

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

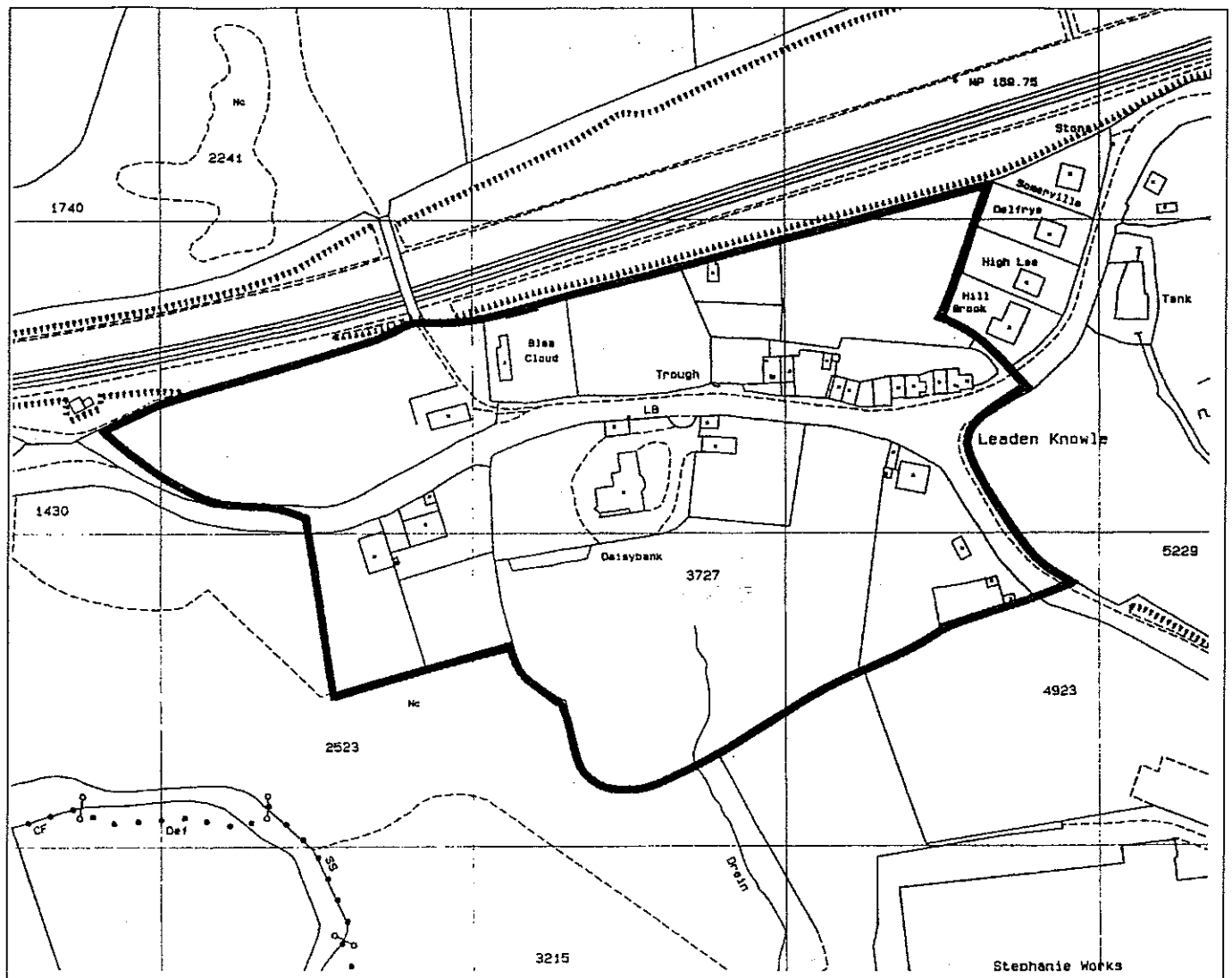


HIGH PEAK BOROUGH COUNCIL

LEADEN KNOWLE



CONSERVATION AREA



— Conservation Area Boundary

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LEADEN KNOWLE CONSERVATION AREA

In designating a Conservation Area at Leaden Knowle, 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 Leaden Knowle Conservation Area.

Leaden Knowle Conservation Area is situated on land which falls gently from north to south between the railway embankment and Black Brook. The hamlet dating back

to the late 18th and 19th centuries has developed in a linear pattern along the main road between Buxworth and Chinley. Small terraced properties are in a prominent position adjacent to and following the line of the road. Larger detached properties are set back from the road behind a boundary wall which is a distinctive feature of the Conservation Area. The buildings are characterised by their simple design with plain facades, constructed of natural gritstone with a mixture of natural and artificial roofing materials.

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.

LEADEN KNOWLE

CONSERVATION AREA CHARACTER STATEMENT

The following provides a detailed character statement for the Leaden Knowle Conservation Area.

(Refer to Plan)

Topography and Landscape

Leaden Knowle is situated on the B6062 road between the villages of Chinley and Buxworth. The hamlet has developed at the junction of roads leading to Buxworth, Chinley and Whitehough. The fall of the land is gently from north to south. The railway embankment marks the northern boundary of the Conservation Area and Black Brook, separated by fields, lies to the south of the Conservation Area.

Phases of History

The earlier buildings within the area date from the late 18th and 19th centuries. The 20th century extension to Leaden Knowle, towards Lower Lane, has been excluded from the Conservation Area.

Form of Development

The area is characterised by a linear pattern of development north and south of the main road. Small terrace groups are situated opposite the road junction leading down to White Hall. They are set back from the road by small forecourt gardens but nevertheless are prominent because of their proximity to the road. The remaining buildings are detached, set well back from the road within their own grounds.

Predominant Architecture/Notable Features

The terraced properties are characterised by their simple design with plain facades, single first and ground floor windows with square plain dressed stone to window cills, lintels and door heads. The main house and barn at Daisy Bank are distinctive as buildings which have for the most part remained unaltered and are therefore most traditional in their architectural detailing. The house has retained a full set of 16 pane true vertical sliding sash windows to the front elevation, timber gutters and a stone slate roof.

A notable feature of this property and the adjacent Leaden Hall is the boundary wall and gated entrances. The walls are a continuation of the field boundary walls but they increase in height, the quality of the stone and the detailing improves so that they become a prominent and important feature to the centre of the Conservation Area.

A water trough, to the northern side of the main road opposite the entrance to Leaden Hall, is an unusual and distinctive feature of the Conservation Area.

Building Materials

The majority of the buildings are constructed of coursed squared natural gritstone with a mixture of stone, blue and artificial slate roofs. Several of the buildings have rendered, painted gables.

Open Space

The Leaden Knowle Conservation Area is contained within a rural setting of fields and grazing land. The larger properties have private gardens with mature landscaping and trees overhanging the road.

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 joinery details and natural roofing materials is regrettable.

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.

LEADEN KNOWLE

CONSERVATION AREA CHARACTER STATEMENT (SUMMARY)

In designating a Conservation Area at Leaden Knowle, 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 Leaden Knowle Conservation Area.

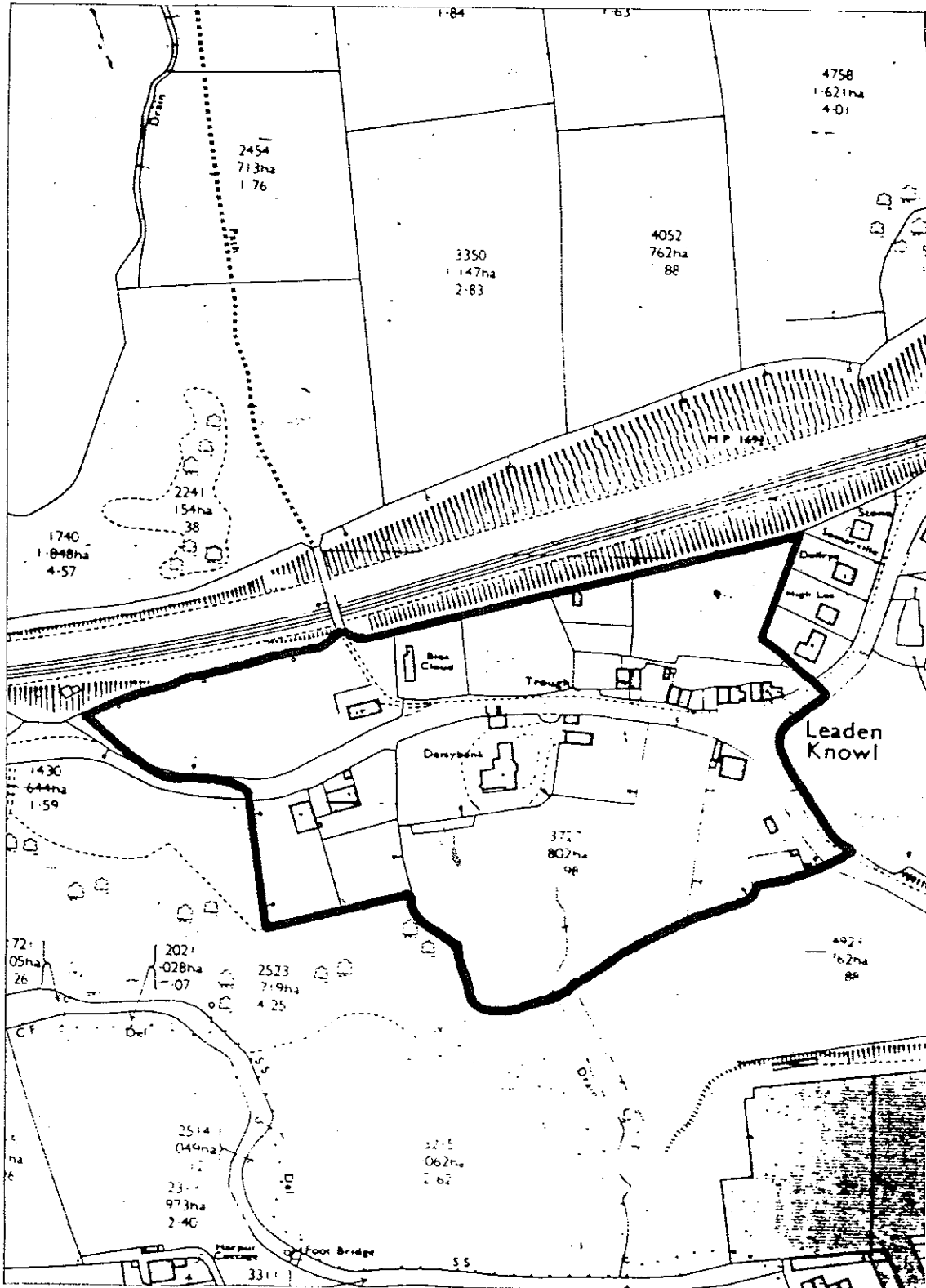
Leaden Knowle Conservation Area is situated on land which falls gently from north to south between the railway embankment and Black Brook. The hamlet dating back to the late 18th and 19th centuries has developed in a linear pattern along the main road between Buxworth and Chinley. Small terraced properties are in a prominent position adjacent to and following the line of the road. Larger detached properties are set back from the road behind a boundary wall which is a distinctive feature of the Conservation Area.


The buildings are characterised by their simple design with plain facades, constructed of natural gritstone with a mixture of natural and artificial roofing materials.

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.

jef/reports/lkcs

HIGH PEAK LOCAL PLAN



Site Reference	Site Description LEADEN KNOWL		
Key  PROPOSED CONSERVATION AREA	Scale 1:2500	North 