

## 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

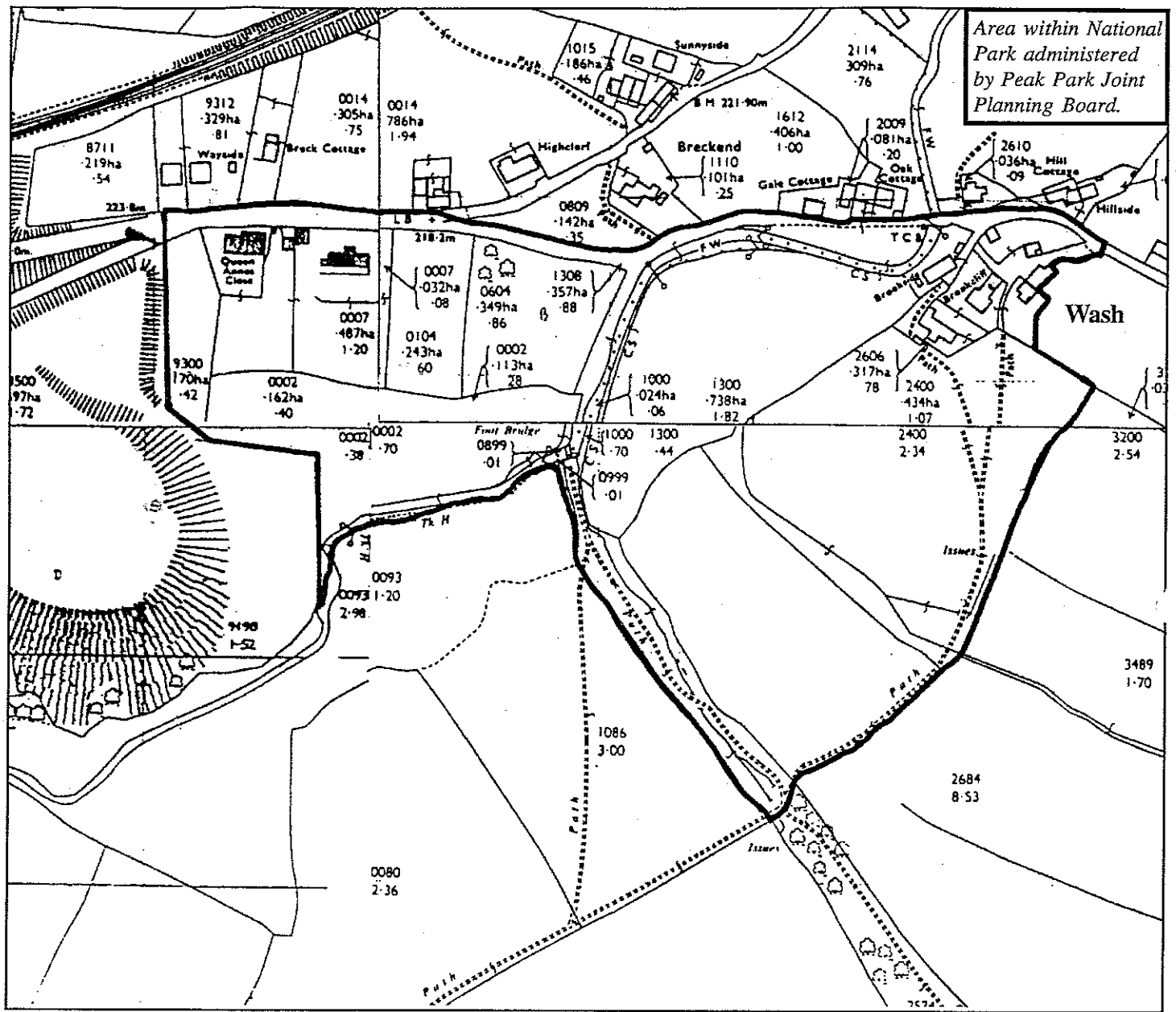


HIGH PEAK BOROUGH COUNCIL

# WASH



CONSERVATION AREA



- Conservation Area Boundary
- Peak Park Boundary

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**WASH CONSERVATION AREA**

In designating a Conservation Area at Wash, 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 Wash Conservation Area.

Wash Conservation Area, outside of the Peak District National Park, extends southwards across low lying meadow land and eastwards rising to high ground affording views of the surrounding

hills. The stream, tree belts and thorn hedgerows are distinctive landscape features of the area that can be seen from the network of public footpaths passing through the Conservation Area.

The buildings within the Conservation Area date from the late 18th and 19th centuries. All are in a prominent position either because of their proximity to the road or position on the hillside. The buildings are a mixture of large detached buildings retaining many original architectural features and smaller cottages of simple design with plain facades. All are constructed from 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.

## WASH

### CONSERVATION AREA CHARACTER STATEMENT

The following provides a detailed Character Statement for The Wash Conservation Area.

#### Topography & Landscape

Wash Conservation Area is situated north of Chapel-en-le-Frith and can be accessed off the A624 Hayfield Road between New Smithy and Chapel Milton. The boundary of the Peak District National Park runs through the village following the line of the road.

A feeder stream to Black Brook cuts through the Conservation Area and is a prominent landscape feature of the area being highly visible within the centre of the village. Low lying meadow land adjacent to the stream provides a strong contrast to the surrounding moorland countryside. The land rises steeply at the eastern edge of the Conservation Area affording views in all directions to the surrounding hills and the railway viaducts at Chapel Milton. There are strong tree belts along the river banks and field boundaries, including thorn hedgerows.

#### Phases of History

The village has developed as a group of agricultural buildings and farmhouse dwellings. There are only a few buildings in the Conservation Area, all dating from the late 18th and 19th centuries.

#### Form of Development

There are two quite separate groups of buildings. The detached buildings fronting onto the road at the western edge of the Conservation Area and a cluster of cottages on the hillside at the eastern edge of the Conservation Area. North of the Conservation Area, within the Peak Park, there are detached cottages and a group of agricultural buildings on land rising up to the railway embankment. All of the buildings occupy a prominent position within the Conservation Area, either because of their proximity to the road or position on the hillside.

#### Predominant Architecture/Notable Features

The detached buildings at the western entrance to the Conservation Area are distinguished as buildings set back from the road with a stone boundary wall fronting the properties. The buildings have for the most part remained unaltered and have retained details such as sliding sash windows and cast rainwater goods. The wall provides a strong visual boundary defining the limits of the private garden from the public road.

On the other side of the Conservation Area the buildings are distinguished by their position on the hillside. The most prominent building is Brookcliff, a two and three storey building in an elevated position overlooking the centre of the village. Regrettably the original traditional windows have been lost to more modern uPVC replacements. The cottages surrounding Brookcliffe are typically two storey buildings with varying roof heights and building lines. They are relatively simple in design with symmetrical window and door arrangements.

### Building Materials

The buildings are constructed from natural gritstone, some coursed, others random with a mixture of different roofing materials including stone slate, Welsh blue slate and artificial tiles. There are surviving examples of true vertical sliding sash windows with plain stone lintels and cills.

### Open Space

The village is contained within a rural setting surrounded by open countryside, wooded areas and grazing land. There is a network of public footpaths passing through the Conservation Area. Within the centre of the Conservation Area there is a tarmacked area, set back from the road, which is used for car parking.

### Assessment of Threat

The character of the Conservation Area faces principal threats 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.

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.

WASH

CONSERVATION AREA CHARACTER STATEMENT (SUMMARY)

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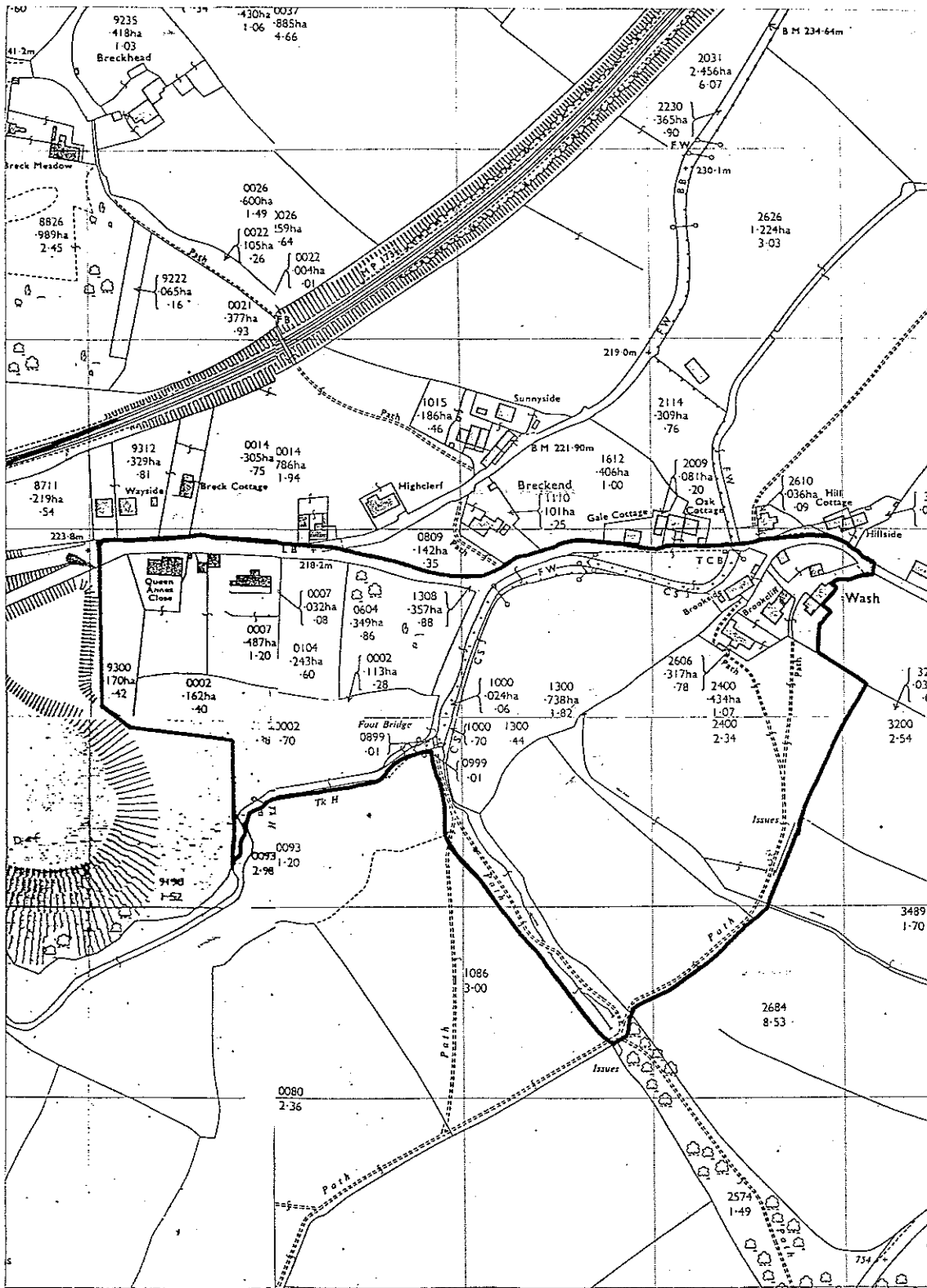
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# HIGH PEAK LOCAL PLAN



Site Reference	Site Description
	<u>WASH.</u>
Key	PROPOSED CONSERVATION AREA.
Scale	North