

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

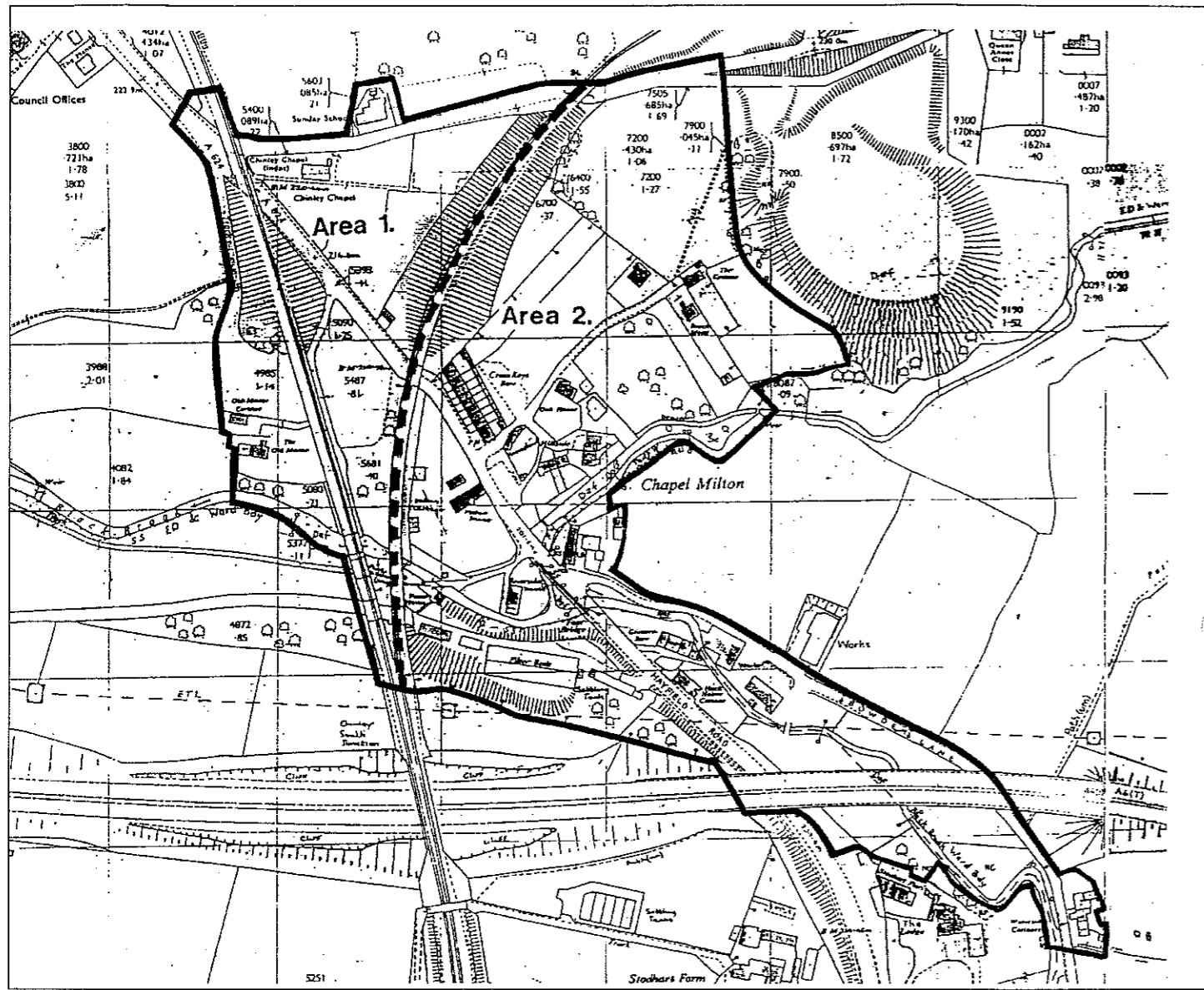


HIGH PEAK BOROUGH COUNCIL

CHAPEL MILTON



CONSERVATION AREA



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CHAPEL MILTON CONSERVATION AREA

— Conservation Area Boundary

In designating a Conservation Area at Chapel Milton, 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.

of the Chinley Independent Chapel, a grade II* listed building which is of particular importance because of its historical association with the non conformist Wesleyan movement. The railway viaduct, built between 1861 and 1894, is constructed of massive coursed squared rock faced gritstone. It dominates the skyline and limits views out of the area.

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.

AREA 2: HAYFIELD RD / BOWDEN LANE

Area 2 is contained within a hollow enclosed by the railway viaduct, A6 By-pass and former stone quarry. Black Brook was the focus of mill development at Chapel Milton dating back to the 14th century. Most of the development within the Conservation Area occurred during the late 18th and 19th centuries and the pattern of development associated with high density workers cottages and separate managers houses can still be clearly seen. The buildings are typically of simple design with plain facades constructed of natural gritstone with a mixture of blue and stone slate roofs.

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

AREA 1: RAILWAY VIADUCTS / CHINLEY INDEPENDENT CHAPEL

Area 1 is situated on high ground enclosed by the railway embankment and viaduct. The earliest development within the area occurred at the beginning of the 18th century with the building

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.

CHAPEL MILTON

CONSERVATION AREA CHARACTER STATEMENT

The following provides a detailed character statement for the Chapel Milton Conservation Area. In order to deal with an appraisal effectively the area has been further divided into 2 main sub-areas as follows:

(Refer to Plan 1)

Area 1: Railway viaducts/Chinley Independent Chapel

Area 2: Hayfield Road/Bowden Lane

AREA 1: Railway Viaducts/Chinley Independent Chapel

Topography and Landscape

This area, to the north west of the Conservation Area, slopes southwards and is generally at a lower level than the surrounding land. The viaducts and railway embankments enclose the area so that there are limited views outwards. The area within the hollow is generally open in character with belts of trees following the line of the viaducts and the stream.

Phases of History

There are 2 phases of history in this area. The founding of the non conformist methodist congregation by William Bagshaw, the Apostle of the Peak, during the end of the 17th century and the coming of the railway at the beginning of the 19th century. The first era brought about the building of the Chinley Independent Chapel in 1711, followed by the building of the Sunday School, the Old Manse and the Manse Cottage. The second phase of development saw the construction of the massive railway viaducts between 1861 and 1894.

Form of Development

As there are only four buildings within this area the pattern of development would seem to be that the school was built close by the Chapel because of its religious association and function whilst the Old Manse and Manse Cottage were built away from the main road in a secluded position overlooking the Black Brook.

Predominant Architecture/Notable Features

The dominant form of architecture within this area is the railway viaduct comprising two curved arcades converging to the south west of the Conservation Area. The railway viaduct is a grade II listed building constructed of massive coursed, squared, rock faced gritstone. The dominance of the viaduct is so great that it can be seen from every aspect of this part of the Conservation Area.

The Chapel, is the oldest building in the area and is of particular historical importance because of its association with the early non-conformist Wesleyan movement. Its architectural significance is recognised by its listed building status, graded II*. (Refer to listing) Within the grounds of the Chapel there is a cemetery and War Memorial, all contained within a walled enclosure. The Chapel wall, built in 1881, surrounds the Chapel and its grounds on three sides. Along Hayfield Road the wall is a prominent and important feature,

constructed of random rubble with ridge coping.

Of the remaining buildings the Sunday school retains almost all of its original features in an unaltered state but the Manse house and cottage have been altered extensively.

Building Materials

The buildings and viaduct are all constructed of locally quarried natural gritstone. The massive blockwork of the viaducts contrasts sharply with the dressed stonework to the Chapel and Sunday school. The Chapel is built of coursed gritstone rubble with dressed gritstone quoins, window surrounds and string course. There are stone mullion windows with small pane leaded lights and a stone slate roof. The Sunday school is built of coursed, squared gritstone rubble with dressed stone surrounds to the windows and door and a blue slate roof. There is a small fore-court enclosed by a stone wall and iron railing.

Open Space

The area of open land to the north east of the A624 Hayfield Road, within Area 1, is left as open grazing land. To the south of Area 1, between the road and the viaduct, there is an area of open land used to keep free range hens. There are sheds and hen houses built against the retaining wall to the fields and beneath the pillars of the viaduct. Because the land is at a lower level to the road these buildings are effectively screened from view.

Assessment of Threat

Whilst the Chapel and Viaduct are afforded the protection of listed status the dwellings at the Old Manse and Manse Cottage are unlisted and have suffered unsympathetic alterations that have been carried out under Permitted Development Rights.

Concise Statement

Area 1 is situated on high ground enclosed by the railway embankment and viaduct. The earliest development within the area occurred at the beginning of the 18th century with the building of the Chinley Independent Chapel, a grade II* listed building which is of particular importance because of its historical association with the non conformist Wesleyan movement. The railway viaduct, built between 1861 and 1894, is constructed of massive coursed squared rock faced gritstone. It dominates the skyline and limits views out of the area.

AREA 2: Hayfield Road, Bowden Lane

Topography and Landscape

The land falls from north to south in this part of the Conservation Area so that the hamlet of Chapel Milton is in a hollow. The area is enclosed by the railway viaducts to the north west, the A6 by-pass to the south and the former stone quarry to the east. The A624 Hayfield Road cuts through the area following the contours of the land so that there is a noticeable ascent in both directions.

Black Brook runs through the Conservation Area from the northwest to the south east. A water course running off Roych Clough joins Black Brook at the centre

of Chapel Milton. This water confluence was the focus of the Mill development at Chapel Milton.

To the south west of the Conservation Area there is an embankment, surrounding the filter beds, rising up to the A6 by-pass. There are mature trees along this embankment which effectively screen the filter beds from view.

Phases of History

The earliest recorded development in this area is Kings Mill, circa 1391 which predates the first mention of Chapel Mylne-ton in 1556. Kings Mill, originally a corn mill, later a cotton waste store and plum pudding production centre was demolished in 1946. It was sited immediately south west of Milton House with mill pond adjacent. There is no physical evidence, on the ground, of the mill's location since the area fronting Milton House has been extensively landscaped, but early O.S. extracts show its location (Refer to Plan 2).

The built development associated with the mill can be clearly identified as mill workers cottages at Cross Keys Row, Hillside, Gregorys Row and Dunkerque Cottages (now Riverside House) and managers housing at Milton House and outlying properties.

Whilst most of the development within Chapel Milton has occurred during the late 18th and 19th centuries the most recent development is the construction of a bungalow at the rear of Milton House. There has been no new development, with the exception of refurbishment and extension of existing properties, in the intervening 100 years.

Form of Development

The concentration of development in the centre of Chapel Milton has resulted in quite high densities particularly at Hillside, Cross Keys Row and Gregorys Row. On the fringe of the Conservation Areas there is low density development within landscaped areas surrounded by open grazing land.

Predominant Architecture/Notable Features

Within this area the most prominent building is Milton House, west of Hayfield Road. The building is constructed of coursed squared gritstone rubble with a stone slate roof and dressed stone surrounds to window and door openings. The porch is a later addition to the building. The boundary wall to Milton House is a very important visual feature of the Conservation Area considering its dominance adjacent to Hayfield Road.

Similarly Cross Keys Row on the opposite side of the road is an important townscape feature because of its narrowing effect upon this part of the Conservation Area. The terrace climbs the hill and follows the curve of the road so that a staggered roof line is a prominent feature of the row. The buildings are constructed of coursed squared gritstone rubble with blue slate roofs and a regular pattern of window and door openings. Some of the dwellings still retain their original sliding sash windows and many have their original chimney pots.

There are small forecourt gardens to the front of the buildings with coursed stone boundary walls and dressed stone gate piers.

A view of Hillside and the surrounding buildings from the bridge at the centre of the Conservation Area, is the best way to see the prevalence of blue slate

roofs that have been retained within the area. The staggered pattern of development within the vicinity of Hillside reveals varying levels of architectural detailing associated with buildings of differing importance.

The bridge over Black Brook is an important feature not just because of its central location and the views that it offers eastwards along Blackbrook Valley but also for the level of detailing with half-round copings to the wall.

Building Materials

Almost all of the buildings within the Conservation Area have been constructed of coursed natural gritstone with the exception of an industrial building off Bowden Lane which has been built in reconstructed artificial stone. There are few buildings that retain their stone slate roofs with most being blue slate.

Open Spaces

The area of land to the north east of the Conservation Area comprises fields used for rough grazing. This gives part of the Conservation Area a semi-rural setting. By contrast the Open Space to the south of the Conservation Area beneath the A6 by-pass, whilst well utilised for keeping hens and pigeons is over-shadowed by the physical dominance of the road and the associated noise of the traffic.

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 canopy porches to Cross Keys Row are particular examples of unsympathetic development, similarly the loss of original traditional joinery styles is regrettable.

Concise Statement

Area 2 is contained within a hollow enclosed by the railway viaduct, A6 by-pass and former stone quarry. Black Brook was the focus of mill development at Chapel Milton dating back to the 14th century. Most of the development within the Conservation Area occurred during the late 18th and 19th centuries and the pattern of development associated with high density workers cottages and separate managers houses can still be clearly seen. The buildings are typically of simple design with plain facades constructed of natural gritstone with a mixture of blue and stone slate roofs.

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.

CHAPEL MILTON

CONSERVATION AREA CHARACTER STATEMENT (SUMMARY)

In designating a Conservation Area at Chapel Milton, 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 Chapel Milton Conservation Area. In order to deal with an appraisal effectively the area has been further divided into two main sub areas as follows:-

Area 1: Railway Viaducts/Chinley Independent Chapel

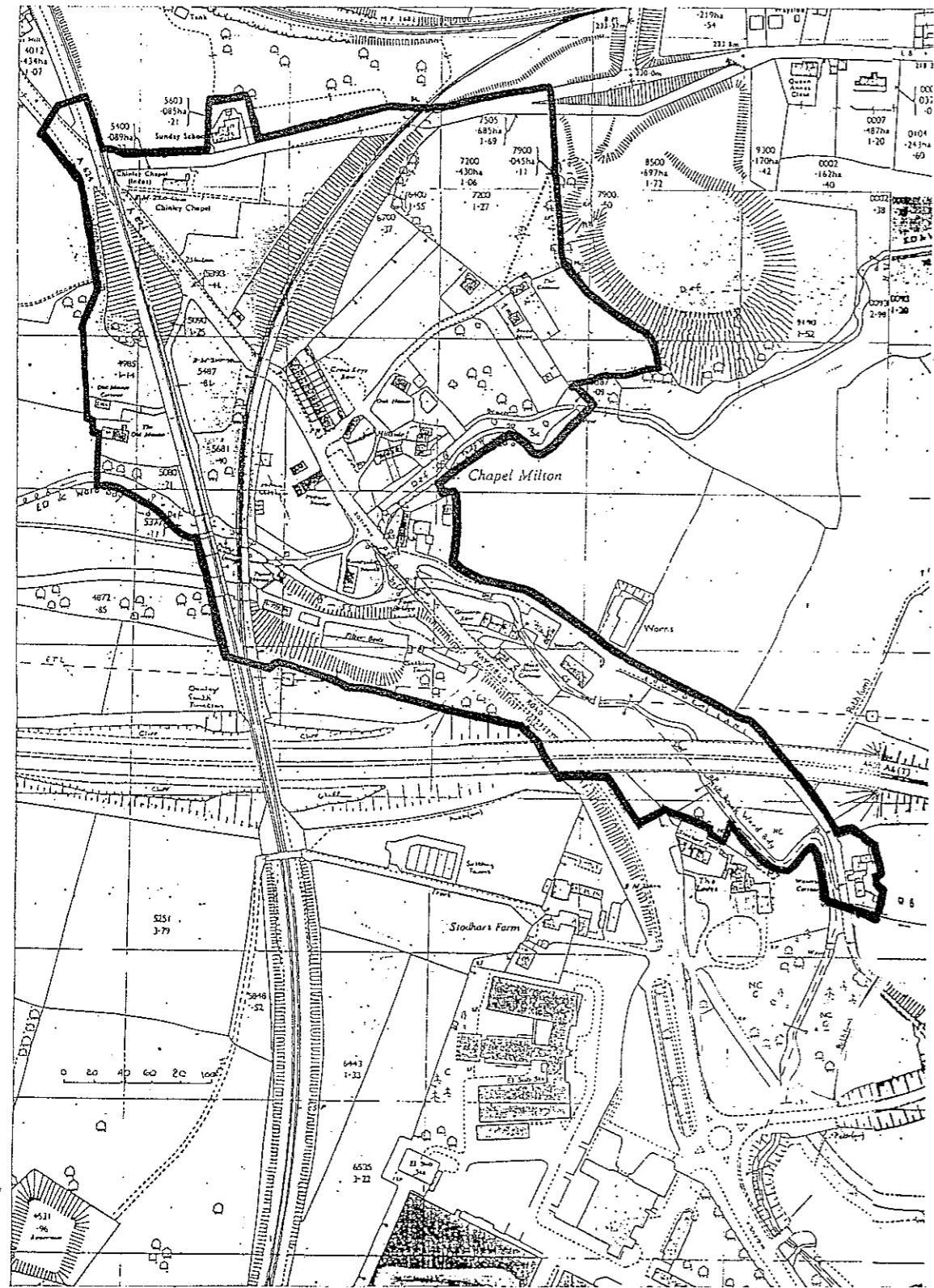
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Area 2: Hayfield Road/Bowden Lane

Area 2 is contained within a hollow enclosed by the railway viaduct, A6 bypass and former stone quarry. Black Brook was the focus of mill development at Chapel Milton dating back to the 14th century. Most of the development within the Conservation Area occurred during the late 18th and 19th centuries and the pattern of development associated with high density workers cottages and separate managers houses can still be clearly seen. The buildings are typically of simple design with plain facades constructed of natural gritstone with a mixture of blue and stone slate roofs.

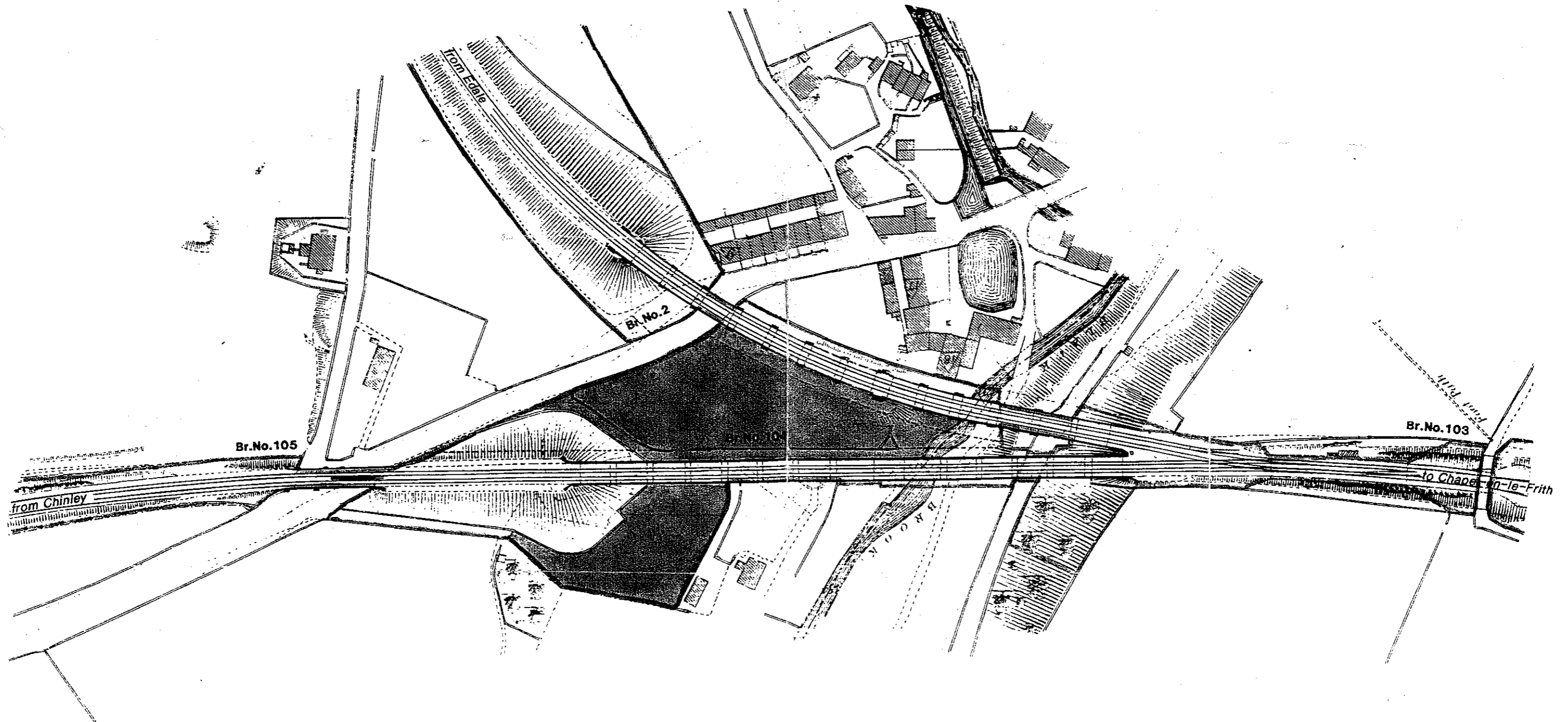
The above is a summary statement of the special character of the Conservation Area. A more detailed evaluation is available on request from the Borough Council.

HIGH PEAK LOCAL PLAN



Site Reference	Site Description	
	CHAPEL MILTON.	
Key	CONSERVATION AREA BOUNDARY.	Scale 0 20 40 60 80 100
		North 

CHAPEL-EN-LE-FRITH [CENTRAL]



BRITISH RAILWAYS
BOUNDARY EDGED GREEN

Scale 2 Chains to an Inch

BRITISH RAIL PROPERTY BOARD
NORTH WESTERN REGION
34 HIGH STREET, MANCHESTER
12 JUN 1992
Drawing Office
Plan No. 44629-1, 92