

## FURTHER INFORMATION

If you have any queries or would like to discuss any proposals informally, please contact the Planning Department by writing to:-

The Director of Housing and Planning  
Municipal Buildings  
Glossop  
Derbyshire  
SK13 8AF  
or telephoning: 0457 854361

*For guidance within the Peak National Park queries should be directed to the Peak Park Joint Planning Board.  
Telephone: 0629 814321*

### LEAFLETS AVAILABLE IN THIS SERIES

1. A Design Guide for Shopfronts.
2. A Design Guide for Signs.
3. Conservation Areas.
4. Listed Buildings.



Borough of High Peak

*High Peak Borough Council is a member of the English Historic Towns Forum. The Forum has published more detailed guidance relating to shopfronts and advertisements, which can be obtained, for a small charge, from the Borough Council at the address above or direct from the Forum at:*

English Historic Towns Forum  
The Huntingdon Centre  
The Vineyards  
The Paragon  
Bath  
BA1 5NA  
or telephone: Bath (0225) 469157



HIGH PEAK BOROUGH COUNCIL

## FAIRFIELD



CONSERVATION AREA

## FAIRFIELD CONSERVATION AREA

In designating a Conservation Area at Fairfield, the Borough Council is recognising the area's special architectural or historic character and appearance. It will aim to preserve or enhance these qualities by controlling future development within the area and applying other Conservation Area policies contained within the High Peak Local Plan.

The character and features of a Conservation Area will be defined by, the architectural style and use of buildings, the form and development of the area, building materials and the relationship of buildings to open space.

The following provides a summary character statement for the Fairfield Conservation Area. In order to deal with an appraisal effectively the area has been further divided into three sub areas as follows:

### AREA 1: ST. PETERS CHURCH

Area 1 in the south western corner of the Conservation Area is situated adjacent to Fairfield Common. There are mature trees on the church boundary and The Green that serve to shelter the area from the busy A6 Fairfield Road.

The earliest development at Fairfield has centred around the Church, which dates back to the 13th century. Later development during the late 19th century and early 20th century has focused on The Green and Fairfield Road and is closely associated with the growth of Buxton as a Spa Town.

The buildings in Area 1 are a mixture of architectural styles as a result of the various stages of development. Different phases can be identified by the use of stone detailing, reflecting the age and architectural style of individual buildings. All are constructed from either natural gritstone or limestone. Some are whitewashed and many retain their original natural roofing materials.

### AREA 2: WATERSWALLOWS ROAD

Area 2, overlooking Fairfield Common, is generally flat but falls away towards the eastern edge of the Conservation Area. The tree belt forming the southern boundary to the Common is an important landscape feature providing shelter from the open aspect of the common.

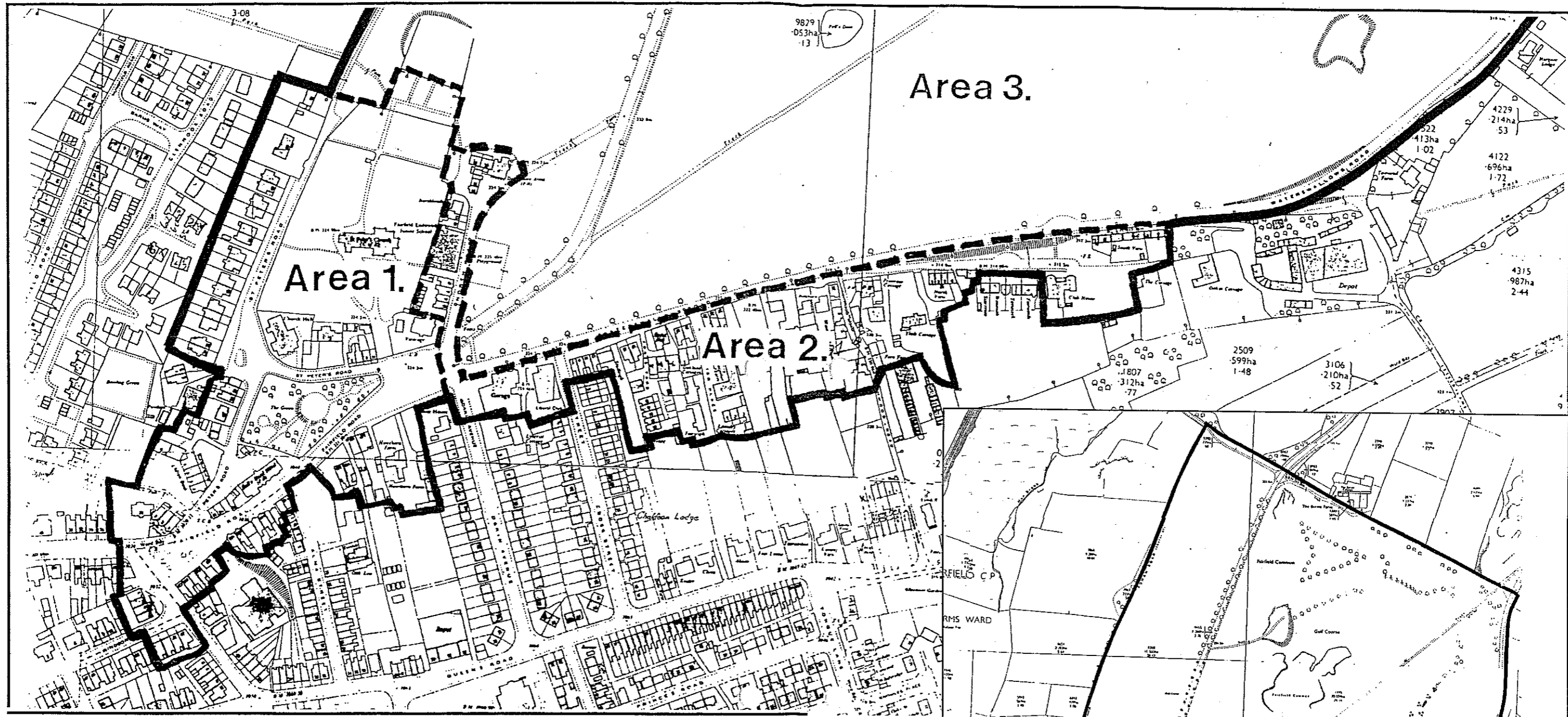
The earliest development of 17th and 18th century farm buildings, arranged in courtyards at 90° to Waterswallows Road, would originally have housed stock that grazed on the common. Later 19th and 20th century buildings are principally infill development.

The buildings in this area are a mixture of farm buildings and Victorian semi-detached properties. The farm buildings are generally small scale and closely integrated within the existing pattern of buildings whereas the later Victorian buildings are typically larger in size and scale with more ornate stone detailing. All are constructed from either natural gritstone or limestone, some are whitewashed and many retain their original natural roofing materials.

### AREA 3: FAIRFIELD COMMON

Area 3 is an open area of flat land left to the parish from the 1772 Enclosure Act. The common has been used as a racecourse, grazing land and golf course. It is intersected by the main A6 Manchester to Buxton road which runs through the centre of the common and is lined with mature trees.

The above is a summary statement of the special character of the Conservation Area. A more detailed evaluation is available on request from the Borough Council.



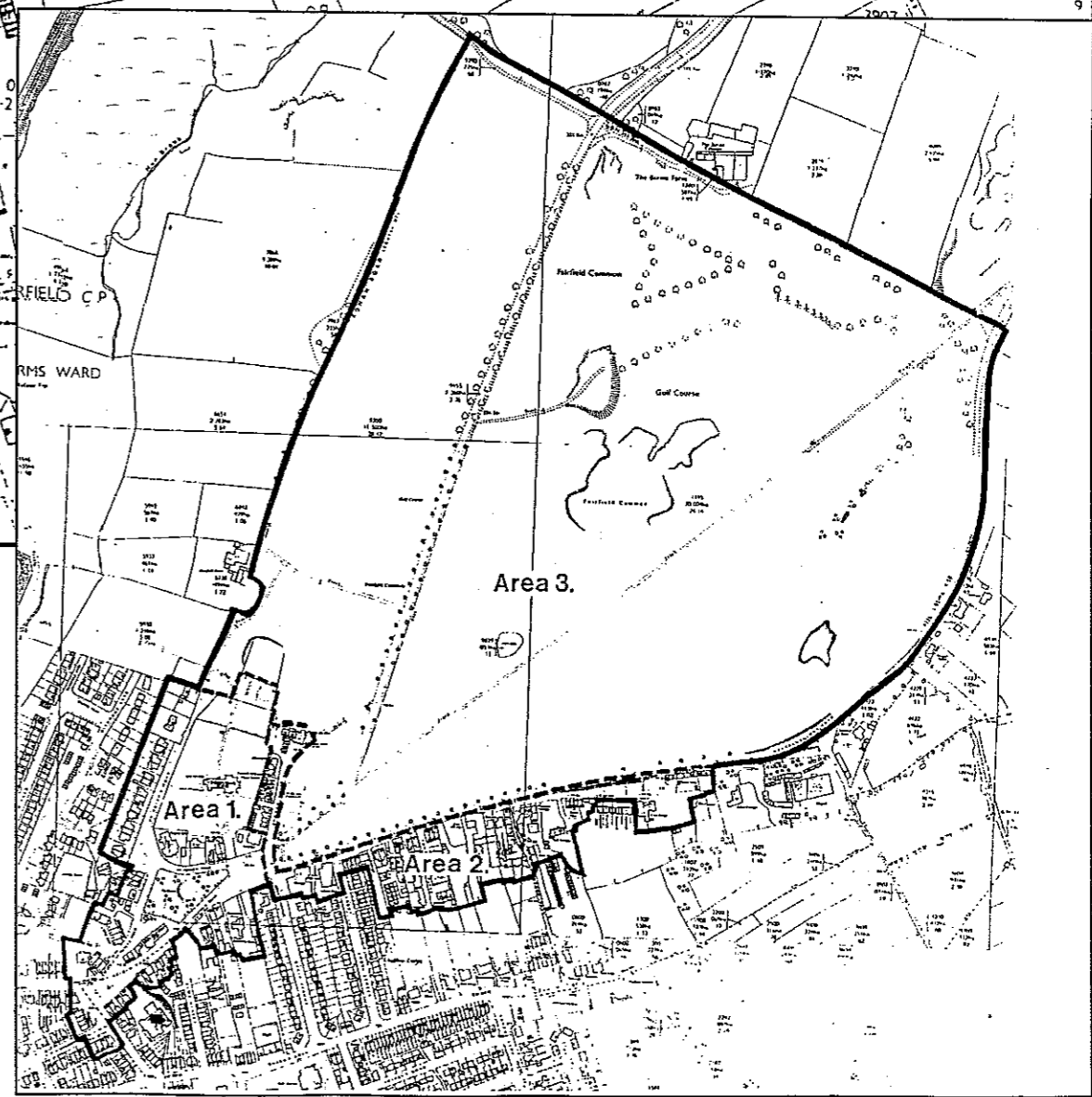
Area 3.

Area 1.

Area 2.

— Conservation Area Boundary

Map reproduced with the sanction of the Controller,  
H.M. Stationery Office. Crown Copyright Reserved.



Area 3.

Area 1.

Area 2.

## FAIRFIELD CONSERVATION AREA CHARACTER STATEMENT (SUMMARY)

In designating a Conservation Area at Fairfield, the Borough Council is recognising the area's special architectural or historic character and appearance. It will aim to preserve or enhance these qualities by controlling future development within the area and applying other Conservation Area policies contained within the High Peak Local Plan.

The character and features of each area will be defined by, the architectural style and use of buildings, the form and development of the area, building materials and the relationship of buildings to open space.

The following provides a summary of the detailed Character Statement for the Fairfield Conservation Area. (In order to deal with an appraisal effectively the area has been further divided into three main sub areas as follows:-)

### Area 1: St. Peters Church

Area 1 in the south western corner of the Conservation Area is situated on high ground adjacent to Fairfield Common. There are mature trees on the church boundary and The Green that serve to shelter the area from the busy A6 Fairfield Road.

The earliest development at Fairfield has centred around the Church, which dates back to the 13th century. Later development during the late 19th century and early 20th century has focused on The Green and Fairfield Road and is closely associated with the growth of Buxton as a Spa Town.

The buildings in Area 1 are a mixture of architectural styles as a result of the various stages of development. Different phases can be identified by the use of stone detailing, reflecting the age and architectural style of individual buildings. All are constructed from either natural gritstone or limestone. Some are whitewashed and many retain their original natural roofing materials.

### Area 2: Waterswallows Road

Area 2, overlooking Fairfield Common, is generally flat but falls away towards the eastern edge of the Conservation Area. The tree belt forming the southern boundary to the Common is an important landscape feature providing shelter from the open aspect of the common.

The earliest development of 17th and 18th century farm buildings, arranged in courtyards at 90c to Waterswallows Road, would originally have housed stock that grazed on the common. Later 19th and 20th century buildings are principally infill development.

The buildings in this area are a mixture of farm buildings and Victorian semi-detached properties. The farm buildings are typically small scale and closely integrated within the existing pattern of buildings whereas the later Victorian buildings are typically larger in size and scale with more ornate stone detailing. All are constructed from either natural gritstone or limestone, some are whitewashed and many retain their original natural roofing materials.

Area 3: Fairfield Common

Area 3 is an open area of flat land left to the parish from the 1772 Enclosure Act. The common has been used as a racecourse, grazing land and golf course. It is intersected by the main A6 Manchester to Buxton road which runs through the centre of the common and is lined with mature trees.

The above is a summary statement of the special character of the Conservation Area. A more detailed evaluation is available on request from the Borough Council.

file: JB/misc/charac.jt

## FAIRFIELD CONSERVATION AREA CHARACTER ASSESSMENT

The following provides a detailed character statement for the Fairfield Conservation Area (refer to plan).

Area 1: St. Peters Church  
Area 2: Waterswallows Road  
Area 3: Fairfield Common

### AREA 1: St. Peters Church

#### Topography and Landscape

Area 1, in the south western corner of the Fairfield Conservation Area, is situated on high ground adjacent to Fairfield Common. The land falls away in a south westerly direction along Fairfield Road. There are mature trees on the grave yard boundary with St. Peters Road that provide an "avenue" feel to this part of the Conservation area. The tree cover on The Green is dense and acts as a buffer between the sheltered aspect of St. Peters Road and the busy A6 Fairfield Road.

#### Phases of History

The earliest known reference to Fairfield dates back to the 13th century when an application was made, to the mother church at Hope, for a Chapel of Ease to be built at Fairfield. The application was granted and from then onwards the development at Fairfield has centred around the Church.

The continued growth of Fairfield has been strongly influenced by the pattern of development at Buxton, which has grown so much that Fairfield is now a part of its suburbs rather than being a separate village. The growth and prosperity of Buxton as a Spa Town during the 18th and 19th centuries extended to Fairfield. With the coming of the railways Buxton became more accessible and the demand for a wider range of accommodation resulted in the building of guest houses along Fairfield Road. The Victorian terraces in the south west corner of this area are examples of this building type.

#### Form of Development

The earliest phase of development within this area is closely associated with the Church. The oldest buildings, dating back to the 17th century including Elm House, the vicarage and nos. 5 - 11 St. Peters Road are all positioned around the Church. It is believed that Elm House was formerly the vicarage and the present vicarage was once a public house. The proximity of Elm House to the Church and the orientation of the vicarage to the main road would support this theory.

Later phases of development during the late 19th and early 20th century are situated around The Green and extend to Fairfield Road. The buildings are for the most part either detached or semi detached, set back from the road with front gardens.

### Predominant Architecture/Notable Features

The buildings in Area 1 are a mixture of architectural styles as a result of the various stages of development. Different phases can be identified by the use of stone detailing, reflecting the age and architectural style of individual buildings.

Several of the buildings in this area are listed as buildings of special architectural or historic interest including the Vicarage, Elm House, Hawthorne Farmhouse and nos. 5 - 11 St. Peters Road. Each building is characterised by the different uses that have occupied the buildings. Stone slate roofs and mullion windows are consistent features of these buildings. The stone boundary wall to Elm House is a particularly distinctive feature of the Conservation Area presenting a strong visual boundary to the edge of The Green.

The second phase of building during the 19th century displays a greater use of coursed gritstone, principally to the front elevations, with random gritstone and sometimes limestone rubble to the gable and rear elevations. The Victorian terraces at Clifton Bank and Belle Vue Terrace, although extensively altered in respect of joinery and dormer extensions retain a high level of stone detailing to the door surrounds and window casings. The ornate railings to properties at Clifton Bank are important features that should be retained.

The latest phase of building in this area is along St. Peters Road, west of the Church, comprising a row of semi detached properties built between 1904 - 1907. The buildings are constructed of coursed squared gritstone with plain clay roof tiles with steep pitched roofs and timber details to the facade reminiscent of the Arts and Craft style. Together these buildings present a strong visual harmony to this part of the Conservation Area.

### Building Materials

The building materials used in this area are a mixture of gritstone and limestone rubble and coursed squared gritstone. The oldest buildings, built of coursed rubble, have been white-washed. There is a mixture of natural and artificial roofing slates. Stone slates have been retained to the oldest buildings, although Hardrow tiles have been used as replacements. Blue slates are predominant on the Victorian buildings and "Rosemary" tiles to the later semi detached properties.

### Open Space

Fairfield Common is the principal open space for the whole of the Conservation Area and each of the sub areas are closely associated with the Common, not only because of their juxtaposition, but because it provides a valuable recreational facility.

Within Area 1 The Green, between the Church and The Bulls Head Public House, is the focus of development. The Green is covered by mature trees and several pathways pass through it.

### Assessment of Threat

The character of the Conservation Area is under threat from minor alterations that are carried out to individual properties under Permitted Development rights. The loss of original traditional joinery styles is regrettable. The retention of original roofing materials would be desirable.

Although some of the buildings are listed it is apparent that unsympathetic alterations have been carried out. Alterations such as changing the roof covering and joinery of a building should be controlled by the need for Listed Building Consent. There is a demonstrable need for stricter observance of good repair practices.

### Concise Statement

Area 1 in the south western corner of the Conservation Area is situated on high ground adjacent to Fairfield Common. There are mature trees on the church boundary and The Green that serve to shelter the area from the busy A6 Fairfield Road.

The earliest development at Fairfield has centred around the Church, which dates back to the 13th century. Later development during the late 19th century and early 20th century has focused on The Green and Fairfield Road and is closely associated with the growth of Buxton as a Spa Town.

The buildings in Area 1 are a mixture of architectural styles as a result of the various stages of development. Different phases can be identified by the use of stone detailing, reflecting the age and architectural style of individual buildings. All are constructed from either natural gritstone or limestone. Some are whitewashed and many retain their original natural roofing materials.

### AREA 2: Waterswallows Road

#### Topography and Landscape

Area 2, overlooking the Common, includes land off Waterswallows Road and North Road. The land follows the contours of the Common which is generally flat with gentle undulations. Only at the eastern end of the Conservation Area does the land fall away noticeably towards the Club House. Waterswallows Road, forms the southern boundary to the Common along which there is a belt of trees providing shelter from the open aspect of the Common.

#### Phases of History

The earliest development within Area 2 dates back to the early 17th century. Yhelt Cottage and Old Hall Cottages are believed to have been built originally as almshouses. Later development during the late 17th and early 18th centuries included farm houses, cottages and outbuildings that would have been used to house the stock that grazed on the Common. The majority of 19th century development has taken place as infill. Later 20th century development extends along North Road to the west of the Common.



### Form of Development

Waterswallows Road has developed in a linear form from its junction with the A6, Fairfield Road. There are groups of terraces close to the historic centre of Fairfield with less dense development at the eastern edge of the Conservation Area.

This part of the Conservation Area is characterised by court yards that are positioned at 90 degrees to Waterswallows Road. The orientation of properties at the rear of Waterswallows Road is indicative of a road layout that did not overlook the Common. The building groups are very inward looking with shared accesses and ill-defined curtilages.

### Predominant Architecture/Notable Features

The buildings in Area 2 are a mixture of architectural styles as a result of the various stages of development. Different phases can be identified by the stone detailing reflecting the age and architectural style of individual buildings.

Several of the buildings in this area are listed as buildings of Special Architectural and Historic Interest including Cherry Tree Farmhouse, Old Hall Cottages and Yhelt Cottage. Each building is characterised by the different uses that have occupied the building stone slate roofs and mullion windows are consistent features of these buildings, although certain original architectural features have been lost of each of the buildings. The stone boundary wall and gate piers to Yhelt Cottage are particularly distinctive features of the Conservation Area.

The 18th and 19th century buildings in this area are a mixture of farm buildings and Victorian semi detached properties. The farm buildings are typically small scale and closely integrated within the existing pattern of buildings whereas the later Victorian buildings are typically larger in size and scale with more ornate stone detailing. Many of the properties have very heavy drip hood mouldings to the windows.

### Building Materials

The building materials used in this area are a mixture of gritstone and limestone rubble and coursed squared gritstone. The oldest buildings, built of coursed rubble, have been white-washed. There is a mixture of natural and artificial roofing slates. Stone slates have been retained to the oldest buildings, although Hardrow tiles have been used as replacements. Blue slates are predominant on the victorian buildings and "Rosemary" tiles to the later semi detached properties.

### Open Spaces

Fairfield Common is the principal area of open space for this part of the Conservation Area.

### Assessment of Threat

There is a frontage site on Waterswallows Road, at its junction with Cherry Tree Drive, that is currently used as a storage area for caravans. In such a prominent position this use is not in keeping with the Character of the Conservation Area. The site has effectively been blighted by the proposals for an access road to the Tongue Lane Industrial Estate.

The character of the Conservation Area is under threat from minor alterations that are carried out to individual properties under Permitted Development rights. The loss of original traditional joinery styles is regrettable. The retention of original roofing materials would be desirable.

Although some of the buildings are listed it is apparent that unsympathetic alterations have been carried out. Alterations such as changing the roof covering and joinery of a building should be controlled by the need for Listed Building Consent. There is a demonstrable need for stricter observance of good repair practices.

### Concise Statement

Area 2, overlooking Fairfield Common, is generally flat but falls away towards the eastern edge of the Conservation Area. The tree belt forming the southern boundary to the Common is an important landscape feature providing shelter from the open aspect of the common.

The earliest development of 17th and 18th century farm buildings, arranged in courtyards at 90o to Waterswallows Road, would originally have housed stock that grazed on the common. Later 19th and 20th century buildings are principally infill development.

The buildings in this area are a mixture of farm buildings and Victorian semi-detached properties. The farm buildings are typically small scale and closely integrated within the existing pattern of buildings whereas the later Victorian buildings are typically larger in size and scale with more ornate stone detailing. All are constructed from either natural gritstone or limestone, some are whitewashed and many retain their original natural roofing materials.

### AREA 3: Fairfield Common

#### Topography and Landscape

Area 3 is located to the north of the Conservation Area and covers a vast amount of open land. The land is predominantly flat, but undulates gently. There is a belt of tree planting either side of the main road leading into Buxton.

#### History and Development

Fairfield Common is an open stretch of Derbyshire upland that was left to the parish from the 1772 Enclosure Act. In its time the common has been home to a racecourse, grazing land and an 18 hole golf course. The main route from

Manchester to Buxton, the A6 runs through the centre of the common.

#### Open Space

The area is divided into two uses, that of common land and an 18 hole golf course. The open aspect and mixture of recreational uses that can be catered for on the Common provides an important landscape feature at the entrance to Fairfield.

#### Assessment of Threat

The loss of important open landscape, which is of great visual and amenity value to the population of Fairfield and surrounds, would be regrettable.

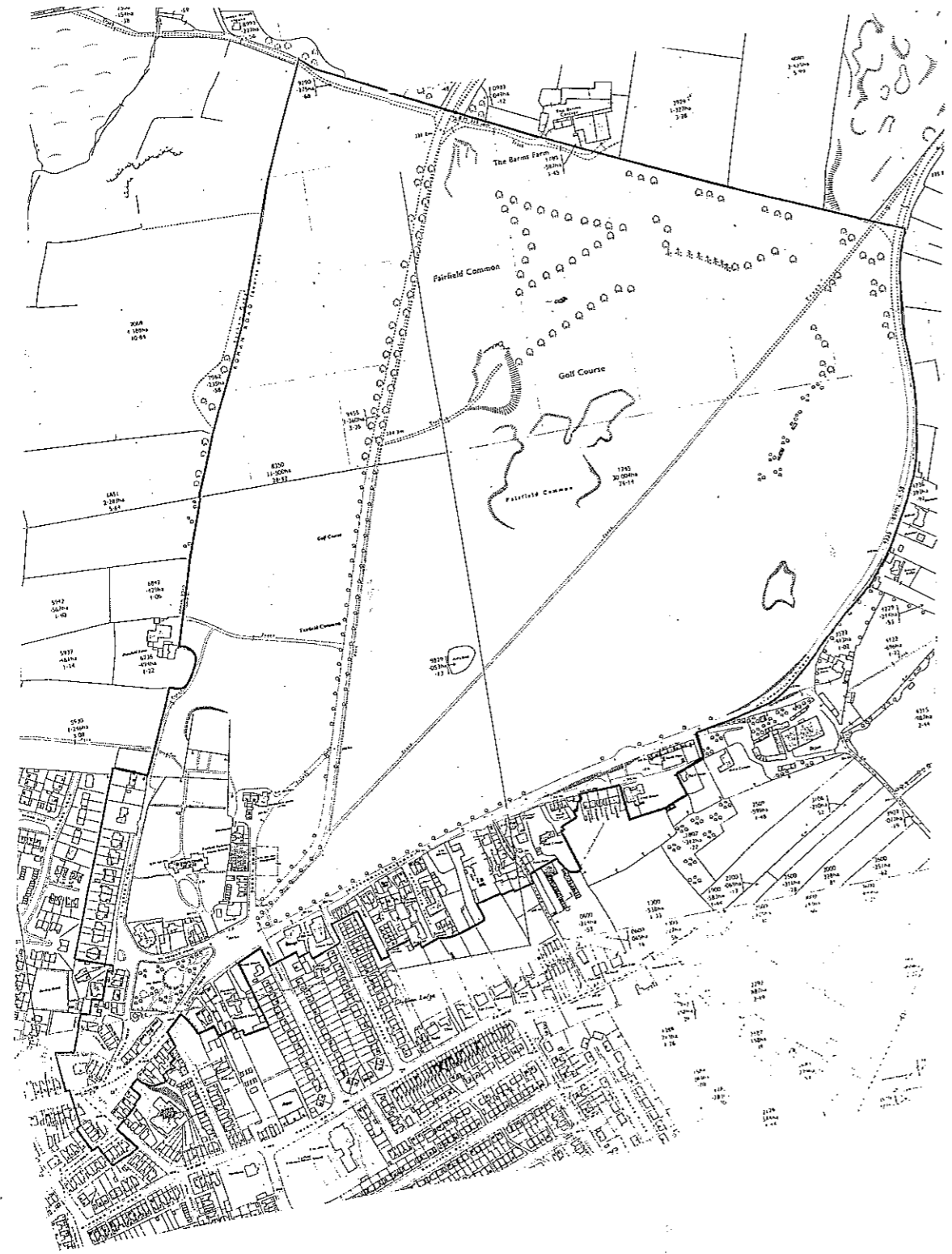
#### Concise Statement

Area 3 is an open area of flat land left to the parish from the 1772 Enclosure Act. The common has been used as a racecourse, grazing land and golf course. It is intersected by the main A6 Manchester to Buxton road which runs through the centre of the common and is lined with mature trees.

Please note that this character assessment is based on an initial site inspection together with some background research. It is not intended to be an exhaustive study but will be added to, and possibly amended, in the light of any further information which comes to light.

The exclusion of any reference to a particular aspect of the Conservation Area should not be taken to mean that it is not considered important.

# HIGH PEAK LOCAL PLAN



Site Reference	Site Description FAIRFIELD CONSERVATION AREA.	
Key — BOUNDARY OF CONSERVATION AREA.	Scale 0 50	North. 