

Charlesworth Conservation Area Character Appraisal, Adopted October 2010



High Peak Borough Council

October 2010

**CHARLESWORTH
CONSERVATION AREA
CONSERVATION AREA APPRAISAL**

ADOPTED OCTOBER 2010



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1 Introduction

1.1 The High Peak area (excluding the Peak District National park) has 32 designated conservation areas. These are defined as ‘an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’

1.2 Each conservation area has a distinct character which can be derived from a number of factors such as; topography; historical development; townscape value; open spaces; traditional street furniture and surfaces.

1.3 The Charlesworth Conservation Area was designated by High Peak Borough Council in 1976 and extended in May 1997. It is important that the special architectural or historic interest that justifies designation is defined and recorded. The purpose of this Appraisal is, in accordance with the methodology recommended by English Heritage, to define and record the special architectural and historic interest of the Charlesworth Conservation Area. In turn this has been used to prepare management proposals setting out actions to maintain and enhance the special character of the area.⁽¹⁾

1.4 A number of individuals and organisations have contributed to the research for this report, including:

- Glossop and District Historical Society;
- Glossop Heritage Centre;
- Cllr. Anne Worrall, High Peak Borough Council.

1.5 The final document will be prepared subject to full public consultation, as set out in the Council’s ‘Statement of Community Involvement’.

1 English Heritage, Guidance on Conservation Area Appraisals (London: English Heritage, February 2006).

2 The Planning Policy Context

2.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 Act imposes a duty on local planning authorities to designate conservation areas, whilst Section 71 of the same Act imposes a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of their conservation areas.

2.2 The new Policy Statement (PPS5) - Planning for the Historic Environment and its accompanying practice guide, contain policies and guidance which advise Local Authorities to develop a better understanding of their historic assets through environmental appraisals. These can vary from large-scale historic landscape characterisations, to more detailed, local conservation area appraisals. It is important that the Council prepares such documents as they provide the evidence base required to form robust plans and minimise the risk of challenge through planning appeals.

2.3 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 of the *High Peak Saved Policies*. See Appendix 6 for further details.

2.4 In the future, policies for the enhancement and protection of conservation areas and the built environment will be formulated through the emerging Local Development Framework scheduled for adoption in 2011.

2.5 High Peak Borough Council has published several relevant Supplementary Planning Documents: SPD1 on Planning Obligations, SPD2 on Residential Design (2005) and SPD5 Landscape Character (2006). This Appraisal will be a useful contributor to future Area Action Plans or Supplementary Planning Documents for the Conservation Area and form a basis for development control decisions.

3 Summary of Special Interest

3.1 The special character of the Charlesworth Conservation Area derives from the following elements:

- its nature as a rural village;
- two distinct character areas: the older part of the settlement a mixture of 17th to 19th century stone terraces and detached buildings on historic thoroughfares; the other largely a late 18th and early 19th century development of the cotton industry, consisting of rows of small terraces and detached buildings;
- a number of buildings or artefacts listed or of local architectural or historic interest;
- the group value of the 17th 18th and early 19th century cottages;
- traditional craftsmanship, natural resources and energy of production embodied in original building materials and architectural features;
- visual harmony resulting from use of a limited palette of natural building materials, largely locally quarried stone with stone or slate roofs;
- a mixture of an enclosed character in the centre of the village and a more open character in the outer parts of the designated area;
- panoramic views from the upper parts of the Conservation Area and significant views out to the south, west and north;
- the hard and soft landscaped spaces and historic street surfaces in parts of the Conservation Area enhancing the environment;
- green open space provided by the ecclesiastical burial grounds, planted private gardens and public areas within the village and by open fields within the Conservation Area and around it.

3.2 A detailed definition of the special interest of the Conservation Area is set out in section 4 of the character appraisal.

4 Assessing Special Interest

Location & Setting

Location and Context

4.1 The village of Charlesworth is located at SK 005 929 (centred). It is situated on the A626 Marple-Glossop Road, approximately 2½ miles west of Glossop and south-east of the M67, with the River Etherow to the west. It also lies close to the border of the Peak District National Park.

General Character and Plan Form

4.2 The Conservation Area's physical character is that of a stone-built village lying on the south side of the river valley in the Pennine foothills. It developed initially around a series of springs and wells in what is now the upper part of the village, with farmhouses and handloom weaving cottages, but later grew in a ribbon development along the new turnpike road with industrial mill buildings and terraced workers' housing. The plan form is mainly linear, following the historic road layout.



Figure 1 Independent Chapel Looking West

4 Assessing Special Interest

Landscape Setting

4.3 Charlesworth lies to the east of the River Etherow.

4.4 The Derbyshire County Council report *The Landscape Character of Derbyshire* gives a localised view of the 'Dark Peak: Settled Valley Pastures' landscape type:⁽²⁾

4.5 'This is an upland landscape associated with the lower slopes of broad upland valleys formed by rivers eroding through the Millstone Grit to expose the shale beneath. Tributary valleys that dissect the main valley sides to create an undulating landform provide further interest. This is a well settled landscape taking advantage of the natural shelter offered by the lower valley sides, the better agricultural soils and the good communications. There are discrete settlements like Whaley Bridge and Chapel-en-le-Frith, small groups of cottages and industrial terraces, and scattered farmsteads. There is a dense network of lanes connecting the villages with the dispersed farmsteads, with main roads and railway lines hugging the lower slopes immediately off the floodplain. Trees are well represented throughout giving the overall impression of a well-wooded landscape. Many of the tributary valleys feeding the main valleys form wooded cloughs, some of ancient origin, and these woodland belts are supplemented by scattered hedgerow trees, amenity tree groups associated with settlement and secondary woodland along roads and railway lines. Many of the woodlands have an irregular outline reflecting the irregular field patterns and winding lanes. This is a pastoral landscape and many of the fields are down to permanent improved pasture. However with altitude the grazing becomes less intensive and the pasture tends to be unimproved and therefore of greater importance ecologically.'



Figure 2 Fields Adjacent to Conservation Area

4.6 The High Peak Borough Council *Landscape Character SPD* gives a more recent view of the local landscape.⁽³⁾ Charlesworth falls into two landscape types: enclosed moorland and settled valley pastures. The character of the enclosed moorland can be summarised as:

- 2 Derbyshire County Council, *The Landscape Character of Derbyshire* (Derby: Derbyshire County Council, 2000) 23-25.
- 3 High Peak Borough Council. *Landscape Character SPD*. (High Peak Borough Council, adopted March 2006), 32 and 36.

4 Assessing Special Interest

4.7 'This is an open and elevated landscape, largely bare of trees, with expansive views over the settled valleys. Broad rolling hilltops, with thin, free draining soils overlying the gritstone form. This is marginal farmland and some fields are reverting to moorland with heather, gorse and bracken. The field pattern is regular and enclosed with dry gritstone walls. Settlement is confined to isolated farmsteads, sheltered by small groups of trees.'

4.8 The character of the settled valley pastures can be summarised as:

4.9 The underlying geology is gritstone and shale. There are scattered farmsteads outside the compact settlements. This is a pastoral landscape with permanent improved pasture which gives way higher up the slopes to poorer grazing where the ecological value is greater. The landscape has a strong network of winding lanes and roads and railways along the lower slopes above the floodplain. This is a well wooded landscape with wooded cloughs around tributary valleys and hedgerows with some hedgerow trees which define irregular fields. Amenity tree groups are associated with settlements and there is woodland along the roads and railway lines. As with the field boundaries, the woodland often has irregular outlines.'



Figure 3 Trackway at Back Lane

4.10 The landscape setting of Charlesworth has the following key characteristics:

- green space and mature trees of native species in the school grounds off Town Lane;
- green space within the grounds of St John's Church, the Particular Baptist Chapel and the Independent Chapel;
- Mature trees in St John's Churchyard and the old vicarage
- mature trees within private gardens on Town Lane;
- small private planted gardens;
- panoramic views from the higher parts of the designated area;
- an ancient trackway running east from the end of Back Lane;
- open fields enclosed by dry stone walls, some containing mature trees of native species surrounding the area.

4 Assessing Special Interest

Historic Development and Archaeology

History and Development of the Conservation Area

Early History

4.11 The ancient name for Charlesworth the village was 'Cheveneswrde'.⁽⁴⁾ The valley of the River Etherow below Charlesworth was first called 'Ceafi' and the name of the village probably means 'enclosure near Ceafi'.⁽⁵⁾ At the time of the Domesday Survey, the village was owned by the King and was part of the Royal Forest of the High Peak. Henry II gave the manor of Charlesworth to Basingwerk Abbey in Flintshire in 1157. The Cistercian monks would have cultivated the lower ground and turned the moorland over to sheep. The first Chapel in Charlesworth was dedicated to St Mary Magdalen and was built before 1291 by the Abbey.⁽⁶⁾ The manor was granted a market and fair in 1328 which would have helped to develop the settlement.⁽⁷⁾ The Abbey was dissolved by Henry VIII and its lands given to the Talbot family, who had already leased them for around a hundred years. The Talbot family was the most successful northern family in Tudor England. The Talbots abandoned the Chapel of St Mary Magdalen, which was later used to shelter sheep and cattle.

4.12 Charlesworth was on a major regional salt route across the Pennines between East Lancashire and the East Midlands by the 13th century and would have been quite a busy place through the Medieval Period. The monastery, in common with many monastic houses, may have provided shelter and refreshment for travellers. The route would also have been used later for packhorse shipment of cotton and finished textile goods. Traffic went through Chunal, over Coombes Edge and then down into Charlesworth from where it crossed the River etherow and then went into Mottram. There is another ancient route from Charlesworth to Simmondley.⁽⁸⁾

4.13 During the 1500s, the population increased and people began to build farmhouses and cottages in stone. In 1606, the land owned by the Talbots passed to the Howard family when Alatheia Talbot married Thomas Howard, Earl of Arundel. The Howards remained Lords of the Manor until 1925.

4.14 During the Civil War, Glossopdale was Parliamentarian but saw no fighting. John Jones, a Presbyterian minister, set up worship in the disused Chapel in the 1640s. At the Restoration, Charles II passed the Act of Uniformity which led to Anglicanism being re-established in all of Derbyshire, with the exception of Charlesworth, where the Howard family, as patrons, allowed the Chapel to remain in Presbyterian hands, making it the only Anglican Church not reclaimed after the Interregnum.⁽⁹⁾

4 D. and S. Lysons, *Magna Britannia*, Vol. 5 [online] Available at: [accessed 04.02.10].

5 K. Cameron, *The Place-Names of Derbyshire* (Cambridge, Cambridge University Press, 1959) 69.

6 J. Fullarton, *Just a Glimpse* (Charlesworth: Charlesworth Heritage Group, 1985) 29.

7 S. Letters, *Gazetteer of Markets and Fairs in England and Wales to 1516* [online] Available at: [accessed 04.02.10].

8 R. Hargreaves. *Pers. Comm* 04.05.10.

9 G. Turbett, *A History of Derbyshire*, Vols. 1-4 (Cardiff: Merton Priory Press, 1999) 1149.

4 Assessing Special Interest

4.15 William Bagshaw, a non-Conformist minister, was ejected from the church at Glossop but continued to preach in secret at various chapels across Derbyshire, including Charlesworth. His ministry covered a large area and he became known as the 'Apostle of the Peak'.

4.16 A stone bridge, now known as Best Hill Bridge was built across the River Etherow in 1683, improving communication with the nearby parish of Mottram, across the valley. At around the same time, Back Lane was improved to make it passable by wheeled vehicles at all seasons.

4.17 In around 1690, more local people build houses and some from this period still exist in Charlesworth. These houses have stone-mullioned windows, gables, chimneys and stones carved with initials and dates over the doorways.



Figure 4 Town Lane Farm of 1719

The 18th Century

4.18 In 1703 a new Chapel was built and registered under the 1689 Act of Toleration for dissenters.⁽¹⁰⁾ In 1716, Mr. John Bennet left the interest of £20 for the benefit of the Presbyterian minister at Charlesworth. Twenty years later the Independents took over the Chapel. They re-built it in its current form in 1797-8, apart from a more recent extension to the rear.⁽¹¹⁾

10 J. Fullarton, *Just a Glimpse* (Charlesworth: Charlesworth Heritage Group, 1985) 30.

11 I. A. H. Combes, *Anglican Churches of Derbyshire* (Ashbourne: Landmark Publishing, 2004) 52.

4 Assessing Special Interest



Figure 5 Independent Chapel

4.19 Turnpike roads were built from Manchester to Stockport (around 12 miles from Charlesworth) in 1724 and from Manchester, through the nearby village of Mottram, over the Woodhead Pass to Sheffield in 1731. These roads provided reliable wheeled transport all year round for the first time and a boost to local industry.

4.20 There had been a long history of handloom weaving woollen cloth in the area and loom workshops and weaving cottages were built in stone in the second half of the 18th century. Weaving was undertaken mainly by men and hand spinning by women and children. Wool may have been supplied by local farmers or came from putters-out in Stockport or Manchester, and finished cloth sent there for sale.

4.21 In around 1760, John Kay's flying shuttle was adapted for cotton weaving and handloom weavers were able to produce more fabric.⁽¹²⁾ This increased the demand for yarn causing a chronic shortage that had to be met by improvements in cleaning and spinning raw cotton. Several machines were designed soon after which produced spun cotton at much faster rates than could be achieved by hand and which were designed to be powered by water.

12 F. Vigier, 'The Development of Manchester's Industrial Region' in D. Goodman and C. Chant, *European Cities and Technology Reader: Industrial to Post Industrial City* (London: Rutledge, 1999).

4 Assessing Special Interest



Figure 6 Late 18th Century Three-storey Weavers' Cottages

4.22 Carding and spinning mills were built along water courses in the valley to house these new machines. The earliest mill in the area was Best Hill Mill, built by John Marsland in 1784 by Best Hill Bridge on the River Etherow and just outside the Conservation Area. It was very successful and, by 1842, employed 120 people. The mill closed in 1884 because of a disagreement over access and the lease was not renewed. It was later used for the manufacture of decorative tapes and ribbons by Horne Brothers and finally closed in the 1930s and was demolished.

4.23 Bankswood Mill, further upstream on the Etherow and also just outside the Conservation Area, was built in 1791 by Thomas Bottomley but was not successful. It was destroyed by fire in 1855, by which time it was known as Botany Mill. In around 1900 the site was used by Yates and Kaye as a printing and dye works. It changed hands several times and was owned by Lever Brothers in the 1903s but suffered in the economic depression and closed in 1941.

4.24 By 1815 Charlesworth had five mills for cotton spinning. Most were small in area, but three or more storeys high and built in stone. Large mills were also built in nearby Broadbottom. The sudden increase in employment opportunities resulted in a massive increase in the local population and in houses built for them. Local quarries provided stone for building and roofing.

4.25 Monk's Road was improved in the 1790s to the same standard as a turnpike road, with the existing holloways and ruts being flattened and the carriageway set between walls up to 9 metres (30 feet) apart on a graded surface. This was mainly for the benefit of the newly-created farms rather than any through traffic, and the 1857 Poor Law map shows it terminating at the boundary of the estate, with the final connection to the turnpike being apparently no more than a track. These 'improved ways' often had a short working life as they usually followed the same steep slopes, and were bypassed in the 18th century by the turnpike surveyors who had much more capital and engineering knowledge and who took circuitous but more gently-graded routes better-suited to wheeled traffic. ⁽¹³⁾

13 R. Hargreaves. Pers Comm. 04.05.10.

4 Assessing Special Interest

4.26 Aiken described Charlesworth in 1795 as ‘a long, straggling village of considerable extent, much increased within these few years, principally by the cotton business. The buildings reach nearly to the top of Charlesworth Neck, one of the highest range of hills in this part, extending south-east to a considerable distance....The clouds in front hide the face of the rocks, or, as it is called, the coombs.’

The 19th Century

4.27 The turnpike road from Marple Bridge to Glossop, linking the mills along the valley, was constructed in 1803 and is now the Glossop-Marple Road. The Grey Mare pub was built in 1811 on the turnpike road in what is now the village centre. It was followed eleven years later by the George and Dragon almost opposite. Other pubs were the Bull’s Head on Town Lane, in an old weaver’s cottage (although records do not show which building this was), and numbers 44-46 Town Lane where the grocer John Bradbury obtained a licence and called his pub the Cradle and Coffin. There is an underground passage from this building which is believed to run to the Independent Chapel graveyard but has collapsed. Both these buildings are now private homes.



Figure 7 Grey Mare Pub

4.28 The Congregation of Particular Baptists established a meeting at Charlesworth in 1816 in private houses. They later took over a loom house before building their own Chapel on the Glossop Road in 1835. By 1817 the old Presbyterian Chapel had recently been rebuilt and was used by Independents.⁽¹⁴⁾

14 D. and S. Lysons, 'General history: Ecclesiastical and civil division', Magna Britannia: volume 5: Derbyshire (1817) [online] Available at: <http://www.british-history.ac.uk/report.aspx?compid=50700&strquery=charlesworth> lysons. [Accessed: 11.02.10].

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Figure 8 Particular Baptist Chapel

4.29 Charlesworth Mill was built in 1825 on the Glossop Road by Samuel Booth. It was four storeys high and 150 feet long (45.7m). The first occupier was John Wood, owner of the Howard Town Mills complex in Glossop but, after running it for only five years, he decided it was not profitable and left. Several tenants later tried to make it into a paying concern but it was demolished in 1913. The only part of the mill that remains is the stump of the chimney. Opposite the Charlesworth Mill was the Fitzalan or Crinoline Mill, built by Robert Booth. This mill was not a success either and was sold in 1865. It later became a blacksmith's forge and wheelwright shop but was demolished and replaced by a housing estate in the late 20th century. The location of mills in Charlesworth is marked on the Historic Environment Record map which can be seen at Appendix 1. In the mid 1820s some mills installed steam engines to overcome problems of water shortages. Coal was supplied from nearby mines at Chisworth.

4.30 The construction of mill buildings encouraged people to move into the area from other local villages and further afield. In 1821 there were 1,005 inhabitants in the parish and by 1851 the population had reached almost 3,000. In 1841 just under half the working population was employed in the cotton industry; just over 10% worked in quarries or the mines and just 3% worked on farms. The hazardous nature of working life was reflected in accident reports in local newspapers. James Reece of Charlesworth was killed at the age of 13 by being caught in a mill shaft.

4.31 The Independent Chapel built a school on Town Lane in 1823 for 256 children, under the Rev. John Adamson. Before this, the Rev. William Marsh had established a day school in a cottage close to the Manse on Back Lane. The school building was extended in 1845 and again in 1894. It became known as the Charlesworth British School by 1863 and as the County Primary School by 1900.

4 Assessing Special Interest



Figure 9 Two Ladies Outside a Cottage at the Bottom of Town Lane, c1920

4.32 In 1835 Charlesworth was described as ‘a populous hamlet, about three miles south-west from Glossop, in that parish; it contains a place of worship for independent Calvinists, and a population (by the last returns) of 1,206 inhabitants, who are chiefly supported by the manufacturing interest.’⁽¹⁵⁾ Services were provided by three blacksmiths, two boot and shoe makers, four butchers, six grocers, two joiners and a wheelwright, one painter or plumber, four pubs, including the present George & Dragon and Grey Mare but also the Bull’s Head and the Horse Shoe, a machine maker, a slater and plasterer and a tanner.

4.33 The construction of the Manchester to Sheffield railway in 1842, which ran through the nearby village of Broadbottom, enabled cheaper Welsh blue slate to be carried into the area. The Etherow railway viaduct provided a new and imposing landmark over the valley. Development in the area continued with the construction of a Chapel on Glossop Road by the Primitive Methodists in 1844.

4.34 Lewis described the appearance of the area in 1848:

15 Pigot & Co, Commercial Directory for Derbyshire (1835).

4 Assessing Special Interest

4.35 'The soil is chiefly light; the land pleasingly wooded; and there is much hill and dale, intersected with many rivulets, by which seven mills of various kinds are worked. Several cotton-mills are in operation, and an extensive coal-trade is carried on. The houses of the upper town of Charlesworth are very old, many of them having been built in the 16th and 17th centuries; but the new town, or rather village, is quite modern.'

4.36 The township and parish of Charlesworth were formed in 1845 from the parish of Glossop and the Church of St. John the Baptist was constructed to a design by Joseph Mitchell of Sheffield four years later. The first vicar, Rev. Goodwin Purcell, collected subscriptions towards the cost of the church and John Chapman, J. P. of Hillend in Broadbottom, laid the foundation stone. Purcell continued to raise money to fund the construction of a vicarage and school, either side of the church, the latter being completed in 1851. The church was a cruciform building of stone in the Early English style, consisting of chancel, nave, north porch and a tower on the north side forming a north transept and containing one bell. The roof was replaced in 1853 after storm damage.⁽¹⁶⁾ A stained glass window was erected in the church in Purcell's memory after his death in 1877.



Figure 10 St John's Church

4.37 In 1855 the Glossop Gas Company was given the right to supply gas to Charlesworth.

4.38 The Cotton Famine of 1861-65, caused by the interruption in supply of raw cotton during the American Civil War, was very severe in the area as around half the population was dependent on the cotton industry. Many local people applied for Poor Law relief to the Glossop committee.

4.39 'In the course of the year 1862 the means of workmen were exhausted, their little hoards were gone, and the savings banks had been drawn upon to the full extent of the operatives' deposits; the trades and friendly societies had contributed to the necessities of their unemployed members to the exhaustion of their contingent funds and a large amount of capital had been drawn out of co-operatives stores; so that the trouble had become wide-spread and deep, and could no longer be silently borne.'⁽¹⁷⁾

16 I. A. H. Combes, *Anglican Churches of Derbyshire* (Ashbourne: Landmark Publishing, 2004) 52.

17 John Watts, *The Facts of the Cotton Famine 1866* [online] Available at: [accessed 3.3.10].

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4.40 To help alleviate the hardship caused by the Cotton Famine, Lord Howard created work for local people in digging and laying stone drains on hill land. The supply of cotton was finally restored in 1864 and mills began to operate again.

4.41 By 1881 just over half the working population was employed in the cotton industry; just over 10% worked on farms and just under 10% in quarries. Kelly's Directory for 1891 reported that there was also a post office where Miss Ellen Hague was the receiver. Letters could be sent through Manchester via Broadbottom, which also had a telegraph office.



Figure 11 Houses on Glossop Road, 1913



Figure 12 Houses on Glossop Road Today

4.42 The Roman Catholic Church of the Immaculate Conception was built in 1895 by the River Etherow and near to Best Hill Bridge, just outside the Conservation Area.

4.43 The Leevale Rope works, adjacent to the Fitzalan Mill, was built in around 1900 and supplied ropes all over industrial Lancashire and Cheshire and rope piecemen travelled to fit driving ropes to mill engines. The works fell into disuse after the Second World War and was demolished. The Lee Vale Gardens estate now stands on the site.

The 20th Century

4.44 In 1901 a scheme was proposed for the Manchester Suburban Electric Tramway Company to build a tramway from Stretford in Manchester through Marple and Charlesworth but the scheme was abandoned during the First World War.

4.45 The slump in the cotton industry of 1909-10 resulted in much hardship for local people and an appeal was issued for families without food or fire.

4.46 The First World War resulted in the deaths of local men whose names are now recorded on the war memorial in the centre of the village. Research by a local resident has revealed something of two of these men.⁽¹⁸⁾ Curtis Garside was 22 when he died in what was then called Mesopotamia and is now Iraq. He came from the George and Dragon Hotel and the erection of the war memorial immediately opposite must have been poignant for his parents. Another casualty, Stanley Brierley left a young widow, Betty, in Holehouse, just a short distance down the road.

18 Alf Wilkinson, Their Name Liveth For Ever More [online] Available at: [accessed 03.02.10]

4 Assessing Special Interest



Figure 13 The Cenotaph, c1960

4.47 The 1920s was a period of little development and conditions locally reflected national events. The economic slump of 1921 led to local unemployment of 14% by 1929. In 1925 Lord Howard decided to sell the remainder of his estate and the family moved to Yorkshire.

4.48 During the 1930s there was some development in the provision of infrastructure in the area. The Central Electricity Generating Board erected a high power line on pylons from Hartshead Power Station to Buxton in 1932. Sub stations were set up and soon the houses in the village were lit by electricity.

4.49 On Whit Saturdays during this time all the schoolchildren in Charlesworth and Chisworth walked in procession with the Sunday School banner, led by a band.⁽¹⁹⁾ The three denominations met in the centre of Charlesworth where a short service was held before walking back to their respective schools for refreshments.

4.50 There was little alteration in the area during the 1940s and 1950s. During the Second World War, local families took in evacuees from Manchester and the children attended the schools. The village was only supplied with sewerage in the 1950s. Before this, people had to use outside closets.

4.51 The decline of the cotton industry locally resulted in a decline in the population in the first half of the 20th century. This trend was reversed in later years by people moving into the area to commute to Glossop or Manchester and new housing estates were built. In the mid 1990s, the two schools merged and St John's School became the Junior School and the County Primary the Infant School.

4.52 In around 2000 the Parish Council funded conservation work of the wells and animal water troughs by the Tannery on Town Lane and, later, of the well and large animal pinfold on Stocks Hill.

19 The reminiscences of Mrs Hannah Bocking, nee Storer, of Intakes Farm, Chisworth [online] Available at: [accessed 03.02.10].

4 Assessing Special Interest



Figure 14 Cottages at the Bottom of Town Lane



Figure 15 Town Lane Looking West, Showing Pinfold Cottage (Left)



Figure 16 Cottages at the Bottom of Town Lane Today



Figure 17 Town Lane Looking West Today

4 Assessing Special Interest



Figure 18 Numbers 46 and 48 Town Lane in 1976, part of Which Was the Cradle and Coffin Public House

Maps Showing Sequential Development of the Area



Figure 19 1789

4 Assessing Special Interest



Figure 20 1794

4 Assessing Special Interest



Figure 21 1857

4 Assessing Special Interest

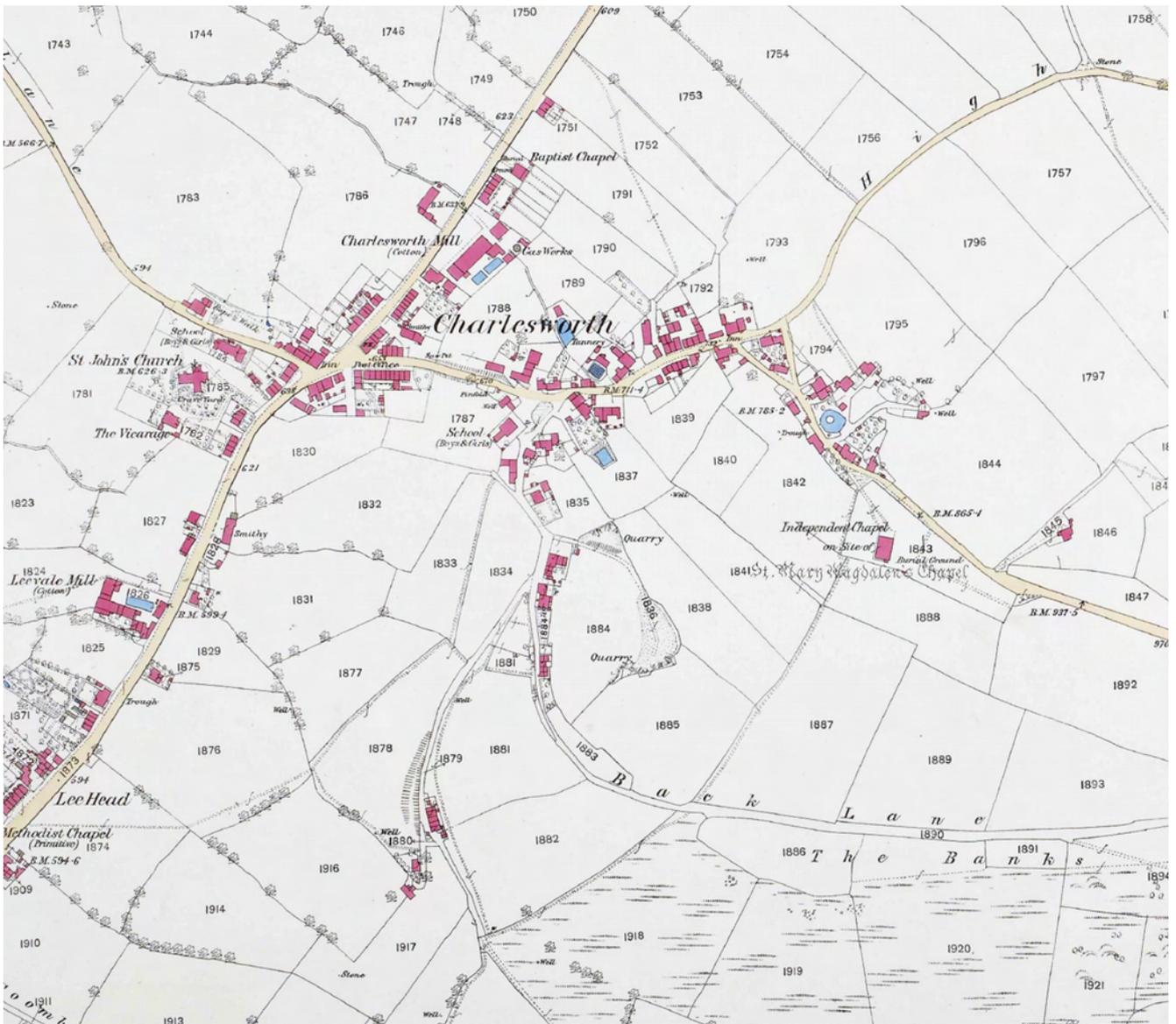


Figure 22 1879

4 Assessing Special Interest

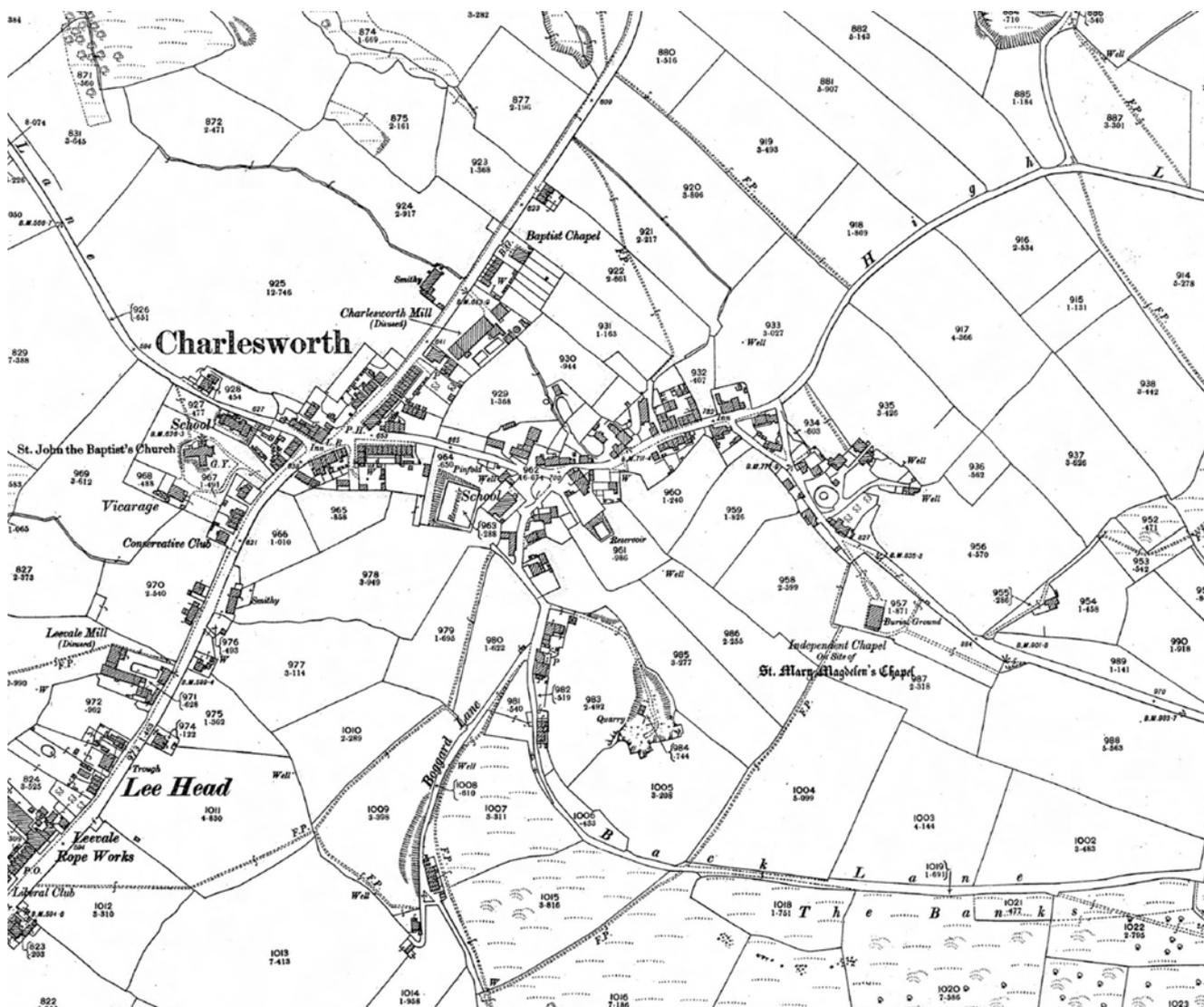


Figure 23 1897

4 Assessing Special Interest

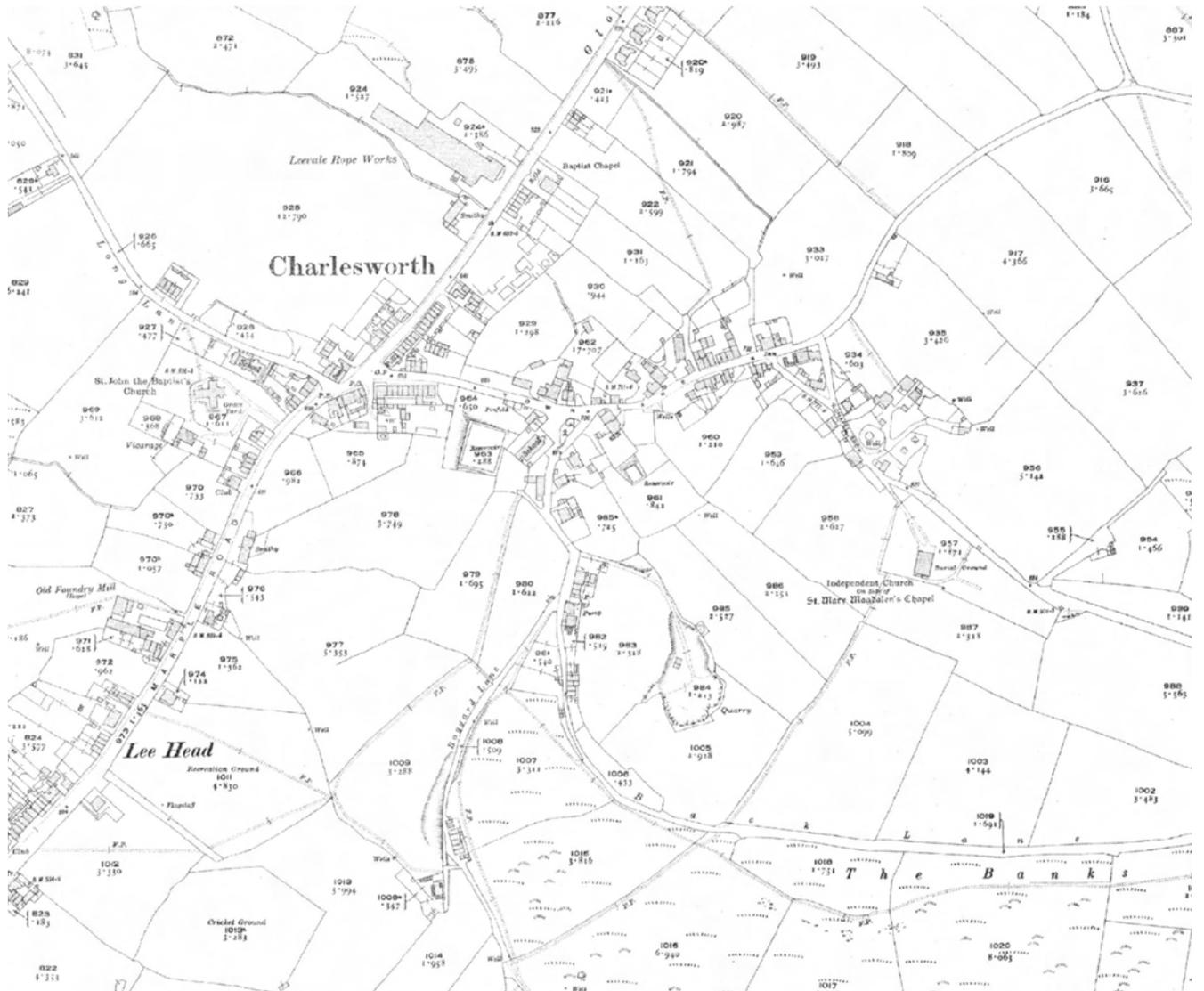


Figure 24 1919

4 Assessing Special Interest

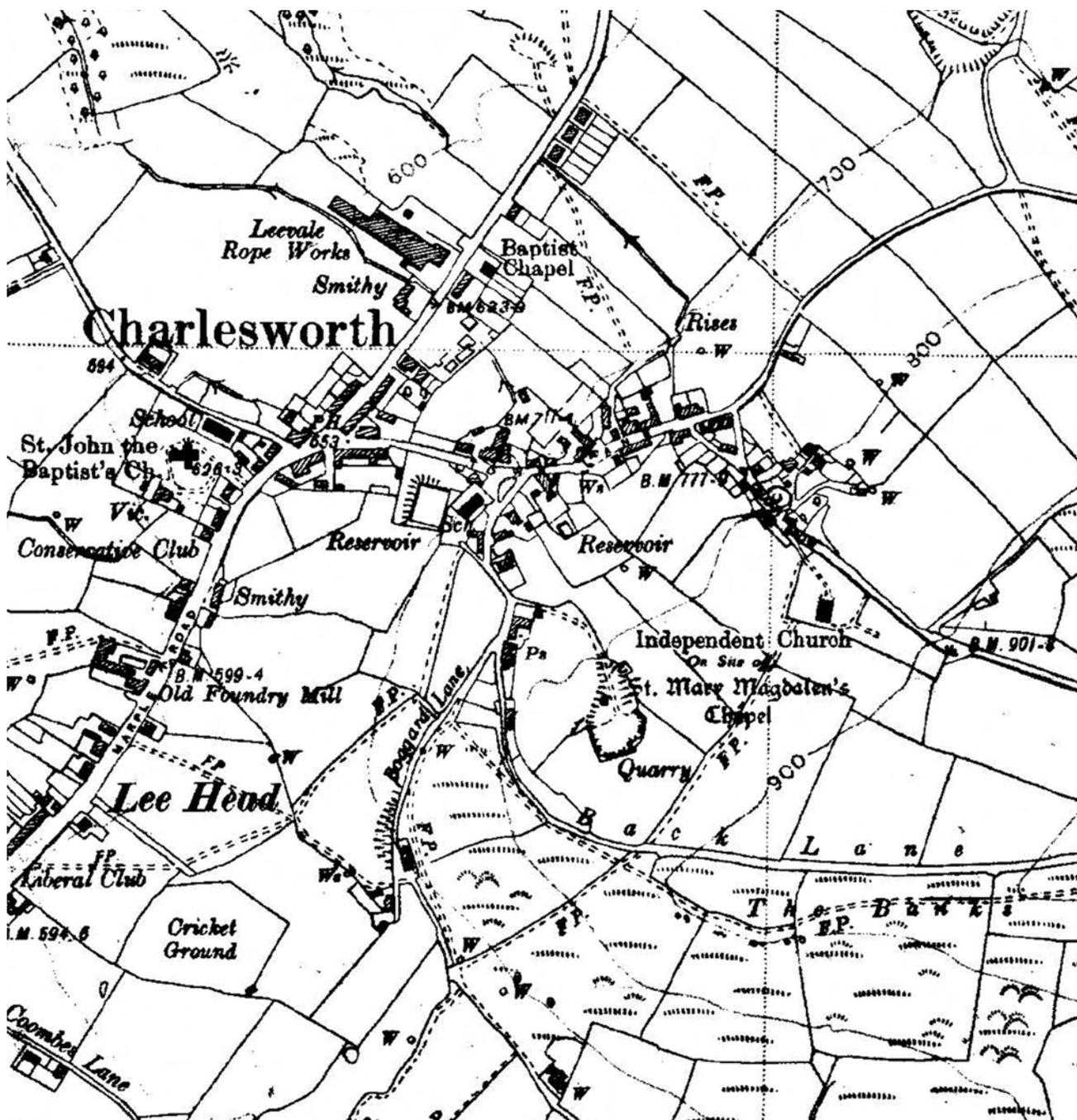


Figure 25 1938

4 Assessing Special Interest

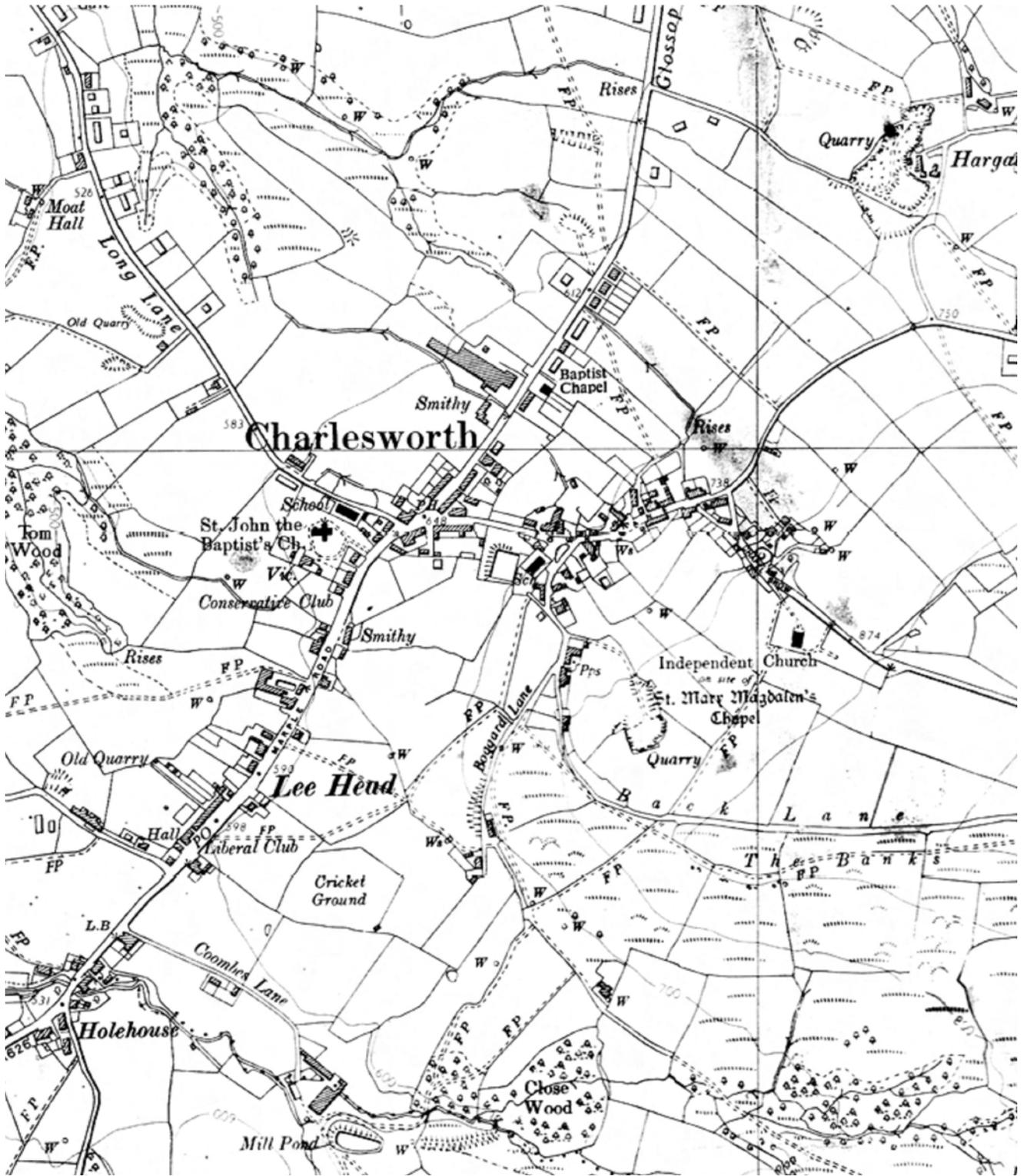


Figure 26 1951

4 Assessing Special Interest



Figure 27 1973

4 Assessing Special Interest



Figure 28 1984

4 Assessing Special Interest

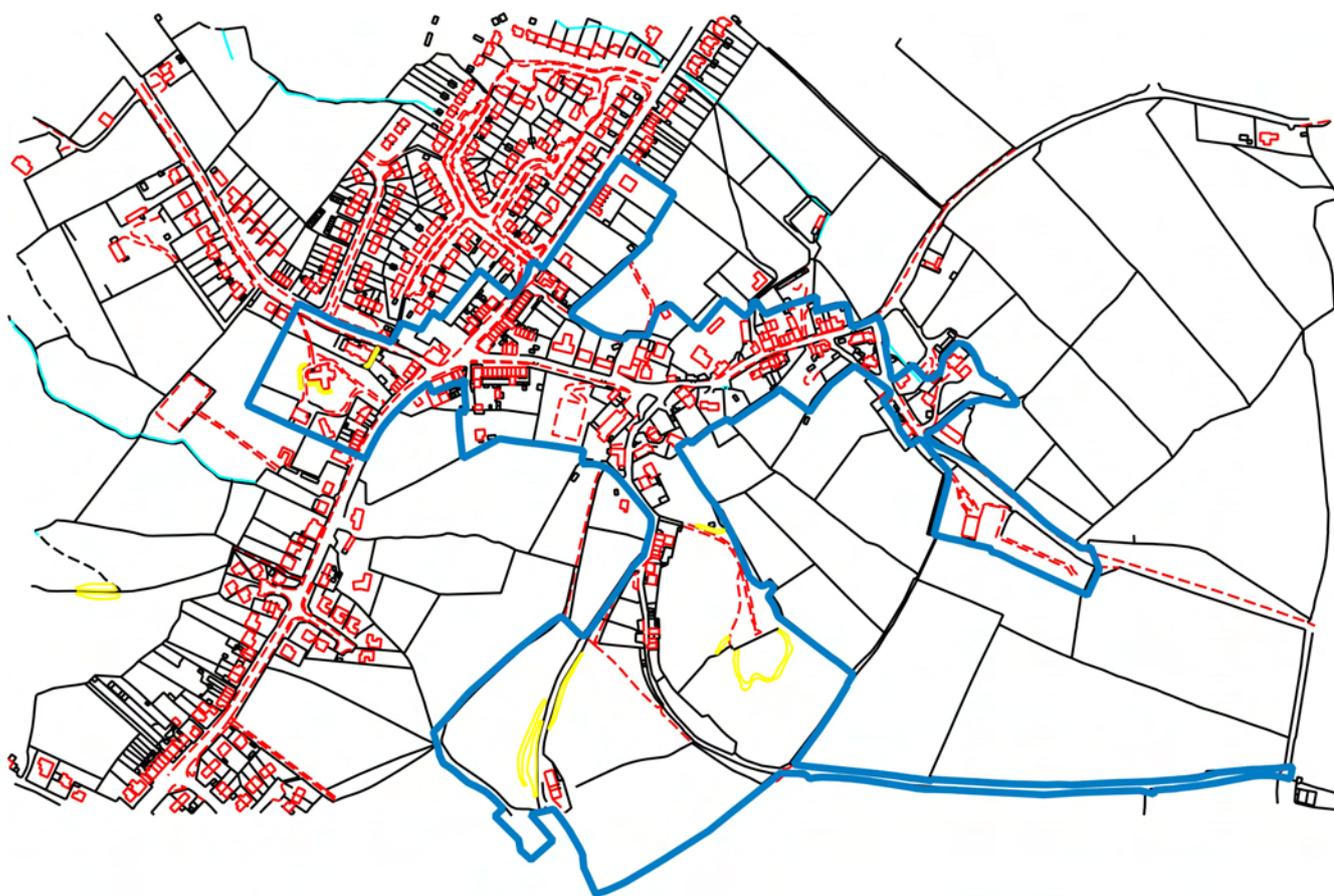


Figure 29 2010

Significance of the Archaeological Resource

4.53 Sites and extant buildings identified on the *Historic Environment Record* (HER) are described and located on a map at Appendix 1.

4.54 There has been demolition on the sites of several former mills in Charlesworth and there is potential for below-ground remains, particularly at the site of Charlesworth Mill, which was demolished in 1913 and of which the stump of the chimney and piles of rubble remain. However, new housing estates have been built on the sites of Lee Vale and Fitzalan mills with the assumed consequent loss of any below-ground remains.

4.55 In 1965 the Ordnance Survey produced a Field Report on the site of St Mary Magdalene's Chapel but no trace of the earlier chapel was seen. In 2003 an archaeological field survey carried out on Monks Road found a series of braided hollow-ways, of medieval or later date, running over moorland between Rowarth and Charlesworth and concluded that the modern road represents one strand of the medieval route.

4 Assessing Special Interest

Spatial Analysis

Character and Interrelationship of Spaces

4.56 There is an open space provided by the junctions of Glossop-Marple Road, Long Lane and Town Lane, which is referred to locally as 'round the cenotaph'. The centre of the village and much of Town Lane has an enclosed character due to the more dense nature of the buildings and the high stone walls either side of Town Lane. An open character is provided at the outer parts of the designated area by views of the hills afforded between buildings and by open fields to either side of the built-up area in the higher part of the designated area.



Figure 30 The cenotaph

Key Views and Vistas

4.57 The Conservation Area's position on a hillside affords many views from various parts of the area. There are spectacular panoramic views from the higher part of the Conservation Area, specifically from Back Lane, Chapel Brow, and Boggard Lane, and from the public footpath off Town Lane and the limit of the built-up area on Town Lane, west and south-west towards Stockport and Manchester; and northwards towards the Longdendale Valley. Additional glimpsed views are provided from Homestead Farm on Town Lane and along the Glossop and Marple Road out of the Conservation Area south-west towards the hills. There are attractive views out of the designated area to the north and north-west from Town Lane, from Glossop Road over the late 20th century housing estate which lies below the level of the road, and into the area coming up Long Lane. Views out of the Conservation Area to the west along Long Lane have been affected by late 20th century development.

4 Assessing Special Interest



Figure 31 View of Longdendale Valley from Town Lane



Figure 32 View Westwards from the Independent Chapel

Landmarks

4.58 One landmark within the Conservation Area is the Independent Chapel which, because of its prominent position, can be seen from Glossop Road and coming down the hill on Monks Road and from across the valley. The Chapel documents the continuous use of the site by local religious sects.



Figure 33 Independent Chapel

4.59 Another landmark contributing to the gateway to the Conservation Area on Long Lane is the Church of St John.

4 Assessing Special Interest



Figure 34 St John's Church

4.60 The demolition of the mills along Glossop Road has resulted in the loss of other significant landmark buildings.

4 Assessing Special Interest

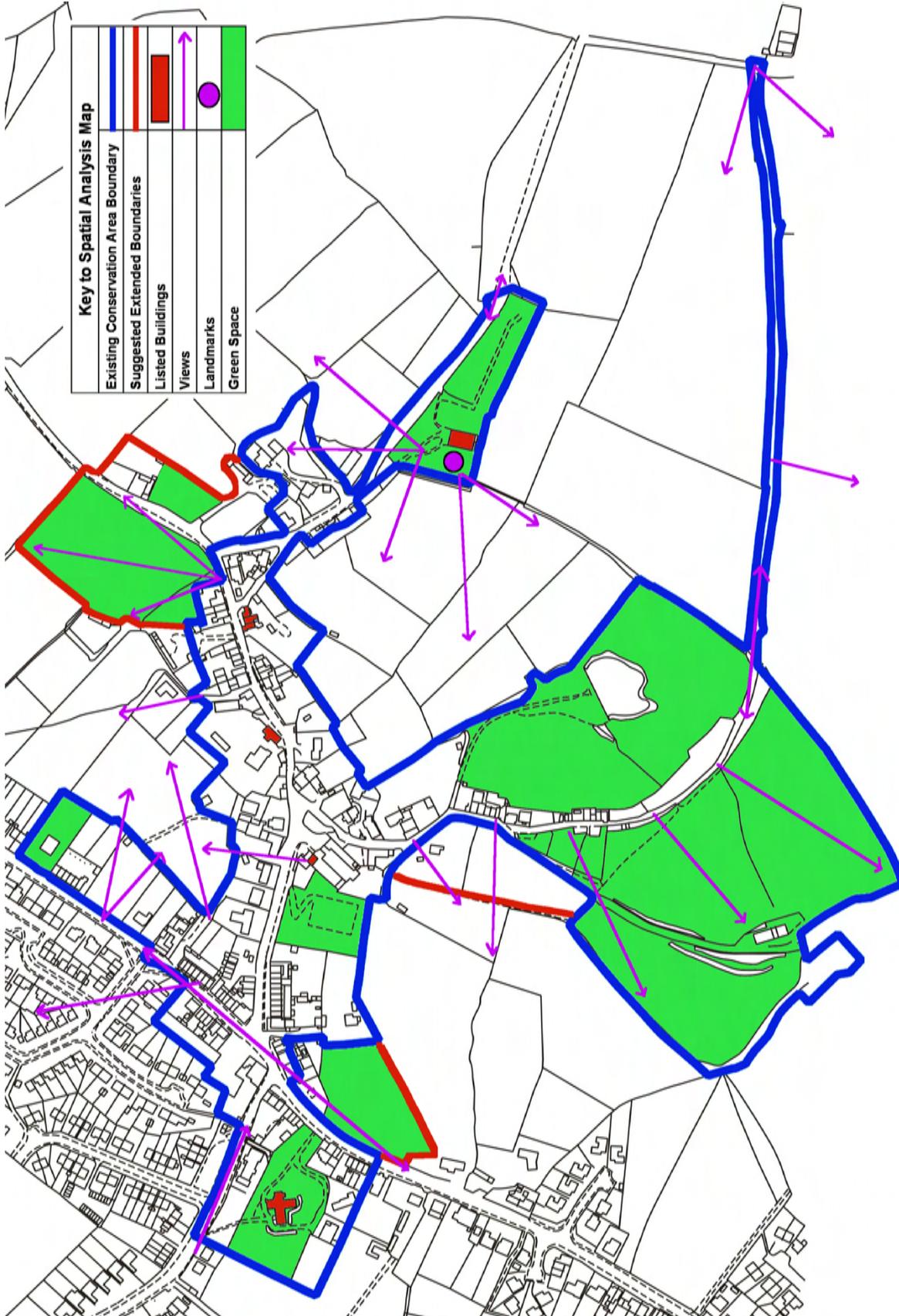


Figure 35 Spatial Analysis of Conservation Area and Proposed Extensions

4 Assessing Special Interest

Character Analysis

4.61 The first part of this section describes the buildings within the Conservation Area and the suggested extensions and is accompanied by a Townscape Appraisal Map which identifies the quality of buildings. The second part identifies the key characteristics of the two character areas which make up the Conservation Area.

Buildings of the Conservation Area

See the Townscape Appraisal Map at the end of this subsection

Guide to Map

4.62 The Townscape Appraisal Map is annotated with a series of townscape symbols:

- **Negative Buildings**

4.63 These buildings, in scale, materials, design or massing, or a combination of these, have a negative effect on the historic character of the Conservation Area. These buildings do not relate to the surrounding topography or building form and are usually situated in a prominent site, which makes them stand out.

- **Neutral Buildings**

4.64 These are often 20th century buildings that do not preserve the character of the Conservation Area in their building design or form, even where they make use of local materials. These buildings are unobtrusive, do not stand out and usually respect the topography and scale 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.

- **Listed Buildings**

4.65 These are statutorily listed buildings.

- **Key Unlisted Building**

4.66 These buildings have been identified as being of local historical and architectural interest and of townscape merit.

4.67 All buildings that are not highlighted on the maps are **Positive Buildings**. These buildings make a strong positive contribution to the character of the conservation area and the local authority is likely to strongly resist proposals for their demolition.

4.68 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.

Prevailing or Former Uses and Their Influence on Buildings

4.69 Most of the buildings in the upper part of the village were built as farmhouses or weavers' cottages. The latter tend to have three storeys and the looms would have been installed on the upper storey to maximise the available light. Farmhouses tend to be two storeys high.

4 Assessing Special Interest

4.70 At some stage a windowless extension was made to Town Lane Farmhouse, possibly intended for storage; the windows on the ground floor have been inserted later, possibly when it was converted for residential use.



Figure 36 Town Lane Farmhouse

4.71 Pinfold Cottage is quite large for a pinfold keeper and the three-storey section may have been used for weaving and may have been added later.



Figure 37 Pinfold Cottage

4.72 Numbers 46–48 Town Lane were used as a public house during the 19th century but alterations applicable to this use are difficult to discern. There are purpose-built stables behind.

4 Assessing Special Interest



Figure 38 Numbers 46-48 Town Lane



Figure 39 Stables Behind 46-48 Town Lane

4.73 The Independent Chapel was built as a chapel and reflects this usage in its form and fenestration.



Figure 40 Independent Chapel

4.74 Most of the buildings in the upper part of the village are now residential in use. The window on the first floor of the westernmost section of number 46 was enlarged and a new window inserted on the second floor in the late 20th century, probably when it was converted for residential use.

4.75 The buildings in the lower part of the village were built for a variety of purposes, including two religious buildings, two school buildings, a post office and three pubs, but the rest were built solely as houses for mill workers. The latter are generally terraced buildings of two-storey, two-bay houses. The Parish Church of St John is oriented facing east and cruciform in shape whereas the Particular Baptist Chapel faces the road and is rectangular in shape. The Grey Mare and the George & Dragon pubs are both two-storey and three-bay buildings with round-arched door surrounds. Number 7 Marple Road may also have been built as a pub and is in the same form as

4 Assessing Special Interest

the present pubs. The post office now also functions as a shop and the ground floor windows may have been enlarged. The village newsagent appears to have been converted from a terraced cottage and the position and size of the ground floor window altered.



Figure 41 Grey Mare Pub

Listed Buildings

4.76 There are six listed buildings and structures within the Conservation Area, all of them Grade II. The listed buildings present a range of building styles within the Conservation Area, including vernacular (Town Lane Farmhouse and numbers 46-48 Town Lane), Gothic (Church of St John, designed by Joseph Mitchell 1848-9) and Georgian (the Independent Chapel).

Key Unlisted Buildings

4.77 A number of unlisted buildings have been identified as being buildings of local historical and architectural interest and of townscape merit. These have all been identified in Appendix 3 and are marked on the Townscape Appraisal Map and include 7 Marple Road, 23 Town Lane, 62 Town Lane, 1 Back Lane, 25 Back Lane, Well Head Farm on Chapel Brow and the Old Vicarage.

Building Scale and Form

4.78 The Conservation Area can be divided into two distinct character areas. The built characteristics of each of the two areas are appraised in the relevant parts of Character of the Conservation Area below.

4.79 The Conservation Area has a tight-knit urban form within the village centre and along most of Town Lane. The remainder of the area is rural in form with gardens in front of and next to houses, entrances to farmyards and fields behind buildings and either side of the road.

4 Assessing Special Interest



Figure 42 Gables on late 17th Century Well Head Farm

4.80 Two storeys is the normal building height and two to three bays the normal massing but there are exceptions. As discussed earlier, the former weavers' cottages tend to be three storeys in height. The Parish Church of St John is three bays with a tower. Roofs are generally pitched with some gables breaking through eaves on late 17th century, Gothic and English Revival style and early 20th century buildings.



Figure 43 Gables on Gothic School



Figure 44 Gables on Early 20th Century House at 23 Town Lane

Building Materials and Local Details

4.81 The main building material in the Conservation Area is local grit stone with gritstone dressings and details. Roofs are generally covered with local gritstone slates or Welsh blue slates. Gritstone slate roofs have been identified at the following addresses:

- Glossop Road: numbers 9, 13-17, 19, 34, 36, 8, 22, 24, 46-56;
- Marple Road: numbers 2-6, 8, 10, 16, 18, 20, 22;

4 Assessing Special Interest

- Town Lane: numbers 1-5, 6-10, 14-20, 7-13, 17, Homestead Farm, 22, Town Lane Farm, 31, 35, 36-42, 39-45, 46-48, 60, 62;
- Chapel Brow: Independent Chapel;
- Back Lane: numbers 3, 5, 19-25, 27, 29;
- Boggard Lane: numbers 1-7 and Bankfield House.

4.82 Welsh blue slate is used on some of the buildings in the Conservation Area, e.g. St John's Church. Some roofs have been replaced with modern concrete tiles or slates of a lighter colour. Chimneys are generally in stone with clay pots, although some have been rendered and some have been capped.



Figure 45 Gritstone Buildings with Stone Slate Roofs

4.83 Window and door joinery in the area's historic buildings was invariably in timber although this has often been replaced with uPVC to the detriment of historic character and appearance. The building stock varies in date from the mid 17th century to the late 20th century. Buildings dating from the 17th to early 18th centuries would have had side-opening leaded casement windows, some of which survive at 25 Back Lane. Buildings dating from the late 18th century to the 19th century would have featured sliding sash windows: those built before around 1850 without horns, those afterwards with horns (an extension of the vertical part of the frame of the upper sash to provide additional support for the window). There are a variety of sash windows in the village of different period and style. The late 19th century Old Vicarage has side-opening casements.

4 Assessing Special Interest



Figure 46 Side-opening Casement Window



Figure 47 Eight-Over-Eight Sash Window, After c1850



Figure 48 Three-Over-Two Sash Window, early 20th Century

Boundary Treatment

4.84 Boundaries tend to be marked out by low stone walls, some of which are coursed with moulded coping stones along Glossop Road and Marple Road and dry stone walls along Town Lane and along the lanes in the upper part of the Conservation Area. The Grade II listed retaining wall at the Independent Chapel is a dry stone wall with rounded coping stones.

4 Assessing Special Interest



Figure 49 Retaining Wall of Independent Chapel Burial Ground

Local Features of Interest

4.85 In addition to the numerous architectural details and embellishments found on the area's historic buildings, there are a number of local features which add to the area's distinct identity and help to create a sense of place. Some of these, like the wall of the Independent Chapel (grade II) are protected by their listed status, but others, whilst not listed, nevertheless form part of the special interest of the Conservation Area and it is highly desirable that they be retained. Examples of local features of interest are the well and cobbles on Stocks Hill. The wall of the small animal pinfold, used for holding smaller stray animals such as sheep, has been altered in the late 20th century.



Figure 50 Well and Cobbles

4 Assessing Special Interest

The Public Realm

4.86 Street surfaces are almost entirely of tarmac, as are most pavements. However, original stone pavement and kerbs survive outside Town Lane Farmhouse and outside 1 to 5 Town Lane and 10 to 14 Glossop Road. The stone pavement and kerbs on Marple Road outside numbers 1-7 and the George & Dragon pub were reinstated around 10 years ago as part of an enhancement scheme funded by the Borough and parish councils. There are cobbles on Stocks Hill and by the wells here and further up Town Lane, which have also been restored. The engineered cart road running east from the end of Back Lane is still an unmade footpath bordered by dry stone walls. These are unusual survivals of historic surfaces and it is highly desirable that they are retained. Outside numbers 35 - 45 and 46-48 Town Lane are small segments of the original paving consisting of small stones laid side-on to give horses grip, although some of this has been covered by a planted area. The cottages at the bottom of Town Lane originally had sloping stone-flagged paths between cobbles leading to the road but these have now been covered over by small front gardens and porches. Like the tarmac street surfaces, most of the street furniture is also of poor quality and intrusive, consisting of grey metal lampposts, road signage, yellow and white road crossing markers and grey railings outside the school building on Long Lane. However, an original cast iron finger-post survives at the junction of Glossop-Marple Road and Long Lane. This was refurbished as part of the scheme identified above and the arms were restored and additional ones added. Heavy traffic and parking by local residents and visitors are also having a detrimental effect on the character of the village.



Figure 51 Intrusive Street Furniture



Figure 52 Trackway at Back Lane

4 Assessing Special Interest

Green Spaces and Biodiversity

4.87 Green spaces are provided by the graveyards of the three religious buildings within the designated area and by the school playing field off Town Lane, as well as by private planted front and side gardens. Mature trees of native species either side of Town Lane give a pleasant rural feel to the road and link habitats in the conservation area with those in the mature and ancient woodlands in the surrounding area. Linkages between the mature trees in the conservation area and the ancient clough woodlands such as Tom Wood are particularly important. The rural feel is enhanced by the fields, some bordered by hedgerows, at either side of Back Lane and Boggard Lane and at the upper part of Chapel Brow. The disused quarry behind Back Lane has now become a haven for wildlife and a resident has reported seeing kestrels and feral pigeons there. There are small planted gardens with benches opposite the school on Long Lane and small planted areas by both of the wells on Town Lane.

4.88 Fields within the suggested boundary extensions would further enhance the rural setting of the designated area.

4.89 A Tree Preservation Order has been made at Freshwater Cottage, 2 Chapel Brow.

4 Assessing Special Interest

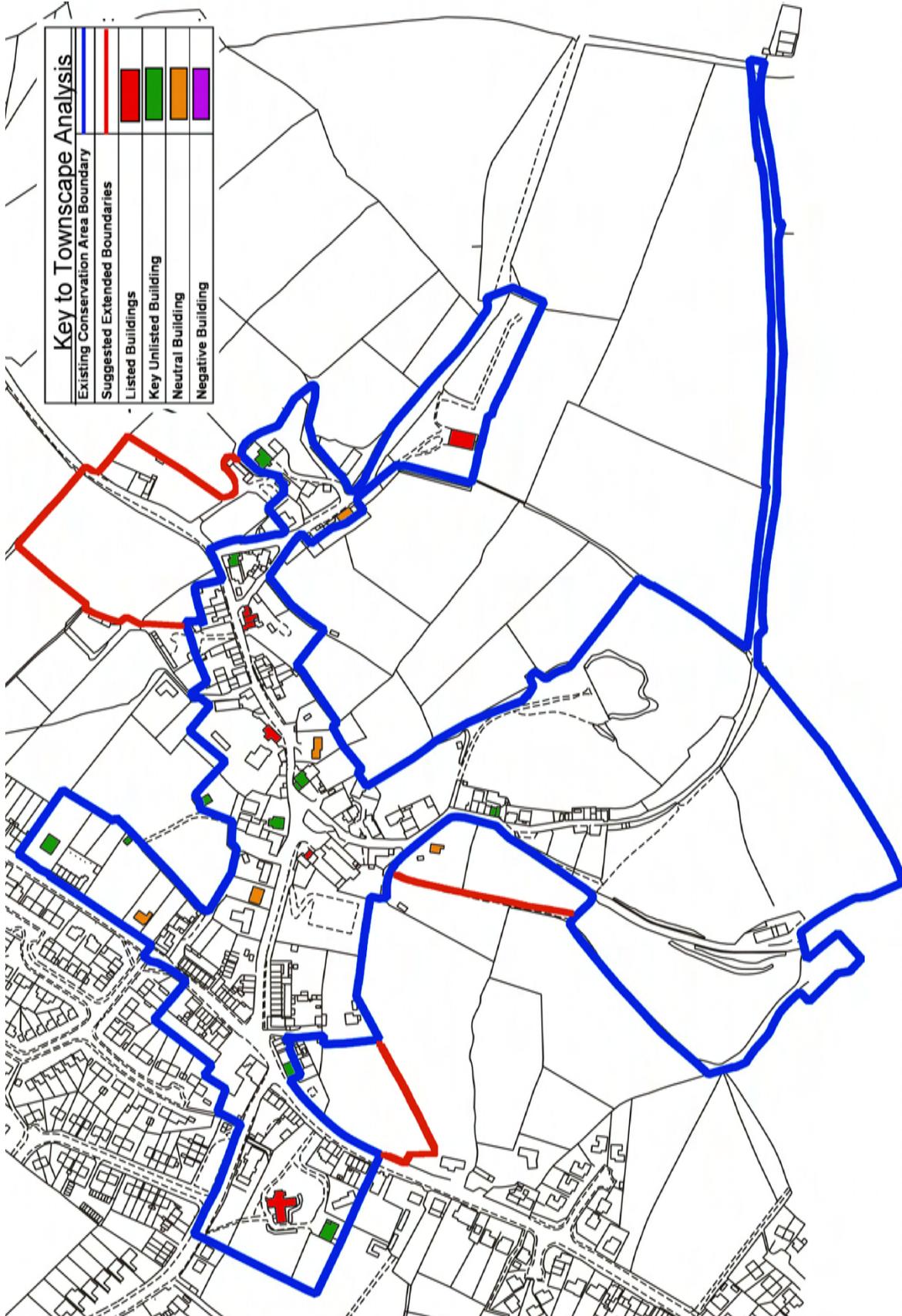


Figure 53 Townscape Appraisal of Conservation Area and Proposed Extensions

4 Assessing Special Interest

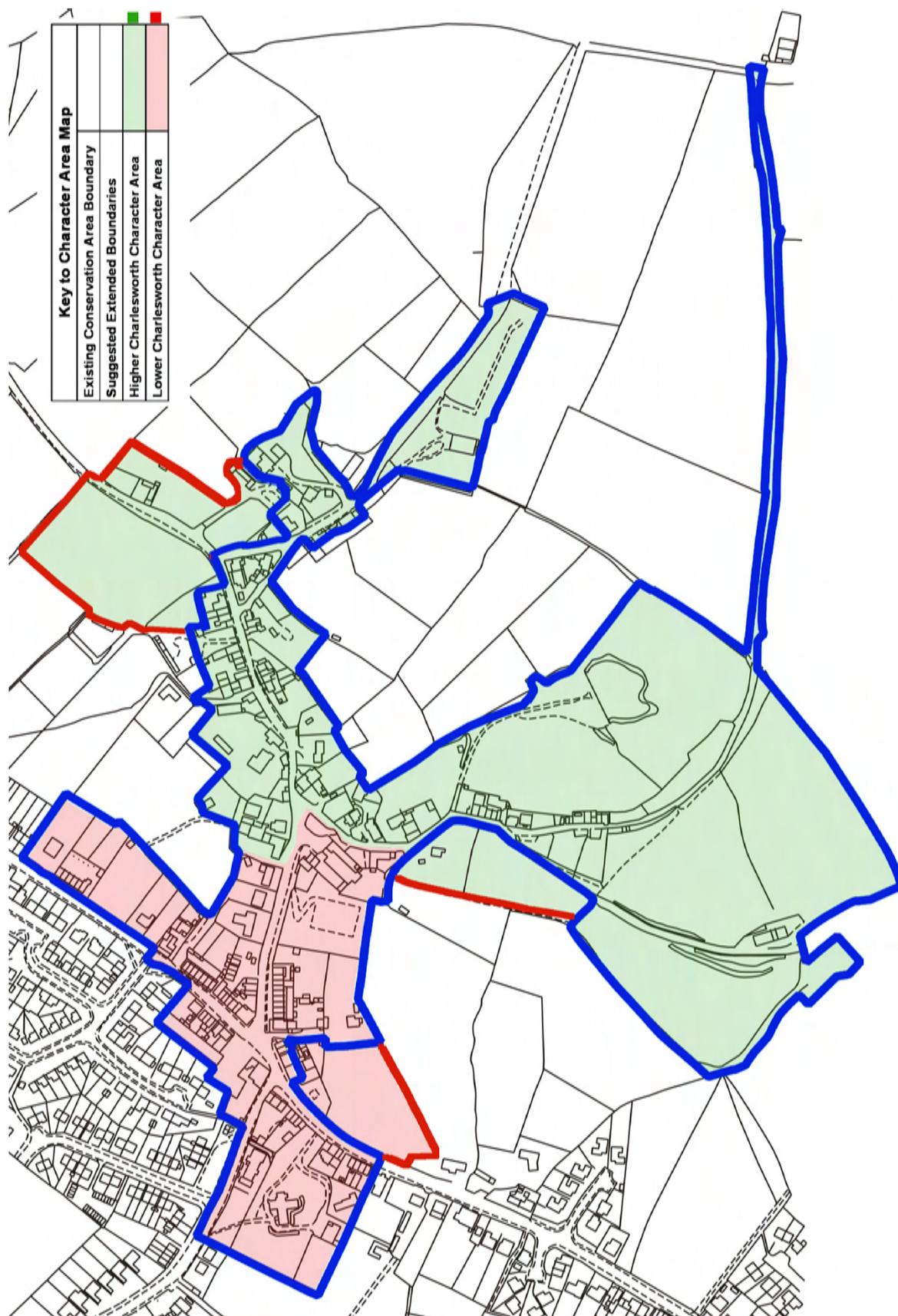


Figure 54 Character Areas of Conservation Area and Proposed Extensions

4 Assessing Special Interest

Character of the Conservation Area

4.90 The Conservation Area is made up of two character areas:

- Character Area 1: Higher Charlesworth
- Character Area 2: Lower Charlesworth

4.91 These areas are shown on the accompanying map.

4.92 Within the suggested boundary extensions, that area to the north would form part of the Higher Charlesworth area, as that on Town Lane is open, even though the house dates from the turn of the 20th century. These would protect views into and out of the Conservation Area and provide additional control over future development.

Character Area 1: Higher Charlesworth Character Area

4.93 Higher Charlesworth, on the eastern side, is the older part of the settlement consisting of stone-built farmhouses, three-storey handloom weavers' cottages and the Independent Chapel with some of the surviving buildings dating from the mid 17th century. This group is set within fields enclosed by dry stone walls. The setting of this group is much enhanced by the surrounding fields and open views.



Figure 55 Back Lane

4.94 General Characteristics:

- a mixture of residential, agricultural and ecclesiastical buildings in usage;
- enclosed feel to Town Lane with properties built up to the road;
- spacious feel to the roads at the extremities of the area with open fields behind properties;
- many mature trees within property grounds and fields;
- two restored wells with animal troughs;
- key buildings: numbers 23 and 62 Town Lane, numbers 1 and 25 Back Lane, Well Head Farm and the barn behind Town Lane.

4.95 Built Characteristics:

4 Assessing Special Interest



Figure 56 Back Lane

- buildings are generally of two or three storeys and there is consequently some variation in eaves height;
- buildings are also generally of two to three bays;
- a mixture of detached, semi-detached and terraced houses;
- building materials are mostly local gritstone;
- roofs are generally pitched and covered in local gritstone slates or blue slates, with the occasional use of red clay ridge tiles, although some are covered with concrete tiles;
- chimneys are generally stone with clay pots, although some have been capped;
- original windows, where they survive, are side-opening leaded casements or sliding sashes although there are two Venetian windows in the Independent Chapel;
- building style is mainly vernacular with some polite styles, including Classical and Gothic Revival;
- buildings are generally not decorated but Well Head Farm has finials on top of the porch and on one gable;
- 17th and 18th century buildings have stone quoins and heavy stone blocks forming the door surround;
- landmark provided by the Independent Chapel in a prominent position above the village.

4 Assessing Special Interest



Figure 57 Stone Slate Roof With Stone Chimney and Clay Pots

Character Area 2: Lower Charlesworth Character Area

4.96 Lower Charlesworth lies along the Glossop-Marple Road and the lower part of Town Lane and is largely a development of the cotton industry. The area consists of small rows of stone terraces, the parish church and the Baptist Chapel, two pubs and the village school buildings, surrounded on the south by fields and on the north and north-west by 20th century housing. The character of the area is again enhanced by open views. The two areas meet at Town Lane.



Figure 58 Glossop Road

4.97 General Characteristics:

- mixture of residential, educational, retail, ecclesiastical buildings and pubs in usage;
- enclosed feel to the roads with properties built up to the road or having small front gardens but a more open feel further north along Glossop Road;
- some mature trees within property grounds and opposite the school on Long Lane;
- key buildings: numbers 7 Marple Road, The Old Vicarage, The Particular Baptist Chapel and the stump of the chimney to Charlesworth Mill.

4.98 Built Characteristics:

4 Assessing Special Interest



Figure 59 Terrace on Glossop Road

- buildings are generally of two or three storeys, with the exception of St John's Church and both school buildings, which are single storey, causing some variation in eaves height;
- buildings are also generally of two to three bays, including St John's Church, but there are also larger buildings such as the eight-bay school on Long Lane;
- buildings are generally either detached or terraced;
- building materials are mostly local gritstone although Moss Croft, behind Town Lane, is built in red brick;
- roofs are generally pitched and covered in local gritstone slates or blue slates, with the occasional use of red clay ridge tiles, although some are covered with concrete tiles;
- chimneys are either stone or red or black brick with clay pots, although some have been capped. The Old Vicarage has tall Tudor-style chimneys;
- many of the terraced houses now have stone porches;
- the only original windows which survive are side-opening casements at The Old Vicarage and leaded fixed lights in round-arched surrounds at the Baptist Chapel;
- building style is generally vernacular with some polite architecture with a range of styles represented, including Classical, Gothic Revival and English Revival;
- some buildings are decorated in a variety of styles: many of the buildings, including both the pubs and the terrace at numbers 46-56, have ashlar keyed round-arched door surrounds (similar decoration can be seen in the nearby village of Broadbottom); The Old Vicarage has a moulded ashlar door surround.

4 Assessing Special Interest



Figure 60 School on Long Lane



Figure 61 Stone Slate Roof With Stone Chimney and Clay Pots

Evaluation

Intrusion

- Inappropriate alterations have affected the character of the Grade II listed building at 46 Town Lane. The first floor window has been enlarged and the second floor window inserted since the 1970s.
- Exterior wall treatments in modern materials which are not in keeping with the character of the Conservation Area and hide the natural stone.
- The intrusive large tarmac area of the car park by the George & Dragon pub is out of keeping with the character of the rest of the designated area.



Figure 62 Inappropriate Windows at 46 Town Lane

- There is late 20th century development surrounding the Conservation Area to the west which employs modern materials and styles, not consistent with the materials used in the Conservation Area

4 Assessing Special Interest

- Inappropriate leylandii hedging dominates the road in places.
- The fencing by the school playing field on Town Lane is constructed from inappropriate materials and dominates the road at this point.
- Many buildings are fitted with replacement windows in inappropriate modern styles and materials.



Figure 63 Late 20th Century Development

- The advertising and hoarding boards.



Figure 64 Advertising Boards Blocking Pavement

Neutral Areas

4.99 There are no neutral areas within the Conservation Area.

General Condition

4.100 Most properties are in good condition and are well maintained by owners. However, number 34 Town Lane is derelict and the adjacent garden is overgrown and has a detrimental effect on the designated area. The shop at 4 Marple Road was vacant at the time of survey.

4 Assessing Special Interest



Figure 65 Derelict 34 Town Lane

Problems, Pressures and Capacity for Change

4.101 There are a number of threats to the character of the Conservation Area, particularly those caused by the use of modern replacement windows and doors and insufficient control over development and alterations.

4.102 The land to the north-west of the area has been largely infilled by inappropriate and intrusive late 20th development which has negatively affected the approach to the Conservation Area.

4.103 Heavy traffic affects Town Lane, Glossop Road and Marple Road and has a detrimental effect on the character of the Conservation Area. This is exacerbated by the narrowness of the roads and parked cars.

4.104 There is a lack of on-site interpretation about the history and character of the Conservation Area.

5 Community Involvement

5.1 Both English Heritage and Government guidance recommends the involvement of residents and businesses within conservation areas.

'The greater public support that can be enlisted...the more likely it is that policies for the area will be implemented voluntarily and without the need for additional statutory controls.'

5.2 It is therefore essential that preparation of the Appraisal involved those with an interest in the Charlesworth Conservation Area. Consultation was carried out in line with the principles set out in the Borough Council's approved Statement of Community Involvement. 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. All comments have been considered in drawing up the final version of the Appraisal and Management Plan.

6 Suggested Boundary Changes

6.1 Suggested Conservation Area boundary changes are detailed in Appendix 5.

6.2 The proposed boundary changes reflect the results of a detailed survey of the Conservation Area and include previously unrecognised buildings and natural areas which deserve the additional controls provided by a conservation area. Three areas are proposed as extensions to the Conservation Area: as far as number 70 Town Lane; fields to the south-east of Marple Road and to the west of Back Lane. These would protect views into and out of the Conservation Area and provide additional control over future development.

6.3 When the Charlesworth Conservation Area was designated, boundaries were often drawn very tightly. It is now recognised that conservation area boundaries need to be seen within a wider context of urban development. Designated areas should provide protection to buildings that were perhaps not previously considered to be of architectural merit, such as 20th century buildings, and to the spaces between buildings, such as streets and neutral areas. It is also the case that further information can come to light about the historic importance of buildings and spaces.

6.4 There is an additional area of special architectural and historic interest further to the west along Long Lane at New York, near Best Hill Bridge on the River Etherow. The area acquired its name after three families emigrated from there to America.⁽²⁰⁾ Consideration could be given to designating a separate conservation area to include the Grade II listed Besthill Bridge and the Church of the Immaculate Conception as well as vernacular stone-built farm houses and terraced housing.



Figure 66 Church of Immaculate Conception



Figure 67 Besthill Bridge

20 M. Sayer, Broadbottom 1795-1975: A History (Broadbottom Community Association, 2009) 16.

7 Local Generic Guidance

7.1 High Peak Borough Council has published useful guidance *Conservation Area - Frequently Asked Questions* which is available on the website.⁽²¹⁾

7.2 The consequences under the Planning (Listed Buildings and Conservation Areas) Act 1990 for a designated conservation area are:

- 'Conservation Area Consent' is required for works of total or substantial demolition of:
 - any building within a Conservation Area exceeding 115 cubic metres in volume;
 - a boundary wall or fence over 1m in height adjacent to a highway, or 2m in height elsewhere.
- The alterations and extensions that can be made to a domestic property without needing planning permission are more limited in a conservation area than elsewhere.
- The local authority has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area and its setting in the exercise of its planning functions.
- Trees in a conservation area are protected by the Act. Special provisions also apply to trees within Conservation Areas. Six weeks' notice in writing to the local planning authority are required for work on trees which are greater than 7.5 centimetres in diameter (measured 1.5 metres above the ground) or 10 centimetres if thinning to help the growth of other trees.

7.3 The Council has published several relevant Supplementary Planning Documents: SPD1 on Planning Obligations, SPD2 on Residential Design (2005) and SPD5 Landscape Character (2006).

21 Available at: [accessed 17.02.10].

8 Summary of Issues

8.1 There are a number of issues affecting the character of the Conservation Area:

- views into and out of the Conservation Area marred by modern development;
- poor quality street furniture, such as metal street lamps, bollards and metal railings;
- loss of historic street surfaces which have been replaced by tarmac, resulting in some diminution of character and appearance;
- intrusive and inappropriate 20th century development in styles out of character with the Conservation Area surrounding it on the west and within the designated area on Long Lane;
- intrusive car park by the George & Dragon pub;
- advertising boards blocking narrow pavement outside the newsagent's shop on Marple Road;
- inappropriate hedging on Glossop Road;
- inappropriate fencing by the school playing fields on Town Lane;
- poor condition of 34 Town Lane;
- loss of original windows and doors and replacement in inappropriate designs and materials;
- inappropriate painting and rendering of exterior stonework;
- heavy traffic and parked cars;
- lack of on-site interpretation about the history and character of the Conservation Area.

9 Recommendations

Introduction

9.1 The Conservation Area Character Appraisal has provided the basis for developing recommendations on control of development and change and proposals for enhancement of the Conservation Area. National conservation guidelines place a responsibility on the local planning authority to formulate and publish proposals for the preservation and enhancement of conservation areas and, in exercising their planning powers, to take into account the desirability of preserving or enhancing their character or appearance. The following list of key recommendations should inform the next stage of preparation of a management plan for the Charlesworth Conservation Area.

Monitoring Change

Photographic Record

9.2 The street-by-street photographic survey undertaken as part of the Appraisal will require regular updating to make it an effective tool. An example of the way lack of monitoring has had a marked affect on the character of the conservation areas is the loss of traditional joinery.

9.3 The full digital photographic survey undertaken as part of the Appraisal will need to be regularly consulted and widely distributed within the local authority to ensure that alterations are effectively monitored.

9.4 In time, another full photographic record will be needed. Provided that there is a measure of continuity in maintaining the record, it is not anticipated that this will be needed for 15-20 years.

Conservation Area Appraisal

9.5 A recommended timescale for the review of the Conservation Area Appraisal is ten years. The character and appearance of most conservation areas generally does not change rapidly. The outcome of the review might therefore result in an addendum to this Appraisal, recording what has changed, confirming (or redefining) the special interest that warrants designation, setting out any new recommendations and revising the management strategy.⁽²²⁾ The updated Appraisal and related management proposals should be re-adopted by the local authority in support of the relevant Supplementary Planning Document.

Recognition of Importance

Local List

9.6 There is currently no mechanism for recognising the value of particular local buildings and communicating it to a wide audience. These buildings are not of sufficient quality to be listed according to national standards, but they may have individual architectural interest, they may have a particularly strong and meaningful association with locally important people or events, or they may simply be prominent local landmarks by which people find their way.

22 English Heritage, Guidance on Conservation Area Appraisals (London: English Heritage, 2006) 22.

9 Recommendations

9.7 It is recommended that a local list should be drawn up for Charlesworth, which would need to be reinforced through Local Plan policy. Although identification in this list does not in its own right convey any additional control, the local planning authority would endeavour to retain and preserve the special character of all buildings that fall into this list.

9.8 Some of the 17th century buildings identified as key buildings and structures in Appendix 3 are believed to be of listable quality and it is recommended that they are considered for listing by English Heritage. The buildings are: numbers 62 Town Lane, 1 and 25 Back Lane and Well Head Farm. The structure is the churn stand at Stockwell Farm. Further research will be necessary to identify dates and changes of use, where evidence is missing, and to research the material held by the Glossop Historical Society for documentary evidence. The remainder of the buildings and structures identified at Appendix 3 could be considered for addition to a future Local List.

Enhancement

Traffic Management and Public Realm Improvements

9.9 Within the Appraisal, three clear areas have been identified that would benefit from careful improvements to traffic management. These need to be addressed in conjunction with the highway authority, which has a traffic management team experienced with issues in conservation areas;

- Town Lane;
- Glossop Road;
- The centre of the village, around the cenotaph.

9.10 Best practice for the management of historic streets is contained in English Heritage guidance.⁽²³⁾

Control

Design Guidance

9.11 Further design guidance is recommended to encourage the retention of historic windows and the replacement of inappropriate windows in appropriate styles and materials. Guidance is also recommended to discourage the rendering of natural stone in exterior walls.

Urgent works to buildings at risk

9.12 The house at 34 Town Lane is lying derelict and, although not statutorily listed, its poor condition is having a detrimental effect on the Conservation Area. If necessary, the local authority should use its powers to ensure the full repair of this building.

Article 4 Direction

9.13 The Conservation Area Appraisal identified that the strong local identity provided by the 17th, 18th and 19th century buildings was being eroded by the cumulative effect of small scale inappropriate alterations to individual houses. Article 4 (1) of the Town and Country Planning (General Permitted Development Order) 2010 enables local authorities to make certain directions

23 English Heritage, Streets For All North West (London: English Heritage, 2005).

9 Recommendations

withdrawing the permitted development rights given under the Order. It is recommended that an Article 4 Direction be considered to bring under control those alterations which, if not sympathetically designed, pose the greatest threat to the distinctive local character. The Direction would control the following classes of permitted development:

- alterations to elevations;
- change of roof material;
- insertion of roof windows;
- alterations to doors and windows;
- painting of exterior stonework;
- textured paint or render;
- hardstandings and curtilage walls;
- satellite dishes and communications equipment in prominent locations.

Interpretation

9.14 Some form of interpretation is recommended to be available on-site to provide further information about the history and character of the Conservation Area. This could include the production of a guided heritage trail and on-site interpretation panels. Funding for work of this type has been available from The Local Heritage Initiative (LHI) which is now closed. ⁽²⁴⁾

9.15 However, the Heritage Lottery Fund continues to provide heritage grants under the 'Your Heritage' scheme. This scheme provides grants of between £3,000 and £50,000 for projects that contribute to the local, regional and national heritage of the UK. Although some funds are available for conservation work, the scheme places the greatest emphasis on projects that increase community awareness of, or involvement in, local heritage. The criteria for an appropriate project are:

- to help people to learn about their own or other peoples' heritage.

9.16 And at least one of the following-

- to conserve the UK's diverse heritage for present and future generations to experience and enjoy;
- to help more people, and a wider range of people, to take an active part in and make decisions about heritage.

9.17 Further assessment criteria for applications include:

- the project is relevant to the UK's heritage;
- the project will meet aims for learning and either conservation or participation;
- the project is an appropriate response to a need or opportunity;
- the project is well planned and the proposals for managing it are sound;
- the applicant organisation is capable of carrying out the project;
- the project is financially realistic and there is a real need for lottery funding.

24 Local Heritage Initiative [online] Available at: [accessed 17.02.10].

10 Sources and Contact Details

Acknowledgements

The historic photographs are held by the Glossop Heritage Centre collection, Councillor Anne Worrall and Glossop Library. Kathryn Sather & Associates is grateful for their assistance.

Historical Ordnance Survey Maps were reproduced with the permission of Glossop Historical Society.

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10 Sources and Contact Details

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Archives and Libraries Consulted

Local Studies, Glossop Library

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11 Appendices: Supporting Information

Appendix 1: Sites of Archaeological Interest

11.1 Sites of Archaeological interest recorded by the Derbyshire Historic Environment Record.

11.2 SMR Number 3608 - MDR646 St Mary Magdalen's Chapel (site of), Chapel Brow, Charlesworth.

11.3 The site of an early 14th century chapel. The existing Independent Chapel (see SMR 3607) was built in 1797. 'Independent Church on site of ST. MARY MAGDALEN'S CHAPEL' is marked on the 1st edition 25" OS map. The Independent chapel at Charlesworth with a date stone reading "C.C.1797" (see SMR 3607): it contains no trace of the chapel of St Mary Magdalen, which was erected in the early 14th century by the monks of Basingwerk. In 1308 Robert de Charlesworth gave to the Abbot of Basingwerk 80 acres of arable land at Charlesworth. In consequence of this gift, the abbot established a grange here, in which resided one or more monks of the order, whose duty it was to look after the interests of the monastery. He also erected a chapel, dedicated to St Mary Magdalen, which was probably at first served by one of the monks from the grange. On 1329 the abbot obtained the royal permission to establish a yearly fair at Charlesworth to be held on the festival of the patron saint of the chapel. In the early part of the reign of Henry VIII, a chantry was founded in the chapel by William Wolley of Riber, in the parish of Matlock, who left certain lands in Chesterfield, Newbold, Tupton and Dronfield to provide a priest to say mass for his soul. However, in the second year of Elizabeth, the land was taken from the chapel and conferred on Sir George Howard. The chapel also appears to have been transferred with the land to the Howard's, and as they remained firm in their attachment to the old faith, it is probable that no effort was made either to preserve the fabric or to provide for the performance of the reformed service. The parliamentary commissioners of 1650 reported that the chapel was fit to be disused and the place united to Glossop; from which it would seem that it was then occasionally used for service, which at the time was Presbyterian. After the Restoration of the monarchy, the chapel was allowed to remain in the hands of the

11.4 Presbyterians, who subsequently became identified with the Independents, and at a later period they became known as Congregationalists. In 1797 the chapel was entirely rebuilt, and not a trace of the original edifice now remains. In normal use. No trace of the earlier chapel was seen; but topographically the modern church would appear to occupy the previous site. The Monks of Basingwerke built a chapel in the hillside overlooking the village. It is reported that one or two monks resided here and through them, the village of Charlesworth flourished considerably. Like the parent monastery the Chapel was dedicated to St Mary Magdalene. The actual date of the building of the first chapel is uncertain, but in the Taxiti of Pope Nicholas 1291, there is a reference to the 'Chapel at Chelesworth', and so it is thought to have been erected prior to this date. There is very little account of the period prior to the Reformation; however, it is known that the Chapel passed into the possession of the Anglican Church and is described as a 'chapel-of-ease to Glossop'. Because of its remoteness to Glossop and the fact that the Lord of the Manor still adhered to the Ancient Faith, there was no real need for such a building. During this period, therefore, the building fell into decay due to lack of usage. It is probable that the Chapel served its purpose as a secret meeting place for those who still believed in the forbidden faith, and who met to hear mass read by a disguised priest. This, however, is only conjecture, but in the early part of the 17th century, according to T J Hosken, the Chapel is described as 'a place fit to be disused'. In 1662, William Bagshaw was ejected from his living at the Vicarage of Glossop, but he was determined to practice his beliefs in secret, by holding meetings in people's homes and preaching in various chapels and churches in the area, one of which was the Charlesworth Chapel. While these illegal

11 Appendices: Supporting Information

services were taking place, men were placed at strategic points in the village to raise the alarm at the first approach of enemies. The present building was built by public subscription and was opened on 18th July 1798 (see SMR 3607).

11.5 SMR Number 3610 - MDR649 Monks Road, between Charlesworth to Glossop.

11.6 'Monks Road (Course of)' is marked on the OS map of 1954 between SK 0158 9252 and SK 0246 9100. Monks Road may be 'le Cauce', referred to in 1290 from 'caucie' - 'an embankment or dam, raised way across marshy ground or along a dyke'. It was Monks Road by 1843. The modern name recalls a former association with the Abbey of Basingwerk. The memory of the long tenure of the manors of Longdendale by the Abbey of Basingwer is preserved in the name of the 'Monks Road' which runs south-westwards from Charlesworth to join the main road from Hayfield to Glossop.

11.7 This is now a modern road, which is scheduled for early widening. A series of braided hollow-ways, of medieval or later date, run over moorland between Rowarth and Charlesworth. The engineered post-medieval route called Monks Road probably follows one of the major strands of this routeway. This route over the moors is referred to from 1290 as 'le cauce'. It has been suggested that the name 'le cauce' could indicate that the road was paved along part of its course. It is most probable that the medieval route mentioned in documentation from 1290 was referring to the whole system of hollow-ways leading across the moors from the Charlesworth area towards Rowarth and the modern road merely represents one strand of the medieval routeway. .

11.8 SMR Number 3607 - MDR658 Charlesworth Independent Church, Chapel Brow.

11.9 A late 18th century chapel that was built on the site of the 14th century St Mary Magdalen's Chapel (see SMR 3608). The independent church at Charlesworth with a date stone c.1797. It contains no trace of the 14th century chapel of St Mary

11.10 Magdalen (SMR 3608), whose site it is thought to occupy. A chapel that was built in 1797 on the site of St Mary Magdalen's Chapel (SMR 3608). It is built of coursed rubble gritstone with gritstone dressings. It has a stone slate roof with a gritstone bellcote on the north gable and gritstone stack on the south gable. It is of two storeys, with chamfered angle quoins and a square sectioned string course at first floor level. The north elevation has a central Venetian window on the ground floor, which is flanked on each side by doorways with plain dressed stone jambs and lintels. It has 20th century double doors. The first floor has a central Venetian window flanked by large window openings with plain dressed stone surrounds and wooden cross windows. Above the Venetian window a small tablet is inscribed CC/1797. The side walls have regular rectangular window openings, five bays to the west and four bays to the east. Those on the east side are without dressed stone jambs. All the openings have 19th century wooden cross windows, except two on the west side which have stained glass. The first Non-conformist minister at Charlesworth was John Holland 1716-49, followed by Samuel Mercer 1756-59. In 1760 came the Reverend Richard Phimbe, who was followed by Rev. John Whitehead. He attracted large congregations and it was during his ministry that it was 'resolved that the old chapel (SMR 3608) being in a ruinous situation, the congregation, at a public meeting, duly convened, being unanimously agreed, enter into a public subscription to build the said chapel a more enlarged plan'. In March 1798 the new building was well under way. On 18th July 1798 the opening ceremony took place. Apart from an extension at the rear, the Chapel remains the same today as built in 1798. In 1845 the routine of the village of Charlesworth was disrupted by the arrival of the Rev. Goodwin Purcell, a member of the

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Established Church. His two main purposes in coming to the village were firstly to build a church (see SMR 3677), and secondly to 'root out dissent'. The chapel-goers took little notice, but ill feeling from these early days led to rivalry between the Church and Chapel in later years. Thankfully, the two establishments survive side by side today. The Chapel in modern times serves the community not only as a place for divine worship but also, as in the past, as a meeting house.

11.11 SMR Number 3670 - MDR12157 Particular Baptist Chapel, Glossop Road.

11.12 A typical Non-Conformist Chapel that is dated 1835. It is built of gritstone with ashlar dressings. It has a round-arched window and door openings with keystones.

11.13 SMR Number 3671 - MDR12158 Trough and spring, Monk's Road, Charlesworth.

11.14 A roadside trough that is fed by a spring issuing from a stone arch, with the letter 'G' carved in to the keystone. The trough is situated at the foot of Monk's Road, near the junction with High Lane. The site appears to be marked on modern OS mapping as a well fed by a drain. It also appears on the 1st edition 25" OS map.

11.15 SMR Number 3673 - MDR12161 Troughs, Town Lane, Charlesworth.

11.16 A pair of stone troughs set into a wall at the roadside along Town Lane. The troughs are marked on modern OS mapping as 'Wells'.

11.17 SMR Number 3675 - MDR12163 Rope Walk (site of), Marple Road, Charlesworth.

11.18 The site of a rope walk that was extant at the end of the 19th century. A rope walk appears at this site on the 1st edition 25" OS map. It is named as 'Leevale Rope Works' on the 2nd edition OS map. It does not appear on the 3rd edition OS map, and the long narrow buildings on the previous edition have since been lost.

11.19 However, long, narrow strips of land where the rope walk was situated can still be seen on modern OS mapping. It is not known whether anything now remains of the former rope works. Lee Vale rope works is listed in Kelly's Directory in 1891 as belonging to Booth John & Son, cotton band manufacturers.

11.20 SMR Number 3677 - MDR12165 St John the Evangelist Church, Marple Road.

11.21 A church that was built in 1848-9 and was formerly known as St John the Baptist's Church. This church was built in 1848-9 by Joseph Mitchell. It is built of coursed squared gritstone with gritstone dressings. It has slate roofs with stone coped gables. It is cruciform in shape. It has a nave and lower apsed chancel, a south transept and a north tower. There is a north porch and vestry on the south side of the Chancel. It is still in the pre-archaeological lancet style rather than Early English. It has pairs of lancets and stepped triplets. There are buttresses with two set-offs between each pair of windows. The tower has angle buttresses and a north east polygonal stair turret. There are no battlements, and there is stained glass in the tripartite west window. Although this church is Listed as St John the Baptist's Church, and it appears as so on historic OS mapping; it now appears to be known as St John the Evangelist Church.

11.22 SMR Number 3679 - MDR12168 Charlesworth Mill (site of), Glossop Road.

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11.23 The site of a cotton mill that was extant at the end of the 19th century. Part of this site remains vacant. Charlesworth Mill is situated at this site on the 1st edition 25" OS map. By the 2nd edition OS map the mill is marked as disused. Part of this site remains vacant on modern OS mapping.

11.24 SMR Number 3680 - MDR12187 Leevale Rope Works (site of), Glossop Road, Charlesworth

11.25 The site of a former rope works that was built between 1896 and 1921. The site is now [1985] occupied by a 1960s estate. Lee Vale Rope Works, along Glossop Road, was owned and worked by John Booth & Sons (Charlesworth) Ltd. During the

11.26 1930s and 40s when the mill was making long ropes, a rope walk was used, and this often 'stretched down the fields as far as Long Lane'. The mill came into disuse after the Second World War and the building was eventually demolished. Now, on the land where the mill once stood, a modern estate was built in the 1960s - namely Lee Vale Gardens Estate.

11.27 SMR Number 3681 - MDR12192 Crinoline Mill/Fitzalan Mill (site of), Glossop Road, Charlesworth

11.28 The site of a former crinoline mill that was extant in 1865. It was later used as a blacksmith's forge. The site was used for lock-up garages in 1985, but it is unlikely that any buildings still remain. Right opposite the site of Charlesworth Mill there are buildings marked on the 1st edition OS map, which are likely to have been buildings associated with the former Fitzalan Mill, as described below. These same buildings are marked on the 2nd edition OS map as a smithy, which also fits with the description below. Right opposite the Charlesworth Mill was the Fitzalan Mill or better known as the Crinoline Mill. It was built by Robert Booth, but the mill was never a success. He drew £1,000 from the firm Booth Brothers, to build the mill that crippled them. In 1865 the mill and its equipment were sold by auction, including the sale of twenty-five sewing machines. Later it became a blacksmith's forge and wheelwright shop worked by Ralph and Samuel Wood. Now the site is used for lock-up garages [1985]. Looking at modern mapping, it does not appear likely that any buildings associated with the former mill still exist.

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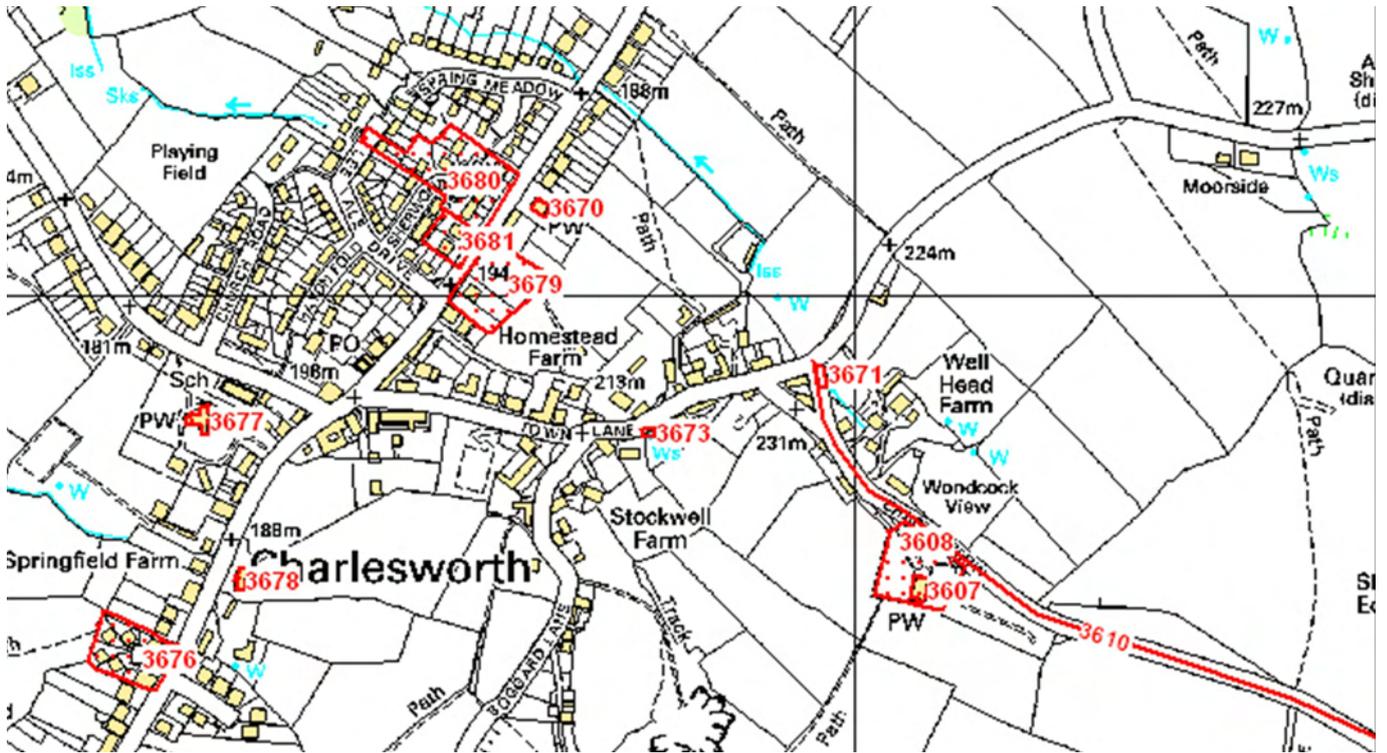


Figure 68 Historic Environment Record

11 Appendices: Supporting Information

Appendix 2: Listed Buildings

11.29 There are six listed buildings and structures within the Conservation Area, all listed at Grade II.

11.30 SK 09 SW PARISH OF CHARLESWORTH CHAPEL BROW 9/1 (West Side) 21.4.67 Independent Chapel GV II Chapel. 1797, built on the site of St Mary Magdalen's Chapel. Coursed rubble gritstone with gritstone dressings. Stone slate roof with gritstone bellcote on the north gable and gritstone stack on the south gable. Two storeys, with chamfered angle quoins and square sectioned string course at first floor level. North elevation with on the ground floor, a central venetian window flanked on each side by doorways with plain dressed stone jambs and lintels. C20 double doors. First floor with central venetian window flanked by large window openings with plain dressed stone surrounds and wooden cross windows. Above the venetian window a small tablet inscribed CC/1797. Side walls with regular rectangular window openings, five bays to the west and four bays to the east. Those on the east side are without dressed stone jambs. All with C19 wooden cross windows except two on the west side which have stained glass.

11.31 SK 09 SW PARISH OF CHARLESWORTH CHAPEL BROW 9/2 (West Side) Walls to Independent GV Chapel II Walls. C19 drystone retaining wall to graveyard at Independent Chapel, Rounded coping stones. Listed for group value

11.32 SK 09 SW PARISH OF CHARLESWORTH MARPLE ROAD 9/7 (West Side) St John the Baptist's Church GV II Church. 1848-9 by Joseph Mitchell. Coursed squared gritstone with gritstone dressings. Slate roofs with stone coped gables. Cruciform. Nave and lower apsed chancel, south transept and north tower. North porch and vestry on the south side of the Chancel, Still in the pre-archaeological lancet style rather than Early English. Pairs of lancets and stepped triplets. Buttresses with two set-offs, between each pair of windows. The tower has angle buttresses and a north east polygonal stair turret. No battlements. Stained glass in the tripartite west window.

11.33 SK 09 SW PARISH OF CHARLESWORTH TOWN LANE 9/9 (South Side) No 22 "Pinfold" GV II House. C18 Coursed rubble gritstone and gritstone dressings. Stone slate roof with three stone gable end stacks. North elevation right hand part of two storeys with 4-light square section mullion window to ground and first floor. The left hand part is set back and has irregular fenestration. All the C18 mullions have been removed. Listed for group value

11.34 SK 09 SW PARISH OF CHARLESWORTH TOWN LANE 9/10 (South Side) Nos 46 & 48 GV II Cottages. C18 Coursed gritstone with gritstone dressings. Stone slate roof with gritstone gable end stacks. Three storeys. North elevation. No 48 doorway with massive stone jambs and lintel. C20 panelled door. To the left a former mullion window with stone surround and now with C19 sashes. Two similar windows above. To the top floor two C18 windows with square section mullions and small panel fixed lights, one with a glazing bar sash. No 46 doorway within stone jambs and lintel. C19 four panelled door. To the right a 2-light mullion window with C19 sash and fixed light (formerly 3-lights). Three light stone mullion window above and similar window to the top floor but with C18 small parted fixed lights and one glazing bar sash.

11.35 SK 09 SW PARISH OF CHARLESWORTH TOWN LANE 9/11 (North Side) Town Lane Farmhouse GV II House. 1719. Coursed squared gritstone with gritstone dressings. Stone slate roof with stone coped gables and moulded kneelers. Stone gable end stacks and ridge stack. Two storeys. South elevation. West end slightly later. Angle quoins and ground floor window filled with

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two C19 sashes. To the right quoins mark the division between this and the earlier part. Doorway with chamfered stone surround and dated lintel inscribed IS IS 1719. To the right two windows to each floor, one with chamfered stone surround and all with pairs of C19 sashes.

Appendix 3: Locally Important Buildings

7. Marple Road

11.36 This two-storey, three-bay stone house has its original stone slate roof and stone chimneys. It has a keyed and round-arched ashlar stone door surround with a single leaf six-panel door and the original seven-light fanlight. The building may have been constructed in 1824 as The Horseshoe Inn by William Bennett.



Figure 69 7 Marple Road

Particular Baptist Chapel, Glossop Road

11.37 This two-storey, three-bay stone chapel has an arched and keyed door surround with decorative double leaf door and decorative leaded windows in keyed arches. The boundary of the surrounding burial ground is marked by a rough stone wall with a low hedge on top and stone gateposts with an original cast-iron gate. There is a date stone marked '1835'.

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Figure 70 Particular Baptist Chapel

Barn to the North of Town Lane

11.38 This stone barn with a stone slate roof is believed to have been a pewter works, making use of the small stream running underneath. It was later used as a house and is now a barn. It is shown on the 1857 map.



Figure 71 Stone Barn

Old Vicarage, Marple Road

11.39 This four-bay stone building is two to three storeys high and built in an English Revival style in around 1850. The ground floor windows are mullioned and transomed, those on the first floor mullioned, and there is a moulded ashlar door surround. It is covered by a blue slate roof with tall Tudor-style chimneys with clay pots.

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Figure 72 Old Vicarage

23 Town Lane, Stocks Hill View

11.40 This two-storey, three-bay stone house is built in a Gothic style and is dated 1901. It has a blue slate roof and features its original sliding sash windows which are two-over-one on the ground floor and three-over-two on the first.



Figure 73 Stocks Hill View

62 Town Lane, Well Gate Cottage

11.41 This three-storey, four-bay stone house is 17th century in style with a two-storey porch with kneelers and the door surround is made up of massive stone blocks with a stone slate roof. This and the bay to the east may represent the original house. The two easternmost bays may have been added later as the windows are larger and may originally have contained sliding sashes. There are initials over the door but no date.

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Figure 74 Well Gate Cottage

1 Back Lane

11.42 This three-storey, two-bay stone house has an outbuilding with an infilled entrance onto Town Lane which carries a date stone marked 1660. There is a stone slate roof overall and stone chimney with clay pots.



Figure 75 1 Back Lane

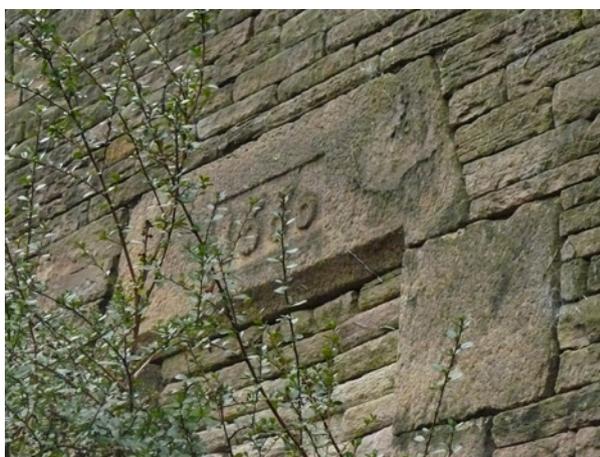


Figure 76 Date Stone of 1660 on Outbuilding

25 Back Lane

11.43 This two-storey stone house has mullioned windows, some with their original side-opening leaded casement windows. The porch and the extension to the south are more recent. The house has been re-roofed in blue slates and retains its stone chimney. The building was previously the old Manse for the use of the Independent Chapel minister.

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Figure 77 25 Back Lane

Well Head Farm

11.44 This two-storey, three-bay stone house is dated 1698, with a two-storey porch with kneelers and a ball finial. The door surround is made up of massive stone blocks and the first floor window in the porch has a hood mould. The house has been re-roofed in blue slates and retains its stone chimney, although one of the ball finials on the gable is missing.



Figure 78 Well Head Farm

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Appendix 4: Locally Important Artefacts



**Figure 79 Stone Pavement
outside 1-5 Town Lane**

Stone Pavement on Town Lane

11.45 The stone pavement and kerb outside numbers 1 to 5 and 39 to 45 Town Lane are another unusual survival of an original street surface.



**Figure 80 Stone Pavement outside 39-45
Town Lane**

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Figure 81 Stone Pavement on Glossop Road

Stone Pavement on Glossop Road

11.46 The stone flags and pavement outside 39 to 45 Glossop Road are another example of an the original street surface.



Figure 82 Cobbles on Stocks Hill

Well and Cobbles on Stocks Hill

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11.47 This well is one of several in this part of the Conservation Area and provided water for animals. There are the remains of a stone trough underneath plantings by the well. The area has been restored recently. This is also an unusual survival of an original street surface.



Figure 83 Well and Unusual Survival of Original Street Surface



Figure 84 Well on Town Lane

Well and Cobbles on Town Lane

11.48 This well is opposite Town Lane Farmhouse and has water troughs for both people and animals, that for people being nearest the spring to reduce the likelihood of contamination. This area has also been restored recently and is an unusual survival of an original street surface.

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Figure 85 Large Animal Pinfold

Remains of Large Animal Pinfold on Town Lane

11.49 This pinfold was built to hold large stray animals, such as cows and horses. This area has been planted recently and is an unusual survival of a rural structure.



Figure 86 Churn Stand

Churn Stand at Stockwell Farm

11.50 This milk churn stand is one of very few round-ended examples to survive and is by the entrance to Stockwell Farm.

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Figure 87 Stump of Chimney

Stump of Charlesworth Mill Chimney

11.51 The stump of the chimney of Charlesworth Mill is the only part of the mill to have survived, apart from the remaining piles of rubble still on the site.

Appendix 5: Suggested Boundary Changes



Figure 88 View North-east over Fields

11.52 To include number 70 Town Lane and field opposite. This would help to protect the setting of the Conservation Area and significant views out of the current designated area. Number 70 appears on the 1919 map and is of a similar quality to other buildings currently within the Conservation Area.

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Figure 89 70 Town Lane



Figure 90 Wooded Field

11.53 To include a wooded unmanaged field to the south-east of Marple Road. This would help to protect the setting of the Conservation Area and significant views out of the current designated area northwards.

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Figure 91 Field

11.54 To include a field to the west of Back Lane. This would help to protect the setting of the Conservation Area and significant views out of the current designated area westwards.

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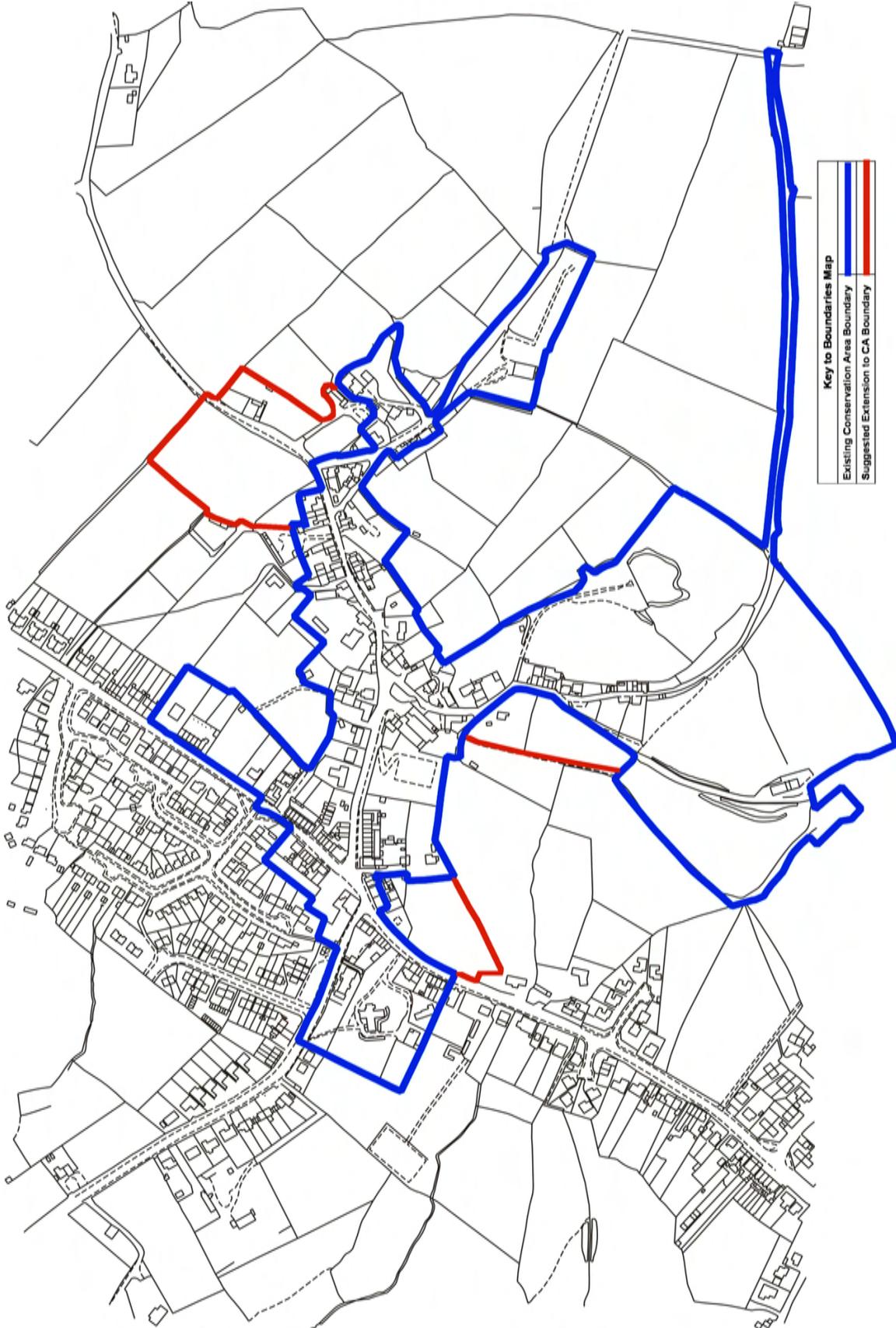


Figure 92 Suggested Boundary Changes

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Appendix 6: Saved Regional and Local Plan Policies

11.55 *High Peak Saved Policies*⁽²⁵⁾

11.56 Policy 12, OC4 - LANDSCAPE CHARACTER AND DESIGN

11.57 Planning Permission will be granted for development considered appropriate in the Countryside provided that its design is appropriate to the character of the landscape. Appropriate design of development shall accord with the characteristics of the type of landscape within which it is located including having regard to and conserving:

- the landform and natural patterns of drainage;
- the pattern and composition of trees and woodland;
- the type and distribution of wildlife habitats;
- the pattern and composition of field boundaries;
- the pattern and distribution of settlements and roads;
- the presence and pattern of historic landscape features;
- the scale, layout, design and detailing of vernacular buildings and other traditional man made features.

11.58 Existing features which are important to the local landscape character, shall be retained, incorporated into the development and protected during construction work. Where appropriate the Local Planning Authority will impose planning conditions and/or seek to enter into a planning obligation under section 106 of the Town and Country Planning Act 1990.

11.59 Policy 16, OC10 - TREES AND WOODLANDS

11.60 Planning Permission will be granted for development, provided that:

11.61 it will not result in the loss of, or materially injure the health of, a woodland (in whole or in part) or other significant individual, group or area of trees, unless required in the interests of safety, good tree management or a wider scheme of conservation and enhancement; or exceptionally, where loss or injury is accepted, adequate replacement planting, in terms of numbers, species, planting density and location, will be provided as part of the development

11.62 Conditions will be imposed, and/or planning obligations sought, to ensure adequate protection and management of individual, groups and areas of trees and woodlands which are important for landscape, amenity, recreation or nature conservation reasons.

11.63 Policy 17, BC1 - EXTERNAL MATERIALS

11.64 Planning Permission will be granted for development, provided that:

- the type, colour and specification of all external materials and the way they are applied will be sympathetic to the character and appearance of the immediate surroundings and the wider area.

25 High Peak BC. High Peak Saved Local Plan Polices [online]. Available at: [accessed 28.01.10].

11 Appendices: Supporting Information

11.65 In particular, natural facing materials will be required in locations conspicuous from public viewpoints within:

- areas conspicuous from the peak district national park and in conservation areas and their settings;
- other areas where natural materials predominate.

11.66 Policy 18, BC2 - SHOP FRONTS

11.67 Planning Permission will be granted for new or replacement shop fronts, and for their alteration and/or additions, provided that:

- the development will respect the size, proportions, age, character and architectural style of the building; and
- where appropriate, the development will be constructed to incorporate traditional details, features, proportions and materials; and
- the development will respect the character of adjacent buildings and the wider townscape.

11.68 Policy 19, BC3 - SECURITY MEASURES

11.69 Planning Permission will be granted for security measures, provided that the design, positioning and appearance:

- will respect the size, proportions, age, character and architectural style of the building and the wider townscape; and
- will not have an undue detrimental effect on the amenities of neighbouring occupants; and
- will not unreasonably impede public passage, particularly that of the visually impaired.

11.70 Policy 20, BC5 - CONSERVATION AREAS AND THEIR SETTINGS

11.71 Within Conservation Areas and their settings planning permission will be granted for development, including extensions, alterations and changes of use, provided that:

- the use, siting, scale, detailed design, external appearance and landscape treatment of the development will preserve or enhance the special architectural or historic character or appearance of the area; and
- important buildings, open spaces, views, trees, walls and other natural and man-made features which positively contribute to the special architectural or historic character or appearance of the area will be protected from harmful development.

11.72 Policy 21, BC6 - DEMOLITION IN CONSERVATION AREAS

11.73 Planning Permission will not be granted for development in a Conservation Area which includes demolition of the whole or a substantial part of a building or structure, unless:

- the demolition will not harm the special architectural or historic character or appearance of the Conservation Area; or
- the building or structure to be demolished does not make a positive contribution to the special architectural or historic character or appearance of the area; or

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- the state of structural repair of the building or structure is such that it is incapable of reasonable and economic re-use; or
- redevelopment will produce substantial benefits for the community which would materially outweigh the loss resulting from demolition; and
- there are detailed plans approved and contracts made to redevelop or otherwise environmentally improve the site.

11.74 Where demolition is accepted, conditions will be imposed, and/or planning obligations sought, to ensure that redevelopment or other environmental improvements will be carried out promptly following demolition.

11.75 Policy 22, BC7 - ALTERATIONS AND EXTENSIONS TO LISTED BUILDINGS

11.76 Planning Permission will not be granted for alterations or extensions to Listed Buildings, unless:

- the historic form, character and structural integrity of the building will be retained; and
- architectural or historic elements which contribute to the special architectural or historic character of the building will be retained; and
- the proposal will respect the special architectural or historic character of the existing building in terms of its scale, design, external appearance and detailing; and
- Facing materials, installed and finished in a manner which match the original or existing materials, will be used.

11.77 Conditions will be attached to any consent requiring that the features which will be destroyed are suitably recorded.

11.78 Policy 23, BC8 - SETTINGS OF LISTED BUILDINGS

11.79 Planning Permission will not be granted for development which would materially harm the setting of a Listed Building in terms of its special architectural or historic character due to its use, scale, size, siting, detailed design, external appearance or illumination.

11.80 Policy 24, BC9 - DEMOLITION OF LISTED BUILDINGS

11.81 Planning Permission and/or Listed Building Consent will not be granted for development which will require the demolition of the whole or a substantial part of a Listed Building, unless:

- the condition of the building makes it impracticable to repair or renovate, and demonstrable efforts have been made to sustain existing uses or to find viable new uses for the building; or
- redevelopment would produce substantial planning benefits for the community which would materially outweigh the loss resulting from demolition; or
- there are detailed plans approved and contracts made to redevelop or otherwise environmentally improve the site

11.82 Where demolition is accepted, conditions will be imposed, and/or planning obligations sought, to ensure that redevelopment or other environmental improvements will be carried out promptly following demolition, and that the building to be demolished is satisfactorily recorded.

11.83 Policy 25, BC10 - ARCHAEOLOGICAL AND OTHER HERITAGE FEATURES

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11.84 Planning Permission will not be granted for development which is likely to result in harm to a Scheduled Ancient Monument or other nationally important site, its setting or amenity value.

11.85 Elsewhere, Planning Permission will be granted for development, provided that:

- there will not be a significant adverse effect upon other known archaeological or heritage features, including Buxton's area of archaeological interest as defined on the proposals map.

11.86 Where proposals will affect a feature or an area of archaeological interest, they will, where appropriate, include an archaeological evaluation of the site and a statement demonstrating how it is intended to satisfactorily accommodate or preserve the archaeological or heritage features.

11.87 Where Planning Permission is granted, conditions will be imposed, and/or planning obligations sought, to ensure that:

- archaeological or heritage features are recorded and retained intact in situ; or
- where this is impractical, archaeological or heritage features are appropriately excavated and recorded, prior to destruction by development.