

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

WHITLE



CONSERVATION AREA

WHITLE

CONSERVATION AREA CHARACTER STATEMENT

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

(Refer to Plan)

Topography and Landscape

Whitle Conservation Area includes all of the buildings which make up the agricultural hamlet of Whitle. The hamlet is positioned on high ground overlooking New Mills and Birch Vale, in the middle distance, and Kinder beyond. The area is surrounded by open fields on all sides with a network of footpaths and bridleways intersecting the core of the Conservation Area.

Phases of History

The hamlet has developed as a group of agricultural buildings and farmhouse dwellings. The majority of the buildings date from the late seventeenth and early eighteenth centuries and almost all are listed as buildings of special architectural or historic interest.

Form of Development

The buildings have developed in an irregular pattern in a closely packed arrangement. The density of the development contrasts sharply with the openness of the surrounding countryside.

Whilst there are informal boundaries to the garden areas and farmyards surrounding each of the buildings, there are no formal characteristics within the Conservation Area. The road is unadopted and in a very poor state of repair, there are no footways, road signs or nameplates.

Predominant Architecture/Notable Features

The majority of the buildings, by virtue of their age and use, are very simple in design. They are characterised by their small window and door openings, mullioned windows and rusticated quoins. Although protected by their listed status, unsympathetic alterations to windows and roofs have been carried out. Original window designs have been lost to more modern replacements and stone/blue slate roofs have been replaced by artificial slates.

Building Materials

The buildings are constructed from natural gritstone, some coursed, other random, with a mixture of different roofing materials including stone slate, Welsh blue slate and artificial tiles. Some buildings have been rendered and painted.

The agricultural buildings have for the most part retained their original stone slate roofs although they are in various stages of disrepair.

Open Space

The arrangement of buildings within this settlement forms a tight cluster of buildings looking out over open countryside. The surrounding countryside is essentially agricultural providing rough grazing for horses and sheep. >

Assessment of Threat

Although most 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.

As well as the need to control alterations to buildings there is a need to protect the balance in the relationship of the buildings to the surrounding open countryside which could easily be affected by any intensification of agricultural use. >

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.

WHITLE CONSERVATION AREA CHARACTER STATEMENT (SUMMARY)

In designating a Conservation Area at Whitle, 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.

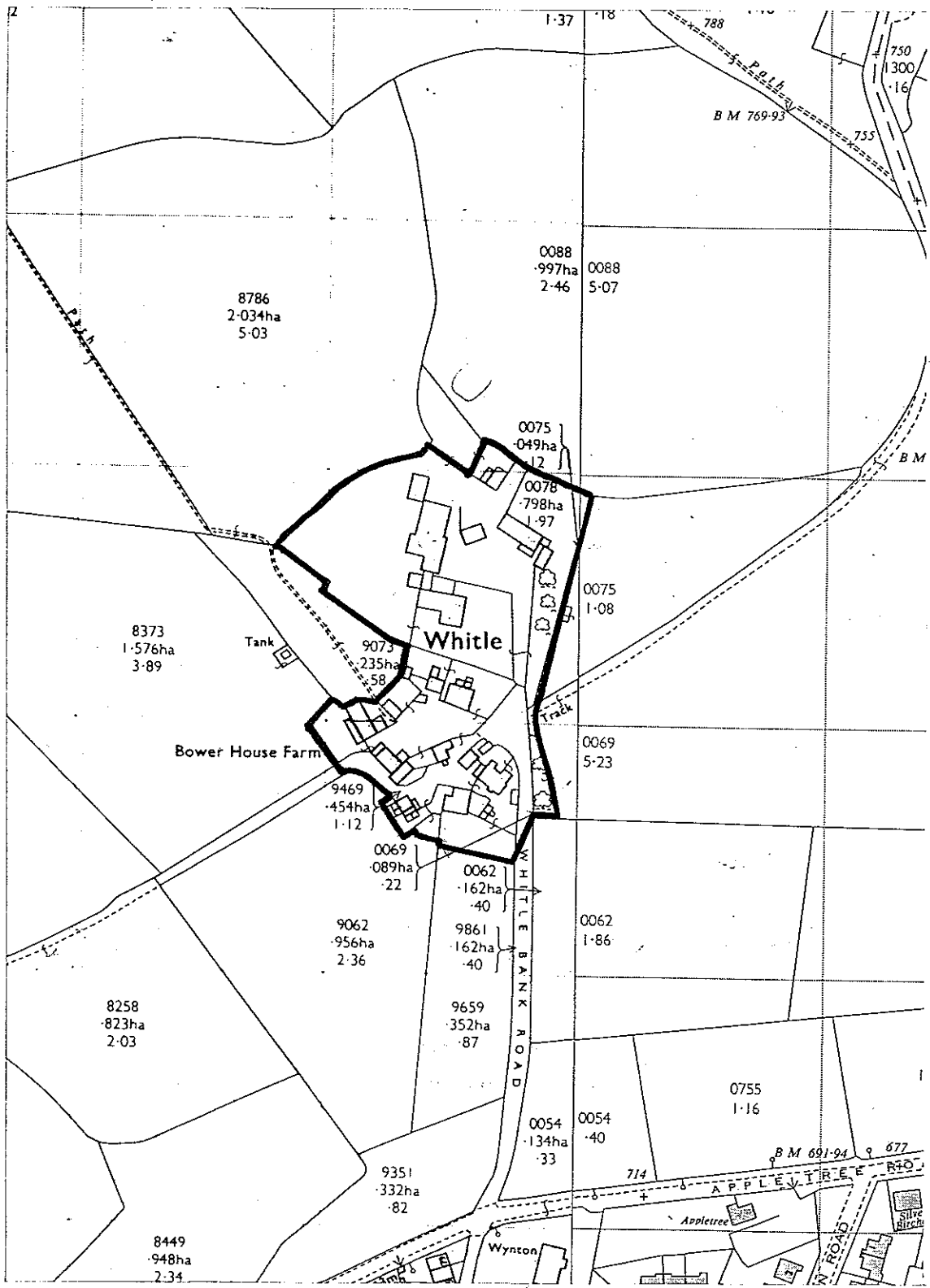
The following provides a summary of the detailed Character Statement for the Whitle Conservation Area.

Whitle Conservation Area encompasses the entire agricultural hamlet of Whitle situated on high ground overlooking New Mills and Birch Vale. The settlement, dating back to the late 17th century, has developed in an irregular pattern to form a tight cluster of buildings surrounded by open countryside. There is a close relationship between the rural character of the buildings and their agricultural setting.

Most of the buildings are listed in recognition of their special architectural or historic interest. All are constructed of natural gritstone with a mixture of natural and artificial roofing materials. Some buildings have been rendered and painted.

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



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| Site Reference | Site Description WHITE. | |
| Key — PROPOSED CONSERVATION AREA | Scale 1:2500. | North ↑ |