



TINTWISTLE CONSERVATION AREA Character Appraisal

Adopted February 2015



High Peak Borough Council
working for our community

TINTWISTLE CONSERVATION AREA Character Appraisal

Adopted February 2015

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INTRODUCTION

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

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

This appraisal document defines and records the special architectural and historic interest of the conservation area & identifies opportunities for enhancement. The appraisal follows the model set out in English Heritage guidance (Guidance on Conservation Area Appraisals 2006).

The High Peak area (excluding the Peak District National Park) has 32 designated conservation areas. Tintwistle Conservation Area was first designated in 1995. It was jointly designated by High Peak Borough Council and the Peak District National Park and the boundaries are contiguous. This appraisal is specifically related to the part of Tintwistle which lies within High Peak.

Consultation

A number of individuals and organisations have been consulted on aspects of this appraisal, including members of Glossop Heritage Trust.

The final document will be prepared subject to full public consultation, as set out in the Council's 'Statement of Community Involvement'. Both English Heritage and Government guidance recommends the involvement of residents and businesses within conservation areas. The Council will place draft documents on its website, prepare a press release for local papers and distribute a leaflet to all affected local residents and businesses. All comments will be considered in drawing up the final version of the Appraisal.

SUMMARY OF SPECIAL INTEREST

The village of Tintwistle lies on the northern periphery of High Peak on the north side of the Longendale valley. It has a high concentration of mid to late 19th century cottages and public buildings lining two roads that meet at the fork of Old Road and Church Street. Although the development of Tintwistle during the 19th century was entirely the result of the development of wool and cotton spinning during the first decades of the 19th century, there is very little surviving evidence of this industry as these were largely displaced by the construction of a network of reservoirs.

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

- A linear settlement pattern with a series of unfolding views along the 190-210 metre OD contours, shaped by the rising ground along Old Road and an undulating topography
- Long 19th century terraces of consistent simple detail
- From within the settlement, panoramic views of the rolling landform of the high moorland on the southern horizon
- Uniform use of evenly coursed Millstone Grit as a building material for walls, boundaries, and floorscape, widespread use of fissile stone slate from the village quarries for roofs, and visual harmony arising from this limited palette
- A pattern of piecemeal growth and transformation from a rural setting to a more urban settlement throughout the 19th century
- Landmark church and quiet churchyard setting with special character of graves

1. LOCATION AND CONTEXT

1.1 Location, Topography and Geology

Tintwistle lies 4 kilometres to the north of Glossop, in the lower part of the Longendale valley. The historic County boundary between Cheshire and Derbyshire followed the River Etherow until 1974 when, during boundary changes and local government re-organization, Tintwistle was moved from Cheshire into Derbyshire. The majority of the village lies within the Peak District National Park, but there is a small segment of the conservation area, in the western part of the village, which lies within the administrative boundary of High Peak Borough Council

The village of Tintwistle lies in an upland location, only 200 metres north of the River Etherow and the reservoirs lining the bottom of the Longendale Valley. The settlement lies at 190-210 metres O.D. on the south-western edge of the Pennines. The Peak District National Park boundary slices through the village running roughly north-south along Arnfield Lane, Bank Brow and Bank Lane.

Historically, the valley contained packhorse routes and tracks used for trade across the Dark Peak moorlands. The village of Tintwistle lies on an old saltway leading from the salt trading towns of Cheshire to the east of the country.

The drift geology within the river valley is alluvial silts, sand and gravels and the underlying solid geology is Kinderscout Grit, part of the Carboniferous Millstone Grit Series. This creates a distinctive rounded shape to the higher heather moorland, which lies to the immediate north of the village. The quality of the local stone for building led to the establishment of a number of quarries during the 19th century, producing stone for building and roofing slate. The stone slates are unusually thin in the village. The 1841 Census records a large number of stone masons living and working in the village.

This landscape is described within the Peak District Landscape Strategy and Action Plan (Peak District National Park, 2009) as within the Dark Peak Western Fringe. The specific characteristics of the immediate landscape are identified as Settled Valley Pastures with industry, rising to Enclosed Gritstone Uplands.

The steep slopes of the adjoining Dark Peak give way to lower lying valleys and adjoining floodplains in the valley bottoms of the Dark Peak Western Fringe. Deep and narrow, steep sided cloughs, often a characteristic feature within this sloping ground, carry water that has drained off the moorland summits down into larger rivers, such as the Goyt, Tame and Etherow. One of these cloughs, the Arnfield Brook, lies to the immediate west of Tintwistle.

The Etherow is a Reservoir Valley, and this too has distinctive landscape characteristics, which form part of the wider setting of the conservation area;

- Interlocking coniferous and mixed plantation woodland with some limited semi-natural woodland
- Steep valley slopes, dissected by cloughs
- Land largely cleared of settlement during reservoir construction leaving occasional isolated gritstone farmsteads

- In the Longdendale valley pastoral small fields are bounded by drystone walls

The village falls on the edge of the character area called “Settled Valley Pastures”, overshadowed by the open moorland landscape of Featherbed Moss to the north, the name for which is derived from the cottongrass plant. The main street running through the village overlooks the reservoir valley of Longdendale to the south, over which there are far reaching, panoramic views to the hills of Coombes Edge and Whiteley Nab on the distant southern horizon.

1.2 Settlement Plan Form

The village is long and linear and tracks the River Etherow. The earliest part of the village, which follows the route of Old Road, has a long, linear character, with ribbon development of houses, barns, chapels and inns, strung out along the 200-210 metre contours. The focus of the settlement is now a village green, which was created in the 20th century. It is possible that historically there was a similar focus and that this was subjected to encroachment from the 18th century; the earliest parts of the village are represented by a core of 17th century buildings located near the Bull’s Head PH. Quarries, which were developed, probably from the 18th century, for roofing slate, form the high, northern backdrop to the village and houses were built against and later within these quarries. This part of the conservation area lies within the National Park.

During the later years of the 18th century and first decade of the 19th century, a number of cotton mills (and woollen mills) were built within the Longdendale valley. These created demand for housing and during the late 18th and early 19th century, the village continued to grow outwards along the eastern end of Old Road with small chapels and public houses located along the remoter parts of the settlement and rows of workers cottages built along the slightly lower contours, so that the centre of the village swelled. Tracks leading from the higher ground down to the River Etherow became more formalised. Of these, Chapel Brow, leading to Bottoms Mill, and the earlier route following Bank Brow and Bank Lane down to the bridge and ford over the River Etherow (the original crossing), became the most established and were surfaced in stone setts to accommodate the increase in traffic.

Following the construction of the lower road (now the route of the A628) and Church Street, around 1800, the village continued to grow with development along Church Street and ribbon development along the western end of Old Road. A further phase of housing development was precipitated by the construction of a series of reservoirs within the Longdendale valley during the mid 19th century. New Road was built ca. 1840 and a new bridge over the river was constructed. Purpose-built housing for workers constructing these reservoirs led to the development of a series of streets called Conduit Street and West Street, to the west of New Road. At the end of the 19th century there was further infill development as the western part of Old Road was developed and terraces were built along Manchester Road.

1.3 Statutory Designations

Conservation Areas and listed buildings are protected under the 1990 Planning

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

The boundary of the conservation area is illustrated on Figure 1. There is one listed building within Tintwistle Conservation Area; Christ Church, grade II (within High Peak Borough Council). This is illustrated on Figure 1.

1.4 Planning Policy Context

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

The main local policies covering conservation areas are found within the **Saved Local Plan Policies** of the **Adopted High Peak Local Plan 2008**. The local planning policy context includes Policies 12 and 16, on the Conservation and Enhancement of the Open Environment, and Policies 17 to 25, on Conservation of the Built Environment. This is currently the primary local document but the Local Plan is currently under review and the **High Peak Local Plan Submission version April 2014** has been published. Specific policies are; Policy EQ2 Landscape Character, Policy EQ3 Countryside and Green Belt Development, EQ5 Design and Place Making, EQ6 Built and Historic Environment, EQ7 Green Infrastructure, EQ8 Trees, Woodlands and Hedgerows.

Countryside

To the immediate north and south of Tintwistle Conservation Area there are areas define as “Countryside” within the Local Plan. Small pockets of green open space that are not included within the designation of Green Belt, are identified as “Countryside” within the Local Plan. “Countryside” is a specific local designation by the Local Planning Authority. It is designed to provide a degree of recognition of local landscape value. It also overlaps the Green Belt. Areas defined as ‘countryside’ are therefore subject to Policy OC.1 (Adopted Local Plan). Here, development should be limited to those uses which are an integral part of the rural economy and which can only be carried out in the countryside. See Appendix 3 for detailed policies.

Policy 9 OC1 - COUNTRYSIDE DEVELOPMENT

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

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

- the development will not detract from an area where the open character of the countryside is particularly vulnerable because of its prominence or the

existence of a narrow gap between settlements; and the development will not generate significant numbers of people or traffic to the detriment of residential amenity, highway safety, landscape or air quality or otherwise have an unacceptable urbanising influence; and

- the development will not have a significant adverse impact on the character and distinctiveness of the countryside

1.5 Setting

The setting of Tintwistle is best appreciated from the southern side of the Longendale valley where the dramatic backdrop of the moors and the



quarries, located on the higher ground of the village, are both very evident. Its setting is wide and includes; Bottoms Reservoir and the engineered weir and waterworks structures which can be seen from New Road, Bank Lane and the bowling green and tennis courts which lie to the south of the recreation ground, and the allotment gardens to the north-west of the village.

1.6 Archaeological Interest

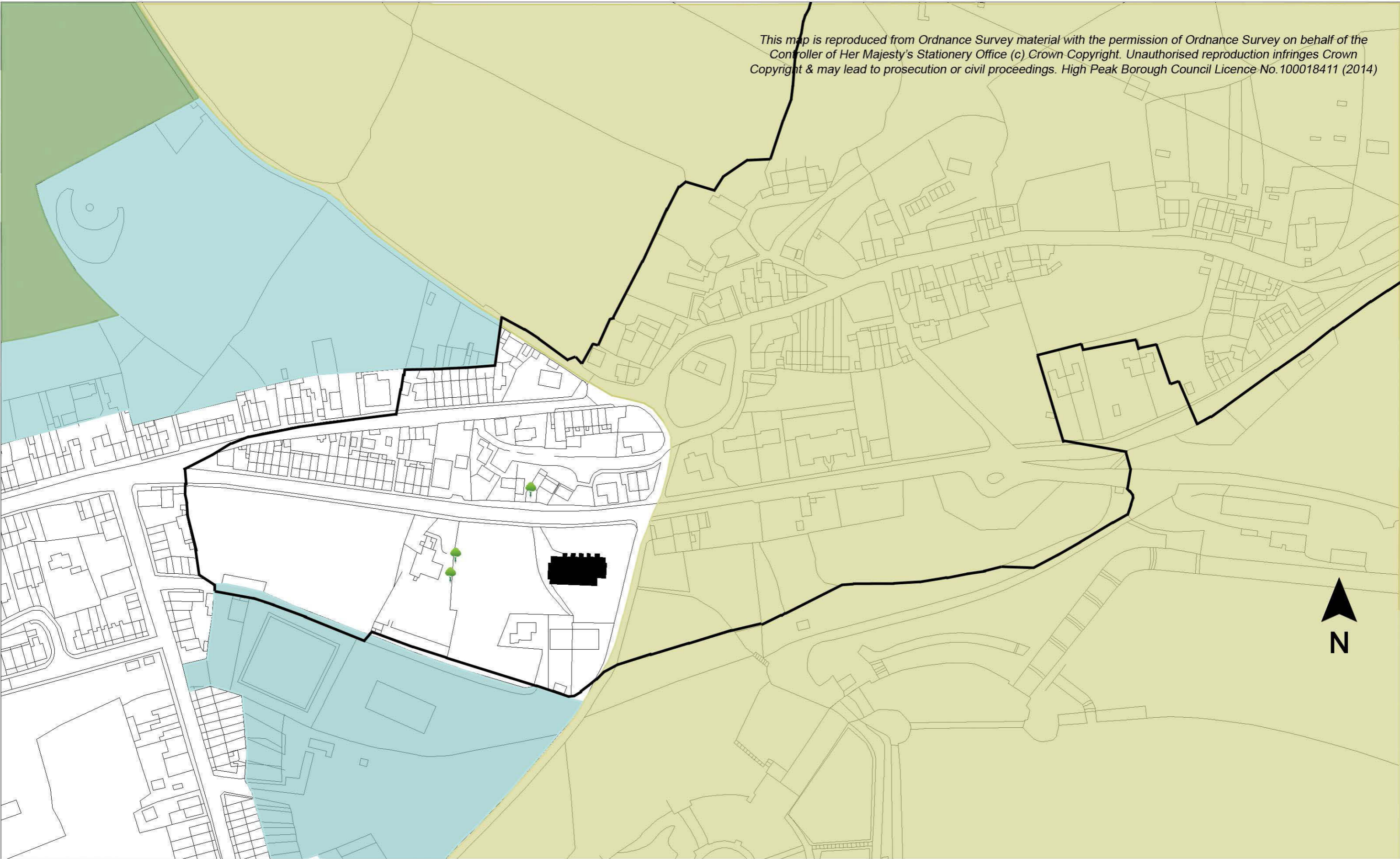
The area around Glossop is rich in evidence of prehistoric activity from all periods and of particular importance is the evidence for Mesolithic occupation, represented by surface scatters of flints, which are sealed by later peat deposits and only located following erosion of the peat.



Although there is no evidence of Roman settlement at Glossop itself, the town lies within a couple of miles of the Roman fort of Ardotalia, more commonly known as Melandra (SMR 6102; SAM 8). This fort was founded in the late 70s AD and was sited on elevated ground at the confluence of the Glossop Brook and the River Etherow, and guarded the Cheshire Plain and Chester from Brigantian incursions down the Longendale valley.

The Roman fortlet 320m east of Highstones, to the north of Torside reservoir, is a particularly rare and well preserved example of this type of monument in Derbyshire.

The village of Tintwistle has not had any archaeological evaluation and the proximity of the gritstone and the evidence of continual redevelopment may mean that there may be little in the way of survival of the foundations of earlier structures.

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 peak district national park boundary
 green belt

 countryside
 tree preservation order

 listed buildings
 conservation area boundary

FIGURE 1
TINTWISTLE - DESIGNATIONS

2. ORIGINS AND DEVELOPMENT

2.1 Early Development

There was a settlement at Tintwistle in the 11th century, described in Domesday (1086) as “Tengestuisie”, a name which applied to the whole of the Longdendale valley, and at the time of the Conquest it had 16 ploughlands and 8 freemen held the manor under the crown. By 1086 the manor had been given by the crown to Hugh de Avaranches, Earl of Chester, and in the 12th century Ranulph Earl of Chester granted it to Sir Thomas de Burgo. Longdendale passed through several hands and was confiscated by the crown three times before it was eventually granted to Sir Richard Wilbraham of Woodhey at the end of the 15th century. The village was inherited by the Earls of Dysart when they married into the Wilbraham family of Woodhey in 1680 and the village remained largely in estate ownership under the Tollemache Estate, until the early 20th century, when the estate was sold.

Tintwistle is an ancient borough which had a court leet of its own. In the early Medieval period some lords of the manor were granted rights by the Crown under “frankpledge” – a law of mutual accountability, to hold a group of ten households responsible for the actions of other tenants within the group. When the Lord exercised these powers, the franchise was of court leet. The original manor house may have been replaced with Tintwistle Hall, which is likely to be the 17th century house which still stands (albeit altered) opposite The Bull’s Head.

John Speed’s map of Cheshire of 1610 identifies Tintwistle as “Tyngetwist”.

Considering the relatively remote nature of the settlement, the village had a well-populated and well-established farming community. Incomes from farming would have been supplemented through diversifying into the woollen trade. The township of Tintwistle was a large one, extending eastwards and northwards along the length of the Longdendale valley and including the settlement of Arnfield to the north.

2.2 18th Century Development

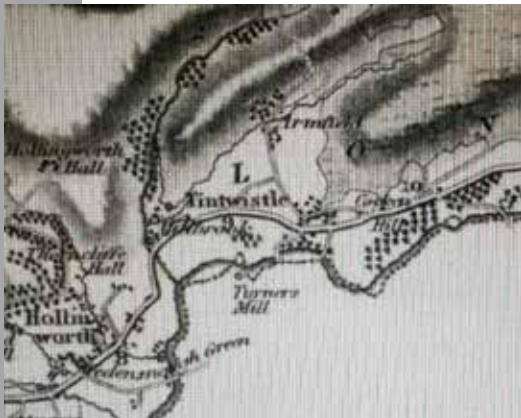
The Old Road through the village follows the route of a new turnpike road established from 1732, and which can be seen on Burdett’s County map of Cheshire, of 1777 (right). The Old Road, which runs through the heart of the village, at a higher contour than the A628, was in fact part of an old route linking the salt producing areas of Cheshire with Yorkshire and the east, hence the name of the turnpike trust as “Saltersbrook”. The presence of a drover’s saltway and a major trading route running through the village would have provided it with a degree of independence and there were a number of inns located in the village and a little further afield along the valley route to the east.



Tintwistle is now divided by the busy A628. This was constructed circa 1800 by the Saltersbrook Turnpike Trust. Old Road was connected with the new 'by-pass', east of the village at Saunders Cross and west at the forked junction adjoining the Church Inn. The "Manchester and Saltersbrook Turnpike Road" was still charging tolls in the 1880s at the Tintwistle toll-house, called "Tintwistle Gate", which was probably added in the 1860s to catch waterworks and railway contractors traffic.

The earliest known textile mill in the area was a water-powered fulling mill, at Brookside, first mentioned in 1764 on the River Etherow, which served the domestic woollen industry. Other woollen mills are known to have existed on the tributary of the Etherow along the Arnfield Brook (Wolley Mill) and upstream of Tintwistle (Rhodes Woollen Mill). The evidence for the woollen industry within Tintwistle can be seen in the National Park part of the conservation area, where there are 18th century houses with weaving lofts in the upper storey. John Hollingworth was named in his will of 1800 as a "Clothier", as was Thomas Rhodes in 1814. By this time a "clothier" had a different interpretation from the 18th century "clothier" who purchased raw wool or reared sheep to put out to spinners and weavers.

2.3 19th Century Development



The Christopher Greenwood County map (left) of 1819 shows the new road, the A628 (later named Church Street), "Turner's Mill" on the River "Mersey", to the south-west of the village (later know as Waterside Mill), and the old road to Arnfield (now, in 2014, a bridleway).

Tintwistle, even in its remote location, was still subject to the same political unrest as other industrial areas and Thomas Rhodes took part in actively putting down Luddites; on 21st April 1812 seven shearing frames belonging to

Thomas Rhodes were destroyed when a crowd of 400 people attacked it. This appears to be the only example of the destruction of shearing frames outside of the West Riding. In 1812 five people were sentenced to death for riot and machine breaking at Rhodes' Mill in Tintwistle. The Vale House Mill, a cotton spinning and weaving concern belonging to Robert Thornley, had machinery and tools broken. Thornley's life was also apparently threatened.

At Millbrook, on the borders of Hollingworth and Tintwistle, a Mill belonging to the Sidebottom family was attacked, and machinery broken there.

On the death of the 6th Earl of Dysart, without issue, in 1821 the family property was divided. Admiral John Halliday (afterwards Tollemache) inherited the Cheshire estates and these were consolidated by exchange and purchase in the late 18th and early 19th centuries. In about 1840 John Tollemache (1805-90) succeeded his father Admiral Tollemache.

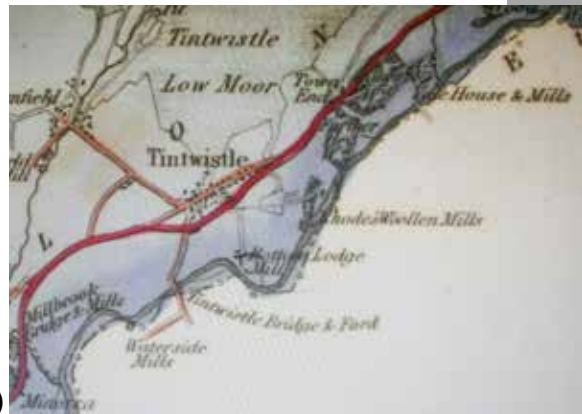
Pigot's Trade Directory for Cheshire 1828-9 described the village as "pleasantly situated on the great road which passes into Yorkshire.....thriving by means of the manufactories, which give employment to so many hands. The only

place of worship here is a chapel for the Calvinists, of which the Rev. J.C. Potter is the minister. The number of inhabitants, in 1821, was about 1,600.... The lord of the manor now is John Richard Delap Tollemache, Esq.” The local manufacturers identified were W & G Sidebotham & Co., Broadbottom & Tintwistle (spinners only) and J & W Sidebotham & Co., Waterside near Mottram. James Sidebottom of Millbrook House, Tintwistle, had bought the Waterside Mills in 1819 – the complex was worked by his three sons.

Ebenezer Wesleyan Chapel, built at the eastern end of Old Road on Cockerhill, was built circa 1830.

The Independent Chapel was established in 1688 (rebuilt 1763 and 1811) and situated on Chapel Brow. The 18th century gravestones still survive in the old graveyard. It was demolished in the 1980s.

By 1831, A Bryant’s County map (right) identifies the mills very clearly and the extensive development of the village. Running east-west along the River Etherow valley, they were; Valehouse and Mills (built ca. 1795 by Robert & John Thornley), Rhodes’ Woollen Mills (built ca. 1790-1820), Bottom Lodge Mill (later known as Bottoms Mill, built ca. 1795 by John Turner Snr and later occupied by John Winterbottom in 1834) and Waterside Mills (previously known as Turner’s Mill and acquired by James Sidebottom in 1819). Along the tributary of the Arnfield Brook, are Arnfield Mill (built ca. 1828 by William Buckley), Woolley Mill and Millbrook Bridge and Mills (built ca.1789 by John Sidebottom).



*Bottoms Mill of c.1820, photographed before demolition in 1864
(courtesy Glossop Heritage Trust)*

Bank Lane is a principal road leading down the hill and connecting Tintwistle with the bridge over the river to Hadfield.

Pigot's Directory of 1834 described further development in the village; "chapel lately erected for the Wesleyan Methodists, there is also a Sunday school supported by the former in which about 400 children are instructed: in the same building is a day school, wherein six poor children are educated free of expense; a house is also provided for the master rent free."

The local parish church serving the people of Tintwistle was located in Mottram and, perhaps directly in response to the number of non-conformist chapels springing up in the village, it was decided (possibly initiated by the Tollemache estate and local millowning families) to build a new Church of England church within the village and a village school. Between 1835 and 1837 Christ Church at Tintwistle was built and it became the district church for parts of the townships of Hollingworth and Tintwistle (previously served by St. Michael at Mottram-in-Longdendale). The church was consecrated in 1837 and the new parish of Tintwistle was created in 1838. Within the churchyard the names of the local families on the gravestones include those from the outlying villages of Hollingworth, Padfield, Hattersley, Hadfield and Valehouse. As well as the church, a National School (ca. 1839), with a detached master's house, and a large Vicarage were built within five years.

The 1841 Census provides a picture of an independent settlement with a large range of trades, shops and professions, including a hatter, a clockmaker, tailor and dressmaker, surgeon, schoolmaster and minister, three publicans, several shoemakers and a large number of people working in the cotton mills and weaving sheds, fewer working in farming.

From about 1845 increased demands for a water supply for Manchester led to the search for a suitable location for reservoirs to serve the populace. The Longdendale valley, with its remote, long and steep-sided contours, was surveyed and it was chosen to provide a series of reservoirs to supply Manchester¹. Between 1848 and 1877 Manchester Corporation built the six-mile chain of reservoirs within the Longdendale valley to provide a water supply for Manchester. This transformed the valley and is an impressive sight today, particularly when viewed from the south side of the valley in approaching from Hadfield. The scheme was a major engineering feat of its day, pioneering in scope and its hydraulic engineering achievements, and the brainchild of the engineer J. F. Bateman. In addition to the reservoirs built for the water supply for the city were built four compensation reservoirs, to provide a compensatory water supply to the mill-owners and industries who had lost both the flow of the River Etherow and the millponds during the course of the construction. Although outside the conservation area, this development of Waterworks, had a major impact on the growth of the settlement. Conduit Street was specifically built to house construction workers.

¹ D3489/FK

"Plan and sections of Reservoirs and Works on the River Etherow partly in the township of Tintwistle Parish of Mottram in Longdendale County of Chester and partly in the Township of Padfield, Parish of Glossop & County of Derby Proposed to be constructed for the better supplying with Water the Mills and other Establishments on the Stream, November 1846", Edward Wrigley



Tithe Map of 1847 - the village centre (copyright Derbyshire Record Office)

Survey drawings of the valley and its nearby cloughs survive. The last of the reservoirs were those closest to Tintwistle; Valehouse Reservoir and Bottoms Reservoir, ca. 1864 (enlarged in 1881).

The Tithe Award of 1847 identifies John Tollemache as the owner of the freehold of most of land within the conservation area, although there are a number of freehold owner-occupiers, mainly on encroachment plots, along the street frontage of the outlying road network. Within the High Peak part of the conservation area, the land on which the Church, Parsonage and National School are located was identified as Glebe in 1847, and this was probably donated to the church by the estate during the early 19th century, as it was surrounded by estate-owned land.

The 1847 Tithe map shows the village with only the Liberal Club (then a house and garden) built on the corner of Old Road and Church Street. This was then both owned and occupied by Eli Roberts, indicating that this plot was probably a roadside encroachment. Other buildings at this road junction were also independently owned, indicating that by this time the Estate had a fairly relaxed attitude to this kind of development, if it benefitted the local economy. There was a row of terraced cottages on the north side of the road, owned by the Society of Oddfellows, which would have been established directly in response to the establishment of the mills in the area. This row still survives (9-15 Old Road) along with the Church Inn, all currently outside the conservation area. A separate pair of cottages, built to look like a detached house, also survives from this period (Nos. 5 & 7 Old Road). Christ Church and



detail of Tithe map 1847 (DRO)

its associated complex of Vicarage, School and Schoolmaster's house had all been established. New Road had also been laid out by this time but not developed. Two bridges are shown crossing the River Etherow. Arnfield House on Arnfield Lane is illustrated at this time but is described as a "house and garden" owned and occupied by James Dearnaly. This must predate the pair of cottages now standing on the same plot.

In around 1846-50 Bridge Mill (s) was built by the Sidebottom family to complement their operations at Waterside Mills. This mill is illustrated in a late 19th century photograph. It was constructed at the foot of the New Road. It was destroyed by fire in 1899.



Bridge Mill, as seen from the south side of the valley; photographed after the construction of Bottoms Reservoir in 1864 and after the 1899 fire (courtesy of Glossop Heritage Trust)

The south side of Old Road, lying between Old Road and Church Street, was owned by the Tollemache Estate outright and they must have either built the cottages as speculative housing (54-68 Old Road), or permitted leases for construction, hence the piecemeal development of 3-41 Church Street, which was developed in short terraces of 2 or 3 buildings.



A name plaque of "Orchard Buildings" with the date 1852 is placed high on the corner of No. 66-68 Old Road. The owner of another of the properties in the row recalls that her deeds refer to 1851 as the date of construction and that this row was built by the estate. Along the route of the A628 are rows of terraced cottages, built to house workers, in association with the development of the cotton industry. The 1st edition Ordnance Survey map shows No. 45

(Springfield) marked as the Post Office.

Manchester Corporation bought Valehouse Mill from William Hobbs and Co. in 1867 and it was flooded out to create Valehouse Reservoir. In 1877 Bottoms Mill was demolished as part of the creation of Bottoms Reservoir, which first appears on the 1882 OS map (surveyed 1872).

For a short time, during the construction of the reservoirs of the Longdendale valley, the population expanded. There were very few changes evident between the 1870s and 1900 until the estate was eventually broken up and sold in 1919.

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Denis Winterbottom's and Jack Garlick's notes on the Glossop Mills (undated), GDHS

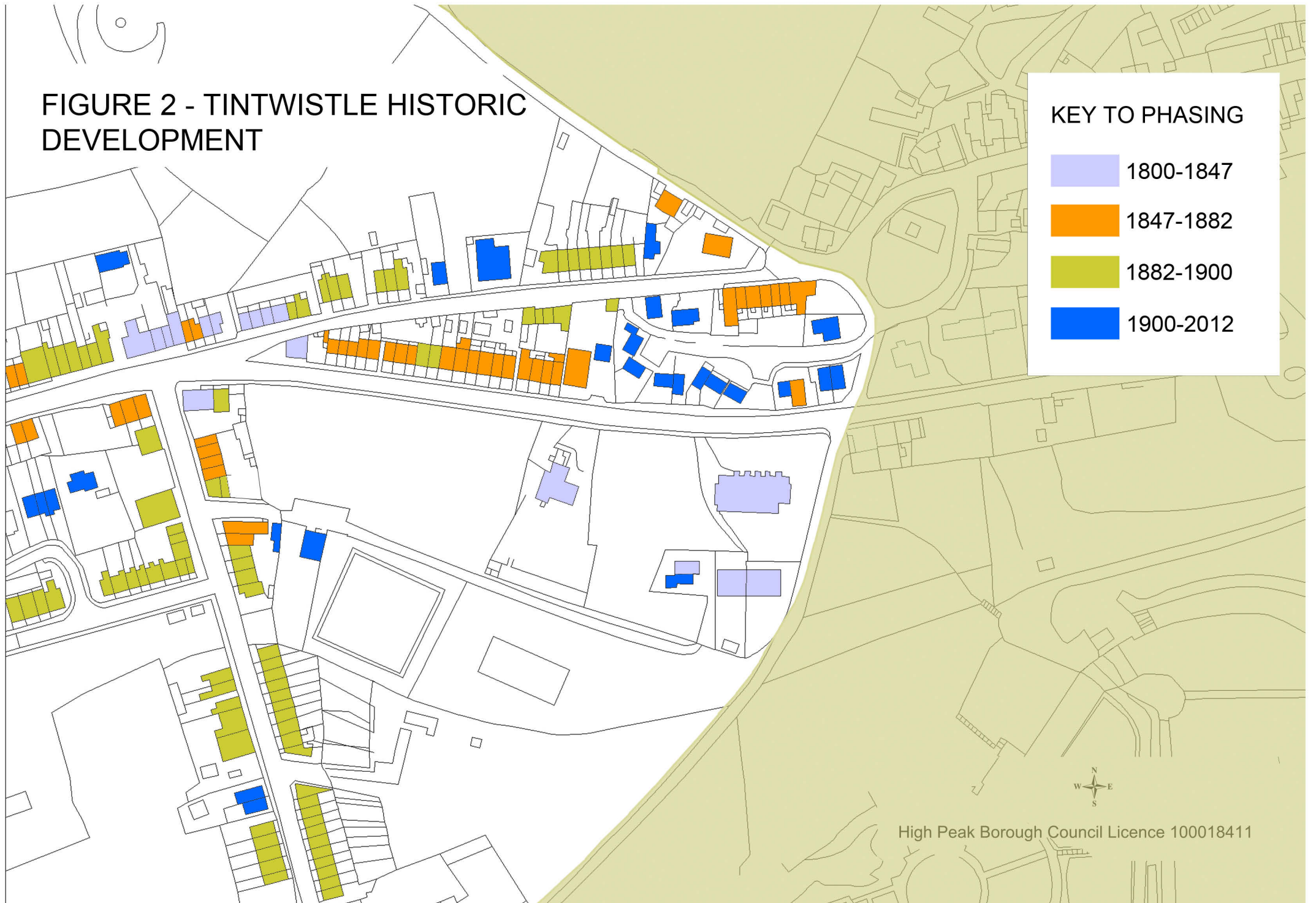


First edition Ordnance Survey map of 1882 @ 1:2500 (Derbyshire Record Office). New Road has been constructed, but not developed, and Bottoms Reservoir has been constructed



Second edition Ordnance Survey map of 1898 @ 1:2500 (Derbyshire Record Office). New Road has been developed and the side streets for reservoir construction workers

FIGURE 2 - TINTWISTLE HISTORIC DEVELOPMENT



KEY TO PHASING

- 1800-1847
- 1847-1882
- 1882-1900
- 1900-2012



3. ARCHITECTURAL AND HISTORIC QUALITY

3.1 Key Buildings

The principal building within the conservation area is Christ Church, listed grade II and described in detail in the Character Area analysis. There are several detached houses, which are well-preserved gentleman's houses, south-facing and roughly symmetrical with central, formal, classical doorcases, incorporating a cornice; Springfield (45 Church Street) and Holly House, pictured right (formerly Holling House, 51 Old Road). The Vicarage is another handsome detached house, with similar details, its original doorcase obscured by a modern porch.



Elsewhere the conservation area is dominated by terraced rows of cottages, described in detail in the Character Area analysis.



29-33 Church Street (ca. 1860)



66-68 Old Road (Orchard Buildings of ca. 1851)

3.2 Traditional Materials & Details

The palette of materials in Tintwistle and the details are quite limited; local taste was generally quite conservative and simple and buildings incorporated details which were used time and time again over decades.

3.2.1 Stone and Slate

Tintwistle is characterised by its consistent use of Millstone Grit for building. This uniformity is further reinforced by the widespread use of stone slate for roofs, obtained from local quarries within the village. The stone used for the slate roofs is particularly thin and fissile. A high proportion of houses retain native British slate roofs, both local stone slate and Welsh slate, imported by rail after 1845. This survival is notable as most of the examples in the village belong to houses that are not listed or protected from alterations.

The Millstone Grit within the High Peak part of the village is of consistent size and texture, with regular coursed stone from quarried sources, finished tooled.

In common with many upland areas dominated by the Millstone Grit, chimney stacks are also stone.

After the arrival of the railway along the south bank of the Longdendale valley in 1845, Welsh slate started to be adopted for new terraces, although it took a little while for this to trickle into Tintwistle and is only apparent in the last decades of the 19th century, from 1880.

3.2.2 Watershot masonry – Tintwistle has a high proportion of buildings with “watershot” stone, built by the estate or built on estate-owned land. The technique entails building each course of stone so that it inclines outwards at the top. In South Yorkshire it was known as “Yorkshire tilt”. Whilst this is occasionally reserved for the gable-end of a terrace, where the builder considered it would provide better weathering properties, there are a large number of houses where watershot stone has also been used for the frontages. This detail is distinctive as a patina develops over the masonry, where the top of each course weathers differently, creating a texture to the walls.



Arnfield House, Arnfield Lane (a former pair of cottages with watershot masonry)

3.2.3 Water-tabling – “water-tabling” is the name given to a detail where long, thin slips of stone are used at the base of a chimney to throw water away from the junction of the stack and roof. This practice is widespread within the village, possibly because there are so many stone stacks, and relatively few brick chimneys, which tend to be later replacements.

3.2.4 Eaves and gutters

In north-west Derbyshire, prior to the development of cast iron, gutters were made from timber troughs (known locally as “trows”). Although cast iron could replicate the same forms, the timber trows were generally retained. The shape of the gutter was important as it incorporated a moulding, which became part of the decorative eaves of the building.

3.2.5 Sloping Eaves

Many terraced rows incorporate sloping eaves as terraces rise up the hills. The continuous eaves are created through the use of the ogee profiled timber trows, fixed to metal brackets or stone corbels, or continuous runs of cast-iron gutters. A number of these gutters have been replaced in plastic.

3.2.6 Door surrounds

The most common detail is the use of plain stone posts (also known as stoops or jambs) in combination with plain stone lintels, for main entrance doors, and this prevailed throughout the 19th century.

3.2.7 Lintels & cills

During the middle decades of the 19th century there were two common, local



Examples of formal doorcases and cornices and simpler squared surrounds in the village

window details in stone masonry; the squared lintel, which could be the width of a single course of narrow-coursed masonry, or two courses of masonry, and the “wedge” lintel. Mid 19th century “wedge” lintels extended beyond the jambs of the window surround, so they functioned like a squared lintel. Wedge lintels had grown out of fashion by the 1860s.

3.2.8 Panelled Doors

A number of the Victorian terraced houses still retain their solid panelled doors. Many of these have distinctive bolection-moulded panels.

3.2.9 Stone Setts and Paving

Along the length of Arnfield Lane, Stocks Brow and Bank Lane, the roads were paved with gritstone setts, where the greatest traffic led from the village down to the mills. These survive, remarkably well-preserved, with only one section of Bank Lane re-surfaced in tarmac.



3.2.10 Boundary wall, gates and railings

Within the High Peak part of the conservation area, boundary walls to cottages are evenly coursed with heavily tooled faces, smooth rounded or triangular copings, interrupted by rounded stone gateposts, or stoops. This is in marked contrast with the local, fissile gritstone drystone walls, cleaved into relatively thin stones, which can be seen along Bank Lane and Arnfield Lane. Formal boundary walls are reserved for Christ Church, which has low, coursed gritstone walls with gothic detailing; steep chamfered ashlar copings and intermittent piers with roll-moulded ashlar cappings. A formal boundary wall

once graced the frontage to Holly House (51 Old Road), but the original cast iron railings to both this and the churchyard walls have been removed. There are no surviving, original cast or wrought iron pedestrian gates.

4. SPATIAL ANALYSIS

4.1 Significant Views

The most significant views are illustrated on the Spatial Analysis map in Figure 3. Whilst there are occasional glimpses of the church tower from the higher ground, it is the panoramic views south, over Bottoms Reservoir and the Longendale valley towards Mouselow Castle and beyond to far off Coombes Edge, which are the most dramatic. Old Road is generally built up, with continuous frontages and without panoramic views, but the cottages enjoy far-reaching, private views and where Old Road meets The Stocks the vista opens out.



Views of the Christ Church clock tower from various locations

Along Church Street, views are channelled by the tree canopy which crowds over the road.



View along Church Street looking west, framed by the tree canopy

From outside the conservation area, there are particularly dramatic views across the High Peak part of Tintwistle from Arnfield Lane and from the south side of the valley at Goddard Lane, looking towards the bridge which crosses the River Etherow and the weirs and dam walls of Bottoms Reservoir. Although outside the conservation area, these massive engineered structures are one of the most striking local landmarks in the area and part of the wider setting of the conservation area.



4.2 Open Spaces

On the south side of Church Street, the open recreation ground, set below the road, and the wooded churchyard and garden to the Vicarage are juxtaposed with the dense development of terraces along the north side of Church Street. The sharp contrast in character, from the enclosed northern edge and open southern vista, is a significant element of the conservation area. From the pavement along Church Street and from within the churchyard, there are strategic, panoramic views over the Longdendale valley towards Padfield and Hadfield.

4.3 Protected Trees

There are two groups of trees within the conservation area that have a Tree Preservation Order. A group of trees within the churchyard and sycamores on the opposite side of the road at 12 The Stocks filter light and sound, frame views and are an important element of the conservation area. These are illustrated on Figure 1 Statutory Designations.

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

5. NEGATIVE FACTORS

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

5.1 Loss of Boundary Walls

A number of houses along Church Street have lost their front boundary walls and parked cars in front of the cottages are a permanent sight. These cottages do not have rear access from Old Road and there is no opportunity to park along the busy A628. Sections of rear boundary wall have been removed along Old Road to create parking bays or to build detached garages. These are, without exception, out of keeping with the character of the conservation area. The flat-roofed garages are particularly damaging to local character. The street is narrow and there is no opportunity to park on both sides of the street. This area has sadly lost many of its stone boundary walls and enclosed private yards. Opportunities to reinstate boundary walls and recreate private frontages or private rear yards should be considered by householders.



5.2 Traffic Signs

As a result of the need to warn traffic of road closures and accidents along the Woodhead Pass, there are a number of diversionary signs and yellow warning signs all along the A628. Temporary signs have become permanent fixtures and would benefit from rationalization and improved design. The yellow warning sign on the traffic island at the junction of Old Road and Church Street is large, with rusty posts, and inhibits any public realm enhancement at the junction.

The road closure of Bank Lane has resulted in a large number of red signs becoming semi-permanent features, although they have been erected for a number of years. These should also be rationalized or removed, weight limit signposts removed, and the temporary red and white barriers at the entrance to Bank Lane replaced with a well-designed and permanent solution.

5.3 Loss of Traditional Windows and Doors

Within the High Peak part of the conservation area, cottages were universally fitted with sash windows. This pattern has been largely lost and there is a large assortment of replacement windows of all shapes and colours, with no consistency of design.

6. GENERAL CONDITION OF THE AREA

6.1 Buildings

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

6.2 Public Realm

Whilst there are large sections of setted road surface visible along Arnfield Lane and Bank Brow, the junction of Arnfield Lane and Old Road, is in poor condition, with the tarmac surface broken in places. The reinstatement of a gristone setted road surface and a programme of maintenance would considerably enhance this pivotal and spacious junction. However, this area of the village is prone to icing over during the winter and heavy snowfall, and a sympathetically-designed winter grit bin should be provided.

The junction of Church Street and Old Road would benefit from the reinstatement of a focal point; either a restored lantern, or a newly commissioned public art work. The yellow warning signs for Snake Pass at the junction of Old Road and Church Street should be re-positioned or re-designed as they are particularly unattractive.

7. PROBLEMS, PRESSURES & CAPACITY FOR CHANGE

7.1 Stone-Slate Roofs

The distinctive character of uniform terraces is vulnerable to incremental changes to roofs. All materials have a finite life, although stone slate can last for centuries, if properly maintained. In many cases the existing materials can be recycled and any losses made up with a second hand supply. This should be the first option to be considered when re-roofing. The local stone slate is particularly thin and some sources of second-hand stone slate will be too thick. Stone slate is produced by only a handful of quarries nationally and there are no local sources, even though it was quarried locally. In time, there is a significant risk that the character of the village will change as people have to look elsewhere for replacement materials. The character of Tintwistle does come from the uniform use of stone slate where a smooth and seamless join between the individual properties in a terrace is normal. The National Park and Derbyshire County Council are considering opportunities to open small quarries for just this purpose, to supply quarried stone for roofing slate.

7.2 Traffic

The principle problem at Tintwistle is the presence of the busy A628 and heavy goods traffic travelling across the Pennines between Manchester and Sheffield,

which has forced car parking onto the back streets and has tended to divorce the village to the north of Church Street from the houses on the south – crossing the road is hazardous. A by-pass has been mooted in the past, but there are no current plans to provide a by-pass.

7.3 Research

There is limited evidence for who built and developed the village during the second half of the 19th century and property deeds and further research among the Tollemache papers at Cheshire Record Office may reveal more about the relationship between the Tollemache estate, the millowners and the economic history of the village. In conjunction with the next appraisal of the conservation area within the National Park, research should be carried out at Cheshire Record Office to gain a better understanding of the character and development of the village.

7.4 Trees

A number of the trees within the village are obscuring designed views and are poor specimens, in particular the Lombardy poplars at the playing fields (recreation ground). There are many important, mature trees within the Vicarage garden and the churchyard. However, overgrown trees within the southern boundary of the Vicarage garden are preventing designed views out across the landscape. Selective felling and pruning could preserve and enhance the character of the conservation area, although trees that are felled would normally need to be replaced with new trees, in a nearby location. Any new tree planting would need to consider; a) species appropriate for the local conditions and local character, and b) the need to protect important views. Elsewhere, the tree cover is more sparse and trees soften the environment. Many upland trees have taken a long time to reach maturity or to create a generous canopy and these should be maintained in good health. Small upland trees along Arnfield Lane provide shelter, channel views and reinforce the rural character of the lane. The Borough Council has a tree officer who should be contacted in the first instance about any works to trees within the conservation area.

7.5 New Development

Whilst there are few opportunities for new development, Stocks Brow and the village “green” would benefit from the reinstatement of greater enclosure around the southern and western fringes of the “green”. This area falls on the boundary between the National Park and High Peak and looks into the National Park. Demolition of buildings has left the edges of this space without definition and has left exposed blank gable walls of some houses, such as 68 Old Road and 1 The Stocks. Limited, infill residential development, which followed the pattern of the historic precedent, could help to redefine this space.

8. DESCRIPTION OF THE AREA

The character of the conservation area is described street by street. This should be read in conjunction with Figure 3, which incorporates a detailed analysis of the spatial qualities of the village; the main views, landmarks, and important open spaces.

The omission of any particular building, feature, view or space within this appraisal should not be taken to imply that it is of no interest.

Guide to Map

Figure 3, the Spatial Analysis Map, is annotated with the following:

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

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

Important Open Space - these are elements of the settlement which have a particularly strong historic interest as open space. This should not be taken to imply that other open areas are not of landscape value or of value as open spaces on amenity grounds.

Landmarks – landmarks are structures that because of either size or design stand out from the crowd.

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

Negative Buildings - 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. They do not relate to the surrounding topography or building form and are usually situated in a prominent site.

Neutral Buildings - these buildings are often 20th century buildings that are unobtrusive, and usually respect the topography, scale, materials and detail of the surrounding building form. Neutral buildings are also occasionally older properties that have been heavily altered and, for this reason, no longer preserve the character of the conservation area.

Positive Buildings – positive buildings are those that are of special architectural or historic interest, either as individual structures or as part of a collective group, and make a strong contribution to the character of the conservation area. The local authority is likely to strongly resist proposals for the demolition of any Positive Buildings.

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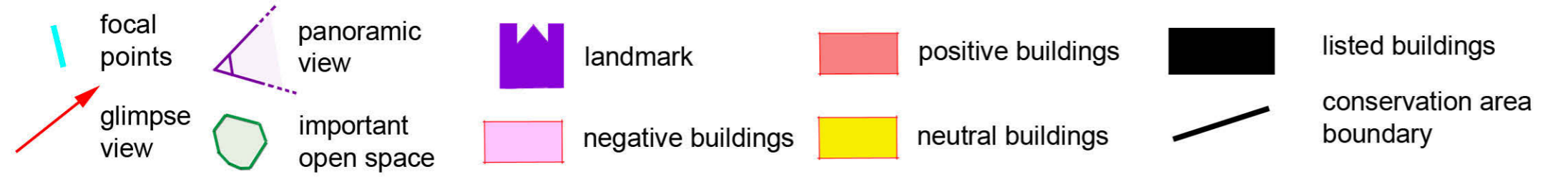
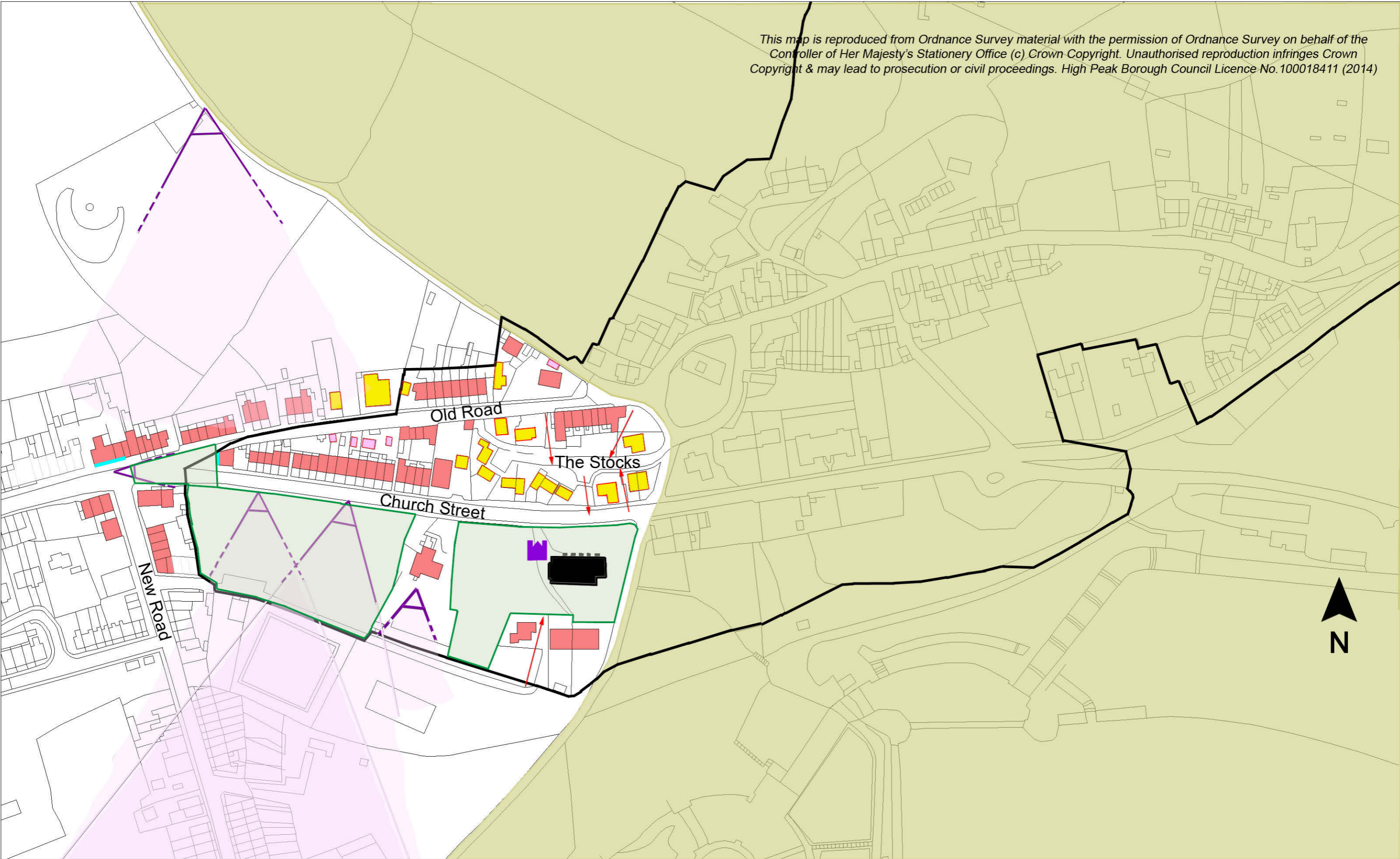


FIGURE 3
TINTWISTLE - SPATIAL ANALYSIS

8.1 Description – Old Road

Old Road rises gradually, west to east, from the forked junction where it leaves Church Street. The corner building, now the Liberal Club, is a focal point and may once have had a more strategic purpose, as it has a solitary door in the gable end (now blocked). Cottages follow the slope with continuous sloping eaves and ridges and stone slate or Welsh slate roofs.



View towards the junction of Church Street and Old Road (then and now)

Towards the brow of the hill, the south side of the street is lined with a terrace of well-preserved cottages which edge the pavement; No. 68 Orchard Buildings is set slightly in front of the others, creating a simple, funnelled gateway.

At the top of Old Road, where it meets the “green”, the road plateaus and views open out - the green space is a prominent feature. The “green” is an entirely



modern creation, which is the result of demolition of a large number of buildings lining both sides of the road, around the inside of the grassed area, and the construction of a WWII War Memorial and public open space. There may have been an historic green in this position at one time, but, if so, it had been lost long ago through encroachment. Buildings lining

the south side of the space were also demolished and the result is a broken and fragmented frontage around the southern and western periphery of the space. The original setted road along Stocks Brow is still a well-preserved reminder of this street pattern (within the National Park). Further remnants of the old road network are evident in the setted footpath, Bank Brow, which runs from the top of the Stocks down to meet the A628. This was once a proper road but was narrowed at the top with the creation of the modern cul-de-sac, known as “The Stocks”.

Where Arnfield Lane meets Old Road, the road opens out and is now surfaced in a mixture of concrete and tarmac. The poor condition of this road belies the fact that the original setted surface lies underneath. The complete setted road, in very good condition (now a public bridleway) runs towards the hamlet of Arnfield (in Cheshire).

Within the High Peak part of the conservation area, a high proportion of

the cottages and houses fronting Old Road share watershot stone and conservative architectural details. Built between 1847 and 1900, the design and materials of these houses may have been heavily influenced by the Tollemache estate, if not directly carried out by them. The watershot stone is distinctive as the weathering pattern creates ledges of darker stone at the top of each course and a textured patina to otherwise plain stone masonry. Orchard Buildings (Nos. 54-68) and Holly House (No. 51) are particularly handsome, with locally-quarried stone slate roofs and watershot masonry.

The Stocks is a well-built development of modern housing, within a cul-de-sac, using a local palette of materials, of traditional techniques, although the area is not of special architectural or historic interest. The area remained undeveloped until the late 20th century. The narrow lane which runs in the western part of the cul-de-sac appears to have provided access to an air shaft which served a tunnel, part of the water system linking Arnfield Reservoir with the outfall at Bottoms Reservoir; a shaft and an area of spoil appear on the 1882 OS map.

An open level platform created along the route of the cul-de-sac, provides panoramic views out south over the Londendale valley, with the tower of Christ Church forming a landmark. Buildings are arranged around the periphery, mainly inward-looking, with a few key trees softening the cluster.



8.2 Church Street – north side

Although the terrace of cottages running along the north side of Church Street appears to be of one phase of development, it was built piecemeal. It has a simple palette of materials and details, with low boundary walls with pairs of gritstone stoops, and retains predominantly stone slate roofs; the rows form a very long and visually striking group, which lead the eye through the settlement.



Views are funnelled along Church Street by the broadleaved trees on both sides of the street (the subject of TPOs), which arch over the road and create interesting views.



8.3 Area to the South of Church Street

Christ Church and the buildings to the west and south form a separate group, a small enclave, largely unrelated to the rest of the village and set apart both socially and physically.

Christ Church is particularly distinctive for its Gothic lancet windows, with

Y-tracery, which line the side walls of the nave. These alternate with a steady rhythm of engaged buttresses. Both this detail and the tall clock and bell tower, with angled buttresses and corner pinnacles, emphasise the height of the building. It is a major landmark, although this is not so obvious at close quarters, because of the height of immediate trees within the churchyard.



The churchyard is a particularly quiet and contemplative space, more tranquil in places than many churchyards because of the shelter and change of mood created by the mature deciduous trees along the western and northern edges, which break up the noise from the busy A628. The small white Hopton Wood limestone tablets of the Commonwealth War Graves of soldiers who died in WWI are very poignant, scattered amongst the large and sombre 19th century



Welsh slate gravestones which have pointed arched and heavily-modelled carving, of Gothic character. There is also an occasional, salt-glazed, pottery headstone, one of a standard pattern for those who could not afford a bespoke, carved one.



In contrast, on the northern side of the churchyard and facing full public view are a tall, pale grey, monumental granite obelisk, a prominent landmark, and a pair of granite enclosed family tombs surrounded by heavy cast-iron railings, all dedicated to members of the Sidebottom family of Waterside and Bridge Mills. The gravestones within the churchyard reveal that the church was a very important addition to the village, catering for Anglican families covering a large geographical area; as well as Tintwistle, family names come from Hadfield, Padfield, Valehouse, Hollingworth and Hattersley.

The former village school, established as a day school ca. 1839, stands apart and is difficult to see from the public domain, largely hidden by a tall retaining wall which runs along Bank Lane, which also retains the churchyard. It once had a formal link with the churchyard and a gated entrance but this has been blocked up and the connection removed. The school is no longer accessible from Bank Lane, although the original gated access onto the street still survives, blocked by a steel-plated door. The identity of the school as a public building is no longer evident to a



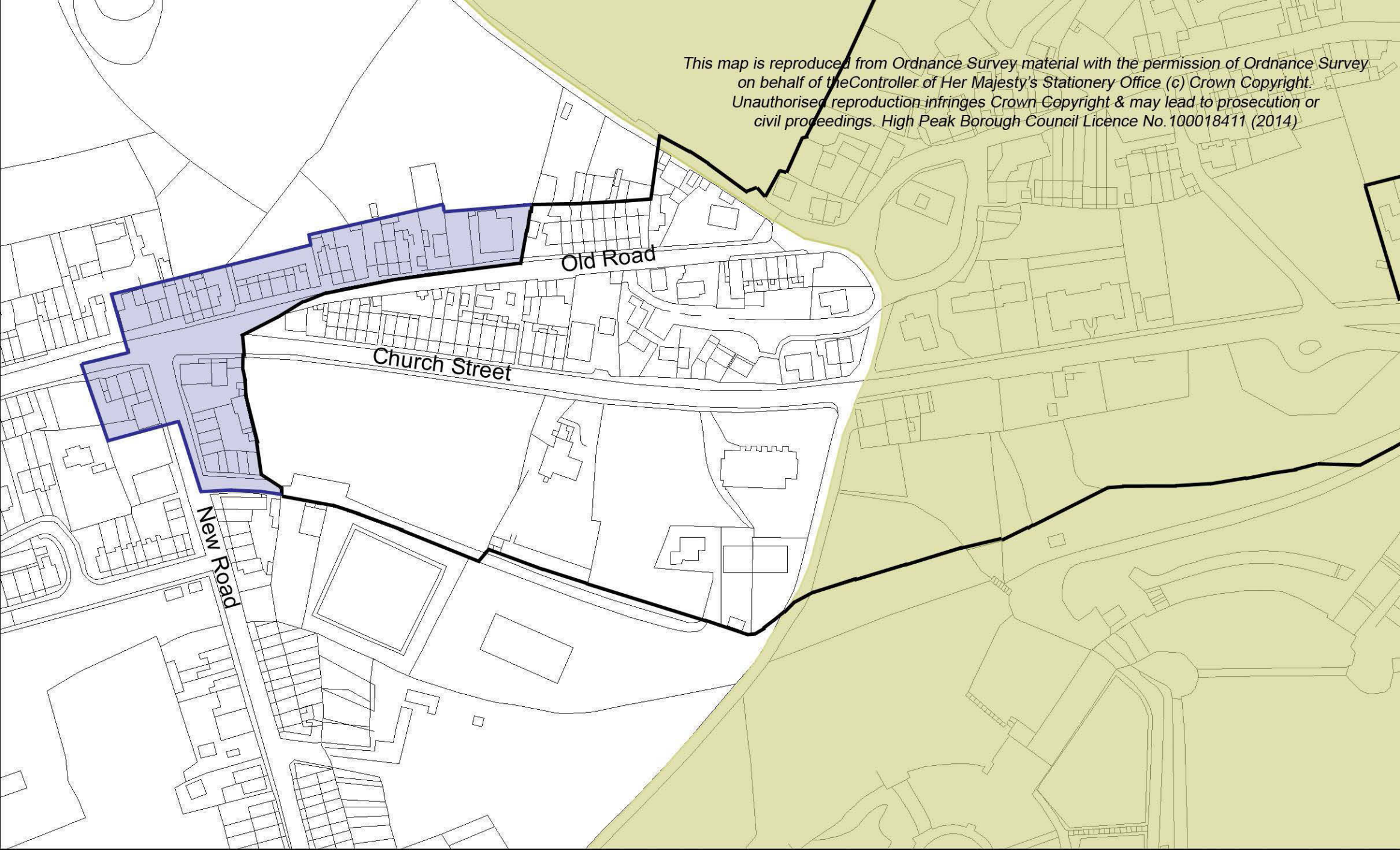
casual observer and it enjoys a private setting and private views. The school is deep on plan, with a shallow pitched roof, and it would have housed a large, single schoolroom, lit from both sides by domestic scale windows. Behind the school, and only visible from the churchyard, is the old schoolmaster's house built in association with the school and church. The original Gothic house has been swallowed up by a large, modern extension and its historic character largely lost.

The Vicarage stands within its own mature gardens and landscaped grounds. It is a handsome unlisted building of ca. 1839, with stone slate roofs and sash windows. Views to the south and across the lawn are partially cloaked by trees along the southern edge of the garden, but it was designed to make the most of its outward southerly panoramic views and has a prominent bay window on this elevation, a later adaptation.



The playing fields to the west of the Vicarage provide the Church Street terraces with expansive views across the Longdendale valley. Between the playing fields and the road are the remnants of a row of tall Lombardy poplars. Although these provide a minimal windbreak, these are not of any landscape value and they are poor quality specimens.

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proposed extended conservation area

conservation area boundary

peak district national park

FIGURE 4 - TINTWISTLE PROPOSED BOUNDARY REVISIONS

9. CONSERVATION AREA BOUNDARY REVIEW

Local Planning Authorities have a duty to periodically review their conservation areas and their boundaries. During the appraisal process a review of the boundary has been undertaken.

The process of reviewing the conservation area boundary involves looking objectively at all areas and identifying whether the special character remains and whether there are any areas where the character has been significantly damaged or altered by modern development. Cancellation of designation should be considered where an area or part of an area is no longer considered to possess the special interest which led to its original designation.

The process of investigation of the historic development of a conservation area and its spatial characteristics also reveals information about places which may currently lie outside the conservation area boundary and the review includes recommendations for extensions to the boundary. This review of the boundary is described in a clockwise direction from Arnfield Lane. For proposed alterations, please also refer to Figure 4.

9.1 North-Eastern Boundary

Within High Peak, the north-eastern boundary of the conservation area is contiguous with the Peak District National Park. It roughly follows the alignment of Arnfield Lane and Bank Lane.

The Stocks - sandwiched between Old Road and Church Street, and facing into the National Park, there is an area of recent housing development, called The Stocks, which incorporates a cluster of 13 modern houses ranged around a cul-de-sac. There have been efforts to preserve some of the alignments of an old trackway leading through the centre of this development, but the identity and character of this old route is lost amidst the new highway cul-de-sac layout, extensive paved surfaces and modern retaining walls, which retain the back gardens to cottages fronting Old Road. A couple of the new houses which front Old Road, have the scale, proportions and materials of traditional Peak District cottages but the majority have optimised the steep contours and 8 of these are an unusual blend of three-storey detached and semi-detached houses on narrow plots, many with 17th century style mullioned windows. This site is critical to views within the conservation area and the boundary should remain unchanged.

9.2 Southern Boundary

The conservation area follows Bank Lane and then continues westwards along the line that separates the private gardens of the Vicarage and the former School from the public tennis courts and Bowling Green. The land to the south of this boundary is not of special interest and no alterations are proposed to the boundary.

9.3 Western Boundary

Historic photographs reveal the importance of the space at the junction of Church Street and Old Road. This was one of the first areas beyond the centre of the village to develop, and the core of buildings constructed between 1800 and 1847 still remains. The important status of this road junction was recognised with a public drinking fountain and a decorative lantern, the only



gaslight for some distance. This has been replaced with a planter. The current conservation area boundary does not reflect the spatial quality of this junction or the historic and architectural interest of the buildings on the north side of Old Road, which include a well-preserved terrace of Oddfellows cottages and the former Church Inn, or to either side of New Road.

At the junction of New Road and Church Street there are two groups of buildings positioned on the southern corner, framing the junction. To the west sits a corner shop with a hipped Welsh slate roof, a replacement for the original stone slate roof, a bow-fronted first floor and, fronting Manchester Road, the remains of a late 19th century stone-pilastered shopfront. The style of the shop is typical of 19th century Co-operative society buildings. On the east side of the junction, a small, early 19th century house stands, an early shop or merchant's house, with a "taking-in" door in the gable end (now blocked) for unloading goods from a cart. This has a late 19th century house attached to the east, which has a prominent, long, 18th century style, staircase window in the rear elevation. A small terrace continues within the block to the south, and it returns into Sexton Street towards the Bowling Lawn. This terrace has been truncated, with the recent demolition of cottages along Sexton Street. However, the remaining buildings are well-preserved and all retain stone slate roofs.



It is proposed that the boundary of the conservation area be extended to include the buildings on the corner of New Road, Manchester Road and Church Street and the buildings which return along New Road, within the block. These include;

- 2 and 4 Church Street
- 1-9 New Road (odd)
- 1 Sexton Street
- 2 New Road
- 72-76 Manchester Road (even)

The current boundary follows the rear yard walls of the cottages which face Church Street. However, it is the 19th century cottages on the north side of Old Road that define the space, frame views along the street and complete the enclosure of the street. These are well-preserved and date from the 19th century. The former Church Inn was part of a group of associated buildings



which served travellers and this may have functioned as a coaching inn. It was owned and occupied by James Buckley in 1847 when he provided stabling.

Accommodation was provided in adjoining buildings (later converted into shops and now houses) and was serviced by a bakehouse at the rear and stabling. These buildings and the terraced cottages are well preserved and retain their locally quarried stone slate roofs and distinctive boundary walls.



The boundary currently follows the centre-line of Old Road to the junction with Church Street.

It is proposed that the boundary of the conservation area be extended to include all of the buildings on the north side of Old Road, including those leading into Manchester Road, as far as the former Church Inn.

These include;

- 123-129 Manchester Road (odd) and The Old Bakehouse
- 1-7 Old Road (odd)
- 9-19 Old Road (odd)
- 21-25 Old Road (odd)
- 27-31 Old Road (odd)
- 31A Old Road
- Tintwistle Band Clubhouse, Old Road

9.4 Northern Boundary

To the north of Old Road the present boundary of the conservation area hugs the rear yard wall of the terrace Nos. 33-47 Old Road. North of this row, the land rises steeply and is populated by a large network of allotment gardens, of no special interest. No alterations are proposed to the boundary.

10. RECOMMENDATIONS

10.1. Monitoring Change - Photographic Record

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

10.2. Recognition of Importance - Local Heritage Assets

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

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

The Vicarage, Church Street
The former National School, 2-3 Bank Lane
Springfield, 45 Church Street

10.3. Control

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

In deciding whether an Article 4 Direction would be appropriate, local planning authorities should identify clearly the potential harm that the direction is intended to address. The implementation of an Article 4 Direction should be undertaken in consultation and in conjunction with the National Park.

The character of Tintwistle relies to a large extent on the unified character and

rhythm of repeated building details found within the terraced rows. In particular, the dominant architectural character comes from a unified roofscape; traditional stone slate roofing materials and stone chimney stacks. The majority of the original sash windows have been removed, although some original panelled doors survive.

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

- the enlargement of a dwellinghouse or construction of an additional building, such as a garage or shed (Part 1 – Class A and Part 1 – Class E)
- any addition or alteration to its roof (Part 1 - Class B & Class C)
- the erection of a porch (Part 1 – Class D)
- the construction of a hardstanding (Part 1 – Class F)
- the alteration or demolition of a boundary wall, gate, fence or forecourt (Part 2 – Class A and Part 31 - Class B)
- solar panels (Class A , Part 40 of the 2008 GPDO)
- The alteration or demolition of a chimney on a dwelling or ancillary building will be controlled wherever it is located within the conservation area

11. USEFUL INFORMATION & CONTACT DETAILS

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

Joanne Brooks

Principal Design and Conservation Officer

Tel: 0845 129 7777

Email: Jobrooks@highpeak.gov.uk

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

National Organisations

English Heritage, East Midlands Region, tel: 01604 735400

www.english-heritage.org.uk

Leaflets

Leaflets on conservation areas and listed buildings are published by High Peak Borough Council and are available by request from the Council

email: conservation@highpeak.gov.uk

Appendix 1

Street Furniture and Paving

1. Setted roadway at grid ref. 402182, 397340 along Arnfield Lane, leading from The Gables at the junction with Old Road, towards Arnfield for over 300 metres, to grid ref. 401988, 397478. 5-metre wide road of evenly-coursed, gritstone setts. The lane continues beyond the conservation area boundary, in a long, well-preserved surface of stone setts, which runs from the boundary walls across the entire width of the road.



2. Stone-sett path at grid ref. 402228, 397298 leading down from the junction with The Stocks down Bank Brow to Church Street at grid ref. 402222, 397273. The stone setts link with a setted roadway at Stocks Brow, within the National Park. 3 metres wide and 20 metres long, tapering to 1 metre wide at the junction with The Stocks cul-de-sac.



3. Bank Lane – gritstone channel gulleys to each side of the road and tarmac surface to roadway covering gritstone setts. The gulleys run for the whole length of Bank Lane, from grid ref. 402215, 397258 to grid ref. 402189, 397179, although only 80 metres fall within the conservation area. A complete setted roadway continues for over 100 metres (outside the conservation area).