



# High Peak Borough Council

*working for our community*



*Old Glossop Conservation Area  
Character Appraisal  
Supplementary Planning Document*

*LDF 4*

*Adopted  
March 2006*

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## SUMMARY

Old Glossop was the original 'Glossop', a small agricultural settlement that developed as the medieval market town and administrative centre for Glossopdale; a dispersed agricultural community based around six hillside communities.

The damp climate and proximity to flowing water that encouraged this early settlement was also to be responsible for its further development and expansion in the 17<sup>th</sup> and 18<sup>th</sup> centuries, when, from the wool spinning of yeoman farmers, Glossop became a thriving industrial textile town. As elsewhere, textile production initially focused on domestic spinning. The development of the factory system of production in the 19<sup>th</sup> century saw a change in the town's fortunes. The introduction of steam power required more plentiful supplies of water and the new larger mills were built in the new settlement of Howardtoun on the valley bottom. The administrative functions of Glossop quickly followed and from the late 19<sup>th</sup> century, Glossop became 'Old Glossop' and Howardtoun became modern day 'Glossop'.

Although no longer the industrial hub of the area, Old Glossop continued to expand and thrive into the 20<sup>th</sup> century. Its historic core was designated a conservation area in 1970, a designation that was extended in 1994. An Article 4 Direction was put in place in 1976 to protect the historic character of the non listed traditional buildings in the conservation area.

The architectural importance of the conservation area then as it is now is in the range of domestic and early industrial vernacular buildings including a number of surviving yeoman's cottages from its early agricultural and industrial origins. Its medieval core based around the Market Square and Cross retains a significant cluster of buildings including former farmhouses, yeoman cottages, cottages with integral workshops and workers terraces.

The use of stone in the range of traditional stone buildings and the many surviving stone boundary walls are a defining characteristic of the area, as is the surviving street layout of narrow winding thoroughfares. In combination they create a sense of place that resonates its medieval origins. The network of streams that underpinned the development of Old Glossop over the centuries adds to the pre industrial ambience of the conservation area.

# 1. HISTORIC CONTEXT

## 1.0 Origins and development

Early agricultural settlement in the wider area dates back to the Mercian Kingdom (450-850 AD) when there were a number of small hamlets located along the valley side<sup>1</sup>. The collective name of Glossop reputedly derives from the name of an early resident 'Glott' (AD 650) who lived above the valley and so 'Glotts Hop'<sup>2</sup> became Glossop.

### 1.1 11<sup>th</sup> to 15<sup>th</sup> Centuries

Historical records from the 11<sup>th</sup> to 15<sup>th</sup> centuries are sparse<sup>3</sup>. It is known that the agricultural population remained dispersed throughout the area and at that by that time, the name Glossop had been assigned to one of ten small hamlets (townships) that comprised the Manor of Glossopdale<sup>4</sup>.

1.2 The area was remote and desolate covered with woodlands. In the 11<sup>th</sup> century it was granted to William Peveril who cleared the forests and expanded the cultivated areas, creating sufficient wealth from the estate to build a Church. The church was built in Glossop and with its construction the hamlet became the centre of the agricultural community; a development that initiated the beginning of a rise in importance that was to continue for the following eight centuries.

1.3 In 1157, Henry II gave the Manor to the Abbots of Basingwerke in Flintshire. The lordship rights were to remain with them until the late 15<sup>th</sup> century. To demarcate their area, the Abbey laid boundary markers in the form of stone crosses at six locations around Glossopdale including one at the centre of Old Glossop. During their stewardship the status of Glossop was further enhanced by its rights to hold a market and the annual fair (1290), and on becoming the centre of local control for the monastic landlords of the Middle Ages.

1.4 Throughout this period notwithstanding its rise in administrative and ecclesiastical importance, the physical development of Glossop was limited to a cluster of buildings around the parish church. The land was chiefly pasture and the pattern of agricultural development was for small farms. The living from the land was sufficient to enable all of the hamlets including Glossop to be self-sufficient, but little more. A proportion of 'yeoman' farmers earned an additional living from other industries. As well as becoming part time

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<sup>1</sup> between 600-1,000 ft above sea level and the tree line of dense forest

<sup>2</sup> Hop being Anglo Saxon for valley

<sup>3</sup> There are no Tithe Plans for Old Glossop

<sup>4</sup> Hadfield, Padfield, Dinting, Simmondley, Whitfield, Chunal, Charleswroth, Chisworth, Ludworth and the village of Glossop. The manor also included Gamesley though this was not classified as a township in its own right but instead a satellite of Charlesworth or Glossop.

traders/tradesmen (blacksmiths, innkeepers etc.) and quarrymen<sup>5</sup>, a number went in to wool spinning and weaving.

1.5 The woollen industry was the first of the textile industries, using home-grown wool. Production was based on the 'domestic system' with all of the family involved in the process. Carding the wool was usually done by children; using a hand-card to remove and untangle the short fibres from the mass of wool. The mother would operate a spinning wheel to turn the cardings into yarn and the father used a handloom to weave the yarn into cloth. This method of hand weaving was to remain unchanged until the mid 18<sup>th</sup> century<sup>6</sup>.

## 1.6 16<sup>th</sup> to the 18<sup>th</sup> centuries

The 16<sup>th</sup> century was a landmark period, which saw the national expansion of the textile cottage industry, first in wool then in cotton. It brought Glossop and Glossopdale into contact with the merchants of Stockport and Manchester, though this did little to change the isolation of the individual communities. Weavers worked at home and in family units, still combining their weaving and spinning with farming.

1.7 With the dissolution of the monasteries in the 16<sup>th</sup> century the Manor was passed to the Talbot family (1536). In 1606 Alatheia Talbot the daughter of the 7<sup>th</sup> Earl of Shrewsbury, married Thomas Howard, Earl of Arundel with the Glossop estate part of her dowry. The marriage signified the start of the Howards' long association with Glossop; they were to remain Lords of the Manor for the next three centuries until 1925<sup>7</sup>.

1.8 In around 1700, the population of Glossop increased markedly to somewhere in the region of 1000 people as its reputation as a textile town spread. This expansion is in evidence in the modern day with over 100 cottages dating from the 16<sup>th</sup>-18<sup>th</sup> centuries located throughout the town, focusing along Church Street. This led to an increased demand for food and the subsequent extension of the cultivated area with scattered farms built on the former wastes. The textile industry at this time remained a cottage industry and its small domestic scale buildings were absorbed within the existing pattern of development.

1.9 The production of textiles was the most important industry in Britain in the 18<sup>th</sup> century. Most of the work was often combined with farming and carried out in the home. Woven cloth was sold to merchants who visited

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<sup>5</sup> Many worked at Glossop Low quarries situated above Old Glossop. The quarry was accessed by a walled track, a climb of a mile and a half from the village, rising over 700 feet.

<sup>6</sup> In 1733 John Kay devised the Flying Shuttle, a mechanism which enabled a weaver to knock the shuttle across the loom and back again using one hand only. This led to the doubling of the speed of weaving; and enabled a single weaver to make cloths of any width, whereas previously a broad cloth had needed two men sat together at a loom.

<sup>7</sup> For most of this time the family were 'absentee' landlords with the Edward George Fitzalan Howard (1818-1883) being the first member of the family to live in Glossop.

villages like Old Glossop with trains of pack-horses. Although some of the cloth was manufactured into clothing, the majority was exported.

1.10 In the 1780's the factory system of production was introduced and so began a significant phase of Glossop's expansion. Between 1782 and 1820 spinning and water-powered mills sprang up along the river. The first generation of hand powered carding and jenny mills employed few people and were consequently small in scale. As with the expansion of the industry earlier in the 18<sup>th</sup> century, they were easily accommodated within the existing pattern of development.

1.11 Only one such building survives from this early period; Rolfe's Mill on Wesley Street. In 1783 William Sheppard a fustian manufacturer built a house in Johnson's Croft and later in the same year took out a lease on an adjacent plot of land for the building of a mill, which was completed in 1785. On installing B Rolfe as the tenant the mill was to become known as Rolfe's Mill<sup>8</sup>. The business employed a total of 10 people, though it is likely that initially some were domestic spinners, using the Hargreaves Hand Jenny at home. The workforce was engaged in preparatory work opening, carding, drawing which required a great diversity of machinery.

1.12 The mill had a working life of 22 years (1785-1807) and was one of the more exceptional and interesting early mills of Glossopdale. It would seem to represent an intermediate stage between the systems of domestic and factory production; with a group of people performing under a common roof what each used to do in a textile workers house. That it was a hand mill or possibly a horse mill, and not water powered like its neighbours or contemporaries also makes it extraordinary and of significant interest historically. It closed after Sheppard's death (1806) when his sons transferred works to the nearby and much larger Shepley Mill. Soon after its closure, it was converted into a row of cottages.

1.13 Throughout the 17<sup>th</sup> and 18<sup>th</sup> centuries the continued importance of Old Glossop as an administrative centre had been assured firstly with the agents and stewards of the Talbot's and then through marriage, the Howard's. It was Bernard Edward Howard<sup>9</sup> and his agent, Matthew Ellison that were however to contribute towards the shifting of importance away from Glossop in the following century.

1.14 By the end of the 18<sup>th</sup> century as the search for water power directed new mills towards the streams along the valley bottoms, the location of Glossop and the other early settlements of Glossopdale, high on the sloping valley side became an ever limiting factor as mill complexes required increasing falls of water and larger sites for expansion<sup>10</sup>. Both the Twelfth

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<sup>8</sup> Rolfe stayed for 7 years, leaving in 1792 to occupy the newly built Hawkshead Mill (James Starkie) After Rolfe left, Sheppard conveyed the mill to John Shepley of Shepley Mill (1784) who worked it in conjunction with S and J Fielding of nearby Hurst.

<sup>9</sup> who became the Twelfth Duke of Norfolk in 1816

<sup>10</sup> There had been industrial development at Shelf Brook due west of Glossop, though its necessary expansion was limited by its proximity to Glossop Hall and its parkland

1.15 Duke of Norfolk and his agent were acutely aware of the opportunities provided by the relocation of industry to the bottom of the dale. They released land to help make it happen and funded the roads and later the railway, which further quickened the relocation of industry away from Glossop and the early townships to new centres along the valley bottom.

## 1.16 19<sup>th</sup> Century

Howardtown, was the largest of the new urban centres and the closest in proximity to Glossop. As well as the advantage of large areas of relatively flat land and greater falls of water to power the mills, the new settlement had good communications links being focused at the crossing point of two turnpike roads<sup>11</sup>. A key figure in its development was John Wood who had initially established his business at Shelf Brook in Glossop. As with other mill owners the need for bigger and more powerful mills lead to Wood looking away from Glossop towards the valley bottom.

1.17 By 1802 the cotton industry accounted for between 4 and 5 per cent of the national income. The industry continued to expand and by 1812 there were 100,000 spinners and 250,000 weavers in the industry with production growing to 8 percent and overtaking the woollen industry. By 1830 cotton textiles accounted for more than half the value of British home-produced exports.

1.18 In Glossop, the expansion of the industry lead to a significant increase in the development of new cotton mills between 1785 and 1831. By the 1830's, 46 mills had been built extending due west along the watercourses and away from Glossop to the new settlement of Howard Town.

1.19 Howard Town<sup>12</sup> grew rapidly. Within a ten-year period it included a range of significant public buildings<sup>13</sup> and soon displaced Glossop as the main administrative centre.; resulting in the loss of its town hall, fair<sup>14</sup> and later its market. Glossop was left high and dry, reflected in its renaming as 'Old Glossop'. A loss in status however did not result in a shrinking in its size; in fact the opposite was the case. Between 1824 and 1851 Old Glossop expanded significantly with the construction of a further 333 houses. A number of new public buildings were also built including a new (Catholic) church<sup>15</sup> and vicarage, a primary school and schoolhouse and Church of England school (all commissioned by the Twelfth Duke), as well as two new public houses<sup>16</sup>.

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<sup>11</sup> The Woodhead Road from Chapel-en-le-Frith to Enterclough Bridge laid in 1793 and the road from Marple Bridge to Glossop laid in 1803

<sup>12</sup> After Bernard Edward Howard the 12<sup>th</sup> Duke of Norfolk

<sup>13</sup> The 12<sup>th</sup> Duke of Norfolk built the Town Hall (1837), the 13<sup>th</sup> Duke<sup>13</sup> built the Market Hall (1844) and Railway Station (1847).

<sup>14</sup> The residents of Old Glossop made a bid in 1852 to re-establish the fair in the village, but failed.

<sup>15</sup> The first Catholic Church in the Glossopdale area built in 1836. It was commissioned by the Twelfth Duke of Norfolk (Bernard Edward) and designed by the architects Whiteman and Hadfield.

<sup>16</sup> Taken from the Enumerators accounts of 1851.

1.20 New development did not result in the outward expansion of the settlement, which remained centred on Church Street, Old Cross, the Green at the end of Shepley Street and Well Gate to the north. New development took the form of infilling along these existing and long established streets within the core, together with the conversion and reuse of existing former industrial and public buildings.

1.21 Old Glossop remained a thriving local centre though with the growth in population, the area around the Old Market Cross could no longer support the people that came to the annual Wakes fair. The fair was relocated in 1839 to a field in Howardtown where the Glossop Market Hall now stands.

1.22 Together with churches, public houses were the centre of the community. In 1851 there were six inns and licensed premises which included; The Commercial at Rose Green (which remains in use), two inns next door to each other at the end of Hall Street divided only by the path to Pyegrove; the Hare and Hounds (now a private house) and the Bridge Inn (later converted to a Post Office and now a private house) and on the opposite corner The Queen (which remains in use). At the top of 'Rough Town' was The Greyhound, which was popular with the Glossop Low quarrymen and at the 'Top of Town' was The Bull's Head in a building that dates back to the 16<sup>th</sup> century.

1.23 The Church of England had dominated religious life in Glossop and the dale during the 18<sup>th</sup> century but by the mid 19<sup>th</sup> century new religious institutions were becoming established in the area. Immigration, the spread of religious tolerance and the failure of the established church to appeal to the ever-increasing industrial workforce were all contributory factors. The Glossop Wesleyan Methodist Circuit was established in 1831. One of its chapels was built on Wesley Street and another on Manor Road.

1.24 Manor Road was the entrance to Old Glossop from the Sheffield Turnpike<sup>17</sup>. In 1851 the Howard family built the second Glossop Hall in the wooded parkland that ran along its length, replacing an earlier Howard residence<sup>18</sup>. The then Duke, Edward George Fitzalan Howard took up residence; the first time in the history of their stewardship that the family had a seat in the town. The Hall, a substantial girtstone building was set in a woodland landscape with Italian gardens, grottoes and fountains. The Lord Howard's agent was provided with a fine detached house on Manor Park Road (Ryecroft).

1.25 The Howard Estate was a large employer by the mid 19<sup>th</sup> century with 45 estate related jobs including nurserymen, gardeners, gamekeepers as well as a commercial employment that included cattle dealers, corn dealers and potato dealers. Though agriculture still employed proportion of the local population it was not thriving. That the Howard family owned the farmed land

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<sup>17</sup> Opened in 1817

<sup>18</sup> The first Royle Hall (1729) was built by Ralph Standish Howard but was not occupied as a family seat due to his premature death, only used as an occasional hunting lodge thereafter.

in Glossop<sup>19</sup> and that it was their policy to let the land on short leases coupled with the small size of holdings created a fragile agricultural economy, leaving farmers little security or opportunity to expand.

1.26 There were to be two further significant developments in the 19<sup>th</sup> century. The construction of Swineshaw Reservoirs due north east of Glossop followed from the need for a regular supply of water to fuel the mills<sup>20</sup>. The Cotton Famine of 1862-64 led to the building of Shire Hill Workhouse; located away from the village centre at the top of Bute Street.

## **1.27 20<sup>th</sup> Century**

With the death of the second baron, Francis Howard in 1924, the Glossop Dale Estate ceased to be and the estate was sold in lots in 1925. The Corporation bought Glossop Hall. Its grounds became Manor Park and were opened to the public in 1927. In that same year the Hall became the new home of the recently established Kingsmoor School (a boys and girls boarding school), which had relocated from Marple. In 1956 following financial difficulties the school moved back to Marple as a day school and the vacant Hall fell into disrepair.

1.28 The Hall was demolished in the late 1950's and the stone was used in another phase of the town's expansion; the construction of bungalows along Church Street. The only remaining elements the gatestones (though reduced in height) and the porters lodge in Norfolk Street.

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<sup>19</sup> By 1890 they were the largest landowners in Glossop

<sup>20</sup> This had resulted in the passing of an act in 1837 to enable their construction.

## **2. THE BOUNDARY**

The conservation area was designated in 1970 and extended in 1994. The designated area includes historic centre of Old Glossop with a cluster of surviving 17<sup>th</sup> century buildings and 15<sup>th</sup> century Market Cross at its core and the later streets of 18<sup>th</sup> and 19<sup>th</sup> century buildings that radiate from it. A small number of 20<sup>th</sup> century buildings are included where they form part of an earlier frontage.

2.1 The conservation area includes those components of Old Glossop from when it was the centre of the rural life in Glossopdale and includes the Parish Church and associated ecclesiastical buildings, village schools, public houses and shops.

### **3. MODERN CONTEXT**

Throughout the late 20<sup>th</sup> century Old Glossop has continued to develop with new housing. Its historic core remains mainly unchanged with its network of small narrow streets and closely-knit buildings. It retains only one working farm and an Engineering works has replaced the textile mills.

3.1 Community buildings have reduced in number with many converted for residential use. The Hare and Hounds public house is now Manor Park View, a private house, and the Bridge Inn (known later as The Talbot Inn) was converted to a Post Office and is also now a private house. The two chapels have also been converted to residential use. The village lock up and in the 19<sup>th</sup> century the venue for meetings of the vestry is now the village bakery.

3.2 Following the closure of the post office, only the bakers shop and an antique shop remain. Tourism makes a contribution towards the local economy. Walking is a popular pursuit in the area and brings visitors to the village with the ancient packhorse track of Doctors Gate leading from Old Glossop and on to the Pennine Way.

3.3 Although the family home has long gone, many of the street names in Old Glossop from the 19<sup>th</sup> and 20<sup>th</sup> centuries have associations with the Howard's; a practice initiated by the Glossop Estate on granting leases for building in order to perpetuate the legacy of the family's association with the village.

## 4. CHARACTER APPRAISAL

### 4.1 Architectural quality

Old Glossop developed over many centuries and retains buildings from each of its periods of expansion. The overall architectural character of the conservation area is characterised by the vernacular styles of the 17<sup>th</sup> to 19<sup>th</sup> centuries. The surviving historic buildings include a range of building types.

4.2 The conservation area is of a high architectural quality reflected in the significant number of listed buildings including all surviving early farmhouses and cottages from the 16<sup>th</sup> to 18<sup>th</sup> centuries. More recent buildings of significant architectural quality include the Parish Church, Rectory and School, which are all similarly substantial and are dominant features in the townscape.

### 4.3 Church of All Saints

Glossop Parish Church, the Church of All Saints (listed Grade II), is the traditional heart of the community. It has undergone various metamorphoses since its construction in the 11<sup>th</sup> century<sup>21</sup>. The first tower and broached spire is thought to have dated from the 14<sup>th</sup> century. The 15<sup>th</sup> century saw extensive alterations and the oldest surviving fabric is from this period comprising the arch over the Memorial Chapel at the east end of the north aisle. The tower was replaced in 1554; rebuilt slightly to the west and taller than its predecessor.

4.4 The present day church dates from 1831 when its medieval predecessor was rebuilt and the nave replaced in the Gothic style of the day, using the salvaged stone. The chancel was replaced soon afterwards as alterations continued into the 19<sup>th</sup> century. In 1854 the 16<sup>th</sup> century tower and spire were replaced. Though at the time the nave of 1831 was considered of poor quality, it wasn't until 1914 that sufficient funds were available to enable it to

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<sup>21</sup> It is likely that the first church was a modest aisleless building though there is no surviving evidence of this



***Church of All Saints from Blackshaw Road***



***Duke of Norfolk Church of England School***

be rebuilt. The chancel was also rebuilt and extended in 1923. Both the Chancel and the Knave were designed by the Architect Charles Hadfield.

4.5 The gatepiers and gates are of significant architectural quality and are listed in their own right (Grade II). They date from the early-mid 19<sup>th</sup> century and comprise 4 panelled gatepiers of stone with pyramidal caps with centre iron gates to the carriage entry and iron guards to the pedestrian gateways.

4.6 The Church is typically the tallest building in Old Glossop and therefore visible from a number of vantage points. That the topography of the area directed its construction to a relatively low-lying plateau results in interesting views of its roof and tower from the higher streets to the north. The surrounding gritstone wall and railings are a significant element of the streetscape along Church Street and Church Street South.

#### 4.7 Duke of Norfolk's Church of England School

This mid C19 school (Grade II) forms a townscape group with the Church and Rectory. It is built of coursed stone with ashlar dressings and a Welsh slate roof. Though a single storey building, it is of substantial scale. Although later, its Jacobean style with transom and mullion windows grouped chimneystacks, projecting wings and coped gable ends resonates with the early medieval buildings in the core.

#### 4.8 Pre 16<sup>th</sup> Century

The stone **Market Cross** (Grade II) dates from 1290. It has a plain shaft and sits on two-stepped square base of mediaeval origin. Its head is of a modern cross in a circle dates from the 20<sup>th</sup> century and was added to celebrate the accession of George V.

#### 4.9 16<sup>th</sup> and 17<sup>th</sup> Centuries

Part of the **Bull's Head** Public House (Grade II) was originally a weaver's house; built c1605. It was rebuilt and extended in c1783 and altered again during the 20<sup>th</sup> century. Alehouse Recognition was granted in 1787. It is built of narrow coursed millstone grit with stone dressings. It has both stone and Welsh slate roofs with two stone chimney stacks. In common with surviving 18<sup>th</sup> century properties at Old Cross the late 18<sup>th</sup> century block to the left is three storeys in height. The 17<sup>th</sup> century wing to its right is of two storeys and retains a number of architectural details including a 2-light (originally 4-light) chamfered mullion widow with casements and Tudor hoodmould and a similar window above. The 17<sup>th</sup> century gable has a central 2-light chamfered mullion window.

4.10 The **Old Manor House** at Old Cross (Grade II) dates from the 16<sup>th</sup> or early 17<sup>th</sup> century. In common with residential buildings of the period it is 2 storeys in height and built of stone rubble with stone slate roof and massive diagonal-set chimneys. It retains other original details including coped gable ends with kneelers and a 5-light mullion window above a 7-light mullion window on the eastern gable end. Though built as one large house, it is now two properties; number 16 and 18. No 16 has modern door.

4.11 17<sup>th</sup> century properties focus along the east side of **Church Street**, numbers **28, 28a, 30, 32, 34 and 36** (listed Grade II for their group value). All are 2 storeys in height (though number 36 also has an attic storey). All are built of coursed stone with stone slate roofs. Typical of the period, the end properties have coped gable ends with kneelers. The group has a number of surviving 3,4,5, and 8-light stone mullion windows. Later alterations include modern stone mullions, blocked lights and blocked windows. Some windows have later sliding sashes, and others wood mullions in a stone surround. Doors to all properties have stone surrounds. Though similar in appearance; number 36 is grander in its detail. As well as an attic storey it has an arched doorway and a string-course between storeys. Number 30 has a blocked door with a large rusticated surround.

4.12 28, 28A and 30 Church Street (Grade II) is a former farmhouse dating from the late 17<sup>th</sup> and late 18<sup>th</sup> century, now three cottages. It is built of narrow coursed millstone grit with ashlar dressings and retains a stone slate roof with coped gables and kneelers.



***Church Street numbers 28 to 36***



***Numbers 30 and 32***

4.13 Numbers **12 and 14 Well Gate** (Grade II), were two cottages but were later combined into one property. They are also C17 in origin and is similar in construction to those properties along the Church street row. It has mullion windows of 3-lights to both floors and a front door in a stone surround.

#### 4.14 18<sup>th</sup> Century

**54 Church Street** (Grade II) was originally two cottages (54 and 56) and a workshop, now one house. It dates from the mid C18, with early C19 additions and C20 alterations. The former cottages are similar to their 17<sup>th</sup> century counterparts in that they are 2 storeys in height and built of coursed millstone grit with tooled dressings and stone slate roof. There are a range of window styles including the early surviving stone mullion windows as well as hung sashes with glazing bars and casements with modern glazing bars.

4.15 **14 Old Cross** (Grade II) is a house of double depth plan with a dairy to the rear dating from the late 18<sup>th</sup> century. It is constructed of narrow coursed millstone grit with ashlar dressings. It retains a stone slate roof with four end chimney stacks and has surviving flush mullion windows. Later alterations include glazing bar sash windows and a 20<sup>th</sup> century door.

4.16 **Numbers 22 and 22A Old Cross** (Grade II) are former weavers cottages dating from the early to mid 18<sup>th</sup> century with alterations in the 20<sup>th</sup> century. They differ from the majority of buildings in the conservation area in that they are 3 storeys in height. They are built of coursed rubble. The two top floor windows are of 3 lights with stone surrounds and thin millions. Other window openings include windows with stone surrounds; some with and others without glazing bars. The stone doorways have rusticated surrounds.

#### 4.17 19<sup>th</sup> Century

The majority of the houses early in the century were built of stone with gritstone slate roofs, even though by this time the railway was already bringing in blue slate from north Wales. Mid 19<sup>th</sup> century terraces are characteristic uniform in design though with slight differences in detail between terrace groups. The majority are single fronted and originally one/two rooms deep. Later developments included single storey extensions to provide wash houses and later, fitted bathrooms.

4.18 To the rear of 24-30 Manor Road is a 19<sup>th</sup> century **stables with living accommodation** (Grade II) with a pigeon loft to the gable end. It is built of irregularly coursed Millstone Grit with tooled ashlar dressings. It has a stone slate roof and ashlar chimney stack. A single storey extension from the 19<sup>th</sup> century has a welsh slate roof. The interior retains partitioned wooden stalls with hayloft above and a 'keeping' place to the right end.

4.19 The former **Wesleyan Chapel** (Grade II) on Wesley Street built in 1830 is typically positioned; gable end to the road. Detailing is minimal and includes a stone ball finial to the gable end and stone cornice. As with a number of buildings of the period it has a blue slate roof. The 3 windows to the front elevation have stone lintels with later glazing. It retains its fielded

door in stone surround with heavy lintel (iron railing and stone gate piers). The chapel was converted to a residence in the late 20<sup>th</sup> century.

4.20 A former **Wesleyan Chapel** (Grade II) on Manor Park Road built in 1836 is built of squared millstone grit with ashlar door and window surrounds. It is typically positioned as the chapel on Wesley Street and similarly sparse in architectural detail. The chapel has accommodated a number of uses since its closure; footwear, and then glassworks before being converted in 2003 for residential use.

4.21 **Ryecroft** (Grade II) a fine Georgian villa was built in the early 19<sup>th</sup> century for the Duke's agent. The former grand house is now in office use. It is finely detailed; built of dressed millstone grit with ashlar dressings including quoins, its hipped Welsh slate roof is a feature in an area where stone slate gabled roofs predominate..



*Old Cross numbers 22 and 22a*



*Wesley Street Wesleyan Chapel*

#### 4.22 20<sup>th</sup> Century

Twentieth century development in the conservation area is characterised by the extension of traditional properties, the conversion of non-domestic buildings to residential use and the knocking through of small cottages to create larger single dwellings. Minor alterations on buildings throughout the area include the replacement of traditional windows and doors with modern materials and designs.

#### 4.23 General Characteristics

- The contribution of buildings to the streetscape is heightened by the fact that the majority directly front the roadside or pavements edge.
- The predominance of stone for roofs and as a building material is a significant unifying characteristic of the conservation area.
- The terrace with enclosed rear yard is the predominant form of development. Its strong form and unifying nature makes a significant contribution to the character of the conservation area.
- The simple architectural detailing on the majority of traditional domestic buildings further enhances the architectural grandeur of the public buildings that dominate the core.
- Traditional joinery details are significant architectural elements.

#### 4.24 Street pattern and spaces

The character of the streets and thoroughfares remains a significant component of the character of the conservation area. Their narrow and winding nature creates a strong sense of enclosure emphasised by the building line, which defines the road edge along a number of streets. With the narrowness of the older thoroughfares in and around the core, another aspect of the character of streets is that pavements are few and where they have been laid, narrow. The lack of pavements contributes to a character that predates the 20<sup>th</sup> century.

4.25 A network of routes around the backs of properties that often extend out into the surrounding countryside are unmade and retain the character of the track ways that defined the earliest settlement of the area. Historically important track ways remain in use including Doctors Gate, an ancient footpath that leads from the centre of the village up to the Snake Pass and the Pennine Way.

#### 4.26 Spaces

The area around the market cross, the former market place at the core of Old Glossop is the key historic space. From the age of the surrounding buildings it can be assumed that the size of the space has altered little since the 18<sup>th</sup> century<sup>22</sup>. It is an informal open space characterised by its irregular form and the 'unintentional' contribution of the buildings that define its perimeter. The enclosure of the surrounding buildings and the visual focus of the market cross creates a strong sense of place.

4.27 Manor Park, the former grounds of Glossop Hall, is a large and green open space that although formal in use (first as the grounds to Glossop Hall and now as a public park) is informal in the overall quality of the space. Views into the park from within the village are limited by its tree-lined boundaries, as are views of the village from the Park. Its contribution to the character of the

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<sup>22</sup> Though it is documented that the cross itself was relocated to enable the widening of Church Street.



***Church Street***



***Market Cross and square***

conservation area is in its planting and tree-lined boundaries, which create a sense of enclosure along Manor Park Road and provide a backdrop to the village when viewed from higher land to the north.

4.28 The River Etherow corridor dissects the village east west through its core. Though the River has a naturally winding form, at the centre of the village its relatively straight course makes it a strong form in the townscape. Its relatively undeveloped frontages enable views along and across it providing an important contrast with the densely developed historic core.

#### 4.29 General Characteristics

- The character of Old Glossop's origins is conveyed in the narrow and winding form of the street pattern and surviving tracks.
- The historic character of the streets and tracks is emphasised by the lack of urbanising characteristics such as pavements and metalled surfaces.

#### **4.30 Scale and density**

There is a consistency in building scale throughout the area. The majority of domestic/early industrial buildings are two storeys in height and include a number of narrow fronted terraces. That the majority of buildings throughout the conservation area abut each other increases the impact that the uniformity in scale has on the character of the area.

4.31 The juxtaposition of buildings of different scales is not a characteristic of the conservation area. Larger scale buildings are public buildings, which are mostly set within substantial grounds. The survival of their wider settings is key to the appreciation of their scale and importance; both socially and architecturally.

4.32 The densely developed and compact core contrasts with the majority of later streets in the conservation area. Though the dense terrace form predominates in later development, the corresponding frontages more usually have an open aspect. This results in an openness of character not usually associated with industrial settlements.

#### **4.33 General Characteristics**

- Uniformity in scale is a key characteristic of the conservation area
- The pattern of building on only one side of the street along the majority of thoroughfares away from the core is a key feature of the townscape.



***Church Street cottages***



***Church Street traditional and modern***

#### **4.34 Setting**

The topography of the Old Glossop as a hillside settlement is a significant factor in the character of the conservation area. The land rises to the north resulting in many long distance views to the south and east. The rolling open countryside is therefore a key feature of its wider setting. Along the boundary of the area there are key locations where the open countryside fills the vista.

4.35 Within the settlement the topography draws attention to the roofscape with some roofs on eye level when viewed from the north. The increase in prominence of roofs increases their contribution, both in the impact of the materials used and in the detail of their form, to the character of the conservation area. Views of the roof of the parish church are also prominent and a key focal point particularly when viewed from the north.

4.36 The sloping topography has dictated the form of development and is a contributory factor in the case of those thoroughfares that have developed along only one side. The rise or fall of the land away from the roadside along these thoroughfares creates a dynamic townscape.

#### **4.37 General characteristics**

- The hillside setting of Old Glossop is a key part of the areas historic development and character.
- The legibility of the underlying terrain contributes significantly to the overall character of the area.

#### 4.38 Materials

The stone for the majority of pre 20<sup>th</sup> century buildings was quarried at a site directly to the north. Old Glossop comes within the southern half of the Pennine range, which is mainly comprised of Millstone Grit. The stone is hard and coarse and varies from a dark grey to hard pale buff colour. It can assume an almost black appearance when subjected to high atmospheric pollution, though this is not a characteristic of buildings in Old Glossop.

4.39 Gritstone is easily cut when freshly quarried and its massive beds make quarrying large pieces easy. It is ideally suited to making window and door surrounds. In Old Glossop long stones form the jambs, lintels or cills. This is peculiar to late Pennine buildings and is a direct outcome of the material being plentiful<sup>23</sup>. The shaped mullion and window surrounds that are evident on the earliest properties in the conservation area are followed in later houses by those of simple square sections. Other stone features are kneelers that terminate the gable parapet at the eaves and are one of the few decorative features of early vernacular buildings.

#### 4.40 Roofs

Up to the late 19<sup>th</sup> century traditional roofs were stone slate or slabs. The stone for roofing came from brownish sandstone beds directly beneath the gritstone known as the Yoredale rocks. The stone splits naturally to a true surface and is seldom rough so fit snugly. The roofs are usually of a low pitch as they are heavy and keep the water out well. There is hardly any overhang on the eaves. Gables are usually parapeted. Building forms are general simple to suit the large roofing stones. A number of stone roofs survive though many have been replaced with blue slate, a material more particular to buildings from the late 19<sup>th</sup> century and 20<sup>th</sup> century.

4.41 Blue slate is now the predominant material for roofs. Its proliferation on buildings within the conservation area (and the country as a whole) was due

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<sup>23</sup> The more common technique is to build up the jambs with the walling masonry.



***Stone Slate Roofs in historic core***



***Blue Slate Roofs along Wesley Street***

to its relatively lightness (thinner and smoother than most other slates) and its structure which enables it to be trimmed into standard unit sizes. Due to the latter, blue slate roofs are not generally laid in diminishing courses but are characteristically uniform in size and colour.

#### 4.42 General Characteristics

- Millstone Grit predominates as a building material and is a key characteristic of Old Glossop as a southern Pennine settlement
- Stone roofs are an important characteristic of the early vernacular agricultural buildings.

#### **4.43 Local Details**

##### Boundary Treatments

Stone boundary walls are a significant unifying townscape element throughout the conservation area and the wider landscape. The majority are of coursed gritstone and of a traditional dry stone construction. The height of walls varies though typically they are of one or two metres. The majority define rear boundaries, though front boundary walls are a feature along Wesley Street where garden frontages predominate and a stone wall defines the waterway.

##### 4.44 Floorscape

Traditional surfaces take a number of forms. Un-metalled surfaces characteristic of the compacted earth roads and tracks that epitomised the pre 18<sup>th</sup> century floorscape comprise the track leading off Manor Park View and the termination of Church Street at its northern extent. The cobbled granite setts of the 19<sup>th</sup> century and later traditionally mark the driveway entrances to the larger properties. Almost white setts front 30-36 Church Street South. Stone flags are in evidence on thoroughfares throughout the conservation area.

##### 4.45 Water

Before the reservoirs were constructed, the village of Old Glossop and surrounding local community depended on wells for their water supply. The two surviving wells of Old Glossop are the Town End Well in the wall outside All Saints Catholic Church, Church Street, and another next to All Saints School. The area around them is paved with stones stood on end to prevent the surrounding land becoming a mud bath. Wells remain an important characteristic of the street scene. Water interest generally is significant with the stream that runs through the village and the gardens of the old Jackson Mill House and the network of underground culverts.



**Stone walls along Wesley Street**



***Natural stone paving***

#### **4.46 Trees and Planting**

Trees are concentrated in formally planted groups and include boundary planting to Manor Park and a small copse to the north fronting All Saint's School. The copse was planted between 1881 and 1898. Before that time the land comprised a wide expanse of road. The copse was planted when the width of the road fronting the school was formalised, isolating the open space at its centre.

4.47 The early agrarian and later industrial origins of the settlement are reflected in the fact that few of the early properties have gardens; the majority directly fronting the roadside. Within the historic core, Wesley Street differs in that along its eastern frontage properties are set back from the road with garden frontages. The 'cottage garden' character of this thoroughfare, made further picturesque by its waterside setting contrasts with the utilitarian character typical of the early industrial streetscape elsewhere in the conservation area, though this is softened to a large extent by the openness of the views allowing views of the surrounding countryside. The extensive grounds of larger buildings include the Parish Church are planted. As well as providing a setting for the building, the trees make a wider contribution to the surrounding area.

#### **4.48 General Characteristics**

- Street trees are not a feature of the area
- Garden planting not a feature of the conservation area overall but makes a significant contribution to the character of areas such as Wesley Street where it prevails.

#### **4.49 Negative Factors**

The unsympathetic repair and modernisation of surviving properties has had a negative impact on the high architectural quality of the area particularly the replacement of traditional window and door joinery with modern designs and/or synthetic materials.

4.50 The loss of traditional stone slate roofs on a number of properties has also undermined the historic character of certain buildings and that of the streetscape along thoroughfares where terraces predominate.