

# SIMMONDLEY CONSERVATION AREA Character Appraisal



January 2014

# SIMMONDLEY CONSERVATION AREA Character Appraisal

January 2014

Prepared by:  
Mel Morris Conservation  
67 Brookfields Road  
Ipstones  
Staffordshire ST10 2LY  
[www.melmorrisconservation.co.uk](http://www.melmorrisconservation.co.uk)



## CONTENTS

	Page no.
<b>Introduction</b>	1
<b>Consultation</b>	1
<b>Summary of Special Interest</b>	2
<b>Location &amp; Context</b>	3
Location & Geology	3
Settlement Plan Form	3
Statutory Designations	5
Planning Policy Context	5
<i>Figure 1 Statutory Designations</i>	
<b>Setting</b>	7
<b>Archaeological Interest</b>	8
<b>Origins and Historic Development</b>	9
<i>Figure 2 Historic Development Phasing Map</i>	
<b>Architectural and Historic Quality</b>	15
<b>Spatial Analysis</b>	21
Significant Views	22
Open Spaces	24
Protected Trees	25
<i>Figure 3 Spatial Analysis</i>	
<b>Negative Factors</b>	26
<b>General Condition of the Area</b>	28
<b>Problem, Pressures and Capacity for Change</b>	28
<b>Boundary</b>	29
<b>Recommendations</b>	29
<b>Useful Information</b>	31
<b>APPENDIX 1 - List of Listed Buildings</b>	32
<b>APPENDIX 2 - Traditional paving and street furniture— photographic schedule</b>	32

## ILLUSTRATIONS

	Page no.
Plate 1 - <i>The Dingle in the early 20th century (reproduced by permission of Glossop and District Historical Society)</i>	4
Plate 2 - <i>The Sunday School (reproduced by permission of Glossop and District Historical Society)</i>	7
Plate 3 - <i>Extract from the 1763 Wardleworth survey of the Duke of Norfolk's land, describing Simmonly Hall (reproduced by permission of Derbyshire Record Office - ref. D3705/18/3)</i>	10
Plate 4 - <i>Early 20th century view of Simmondley Hall (reproduced by permission of Glossop and District Historical Society)</i>	10
Plate 5 - <i>1857 Poor Law map of Simmondley (reproduced by permission of Glossop and District Historical Society)</i>	12
Plate 6 - <i>1879 Ordnance Survey map of Simmondley at a scale of 1:2500 (reproduced by permission of Glossop and District Historical Society)</i>	13
Plate 7 - <i>1951 Ordnance Survey map of Simmondley (reproduced by permission of Glossop and District Historical Society)</i>	13
Plate 8 - <i>Dingle Cottage in the early 20th century (reproduced by permission of Glossop and District Historical Society)</i>	15
Plate 10 - <i>View within Simmondley during the early 20th century (reproduced by permission of Glossop and District Historical Society)</i>	21
Plate 11 - <i>View from the "green" looking south circa 1900 (reproduced by permission of Glossop and District Historical Society)</i>	24

### **The Purpose of a Conservation Area Character Appraisal**

A conservation area is *an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*, designated under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Council is obliged by section 71 of the same Act to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.

The contents of this Conservation Area Appraisal are intended both as a guide for owners and occupiers of buildings within the conservation area and as a guide for the local planning authority. The contents are a material consideration when determining applications for development, dealing with appeals, or proposing works for the preservation or enhancement of the area.

This appraisal document defines and records the special architectural and historic interest of the conservation area & identifies opportunities for enhancement. The appraisal follows the model set out in English Heritage guidance (“Understanding Place: Conservation Area Designation, Appraisal and Management”, March 2011).

The High Peak area (excluding the Peak District National Park) has 32 designated conservation areas. Simmondley Conservation Area was first designated on 18th February 1976.

### **Consultation**

A number of individuals and organisations have been consulted on aspects of this appraisal, including members of Glossop and District Historical Society. From 1966 when the Glossop & District Historical Society was founded the society has carried out extensive research on Glossopdale and their assistance has been instrumental in informing this appraisal. Thanks in particular go to Roger Hargreaves and Paul Bush.

This draft document has been amended following full public consultation, as set out in the Council’s ‘Statement of Community Involvement’. Both English Heritage and Government guidance recommends the involvement of residents and businesses within conservation areas. The Council placed draft documents on its website, prepared a press release for local papers and distributed a leaflet to all affected local residents and businesses.

## SUMMARY OF SPECIAL INTEREST

The historic hamlet of Simmondley lies on the southern periphery of Glossopdale.

The buildings within Simmondley are largely of 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> century form, and its present built form was largely established by 1850. However, the Anglo-Saxon settlement pattern continues to exert an influence over its character and development. The character is largely that of an informal, rural settlement, enveloped in trees.

The distinctive **key characteristics** of Simmondley can be summarised as follows;

- Unspoilt, picturesque, rural hillside hamlet perched on the edge of a large residential conurbation
- Extensive use of local gritstone as a building material for walls, roofs, boundaries, and floorscape, and visual harmony arising from this limited palette
- A loose-knit form established by clusters of interwoven houses of various orientations, separated by gardens, paddocks and small green public spaces
- A nucleated and compact plan located on a hillside has shaped the curving alignment of narrow streets and complex changes in level
- Unfolding (kinetic) views, with a series of short picturesque vistas and occasional framed glimpses of the moors
- A generally inward-looking settlement of intimate scale focussed around a nucleus of connected public spaces; narrow lanes, verges and common spaces, with many pedestrian linkages (footpaths and steps)
- Verdant surroundings with large tree canopy providing shelter
- Panoramic views from the crofts and public footpaths above the settlement, with a 180-degree vista above the tree canopy to Saddleworth Moor and Bleaklow
- A mixture of flaggy drystone boundary walls and open unenclosed spaces creates a fluctuating informal character

## LOCATION AND CONTEXT

### Location & Geology

The hamlet of Simmondley falls within the bowl of upland valleys surrounding present-day Glossop, and known as Glossopdale. The settlement lies at 220 metres O.D. on the south-western edge of the Pennines and nudges the edge of the Peak District National Park boundary, although falls just within the administrative boundary of High Peak Borough Council.

The drift geology is boulder clay, with some alluvium in the valleys to the west. The underlying solid geology is Kinderscout Grit, part of the Carboniferous Millstone Grit Series. This creates a distinctive rounded shape to the higher heather moorland.

Old Simmondley or Simmondley Village is surrounded to the north and partially hemmed in to the east and west by 20<sup>th</sup> century development, part of the extended area also known as Simmondley. The southern boundary of the settlement edges the National Park boundary and an upland area of High Peak, which is designated as Green Belt.

This landscape is described within the Derbyshire Landscape Character Assessment (DCC) as part of the Dark Peak. The immediate landscape is on the cusp of the Settled Valley Pastures and Moorland Slopes and Cloughs, contained by Coombes Edge and Long Clough. Relict moorland vegetation, bilberry, is found along upper sections of the hollow-way at The Dingle.

The development which has taken place here is closely linked to the opportunities provided by the Dark Peak landscapes, for instance building materials from gritstone, and water power. The adjacent coal measures meant that these settlements were ideally placed to exploit two resources: the water running off the Dark Peak and the coal that existed around the mills and in mines further west. This location, at the interface between two significant topographical regions, gives these fringe landscapes a unique character different from those further east within the Dark Peak and those further west.

### Settlement Plan Form

The nucleated character of Simmondley, which is still very evident on maps, seems to indicate that many of the early cottages and farmsteads may have been clustered around a village green, which is unusual for the area, which had mainly linear settlements. Simmondley Hall on the northern periphery is of 17<sup>th</sup> century origin, with perhaps an earlier core. Plots around the southern periphery are also probably of 17<sup>th</sup> century origin and there may have been other 17<sup>th</sup> century houses around the periphery demolished in the 19<sup>th</sup> century. Although there is no recorded name of a green, this may have been lost over time. There are several places where a triangle of grass meets the junction of several lanes or where the lanes frame and surround small plots – some of these are unfenced and seem to have never been fenced or properly enclosed (see plates 10 and 11). These open areas and unfenced plots may represent the outer edges of a much larger village green space but encroachment during the 18<sup>th</sup> century has blurred any obvious green and the pockets we now see maybe the shrunk fragments of an earlier open space.

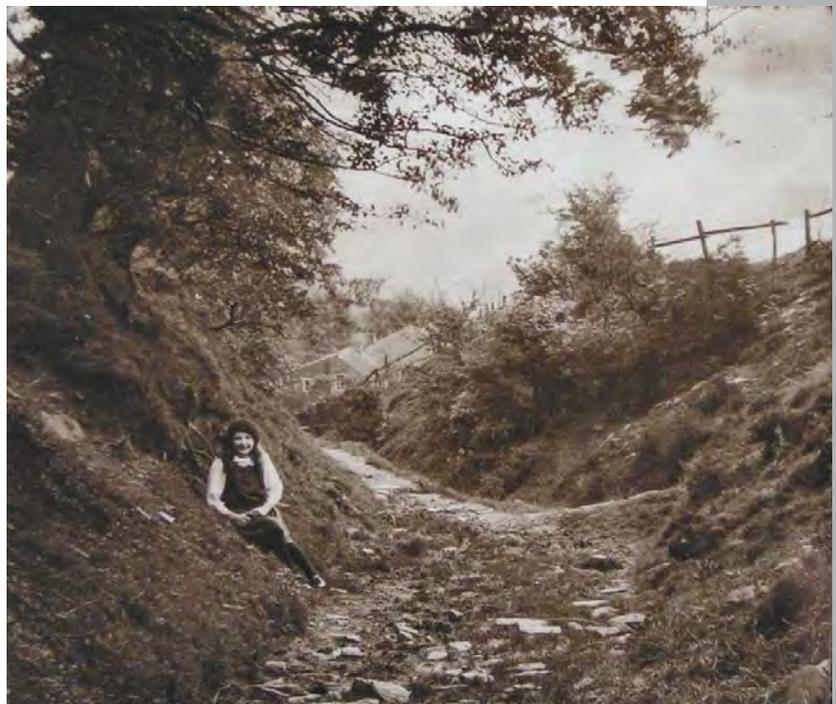
The green spaces are one of the enduring characteristics of Simmondley. They have been treated in a number of different ways, some quite unsympathetic through saturation with urban street furniture and clutter, and some without management of trees, so that self-set saplings have been coppiced to create clumps in what was formerly open space.

The character of the village has changed as a result of the lack of careful management of these ephemeral spaces and it is both greener, but, oddly, more urban than it was in the early 20<sup>th</sup> century, largely as a result of street furniture and engineered highway surfaces. Early 20<sup>th</sup> century photographs in this appraisal (pages 10, 21 and 24) illustrate this change.

The open field system is still evident in the fossilized remains of an open field, preserved in the boundaries of the long, narrow fields. These are evident on the old maps, on either side of Old Lane. The open field in Simmondley was relatively small and typical of most of the villages in Glossopdale. The small size seems to reflect a small resident population farming this area.

One of the main differences between the 19<sup>th</sup> century and the present day settlement of Simmondley is that there is less density; a number of properties were demolished but not replaced and it is now more spacious and open in overall built form. This is illustrated clearly on the 1879 OS map (plate 6). Conversely, the hamlet is more enclosed through the uncontrolled growth and spread of trees. There is greater enclosure where boundaries have started to be introduced where there were none but generally, the fluctuating form of flaggy drystone walls contrasting with open sections of frontage with no boundary has a very positive and informal rural character.

The old braided hollow-way leading from the moor down to the centre of Simmondley, passes between the Hare and Hounds pub and Dingle Cottage. This old route, known as The Dingle, is first apparent on the 1 inch 1838 Ordnance Survey map where it is marked as an unfenced track. It may have led directly to "Monks Road", a primary route crossing the moors. It is incorrectly indicated on the HER as the line of the Roman road, which is in fact slightly to the west. In 1838 the main routes into Simmondley were Groch Lane, to the north, Old Lane to the east, the lane parallel with this to the north (now Simmondley New Road), and High Lane to the west.



▲ Pl. 1 - The Dingle in the early 20th century (© GDHS)

Old Lane followed a primary route out towards the open field/s. The lower lane (Simmondley New Road) was probably a secondary route to the open field but this was probably formalised during the 18<sup>th</sup> century.

## Statutory Designations

Conservation Areas and listed buildings are protected under the 1990 Planning (Listed Buildings and Conservation Areas) Act. This primary legislation requires proposals that need permission (planning permission or listed building consent) to preserve or enhance their special architectural or historic interest.

The boundary of the conservation area is illustrated on Figure 1. There are 7 listed buildings within Simmondley Conservation Area, also illustrated on Figure 1 and summarised in Appendix 1.

## Planning Policy Context

National planning policy for the historic environment is all contained within one over-arching document, **National Planning Policy Framework (2012)**. This embodies a holistic view of the historic environment and is designed to ensure that decisions are not made in isolation without first considering the significance of the particular aspects of the historic environment and then addressing economic, social and environmental sustainability issues.

The main local policies covering conservation areas are found within the **Saved Local Plan Policies** of the **Adopted High Peak Local Plan 2008**. The local planning policy context includes Policies 12 and 16, on the Conservation and Enhancement of the Open Environment, and Policies 17 to 25, on Conservation of the Built Environment. This is currently the primary local document but the Local Plan is currently under review and a phase of public consultation on a revised document, which will cover the period from 2006 to 2028, is underway. The next stage of the plan will be published in March 2014.

## Green Belt

A large part of the landscape around Simmondley falls within the definition of Green Belt. The crofts within the south-east section of the conservation area also fall within the green belt. Policy 10 in the **High Peak Saved Local Plan Policies** deals with Green Belt policy. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open, the most important attribute of Green Belts being their openness. There are five principal purposes of including land in Green Belts:

- to restrict urban sprawl on a permanent basis
- to safeguard the countryside from further encroachment
- to maintain the separate identity of settlements
- to assist in the regeneration of nearby urban areas
- to preserve the setting and special character of historic towns.

## Countryside

Small pockets of green open space that are not included within the designation of Green Belt, are identified as “Countryside” within the Local Plan. There are two such green spaces to the west of Simmondley. “Countryside” is a specific local

designation by the Local Planning Authority. It also overlaps the Green Belt. These areas, mainly on the fringes of settlements between the Built-up Area Boundaries and the inner edge of the Green Belt and/or Special Landscape Area, are sometimes known as 'white' land. They remain defined as 'countryside' and are therefore subject to Policy OC.1. Here, development should be limited to those uses which are an integral part of the rural economy and which can only be carried out in the countryside.

### **Policy 9 OC1 - COUNTRYSIDE DEVELOPMENT**

The Countryside will cover all land beyond the Built-Up Area Boundaries defined on the proposals map, including the Green Belt and Special Landscape Area.

Within the Countryside, Planning Permission will be granted for development which is an integral part of the rural economy and which can only be carried out in the Countryside provided that individually or cumulatively:

- the development will not detract from an area where the open character of the countryside is particularly vulnerable because of its prominence or the existence of a narrow gap between settlements; and the development will not generate significant numbers of people or traffic to the detriment of residential amenity, highway safety, landscape or air quality or otherwise have an unacceptable urbanising influence; and
- the development will not have a significant adverse impact on the

## SETTING

The setting of Simmondley is largely hemmed-in by 20<sup>th</sup> century housing development to the north and east, which has been built up to the conservation area boundary and which is dominated by highway design manual standards of construction incorporating wide-entranced cul-de-sacs with generous visibility splays and double pavements. These cul-de-sacs create large gaps in the street in marked contrast to the traditional narrow lanes, which are generally without pavements. New, wide, road entrances at High View and The Green both have a detrimental impact on the setting of the conservation area. The Green in particular creates an indistinct, urban edge to the conservation area, with loss of original enclosure and local character.

The upland landscape setting of Simmondley is well-preserved to the immediate south of the conservation area, the boundary of which incorporates some of the crofts behind the houses facing Old Lane. These edge larger fields that were once part of one of the open fields, before it was enclosed by the estate. Earthworks showing the distinctive reverse “S” of former grubbed out field boundaries are evident on aerial photographs and boundaries appear on the 1879 OS map. The tree canopy within The Dingle generally prevents outward views but from the public footpath network to the south-east the setting is more open and there are views for many miles to the north, east and west to Saddleworth Moor to the north, Bleaklow to the east, and to many local landmarks, in particular Mouselow Castle and the Dinting Railway viaduct.



*The upland setting from the crofts above the village*

To the west of the conservation area, there is a section of the steep-sided Horse Clough, sloping open land where the Storth Brook runs. The lower flat section once contained the millpond which served the Cotton Mill. This is designated within the Local Plan as “Countryside” and it is an important part of the setting of



▲ Pl. 2 - The Sunday School (© GDHS)

the conservation area as it is the only remaining point along the northern edge of the conservation area at which the original upland landscape context of the village still survives and can be appreciated from a public place within the conservation area. The isolation of the original Sunday School is a key part of its significance. It sits above this bank and its isolation is reinforced by this open aspect overlooking the steep-sided grassy embankments.

## ARCHAEOLOGICAL INTEREST

The area around Glossop is rich in evidence of prehistoric activity from all periods. Of particular importance is the evidence for Mesolithic occupation, represented by surface scatters of flints. These are sealed by later peat deposits and are only located following erosion of the peat.

Flint artefacts ranging in date from the Neolithic to the Bronze Age have been recovered from Whiteley Nab to the east of Simmondley, and include a scraper, a slug knife and a leaf-shaped arrowhead (SMR 3601).

Several prehistoric burials are also known from the area; a much-disturbed gritstone cairn with a fragmentary retaining circle is present on Coombes Edge (SMR 3605), to the south of Simmondley.

Simmondley lies within a couple of miles of the Roman fort of Ardotalia, more commonly known as Melandra (SMR 6102; SAM 8). This fort was founded in the late 70s AD and was sited on elevated ground at the confluence of the Glossop Brook and the River Etherow, and guarded the Cheshire Plain and Chester from Brigantian incursions down the Longdendale valley. A number of roads serving the civil settlement have been identified, as well as two major roads, one running south to Buxton, the other running south-east, to the fort at Brough (Webster 1973). The Roman road leading between Buxton (Aqua Arnemetiae) and Melandra fort passes close by the village of Simmondley and a section has been recently excavated by archaeologists (2013).

Not surprisingly, a number of Roman artefacts have been discovered in the area, scattered over a wide area.

Prior to the Danish invasions and the incorporation of Derbyshire into the Danelaw, it is widely believed that Glossopdale was part of a large Anglo-Saxon estate centred on Mottram, having been settled by the Anglo-Saxons originally from the Cheshire side rather than via the Peak District (Nevell, M "Tameside before 1066" 1992.)

There are over seventeen stone heads recorded on the Historic Environment Record from the surrounding area, of medieval and later date.

Longdendale formed part of the Royal Forest of the Peak and was subject to Forest Law. It is clear that new areas were being taken in from the forest by the 13th century, since a list of assarts (forest clearings) for 1253 included 32 acres in Simmondley (Hanmer & Winterbottom 1991). The hamlet was initially under the stewardship of the Peverils. In the 12<sup>th</sup> century this area reverted to the Crown and the King granted the Manor of Glossop (greater in extent than Glossopdale) to the Abbot of Basingwerke, by a royal charter ca. 1157. Much of the assarting may have been instigated by the abbey, as part of their reclamation of the land on their estate, which was probably run as a grange.

## ORIGINS & HISTORIC DEVELOPMENT

Longdendale has since prehistoric times been one of the main cross-Pennine trade routes, and there was also an important NW-SE route going along Monks' Road, which lies 1 kilometre almost due south of Simmondley, crossing the moor. The Roman roads were largely abandoned once the forts went out of use, as they were primarily for military purposes (pres. comm Roger Hargreaves). During the late 18<sup>th</sup> and early 19<sup>th</sup> centuries, new turnpike roads were built, mainly in the valleys, to connect the industrialised corridors and this also removed some of the isolation of these settlements.

Lack of good quality arable land in the valleys, which had cold and wet clay soils, and the presence of forests in the valley, seem to have been the main factors leading to the development of farming settlements on the higher, better-draining hills between the valleys and the moors, at around 200 metres OD. Where there has been no development at this level, the historic traces of the former farming practices and land divisions are often readily identifiable in the upland landscape, such as the fossil strips (post enclosure reverse "S" drystone boundary wall alignments) that are a clear indication of earlier communal ploughing. How these open fields were divided up or worked is not known, but there is no evidence for the three-field rotation of the Midlands.

Simmondley is not named in Domesday (1086) but given the characteristic Anglo Saxon nucleated shape of the settlement, and the derivation of the name, it seems most likely that it was in existence, perhaps subsumed under another named place. Towards the end of the middle ages, the Abbot leased all of his rights in Glossopdale to the Talbot Earls of Shrewsbury. Then as a consequence of the Dissolution of the Monasteries the manor and its land was sold to the Talbots (ca. 1536).

The development of Glossopdale owes much to the wool trade and upland sheep farming during the 16<sup>th</sup> century and moorland was enclosed for this purpose, and to a lesser extent for cattle breeding. Farmsteads established in the upland areas survive but in Simmondley there is only one building of 17<sup>th</sup> century form. Several houses were built at the turn of the 18<sup>th</sup> century and there are a number with datestones. The distribution of these houses, with 79 and 81 High Lane and Dingle Cottage fronting the lanes with a gable-end, suggests that they may have replaced earlier buildings on the same alignments.

The manor passed from the Talbots by marriage to the Howard family, the Dukes of Norfolk. The Howards probably did not visit Glossopdale (the main seat being Arundel), until the 1730s, when they built a house in Glossop. A series of long-term leases with yeomen farmer tenants provide a local boost to the development of some substantial stone houses and Simmondley Hall appears to be one of these. Simmondley Hall is recorded in various documents (see endnote on page 14). To the north of the hall were the former hall closes, described in a 1763 survey as "Great Authort", "Little Authort with a Boggy Brush Wood in the same" and "Rye Croft with the orchard" (D3705/18/3). The land is now largely developed, although the orchard appears to survive in the plot alongside the road.

The hall in Simmondley is now divided into several separate attached dwellings. It must have been first built as a single dwelling, such is its stature and the characteristic plan form and details of a hall-house, but as this was a tenanted

property and the freehold was not owned by the occupier, it was in the Duke's interests to enable the building to be adapted to meet the demand for housing. As a result, at some point in time, probably during the late 18<sup>th</sup> century, the building was subdivided into separate dwellings - the Poor Law map indicates four separate dwellings.

13. 0. 10. 4	The Horse Field divided into 2	3 1 35
	The Lower Meadow divided into 2	4 3 16
7. 3. 30. 27	Thomas Coopers Kill Field	2 0 10
	Joseph Coopers Part of Upper Field	2 0 25
	The Barley Earth. 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.	3 2 35
10. 3. 30. 26	Samuel Wagstaffes Great Hill	8 3 10
	Made Lands	5 0 20
Simmonly Hall 20. 3. 24. 23	Great Ashfort	12 2 00
	Little Ashfort with a Row of Birch Woods in the same	3 3 2
	Rye Crest with the Orchard	4 1 38
Charlsworth. 40. 3. 35. 54	John Malley Little Customs to the Water	2 1 2
	Isaac Mansides High Bushing divided into 2 Rofe Grove	4 1 1
	Jonathan Harrisons Blake Barths Wood Seats	7 1 3
	William Goddard Quarry Field near Charlsworth	6. 3. 13. 7
	The Quarry Field Meadows	2. 3. 16
	Says he has added a deal of Wood in Quarry Field which was not in the above survey	9 2 6
	John Booth Quarry Field Meadows	1 1 3
	William Bauer at high Field	5 0 8

▲ Pl. 3 - extract from the 1763 Wardleworth survey of the Duke's land describing Simmonly Hall

Although the village was owned by the Howard family (the Duke of Norfolk), there are a number of yeoman farmers by the 17<sup>th</sup> century who are named in documents with enough material wealth to warrant tenancy of large areas of land. How they have built up their wealth is not known, but it is likely that their wealth came from a dual income, farming and probably textiles. These include the Morehouse family in the early 1600s, John Morton of Symontley (1661 – D3705/5/5), William Hadfield of Simontley (1672 – D3705/5/6), and Nicholas Kirke of Symontley.



▲ Pl. 4 - early C20 view of Simmondley Hall (© GDHS)

Henry Duke of Norfolk owned the manor in 1679 and it was recorded and valued by John Wagstaffe, the Duke's local agent. The wealth of these yeomen, which is apparent from C17 inventories, did not appear to come solely from farming but from the development of the textile industry (Scott, Smith & Winterbottom, 27), although precisely what form this took is not known. It may have been as clothiers, middlemen handling woven cloth direct from weavers and providing the raw materials in turn.

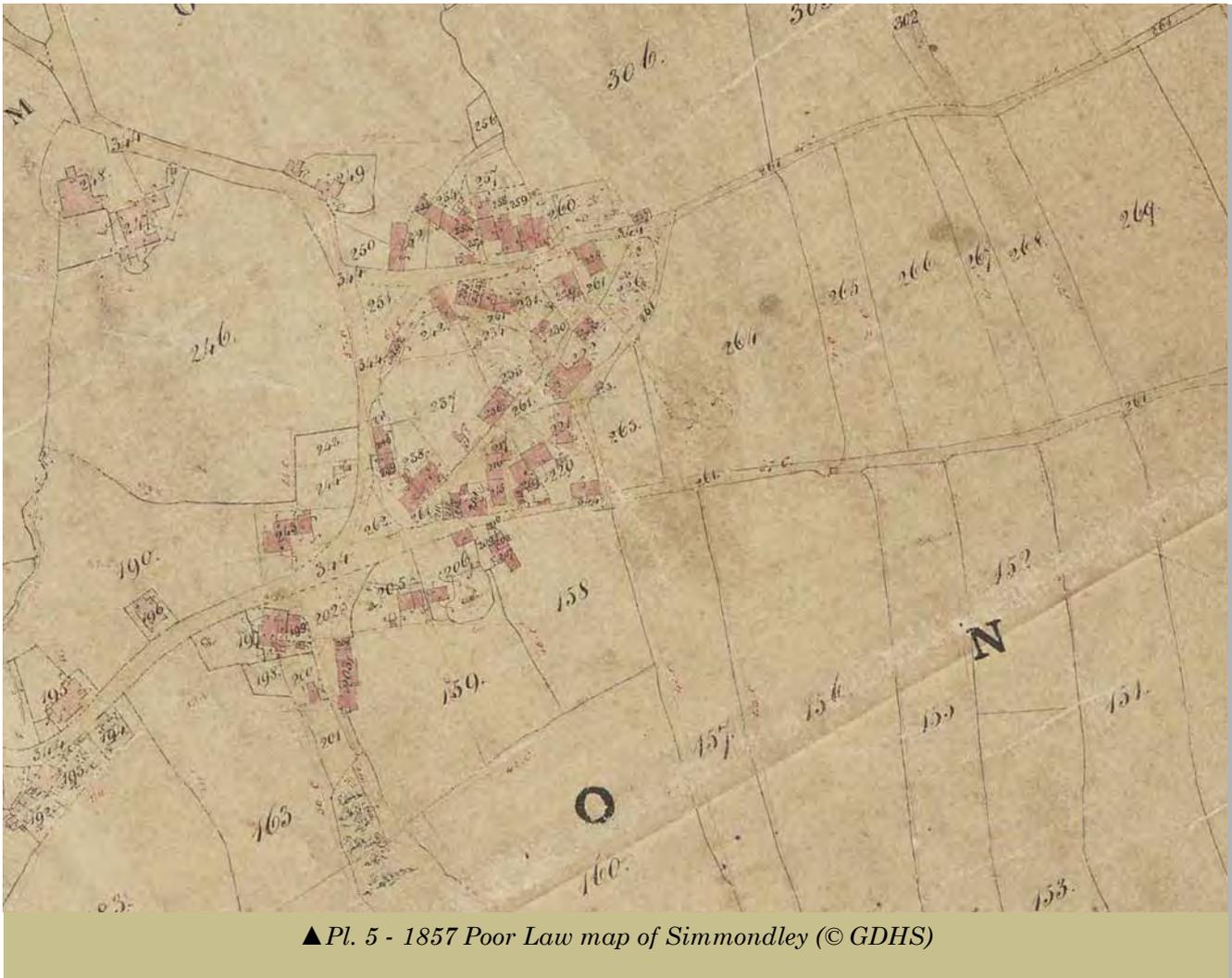
Simmondley remained in the hands of the descendants of the Talbots until 1925, when the estate was broken up and sold. The Howard Estate records, however, were largely destroyed on the sale of the estate in 1925 and there are now only a few fragments of papers within the archives to help interpret its history.

A significant change in the local economy took place between 1740 and 1765, during which time there was a 30% increase in the population of Glossopdale. The reasons for this are directly attributable to the growth of the cotton industry in the area surrounding Manchester although cotton mills were only first established in the immediate area from the 1780s. The area had a well-established cottage industry based on weaving linen and wool. The Howard family encouraged diversification and allowed people to adapt their homes for loom weaving, perhaps by either allowing subdivision of the larger houses, or by enabling domestic workrooms. Whilst there is little evidence for this adaptation of buildings in Simmondley, The Weavings appears to have been purpose-built as a loom shop and the Hare and Hounds and The Croft may be others.

The hamlets and villages of Glossopdale gradually expanded during the Industrial Revolution and combined together in one conurbation known as Glossop. The peak demand for housing was probably in the first decades of the 19<sup>th</sup> century when the mills were growing but industrialised villages had yet to be created. The initial demand is reflected in existing villages, where more people were crammed into existing houses, some were sub-divided and several were newly built onto small plots. A number of these smaller terraced dwellings in Simmondley were demolished in the 20<sup>th</sup> century.

The earliest map evidence we have of Simmondley is the Poor Law map of 1857. There was no enclosure map, as the land had already been largely enclosed by the estate.

The village had a small mill which appears on the 1857 map (identified as a cotton mill on the 1879 OS map), and purportedly built by Joseph Lyne in 1800, although George Booth of Simonly (cotton manufacturer) was named in 1784 (RYCH/2424). This building was divided into two at the time of the survey. There was a separate building devoted to rope making, for which there was a separate Rope Walk. This probably produced cotton rope for the mill drive ropes. By 1879 these were powered by the small brook running through the village (Storth Brook). The head of water from the millpond provided only a small amount of power for short bursts of activity and the scale of the cotton mill operation must have been small. It may have been unpowered originally. James Mitchel's occupation identified in the 1851 census was "Cotton Room" – he was presumably the proprietor of this small cotton mill, which was in existence at the time of the Poor Law map in 1857. The site of these buildings was developed with the construction of Spring Rise, off Storthmeadow Road. There is a small fragment of the group surviving at the junction of Simmondley Lane and Storthmeadow Road, some distance outside the conservation area.



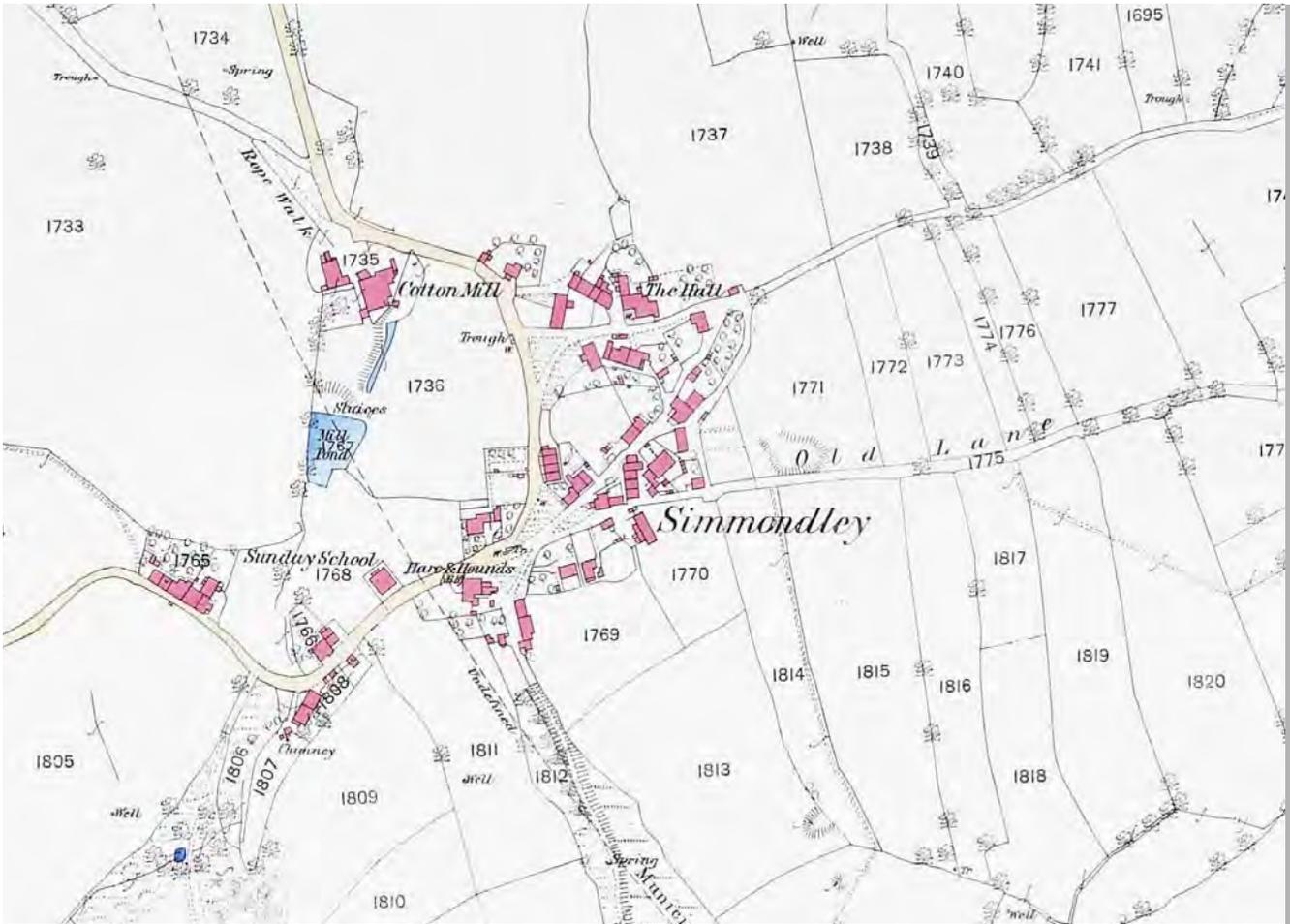
▲ Pl. 5 - 1857 Poor Law map of Simmondley (© GDHS)

The impact of industrial development on the village is clearly evident within the employment details from 1851. The valley bottom contained both a cotton mill and a paper mill, outside the conservation area, and these and the local mill in the village would have employed the many people recorded working in the cotton mills as “cotton guider, rag dresser, cotton weaver, cotton spinner, cotton tenter, cotton winder, cotton piecer, cotton bleacher”.

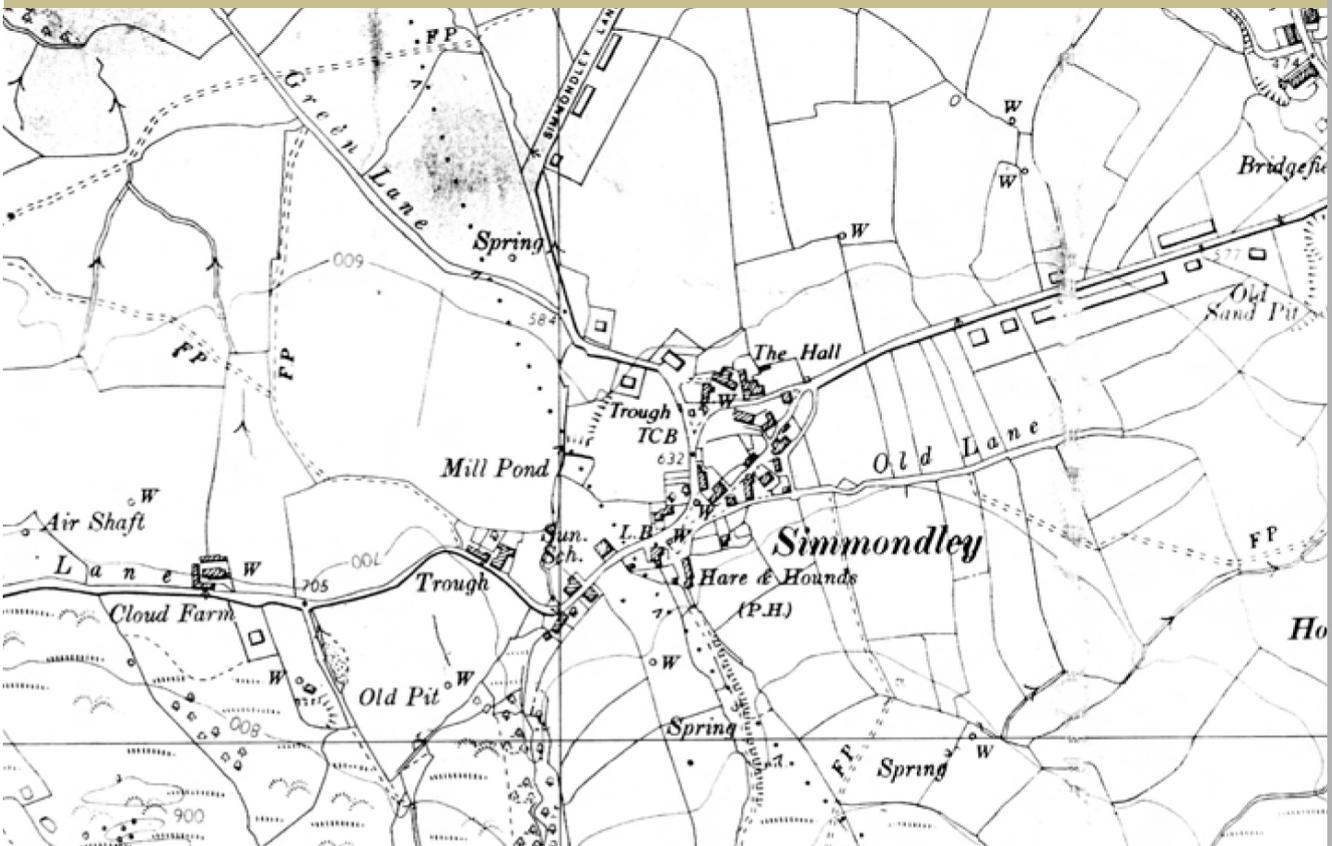
The local industries included coal mining. There were “coal pits” recorded at “Simontley” in 1672 (D3705/5/6) but these may have been well established long before then.

This industry was initially small in scale and coal would have been extracted either by the formation of bell pits or perhaps some small-scale drift mining. Simmondley Colliery was established by the early 19<sup>th</sup> century when it was recorded in Farey’s (1811) survey of minerals in Derbyshire. A plan of the workings dating to 1785 shows a series of pit shafts to the north of High Lane and are likely to be drift or adit mines (Arcus, Archaeological DBA, Pennine Bridleway, Simmondley, December 2005). Air-shafts are identifiable on the 1879 OS map, to the west of the village. It continued to be worked on a small scale into the 1970s. This industry was reflected in the 1851 census for Simmondley, where there are entries for a coal miner and collier, and a coal carrier.

The census also shows us that there were still a large number of small tenant farmers working the land, typically small plots of 9-11 acres, but farms ranged in size from a smallholding of 5 acres to a farm of 30 acres.



▲ Pl. 6 - 1879 Ordnance Survey map of Simmondley (1:2500) - reproduced by permission GDHS



▲ Pl. 7 - 1951 Ordnance Survey map (reproduced by permission GDHS)

A major change took place in 1925 when the Howard estate was sold and there was loss of over-arching management and strategy, which has had a particular impact on public spaces, less so on individual buildings, which appear not to have an established “estate” character.

Endnote:

There is a reference in 1602 to the construction of a substantial building, probably the hall, and a mill and barn - "A petition from the tenants of Glossopdale, 9th October 1602, asking for leniency over the rents now due; they have been behaving well, working on the erection of a house, mill and barn for the Earl at Simondlay" (Vol M Folio 77 - Calendar of the Shrewsbury and Talbot Papers (HMSO, 1971). The location of a mill within the historic curtilage of the hall, may be evident from archaeological traces of a power system on the site.

Bibliography

“Wroe, P. 1982 “Roman roads in the Peak District” Derbyshire Archaeological Journal. Vol. 102, pp. 49-73. pp. 56-58

Hanmer, J & Winterbottom, D “The Book of Glossop” (1991)

Scott, J, Smith, J H & Winterbottom, D Glossop Dale, Manor and Borough (1973) Glossop and District Historical Society

Pilkington, J (1789) View of the Present State of Derbyshire, Vo. 2. Derby  
Appendix 1

Stroud, G “Derbyshire Extensive Urban Survey – Glossop” (2001), English Heritage

Tilley, J (1892) “Old Halls, Manors and Families of Derbyshire”, vol. I, London.

Webster, PV (1973) “Melandra Castle Roman fort: excavations in the civil settlement 1966-1969”, Derbyshire Archaeological Journal 81, 111-125.

## ARCHITECTURAL AND HISTORIC QUALITY

There are seven separate listed building entries encompassing eleven dwellings (see appendix 1). The oldest of these buildings is Simmondley Hall, of early 17<sup>th</sup> century origin. Evidence for the 17<sup>th</sup> century settlement is fragmentary but there appear to be crofts to the south of the village, just beyond Old Lane, and this frontage may once have been more developed. The Hall would have required supplementary outbuildings and there may be fragments of 17<sup>th</sup> century structures contained within the courtyard complex to the immediate west. The boundary wall in front of Simmondley Hall contains a long length of rare probable 17<sup>th</sup> century stone coping, with a steep weathering and a roll-moulding. The coursed stone boundary wall appears to be un-mortared and this may have contributed to its survival for so long.

The lime-rendered western gable-end of No. 2 Simmondley Hall is one of several part-rendered buildings.

Rendering may be an old local practice, which has largely been lost, although historic photos show the gable-end of the hall un-rendered. An old photograph shows Dingle Cottage (right) finished in “wet-dash”. It is easy to understand the practical reasons for rendering elevations where the local stone is particularly thinly-bedded and the buildings were very exposed to the weather. There are examples of smooth rendered walls elsewhere, such as at 71 Rose Cottage, which has been re-rendered recently in a smooth lime render, and 49 Loom Cottage, which incorporates ashlar stucco, possibly introduced in the 19<sup>th</sup> century, when it was fashionable to simulate stone in this way.



▲ Pl. 8 - Dingle Cottage in the early 20th century (© GDHS)

The village has a number of early 18<sup>th</sup> century houses and a few of the late 18<sup>th</sup> century. The earliest of these are distinctive for their thinly-bedded and coursed gritstone walls, roughly-shaped stone quoins, and fissile stone mullions. The windows usually contain a step-chamfered surround and chamfered mullions (e.g. No. 81 - Hanover Cottage of 1719 - below left). A little later, the window lintels were stepped, whilst mullions were squared (e.g. 49 – Loom Cottage). Some of



the earliest 18<sup>th</sup> century buildings have chamfered door surrounds and large shaped door lintels with a chamfered soffit, large enough to incorporate initials and a datestone (e.g. Hanover Cottage of 1719 and Dingle Cottage of 1706). Later buildings of the late 18<sup>th</sup> century and first decades of the 19<sup>th</sup> century, such as Nos. 71-79 High Lane, are generally built with broader courses of dressed stone, often without quoins and contain squared “flush” lintels, cills and mullions.

There are relatively few 19<sup>th</sup> century houses, shown on Figure 2. The most prominent within the village is the pair of semi-detached cottages, Nos. 83 and 85 High Lane, but the most distinguished two-storey houses are Nos. 69 Hazlewood and 91 Alma House, and Arnside & Simmondley House, once The Angel PH, all set back within generous front gardens. These are typical of the first half of the 19<sup>th</sup> century, with taller floor-to-ceiling heights (of Georgian proportions), evenly-coursed masonry and squared lintels. All would have had sash windows, although now only Alma House retains its early sashes.

There are several agricultural buildings within the hamlet, which have been converted to domestic uses at various times. The larger scale of these buildings provides contrast with the domestic cottages. The former farmbuildings to Simmondley Hall may have been converted to dwellings by the time of the poor law map in 1857 and the building known as “Appletrees” was once a barn, but was adapted in the early 20<sup>th</sup> century to domestic use. “The Barn” was more recently converted to a house.

One of the difficulties of identifying the original use of buildings that were linked to the local textile industry appears to be a general lack of distinguishing features that set them apart from residential buildings during the late 18<sup>th</sup> and early 19<sup>th</sup> century. Some, such as The Weavings, are of such a size and depth that they would be abnormally large for residential use, but others, such as The Croft, are domestic in size and detail and only the distribution of windows and the depth of the building suggest the possibility that this was not an ordinary dwelling and may have been built to accommodate a loom within the upper floor and into the roofspace.

After 1820 the mill building boom in Glossopdale began to die down and there was a pause in the development of housing. There was very little development in Simmondley at this time and the conservation area was largely established as we see it today by 1857.

Throughout this period houses were roofed in stone slate, possibly sourced from the nearby quarry at Hargate Hill, and the village was largely unaffected by the mass importation of Welsh slate during the mid 19<sup>th</sup> century, with perhaps the exception of the Sunday School of 1844. The local stone slate has a distinctive fissile and uneven texture, which has led to a highly unified appearance and strong characteristic. However, there have been a number of replacements in artificial slate, which have diluted the character of the hamlet.



*Early 18th century dated lintels*



*Local graduated stone slate roofs*

Staggered projecting stones can be found on occasion at the base of a stone chimney stack and to wall abutments (known as “water tabling” and “thackstones”). Eaves are generally finished with the traditional moulded timber “trows” fixed on metal brackets or stone or timber corbels, and occasional cast-iron gutters fixed to gutter brackets.



*“Water tabling” to the stone chimneys (left) & moulded timber “trow” on timber eaves corbels (right)*

The majority of boundary walls are drystone walls edging narrow sections of road, such as Simmondley New Road and sections of High Lane. Many boundary walls are late 20<sup>th</sup> century additions as there was generally a more open informal character in the early 20<sup>th</sup> century. On occasion these walls have been supplemented with a leylandii or laurel hedge to create greater privacy, which has generally softened the character of the settlement at the expense of rural character.

Walls in front of the 19<sup>th</sup> century buildings are generally more formal; a coursed wall is combined with large gritstone stoops and a set of wrought iron railings and gate at both the frontage to Alma House and the frontage to the old Sunday School. On occasion a drystone boundary wall is combined with a gateway made by a pair of large rounded stone stoops.

Perhaps surprisingly, both the 18<sup>th</sup> century Hare and Hounds P.H. and the Sunday School are unlisted. Both buildings are of local historic and architectural interest.



▲ Gritstone gatepiers (or stoops) and wrought iron railings in the village

## Key Buildings

The key buildings, which are prominent within the conservation area, are;

### Simmondley Hall

An early 17<sup>th</sup> century hall, probably part of a farmstead with nearby farmbuildings and mill, ranged around a courtyard. Although the present converted farmbuildings are only dateable to the 18<sup>th</sup> century, they may have an earlier core. Very little is known about the history of the hall (see endnote on page 14). It appears to have been subdivided by the end of the 18<sup>th</sup> century into multiple dwellings.



The front elevation of the Hall to Simmondley New Road contains a prominent storeyed porch which may be a later addition, adjoining the main hall. The hall is lit by an eight-light mullioned window. The storeyed porch and diagonal-set, diamond-plan stacks are typical features of the early 17<sup>th</sup> century. This projecting porch has forced the road to be constructed on a curve and the building falls on the outside of

the bend and is prominent in views along Simmondley New Road. Although the boundary walls now follows the shape of the road, they were probably once more formal and may have been re-positioned, with copings re-used, when the road was formalised. The porch is now partially masked by laburnum trees but old photographs show it to have been more of a local landmark. The windows all contain deep chamfered jambs, lintels and mullions and hood moulds to most of the openings. Local details include very narrow courses of gritstone masonry, stone-slate roofs and stone-coped gable and shaped kneelers. The diagonal-set stone chimney stacks are a distinctive landmark.



### Hare and Hounds PH of 1784

A three-storey house with gable-end to the road, of thinly-bedded coursed gritstone with a stone slate roof and incorporating a symmetrical frontage with three-light (formerly mullioned) windows to all floors on either side of a central doorway. The house has a datestone of 1784 with the initials G.P.B. over the main



door. Was this the same George Booth named as a cotton manufacturer in documents of 1784? The Hare and Hounds was possibly built as an unpowered mill or as a loom shop, as power-spun yarn was beginning to become available in 1784. It was in operation until 1837 when it was reputedly bought by Moses Dewsnap and converted to two cottages.

It was reputedly adapted as a pub by 1840, following an application for a licence to sell beer in 1839, in the wake of the 1830 Beer Act. There is no external visual evidence of it having been built as a mill. There is a separate blocked up door to the right of the main door, which may have been either inserted as part of the conversion into two cottages, or added in the mid 19<sup>th</sup> century for a separate public room, such as a saloon or out-sales – multiple entrances were common during the mid 19<sup>th</sup> century.



### Simmondley Sunday School of 1844

A gable-fronted building with rusticated stone quoins, raised stone copings & shaped stone kneelers. The roadside elevation is plain except for the distinctive ribbed, tooled stonework and the central arched doorway, with broad stone



architrave, raised impost blocks and keystone. There is a stone name plaque within the gable over the doorway carved in the shape of an open book, set in a moulded stone frame with the inscription "Simmondley School Built By Subscription A. D. MDCCCXLIV"



## The Weavings

This loom shop, which may have contained as many as 30 looms, originally faced south - the windows in the northern flank are all 20<sup>th</sup> century additions. The broad dimensions and deep floor plan reveal that this building was not a domestic building. It was comprehensively restored in the 20<sup>th</sup> century after it had partially collapsed.



▲ Pl. 9 - View of The Weavings before & after it was remodelled in the 1970s

The building is a large structure and, combined with all of its ancillary workshop outbuildings and prominent stone-slatted catslide roofs, makes a large impact in the conservation area. It was built on an angle which is unrelated to any other buildings and may have been determined purely by topographical constraints and the need to provide an accessible access track to the intake door in the eastern gable to unload raw materials.

There are other good quality buildings that are architecturally distinctive but not local landmarks. These include Hanover Cottage and Alma House, pictured below.



Clockwise from left - Alma House, Hanover House, Arnside / Simmondley House & Nos. 49-51 High Lane



## SPATIAL ANALYSIS

The main views, important buildings and focal points within Simmondley are illustrated on the Spatial Analysis map, Figure 3. The omission of any particular building, feature, view or space within this appraisal should not be taken to imply that it is of no interest.

### Guide to Map

The Spatial Analysis Map (Figure 3) is annotated with the following:

**Panoramic Views** - these views are limited to the best defining and most memorable views within Simmondley. They are generally broad and often panoramas, sometimes linking subjects in the middle distance and far horizon.

**Glimpse Views** - these views are confined by the presence of buildings or trees. They offer a glimpse of something interesting in the distance, often viewed down an alley, an open space between the trees or over the rooftops. It may be a glimpse of a landmark, or an interesting feature.

**Focal Points** - these are features within framed views, subjects to which the eye is drawn and framed by buildings or trees.

**Positive Buildings.** They are of special architectural or historic interest and make a strong contribution to the character of the conservation area. The local authority is likely to strongly resist proposals for the demolition of any **Positive Buildings**.

**Neutral Buildings are not shown** - these buildings are often 20th century buildings that are unobtrusive, and usually respect the topography, scale, materials and detail of the surrounding building form. Neutral buildings are also occasionally older properties that have been heavily altered and, for this reason, no longer preserve the character of the conservation area.

**Negative buildings** - these buildings in scale, materials, design or massing, or a combination of these, have a negative effect on the character of the conservation area. They do not relate to the surrounding topography or building form and are usually situated in a prominent site.

## Significant Views

Simmondley is generally inward-looking and enclosed, despite lying at over 200 metres O.D. The village had a very open aspect in the early 20<sup>th</sup> century, although only the 19<sup>th</sup> century buildings tended to be designed to enjoy the views, but it has become more introspective through the presence of a dense canopy of trees, which has become largely established within the last 50-100 years, in part through lack of active control of trees.



▲ Pl. 10- View within Simmondley during the early 20th century (© GDHS)

The hamlet lies above the dominant tree line but both the nucleated nature of the settlement and the difficulties of maintaining sloping gardens, paddocks and open spaces, have provided a framework for the establishment of many trees and shrubs. These and the proximity of 20<sup>th</sup> century housing in general prevent long views from within the hamlet towards more distant hills.

In approaching Simmondley Village from Charlesworth, from the west, its upland setting is very apparent. The road bends sharply as it crosses the Storth Brook, fed by Horse Clough, and the settlement is slowly revealed.

There are long panoramic views from High Lane, over the 20<sup>th</sup> century housing development, where High Lane curves and meets Simmondley Lane, and here the views open out looking north to take in long vistas across the valley (pictured right). Steep and direct approaches into the village from the valley roads to the north, although lined with modern and late 19<sup>th</sup> century housing, provide the



sense of anticipation of an upland settlement, although limited contextual views.

The most dramatic long-range views are best appreciated from The Dingle and the footpaths and open hillside above the village. There are occasional points along the old hollow-way where the path diverts away from the deep route, where the tree canopy opens out, and there are views towards the distant hills. Moving east, travelling along several public footpaths leading off Old Lane, and just 10 metres above the village, from the old crofts and fields, there are spectacular views over a wide 180-degree vista to the whole of Glossopdale and beyond towards Saddleworth Moor to the north and Bleaklow to the east. From this point, the overwhelming tree canopy within the hamlet largely disguises its presence during mid-summer, with only occasional glimpses of stone roofs among the trees.



*Important kinetic view to Hanover Cottage and Butte Farm which unfolds, moving through the space*

Within the village of Simmondley the views are intimate and in several places framed or punctuated by the presence of buildings abutting the edge of the road or a lane. There are several pinchpoints and highly picturesque kinetic views, which develop moving through the space;

- where Simmondley New Road reaches the edge of the hamlet, looking west, the view is kinetic, defined by Nos. 49-51 Simmondley Village (a focal point from the east) and then the eastern gable end of The Hall
- where Nos. 81 and 89 Simmondley Village are a focal point in views looking east along a narrow lane
- where High Lane leaves the conservation area, approaching from the east, and Simmondley Sunday School is a small local landmark, isolated from the surrounding housing and perched on a narrow section of bank above the Storth Brook

Between the trees and buildings there are occasional glimpses of the higher moors

in Glossopdale and there are glimpse views where the light opens out through a gap in the tree canopy. There are also various tunnel-like views, where trees and shrubs crowd over the narrow lanes, best appreciated when the trees are in full leaf.



*A series of glimpsed views through the tree canopy and between pinchpoints*

Other views are inward-looking, taking in much broader sections of the village where the streets and lanes meet and open out, and leading through these spaces. Some of the most significant of these are across and through the settlement, straddling the different levels.

### Open Spaces

There are a number of small “open spaces”, triangles of land at the junction of several lanes, within the conservation area, most of which are unfenced. These important public areas make a strong contribution to local character and appear to be fragments of a central village green, central to the Anglo-Saxon nucleated settlement. The spaces contain a combination of steps and paths, and areas of soil or turf, with traditional surfacing and stone edging or modern concrete kerbing. The most prominent of these small open spaces is the area now devoted to the telephone box, post box and a bench. A horse chestnut has been planted on the edge of this space but this is in poor health and specialist investigation reveals that it will need to be felled. Historically, these spaces had neither kerbs nor trees, were bleaker in character and enabled more views through the settlement, as can be seen in the historic photographs.

On the periphery of these spaces are places in private ownership or places where the extent of the highway is unclear. Many of these are also unfenced or without boundary walls and appear to be fragments of this earlier settlement plan form. These ephemeral spaces also contribute to the loose and almost haphazard, rural characteristics of this conservation area. For example, the frontage to 49-51 has a hedge, not a wall, and was open in the 19<sup>th</sup> century and the entrance into Butte Farm, which is framed by the buildings, was once a public route and the eye is now led past the canted end wall. The separate public footpath, which is now stopped up, survives to the south and there is a glimpsed view along this from Old Lane. The small paddock lying between The Weavings and Fickle Spring is another possible remnant of the “green” and still provides an impression of the former openness of the hamlet and a glimpse of the original front elevation of The

Weavings. The former orchard to The Hall fronting Simmondley New Road is an important space contributing to a sense of the important historic setting of that building.

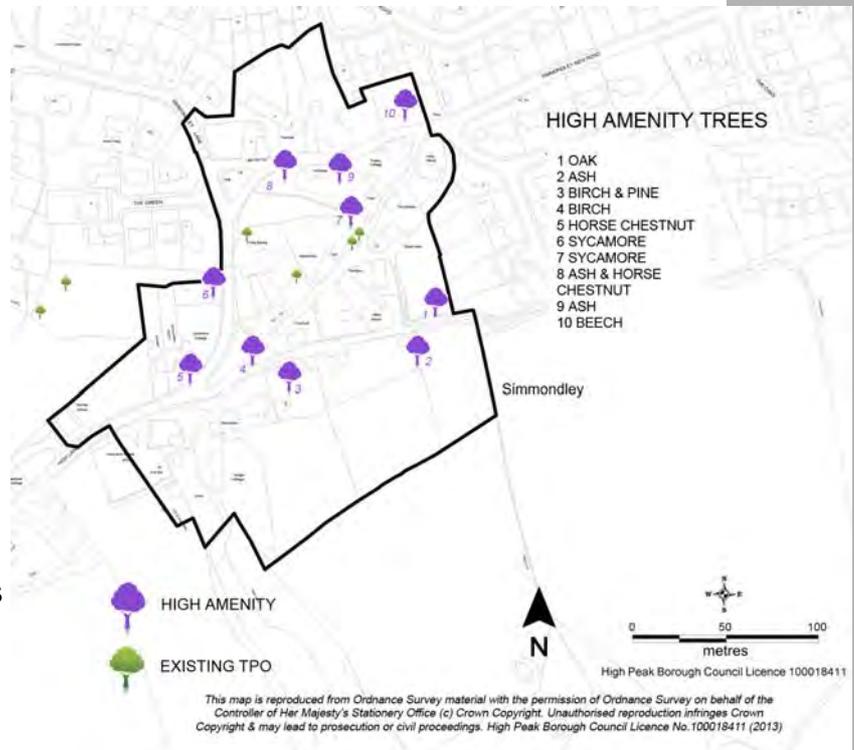
Beyond the settlement boundary the outlying open spaces are an important part of the rural setting and are protected through various designations; green belt, countryside and national park.



▲ Pl. 11 - View from the “green” looking south ca. 1900 (© GDHS)  
 Right - the same view today, showing the amount of tree growth, and loss of informal character, through addition of pavements and kerbs

### Protected Trees

There are five trees within the conservation area that have a Tree Preservation Order. All of these fall on private land – one has been subsequently felled at the Hall. These are illustrated on Figure 1 Statutory Designations. There are also a number of mature ash, sycamore, oak, beech, horse chestnut, and native birch in the hamlet, which do not have individual TPOs. Healthy specimens of ash trees should be retained for as long as possible, as a result of ash die-back. The important amenity trees are illustrated on the inset map.



Conservation Area designation provides all trees with a stem diameter of 75mm and above measured 1 metre above ground level with a measure of protection. No felling, lopping or topping of these trees is permitted without providing six weeks notice to the Council.

## NEGATIVE FACTORS

As part of the assessment of character, a number of negative factors have been identified. The conservation area designation was put in place to safeguard against further harmful development, so far as this could be achieved by the need for planning permission. By highlighting these issues, we can identify priorities for future enhancement.

### Street Furniture and Clutter

The current “green”, the green space at the junction of Simmondley New Road, High Lane and Simmondley Lane is laid to grass, which is being regularly mown. It also has a large amount of street furniture, erected by various statutory undertakers and local amenity bodies. Much of the clutter has been added in order to try to improve the character of the space but equally some seems to have been left over from previous schemes and either serves no purpose or is in poor condition. Considering the small size of the space, it is over-run with clutter, which has had a negative impact on the historic rural character of the hamlet.

In addition to a recently-planted horse chestnut, the following street furniture has been accumulated; a red K6 telephone box (unlisted), a red post box within a brick structure, a small reconstituted stone structure containing mains electricity supply and cabling, 3 GRP planters sitting on concrete slabs, a concrete and timber bench, a section of stone and concrete paving, a street lighting column, a telegraph pole, a concrete post, a concrete litter bin, 2 steel road signs and a series of cast-iron inspection covers, concrete edging to tarmac footpath.



*Street furniture clutter on the “green”*

### Lack of Management of Public and Common Spaces

There are several areas of “public” land which were historically maintained by the estate or villagers and for which ownership is ambiguous. These include an area of open space uphill of the “green”, which was reputedly planted with rhododendron to commemorate the coronation of King George VI. This space is not being actively managed and is overgrown and unkempt. Derbyshire County Council have from time to time sanctioned work to trees for highway safety reasons and this has been undertaken on their behalf. The rhododendron are old and leggy, have been recently cut back, and should be considered for removal. There are many self-set sycamore trees, willow and elder within this “plot”, and a scrubby understorey of bramble and non-native plants which need controlling or removing and replacing with a more appropriate understorey. This area could be positively enhanced if interested parties can agree a way forward.

## 20<sup>th</sup> century housing & garages

There are two large modern houses within the conservation area, Fickle Spring and Stonestack. Neither makes a positive contribution to local character and they are identified on Figure 3 as being negative buildings. Although Stonestack was built on the site of an earlier house, the form of wide eaves and low pitch to the roofs is out of place. The window to wall area of Fickle Spring and its imposing presence, dominated by large garage doors, is equally out of place, in one of the most prominent locations within the conservation area.

Several garages are out of place, because of either the flat roof construction, large double-garage doors or the choice of walling materials, noted on Figure 3.



*Large modern garages can be over-bearing and negative in a small hamlet*

## Loss of native roofing materials

There have been a number of replacements of traditional stone slate roofs in artificial slate, which have diluted the character of the hamlet (see image right).

As slate roofs come to end of their useful lives, owners need to find suitable replacement materials. All materials have a finite life, although stone slate can last for centuries if properly maintained, as can be seen by the number of examples surviving in the hamlet.



## Boundary treatments



The use of concrete posts to the perimeter of the paddock opposite the "green" is unsympathetic – a more traditional rustic fence or a native hedge would be an improvement.

The high concrete retaining slabs edging the upper open space are unsympathetic – the area would benefit from comprehensive re-landscaping.

Modern hedge planting, in the form of conifers and leylandii, significantly detract from the upland rural character of the hamlet and introduce an urban character.

## GENERAL CONDITION OF THE AREA

### Buildings

Overall, the condition of buildings in the conservation area is very good, with no identifiable buildings at risk

### Public Realm

The public realm is generally adequately maintained but there are sections of the smaller adopted lanes and footpaths that have deteriorated where they have had multiple tarmac patch repairs and works by statutory undertakers. Reinstatement of gritstone channels should be considered long-term where these are known to survive underneath tarmac, to improve general drainage, run-off and restore character.

There is a lack of strategy of the management of the more open public spaces and most green public spaces have been either left unmanaged, or are managed in a reactive way. These are generally in poor condition. In the absence of proactive management and ambiguous ownership, there is evidence that locals have adopted certain areas and cultivated them or have had to step in to manage areas on an ad-hoc basis.

## PROBLEMS, PRESSURES AND CAPACITY FOR CHANGE

There is a high concentration of unlisted buildings within Simmondley, many of 18<sup>th</sup> century origin. These do not have the level of protection of listed buildings and are vulnerable to loss of architectural details, mullions and stone slate roofs. It may be appropriate to protect this settlement with an Article 4 Direction, at some point in the future.

There is pressure within the settlement on parking and garaging. Parking for visitors is very limited. A number of properties have detached garages, some adapted from older farm-buildings or outhouses, but many purpose-built. Generally, these structures have traditional stone slate roofs and have a neutral impact on the character of the conservation area but there are a few negative exceptions.

The village currently has a loose-knit character, largely a result of the variety of orientation in the buildings and the variety of boundary treatments and, in some cases, lack of an enclosed well-defined boundary. The hamlet once had greater density, more dwellings and outbuildings. There is limited potential for further development without damaging this loose-knit character. Any further housing would need to take into consideration the need to provide one or more parking spaces, which in itself could cause a significant change in character. The design of any new housing should ensure that buildings are of traditional proportions and small in scale, avoiding large basements or lower-ground floors, and nestle into the sloping land. In particular, the edge of the village green and the treatment and junction of the surviving open spaces needs particular care to avoid introducing an urban character and damaging the intimate rural character and views.

## BOUNDARY

During the appraisal process a review of the boundary has been undertaken. The boundary was drawn around the curtilage of the principal buildings of the historic village, tight against new development. It has, however, included some of the land containing the southern crofts and is widely drawn at this point. Any opportunities for extensions would normally be identified as part of the appraisal process, but in this instance the only logical place identified for extending the conservation area boundary is the section of High Lane which continues into the National Park, controlled by a separate planning authority. There are therefore no proposals to extend the boundary.

## RECOMMENDATIONS

### 1. Monitoring Change - Photographic Record

A street-by-street photographic survey has been undertaken as part of the appraisal. This will require regular updating to make it an effective tool. It will need to be widely distributed within the local authority to ensure that alterations are effectively monitored.

### 2. Recognition of Importance - Local Heritage Assets

The conservation area spatial analysis map (Figure 3) shows buildings that make a positive contribution to the conservation area. Many of these are traditional buildings, which retain a high proportion of traditional features. In addition to these, there are several buildings that are particularly distinctive on either historic or architectural grounds, or both, and merit inclusion on a Local Heritage List. Although identification in this list does not in its own right convey any additional control, the significance of buildings on a local register is recognized as part of National Planning Policy Framework (2012) and the local planning authority would endeavour to retain and preserve the special character of all buildings that fall into this list.

The following buildings are recommended for inclusion within a Local Heritage List;

- Sunday School, High Lane, Simmondley
- Hare & Hounds PH, Simmondley Village
- K6 telephone box at the junction of High Lane, Simmondley New Road and Simmondley Lane

### 3. Enhancement - Public Realm Improvements

Significant improvements could be made to remove the clutter of street furniture around the “green” in a simplified landscaping scheme that respects the rural character of the settlement and the original simplicity of the open spaces. The future management of the public open spaces would benefit from a strategy that considers a more unified approach to these spaces, to restore the rural character and remove inappropriate urban elements, such as concrete retaining strips / posts, kerbs and GRP planters. In particular, any plan should consider long-term maintenance and management of trees, and re-establishment of some of the

openness of the public spaces through selective removal of trees - coppiced, non-native or poor quality specimens - and control of the understorey.

#### 4. Control

Local planning authorities may consider making Article 4 directions in those exceptional circumstances where evidence suggests that the exercise of permitted development rights would harm local amenity or the proper planning of the area.

In deciding whether an Article 4 Direction would be appropriate, local planning authorities should identify clearly the potential harm that the direction is intended to address.

The character of Simmondley relies to a large part on the exchange of views between the backs and fronts of buildings within the framework of lanes and footpaths. In particular, the dominant architectural character comes from a unified roofscape; traditional stone slate roofing materials and stone chimney stacks.

It is recommended that a “non-immediate” Article 4 (1) Direction be considered subject to public consultation. If approved, this would bring under the control of the LPA works to the backs of buildings as well as the fronts and all aspects of roofs and chimneys. The following would be brought under control;

- the enlargement of a dwellinghouse or construction of an additional building, such as a garage or shed (Part 1 – Class A and Part 1 – Class E)
- any addition or alteration to its roof (Part 1 - Class B & Class C)
- the erection of a porch (Part 1 – Class D)
- the construction of a hardstanding (Part 1 – Class F)
- the alteration or demolition of a boundary wall, gate, fence or forecourt (Part 2 – Class A and Part 31 - Class B)
- The alteration or demolition of a chimney on a dwelling or ancillary building will be controlled wherever it is located within the conservation area

## USEFUL INFORMATION & CONTACT DETAILS

For advice about this appraisal or any further information please contact the following officer at High Peak Borough Council;

Joanne Brooks  
Principal Design and Conservation Officer  
Tel: 0845 129 7777  
Email: [Jobrooks@highpeak.gov.uk](mailto:Jobrooks@highpeak.gov.uk)

Address: High Peak Borough Council, Municipal Buildings, Glossop, Derbyshire, SK13 8AF

### **National Organisations**

English Heritage, East Midlands Region, tel: 01604 735400  
[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

### **Leaflets**

Leaflets on conservation areas and listed buildings are published by High Peak Borough Council and are available by request from the Council  
email: [conservation@highpeak.gov.uk](mailto:conservation@highpeak.gov.uk)

**Appendices**

Appendix 1  
Listed Buildings

Simmondley Hall (Nos. 1 and 2), Simmondley New Road	grade II
49 & 51 Simmondley New Road	grade II
Dingle Cottage, High Lane	grade II
Alma House, High Lane	grade II
71 & 79 Rose Cottage, High Lane	grade II
81 and 89 High Lane	grade II
The Weavings, Simmondley New Road	grade II

Appendix 2  
Street Furniture and Paving

Flight of stone steps at grid ref. 402140, 393233  
Length of stone steps 15 metres long with series of gritstone steps tooled with a distinctive curved profile to the leading edge and lengths of footpath laid with narrow courses of small, grey, polished granite setts.



Stone-edged triangle of land lying to the west of The Croft at grid ref. 402150, 393221  
Large gritstone blocks of 20<sup>th</sup> century, forming a low retaining wall to a triangle of turf and a kerb edge to Old Lane. The centre of the triangle has a series of gritstone steps and path laid with gritstone "crazy paving".



Gritstone sett forecourt to Dingle Cottage at grid ref. 402115, 393171 large expanse of coursed gritstone setts laid in 20th century. This extensive and attractive traditional surface is well maintained and forms part of a public footpath.



Narrow gritstone kerb within the highway at grid ref. 402203, 393287 A stone channel inserted within the surface of the lane, partially buried with tarmac, inserted to direct surface rainwater downhill and towards a drainage channel (now covered in tarmac)



Cannon-type bollard within footpath at grid ref. 402227, 393326 Cast-iron 20<sup>th</sup> century bollard, painted white





This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright & may lead to prosecution or civil proceedings. High Peak Borough Council Licence No.100018411 (2013)

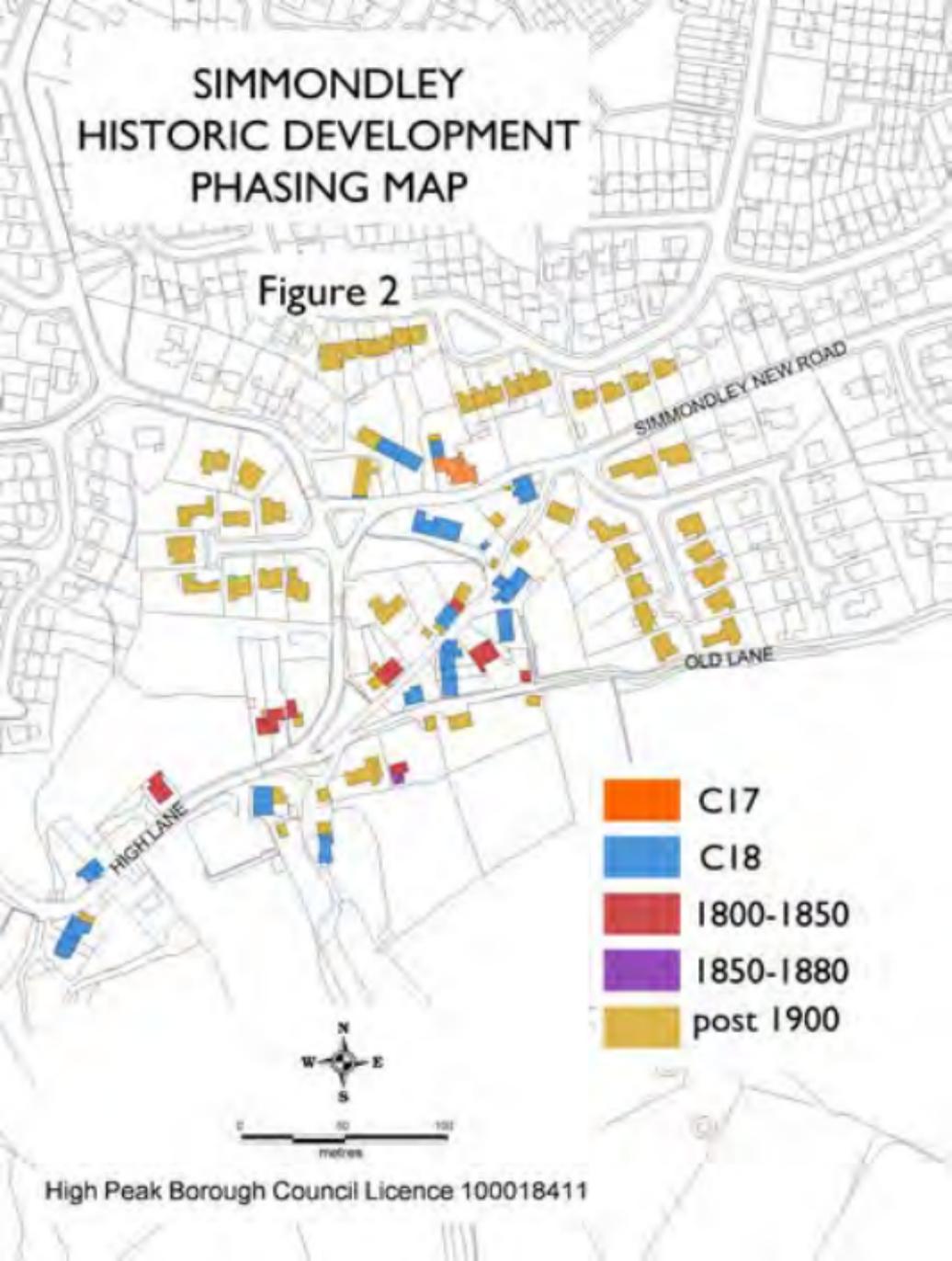
High Peak Borough Council Licence 100018411

- peak district national park boundary
- countryside
- green belt & countryside
- tree preservation order
- listed buildings
- conservation area boundary

FIGURE 1  
SIMMONDLEY - DESIGNATIONS

# SIMMONDLEY HISTORIC DEVELOPMENT PHASING MAP

Figure 2



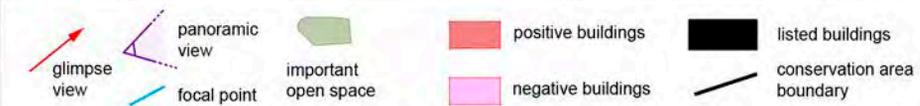
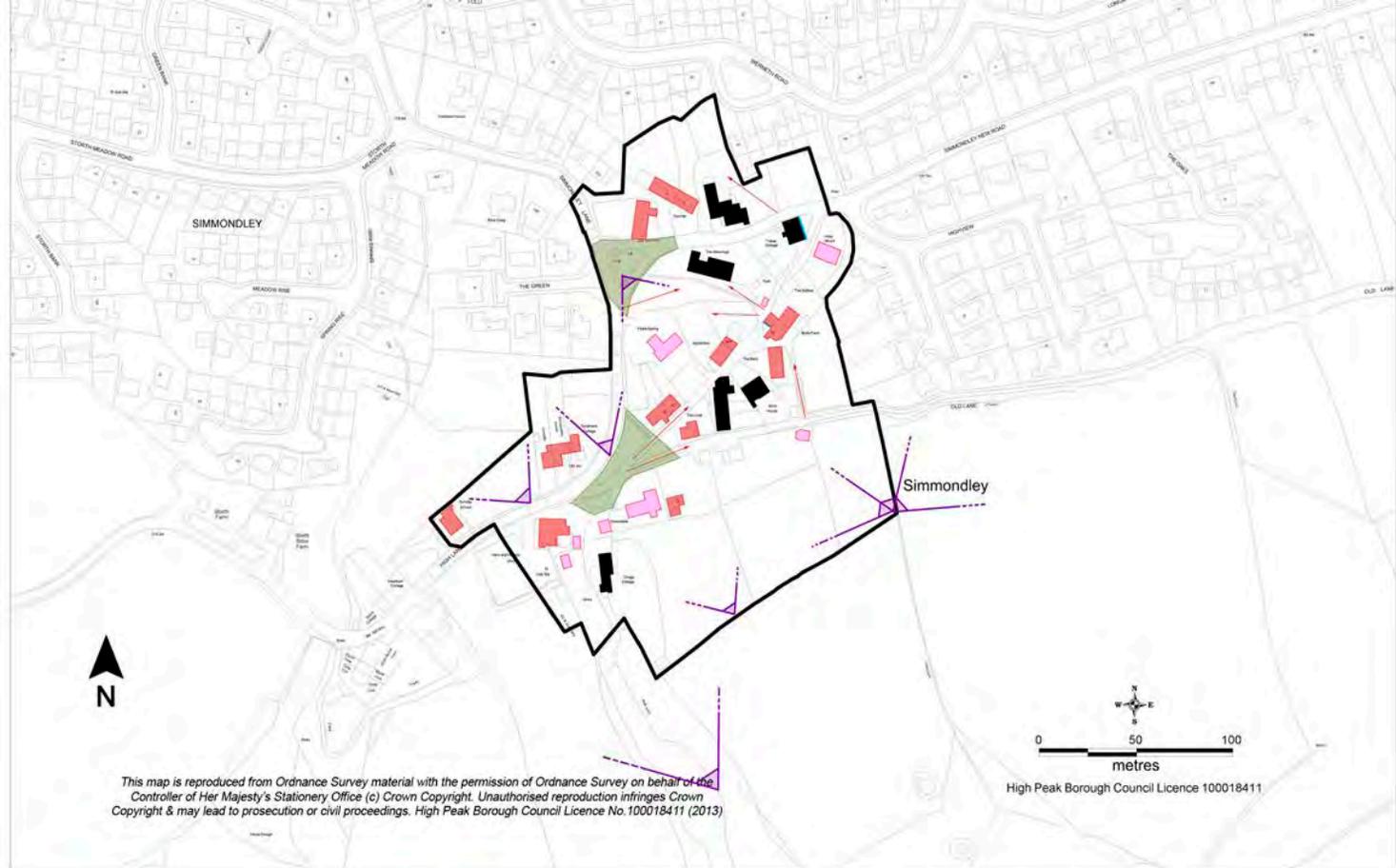


FIGURE 3  
SIMMONDLEY - SPATIAL ANALYSIS