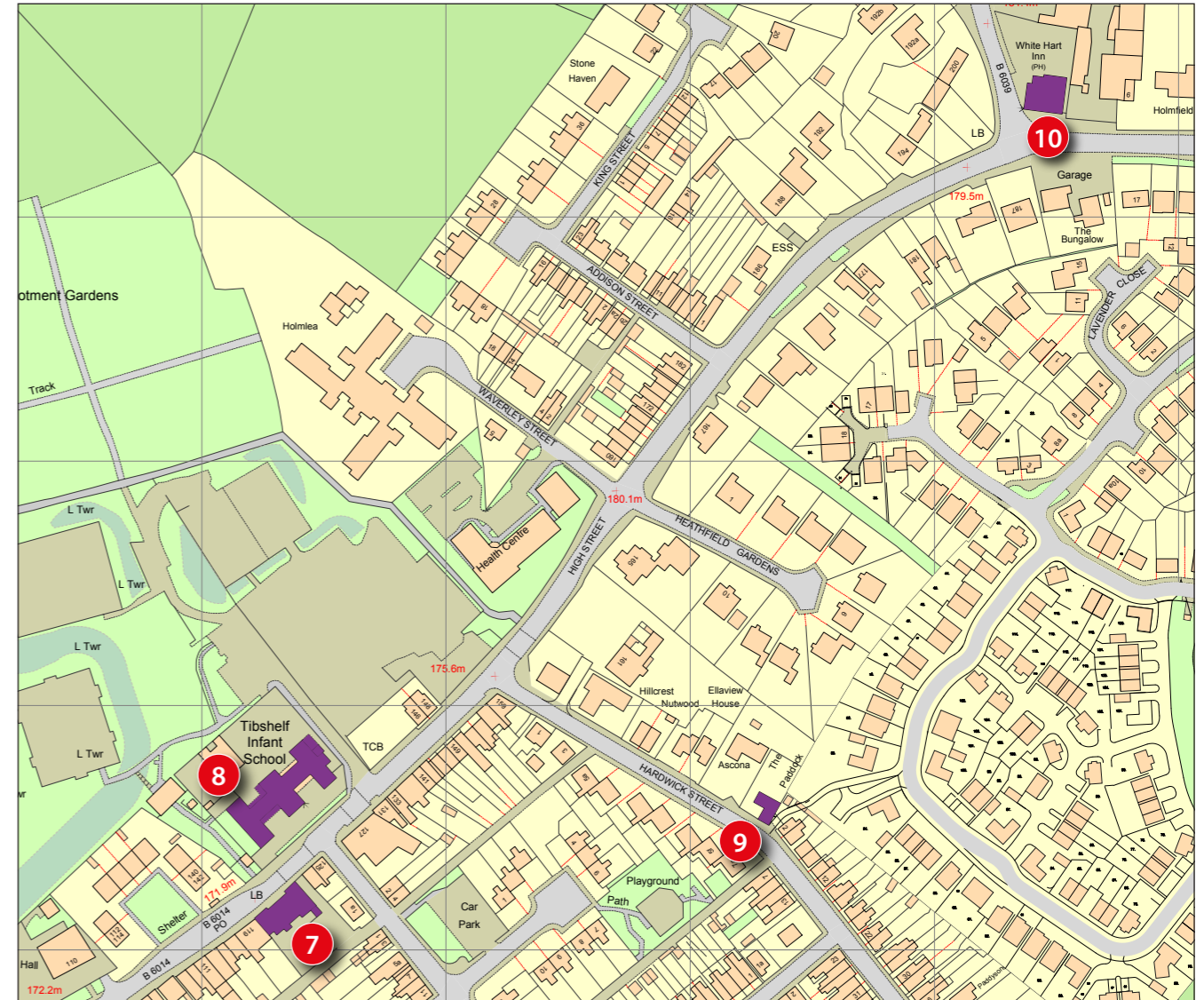
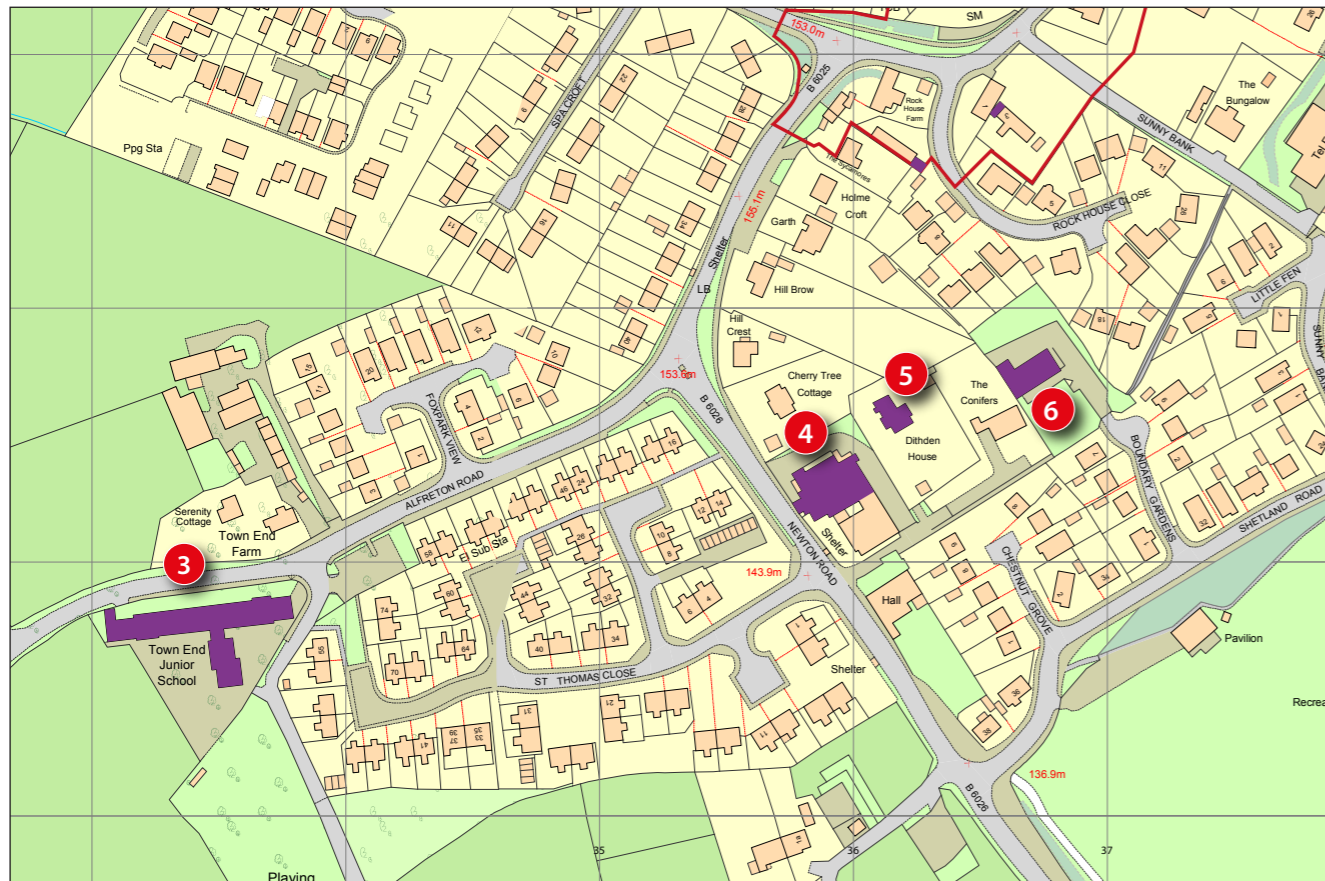


↑ Heritage Asset Locations South of the Village

- 1 Doe Hill Station
- 2 Tibshelf & Newton Station, Newton Road

↓ Heritage Asset Locations within the Village - South

- 3 Tibshelf Town End Junior School, Alfreton Road
- 4 Old Swimming Baths, Newton Road
- 5 Dithden House, off Newton Road
- 6 Mission Hall, Boundary Gardens

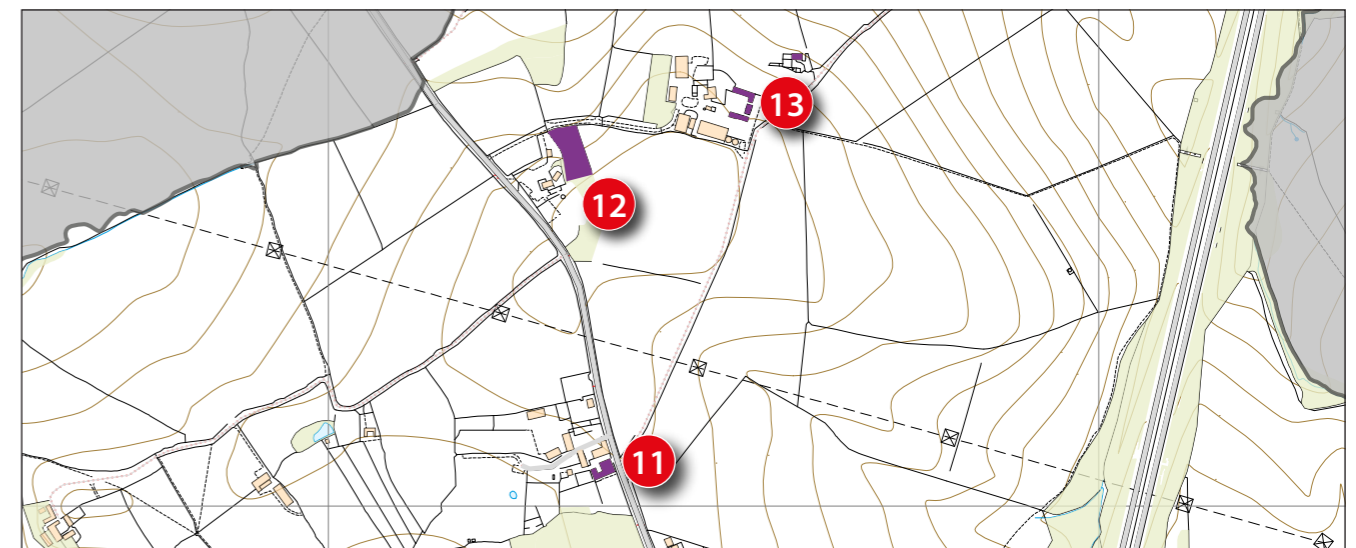


↑ Heritage Asset Locations within the Village - North

- 7 Edward VII Hotel, High Street
- 8 Tibshelf Infants School, High Street
- 9 The Paddocks, Hardwick Street
- 10 The White Hart PH, Mansfield Road

↓ Heritage Asset Locations North of the Village

- 11 The Cedars, Chesterfield Road
- 12 Tibshelf Oil Well, Chesterfield Road (site of)
- 13 Biggin Farm, Chesterfield Road





### 1 Doehill Station, Doehill Lane

Category: **Aesthetic Interest, Historical Association, Group Value**

The second station on the Midland Railway line, opened on 1 May 1862. The first was located on the other side of the track and now does not exist. The line is still in use but this station closed on 28 July 1960. This is one of four stations once located in the parish and is now preserved as a private dwelling. Part of Tibshelf's rail history and grouped with Asset 2, Tibshelf & Newton Station.



### 2 Tibshelf & Newton Station

Category: **Aesthetic Interest, Historical Association, Group Value**

Opened in 1870 to serve the Taversal branch of the Erewash Valley line which primarily transported coal from the two Tibshelf pits but also took passenger traffic. Tibshelf Bottom Pit sent 70,000 tons of coal along this line to London as well as more elsewhere. The station has been restored and is now a private dwelling. Grouped with Asset 1, Doehill station. *Tibshelf Local History & Civic Society Heritage Award 2017.*



### 3 Tibshelf Town End Junior School, Alfreton Road

Category: **Historical Association, Group Value, Social & Communal Value**

Designed by the revolutionary schools architect George Henry Widdows in 1912, whose design principle was better light, ventilation and health for pupils. It stands as the first striking building on entry to Tibshelf from Alfreton Road and has tall gables and lots of glazing on both sides of the building. Grouped with Asset 8, Tibshelf Infants School that was also designed by George Widdows.



### 4 Old Swimming Baths, Newton Road

Category: **Rarity, Historical Association, Group Value**

Part of a number of facilities provided by the Seeley Mining Company for their employees. It was heated by a coal fired boiler and has a huge window at the rear to maximise light entry to the building. The pool itself is still in place and has been boarded over. Grouped with assets 5 Dithden House & 6 Mission Hall, all built by Seeley.



### 5 Dithden House, off Newton Road

Category: **Aesthetic Interest, Historical Association, Group Value**

Built by the Seeley Mining Co along with several other buildings including grouped Assets 8 Swimming Baths & 10 Mission Hall, along with the now lost St Thomas' Row, Tibshelf Colliery Schools and Chapel.



### 6 Mission Hall, Boundary Gardens

Category: **Historical Interest, Group Value, Social & Communal Value**

Built as a Sunday School for the pupils of the Tibshelf Colliery Schools and associated with the other Seeley buildings it is now used by the Scouts and Guides. Grouped with Assets 4 Swimming Baths & 5 Dithden House.



### 7 Edward VII Hotel, High Street

Category: **Historical Association, Social and Communal Value**

Built in 1905/06 and opened as a Public House Trust and Hotel (based upon the Gutenberg System in Sweden where alcohol consumption was controlled and the profits of such establishments went to the good of the community). The ground floor was the pub with the hotel rooms on the first floor. The building has exquisite architectural detail to the windows and the main entrance and holds a prominent position on the High Street.



The smaller picture shows its condition in 2021.



### 8 Tibshelf Infant School, High Street

Category: **Aesthetic Interest, Social and Community Value, Rarity**

Designed by the exceptional architect George H Widdows in 1907-1908. The plan form is based on Widdows' **marching corridor** type with three blocks of double classrooms connected by wide corridors with verandahs on either side. The exterior is plain with the blue bricks being the only decorative feature. Tibshelf Infants School is one of only five Widdows' schools built to the **marching corridor** design. Grouped with Asset 3, Town End Junior School, also designed by Widdows.



### 9 The Paddocks, Hardwick Street

Category: **Historical Association**

Originally the stables and coach house for the new vicarage higher up what is now Hardwick Street (built around 1880). Fell into disuse by 1901, eventually the church sold them off around 1935 to avoid maintenance costs. They were extended and converted into a dwelling, hence the rather unusual layout and interesting roof pitches.

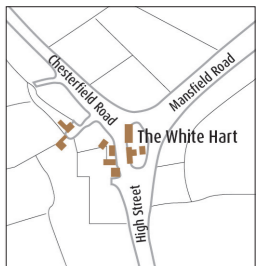
Source: The Stables and Coach House on Hardwick Street Tibshelf - Peter Dennis.



### 10 The White Hart PH, Mansfield Road

Category: **Historical Association, Community Value**

In 1776 the White Hart was actually in the centre of the road junctions of Chesterfield Road, Mansfield Road and High Street (like an island). It was a toll house. The original White Hart was demolished and the present building used to be referred to as The New White Hart.



From Benjamin Chambers Map of Tibshelf 1776



### 11 The Cedars, Chesterfield Road

Category: **Aesthetic Interest, Historical Interest, Group Value**

This striking building with interesting and unusual windows was built in the late 1870's on the site of Goose Farm. The Farm lands (120acres) were part of package given to the White Canons of Felley Prior by John de Heriz in 1240. This was in return for prayers for his family. Grouped with Asset 13, Biggin Farm.

Source: Tibshelf Memories Book 6, Cecil J Hill & Sarah Hill 2007



### 12 Tibshelf Oil Well, Chesterfield Road (site of)

Category: **Rarity, Historical Association, Landmark Status**

During WW1 Britain became desperate for oil and the search was on for sources. This was one site that was chosen for investigation. Oil was first struck on 27 May 1919, a fine grade lubricating oil that was sent to Pumpherston Refinery in Scotland. The well produced about 7 barrels per day until 1927 when production slowed. It was revived in 1938 but was finally capped in 1952. It is a site of national importance to the history of oil production in the UK.

Sources: The Geological Society, Belper News June 1919, Illustrated London News 7 June 1919



### 13 Biggin Farm, off Chesterfield Road

Category: **Age, Historical Association, Archival Interest, Group Value**

About 1240 John de Heriz (Lord of the Manor) gave Biggin Farm (150 acres) to the White Canons of Felley Priory (Notts) in return for prayers for his family. The farm became one of the most important in Tibshelf and was confiscated by Henry VIII and eventually awarded to St Thomas' Hospital, London. Today the original farm is in ruins and the farm is worked from modern buildings nearby. Grouped with Asset 11, The Cedars

Source: Tibshelf Memories Book 6, Cecil J Hill & Sarah Hill 2007

## The Designated Buildings in Tibshelf

Despite the rich historic environment, there are only **3** statutorily Listed Buildings in the parish. The Church is the only one of the three that is not within Tibshelf Conservation Area.

### I The Thatched Cottage, 7 High Street

Grade II Listed

Extensively renovated in the 1980's. One of only two thatched buildings in Tibshelf.

Tibshelf Local History & Civic Society Heritage Award 2017.



### II 32 High Street

Grade II Listed

Built around 1750 in stone, it sits back on High Street.



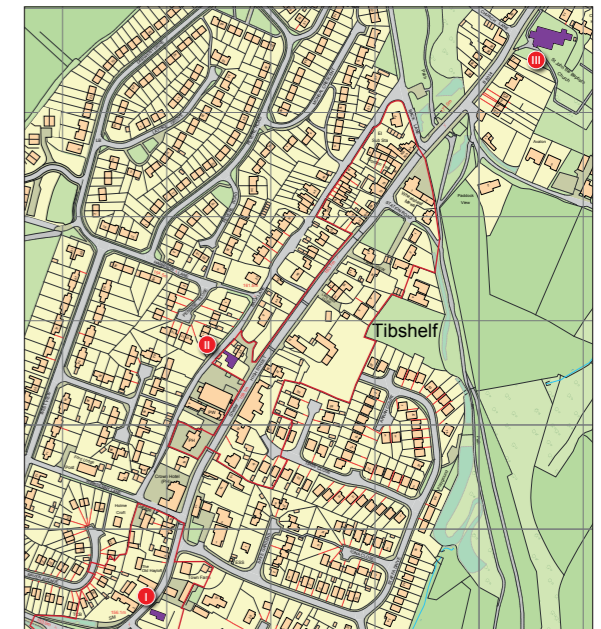
### III St John the Baptist Church, High Street

Grade II Listed

The main body of the church was rebuilt after fire damage and later extended. The tower dates back to the 1400's. The clock was installed by Smiths of Derby in 1901.



Location of the Listed Buildings in Tibshelf





Window in  
St John the Baptist Church

**TIBSHELF NEIGHBOURHOOD PLAN  
CHARACTER BUILDINGS, STRUCTURES AND SITES  
OF LOCAL HERITAGE INTEREST**