



Local Development Framework

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1 Part One

1.8 The Chapel-en-le-Frith Conservation Area was designated in 1971 and its original boundary extended in 1994 and again in 2004. The Council completed a detailed character appraisal for the area in June 1999. It is considered good practice to regularly review appraisals to keep them up to date. As such, this document has been updated in accordance with the published English Heritage Guidance entitled ‘Guidance on Conservation Area Appraisals - 2005’.

1.9 The final document will be prepared subject to full public consultation as set out in the Council’s ‘Statement of Community Involvement’.

Planning Policy Context

1.10 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 Act imposes a duty on local planning authorities to designate conservation areas. Conservation area designation is the main instrument available to authorities to promote and deliver conservation policies for a particular area. Designation introduces a general control over the demolition of unlisted buildings and provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area's special interest.

1.11 Planning Policy Guidance 15 – Planning and the Historic Environment provides a full statement of Government policies for the identification and protection of historic buildings, conservation areas, and other elements of the historic environment.

1.12 The Council’s local policies for conservation areas are contained within Chapter 5 – Conservation and Enhancement of the Built Environment of the High Peak Local Plan – Adopted March 2005 and relate to the following policies:

BC5 – Conservation Area and their Setting

BC6 – Demolition in Conservation Areas

1.13 In the future policies for the enhancement and protection of conservation areas and the built environment will be formulated through the emerging Local Development Framework scheduled for adoption in 2011.

1.14 The Chapel-en-le-Frith Conservation Area was designated in 1971 and since that date it has been extended a number of times. The current boundary is shown on Map 1. This map also identifies other statutory designation within the area, namely; listed buildings; scheduled monuments and tree preservation orders.

Location and Context

1.15 Chapel-en-le-Frith is surrounded by impressive hills and sits within the settled valley pastures of the Dark Peak⁽ⁱⁱⁱ⁾. On the lower slopes this is a pastoral landscape which higher up gives way to an area of rich ecological value. This dramatic topography developed as a result of erosion by millstone grit, shale and limestone deposits, along with the Wye Valley glacier that moved in a south-easterly direction through the valley. The wider landscape has a strong network of winding lanes and roads with railways along the floodplain.

iii High Peak Borough Council Landscape Character SPD5 March 2006

1 Part One

1.16 Chapel lies along what used to be the main route from Manchester to Buxton. However traffic movement through the centre of the town was alleviated in 1987 by the opening of the Chapel by-pass.

1.17 The boundary of the Conservation Area (see Map 1), has been drawn tightly around the centre of the town to include predominantly 18th and 19th century development, along with several medieval components^(iv). Thereby protecting significant elements of its historical evolution.

1.18 This appraisal is not exhaustive. Any building, feature or site not mentioned in the appraisal will not mean that it does not positively contribute to the character of the conservation area.

Origins and History of Chapel-en-le-Frith

1.19 The 40 square mile area bordered by the Rivers Goyt, Etherow, Derwent and Wye was once covered by the Royal Forest. The 13th century saw this area of woodland used as a vast hunting ground by Norman and Angevin Kings, and formed part of the ancient parish of Hope.

1.20 Foresters in two areas were given permission in 1225 by the Earl of Derby to build a chapel in the Forest. Hence the origins of the town's name Chapel-en-le-Frith.

1.21 The chapel was built on the prominent site where the present church now stands, and was dedicated to Thomas Beckett. The chapel was originally used, not only as a place of worship, but also as a court of law and a meeting place. It was also used as a prison in 1648, when 1500 Scottish soldiers were imprisoned for 16 days.

1.22 The settlement of Chapel soon developed around the church and quickly became a centre of trade and government. By 1250 there were 20 people holding land within the area. The settlement was an important stopping point for packhorses on the trade routes, which ran between Cheshire and Yorkshire.

1.23 The settlement pattern that developed in the Middle Ages still exists today. Although, widespread rebuilding of domestic properties, using more substantial materials, took place in the reign of Elizabeth I. Stone became the main building material, and mullion windows and stone-slatted roofs appeared, that are so characteristic of the High Peak area today.

1.24 The form of the town developed around the Market Place and church at its central core. The cattle market provided the town's trade focus and bustling livelihood. The cattle market was moved from this site many years ago and then ceased to exist altogether. Today there is an open-air market on this site every Thursday. One of the key features of the Market Place is the Old Stocks. These could date back to the Cromwellian period. The Market Cross is contained on the County list of Scheduled Monuments as published by English Heritage (March 1996).

iv Derbyshire Extensive Urban Survey Chapel-en-le-Frith Archaeological Assessment Report – G Stroud 1999

1 Part One



Picture 1 The Old Stocks



Picture 2 The Market Cross



Picture 3 The war memorial

1.25 The Market Place and old town are situated on rising land behind the main road - Market Street. The old town is partially hidden behind the facades of development along this route. However, two flights of stone steps give access to its narrow streets and alleyways.



Picture 4 + 5. Stone steps linking Market Street with Old Town



Picture 5

1.26 Key streets within the old town are Church Brow and Terrace Road, once forming one of the primary routes through the town. The character, history and origins of the old town are illustrated by the area's setted streets and stone terraced cottages.

1 Part One



Picture 6 gritstone setts laid on Terrace Road



Picture 7 Stone terraced cottages along Market Place

1.27 Development spread from the central core along Market Street to the east and High Street to the west. Key buildings from this period include the Hearse House (1818) on Market Street (now a Visitors Centre) and the Primitive Methodist Bethel (1852) which is now occupied by a firm of joiners. Market Street also has a number of terraced cottages dating from the early to mid 19th century including two former weavers Cottages.



Picture 8 Hearse House



Picture 9 The Primitive Methodist Bethel

1.28 The Vicarage, (1840), was one of the earlier buildings along High Street. This was built around the same time as the adjoining infant school building. The listed building at 16 High Street, built in the late 18th century is a further example of earlier development and provides an exemplary example of a well preserved traditional building.

1.29 More recently there have been several new housing developments within the conservation area, these are:

- 2a/2b Rowton Grange Road



1 Part One

- Miry Meadow
- Sunday School Square



Picture 10 Recently completed development at Miry Meadow

Building Types, Traditional Details and Materials

1.30 The older buildings within the conservation area date from The Church of St Thomas Beckett ^(v), through to late 19th century, terraced properties.

1.31 Coursed gritstone rubble is the predominant material used for walls and chimneys, with dressed gritstone for window and door surrounds. Welsh blue slate is now the most common roofing material although, a number of earlier stone slate roofs still survive.

1.32 Although gritstone is by far the most common building material within the conservation area several buildings, including 38, 27 and 13 Market Street have been constructed from red brick.

1.33 The Bulls Head ^(vi) is one of the few properties along Market Place without a gritstone facing. Instead it is finished in rusticated stucco on stone with gritstone dressings.

v dating from the early 14th century, refashioned in 1735 and altered in 1890

vi dating, from the 17th century with an 18th century facade

1 Part One



Picture 11 The Bulls Head on Market Place

1.34 The earliest development centred on the Church and was concentrated along Market Place, Church Brow and Terrace Road. Market Place itself has several properties dating from the 17th century. Although, in most cases the front facade has been altered or remodelled. These buildings sit side by side with later 19th century terraced properties. As a result there is a uniformity of materials but, a vast array in the finish and size of stone door, window surrounds and their proportions. The smaller door openings on Church Brow, with rough and irregular shaped stone surrounds, sit in complete contrast to the later properties along Market Place and Terrace Road. These display smooth gritstone lintels with square and semi-circular head doorways in finely cut dressed gritstone.



Picture 12 Stone door surround on Chapel Brow



Picture 13 A later and more decorative stone door surround on Market Place

1.35 Predominately stone details within the older parts of Chapel are quite crude. Here gritstone slabs are used for sills and lintels with little attempt to achieve symmetry. It is these details that illustrate the historical development of Chapel, whilst adding enormously to the character of the conservation area. These crude and simple stone surrounds are not just confined to the old town. Along Market Street, to the western edge of the conservation area, early cottages are intermingled with later 19th century development.



1 Part One

1.36 Unfortunately many of the traditional joinery details within the conservation area have been lost. This is particularly acute among the residential properties and less so on the commercial properties, due to stricter planning restrictions. Apart from the very early buildings, sliding sash windows would have prevailed. Their glazing bar sub-division would have differed from as many as eight lights over eight to one over one to reflect the building's period. Very few surviving examples of these joinery details exist, having been replaced by modern stained or UPVC "look alikes". It is these original details that greatly contribute to the character of an area and their retention must be encouraged. More recently the Council has been able to grant aid the reinstatement of traditional joinery details through the management of area partnership grant schemes. These schemes funded jointly by the County, Borough and English Heritage have been successful in restoring historic details to a number of traditional buildings within the conservation area.



Picture 14 A traditional timber shopfront that was reinstated through a partnership grant scheme

1.37 Market Street, High Street and parts of Market Place have ground floor commercial uses. These are often accommodated in what would have originally been domestic property. Many of the shopfronts have been installed in the late 19th century providing fine examples of traditional Victorian joinery. Again the partnership grant schemes has helped restore and reinstate traditional shopfronts. Which overall has proved important in enhancing the protecting the character of the conservation area.



1 Part One



Picture 15 29 Market Street with full original sash windows and shopfront

1.38 There are of course several buildings that due to their period of development, location or use differ slightly from the surrounding property. For example, 11 High Street displays an unusually large front door opening with an impressive dressed stone surround, an example not seen elsewhere in Chapel. The property can also boast particularly elaborate cast iron gutters resting on ornate brackets and traditional joinery details.



Picture 16 11 High Street

1.39 Both the Vicarage and School at the western end of High Street differ quite significantly from the rest of the conservation area. Built in 1840 and 1839 respectively, of ashlar gritstone, they are quite considerable in size. They are situated within their own grounds with impressive stone boundary walls. Both properties also display stone mullion windows.

1 Part One



Picture 17 The School building on High Street

1.40 The majority of development within Chapel has developed up to the back of the pavement with only a handful of residential properties enjoying small forecourt gardens.

1.41 New development within the conservation area has been constructed in traditional materials of gritstone and slate roofs and integrate well in their environment.

1.42 Chapel is fortunate in retaining much of its traditional surface materials. The Market Place, Church Brow and Terrace Road all have setted carriageways - with stone pavements, kerbs and stone steps retained throughout most of the conservation area. In addition, through the conservation grants programme several areas have been enhanced by the reintroduction of natural materials
(vii)



Picture 18 Existing stone flags and stone steps along Market Place



Picture 19 The reinstatement of traditional surface materials outside the Co-Op.

vii stag glass forecourt and Co-op forecourt

1 Part One

1.43 The building materials, traditional details and styles together, have a great effect upon the appearance of an area. Within a conservation area this is even more so. Therefore, it is important that such details are preserved or where lost, sensitively restored. It is not to say that change or development cannot occur but, where it does, should be sympathetically managed to reflect and indeed contribute to its character.

Landscape Quality

1.44 The Borough Council's Landscape Character document identifies Chapel-en-le-Frith as an urban area lying within settled valley pastures. Here the underlying geology is gritstone and shale. The valley slopes are moderate to steep. There is a wooded character associated with this area with tree belts running along streams and cloughs. This landscape type surrounds the town and given its topography is visible from many vantage points within the town centre. It is this setting which contributes greatly to the character and landscape quality within Chapel and its surrounds.

1.45 Trees and tree cover play an important part in defining the character of an area and its landscape setting. Within the conservation area the tree cover is largely confined to two areas; The Churchyard and Pickford Meadow. There is a Tree Preservation Order that covers the churchyard which contains some good specimen broad leaf trees which provide an enhanced setting for the church. The eastern boundary of the church is enclosed by the twelve apostle lime trees. These trees actually lie within the footpath that leads down to Burrfields Road. This pattern of lime trees is mirrored by another group that follow the edge of the churchyard. Both these linear groups provide a strong visual boundary to the edge of the churchyard and a significant focal point at the end of Market Place.

1.46 Pickford Meadow is criss crossed by low stone boundary walls and mature broad leaf trees of sycamore and oak.



2 Part Two

Townscape, landscape and sub-areas

2.1 Although Chapel is situated in a broad valley, it is actually a hill town. Its contrasting features of the quiet narrow setted streets of the old town, and the busy main road of Market Street, together with the differing levels, gives rise to several sub-areas within the conservation area. Each of these merit separate assessment in terms of townscape quality and relationship with the landscape. Their edges overlap but generally they can be defined as shown on map 2. Maps 3 - 10 have been included to illustrate notable townscape and landscape features of each area.

Area 1 - Market Place North

2.2 This sub-area centres on the Church and its environs. Taking in some of the old town, the character of this area focuses on the views towards the church and on the small self-contained areas behind the Market Place, which were originally burgage plots.

2.3 This area includes the northern part of the street known as Market Place, which extends beyond the market area to the Parish Church, Pickford Place and Church Lane and includes the whole of the church yard.

2.4 The Church of St. Thomas á Beckett is a grade II* listed building and was first established in 1225. The present church, although it stands on the same site, contains no remains of the original ancient chapel. The church was apparently rebuilt in the 14th century and was refashioned in 1733 by G. Platt of Rotherham and altered by Derbyshire and Smith in 1890-3.

2.5 The church yard is a key open landscaped area within the conservation area and contains several important features. - the listed sundial which probably dates back to the 18th century and 2 Scheduled Ancient Monuments - the Standing Cross ^(viii) and Anglo - Scandinavian High Cross. On the south east side of the chancel is a small stone, probably the oldest inscribed stone in the churchyard, on this is crudely carved an axe and above, with more modern characteristics, the initials P.L. If this was originally a headstone it was probably appropriated for a later burial.



Picture 20 The Church of St. Thomas á Beckett



Picture 21 The 12 Apostles trees

viii although not in its original location

2 Part Two

2.6 The setting of this area and the views down the northern part of Market Place take in the setting of the church, the trees within its grounds and the listed gate piers and railings. A pathway leads from the entrance of the churchyard down to Burrfields Road bounded by the 12 Apostle trees.

2.7 The central core of this sub area is the street named Market Place. The street itself is relatively narrow with dwelling houses and some commercial properties fronting the pavement.

2.8 The northern side of Market Place takes in a row of traditional stone terraced cottages where key properties such as 21 Market Place retain traditional roof materials and surviving stone steps. Although some of the properties in this row have sliding sash windows, there are a number of other properties where artificial roof materials have been used and modern window replacements introduced.

2.9 On the opposite side of Market Place the Bulls Head gives a focus to this sub-area. Listed (grade II), this building was formerly a public house dating from the 17th century with 18th century facade. Having been restored, the building and adjoining old entrance yard to the pub make a positive and prominent feature of the conservation area. At the bottom right hand corner of the façade is a row of stone mounting steps.



**Picture 22 Mounting blocks
outside the former Bulls Head**

2.10 Perhaps also worthy of note is Stocks Cottage and adjacent property of 14 Market Place. Both are traditional in design but incorporate interesting features in that Stocks Cottage is of pink gritstone and 14 Market Place incorporates a dressed stone arch, fanlight and lead lined stone gutter.

2.11 Behind the properties on the north side of Market Place, are a number of historic spaces based on the ancient medieval burgage plots and hidden from immediate view. Church Lane, a narrow alleyway, leads to a wide open space which is framed by a number of traditional stone cottages. Worthy of particular note are the views from this area towards the church.

2.12 Another area hidden behind Market Place under an archway is Pickford Place. This original burgage plot is framed by traditional stone properties. Although these properties incorporate a number of modern features the retention of traditional stone roofs, gritstone setts and York stone flags provide a historically distinct area with views of the church providing the backdrop.



2 Part Two



Picture 23 Pickford Place



**Picture 24 View from
Pickford Place
towards the church**

2.13 Within Pickford place original cottage corner stones can still be seen providing evidence that once several cottages stood in the centre of this area. These cottages, coach house and stable block, along with the nearby inns, emphasise the importance of Chapel as a staging post on the main thoroughfare from London to Manchester.

Area 2 - Market Place

2.14 The central focus of this sub-area is the market place. This sloping, setted area is raised above the level of Market Street with decorative railings and a number of trees framing the view from Market Street.

2.15 A remarkable feature of the area is the large number of inns, which surround it - an indication of Chapel's former importance as a routeway, market town and staging post on the old A6 London to Manchester Road. The setts have been re-laid and a paved area has been created around the various artifacts which stand there.



**Picture 25 The flagged
forecourt of the Market Place
and war memorial**

2.16 Features within the market place create a strong sense of history, The Stocks, situated outside of the Olde Stocks Cafe may well date back to the Cromwellian Period. The Market Cross, a Scheduled Ancient Monument, is stated as being old, but is of unknown origin. There are claims

2 Part Two

that some marks on the surface indicate a date of 1636. The War Memorial was erected by Public Subscription in 1919 and is a tribute to all the local men who served in the Great War rather than simply those who died in battle.

2.17 The Market Place setting is framed by primarily commercial properties and public houses - perhaps the most prominent of which is the Kings Arms. This Inn, which was a stopping place on the Buxton-Manchester Turnpike, was once known as Town Head and consisted of two farmhouses - Old House Farm and New House Farm. The position of the Kings Head is prominently situated on the sloping ground from Market Street to the Market Place. It stands at what could be described as the head of the Market Place area.



Picture 26 The Market Cross

2.18 The view from the Kings Head looks across the market area to the row of shops on its northern edge. This row of 2 & 3 storey terraced properties provides a rich backdrop to the Market Place. Several of these retain traditional shopfront surrounds and doorways. Varying in height, the white painted facade and black painted dressed stone details of the Post Office (formerly The Swan Inn) stands out.

2.19 The Roebuck Public House and outbuildings to the rear are also worthy of mentioning, although not a particularly prominent building in terms of the conservation area as a whole, the public house is well preserved. Once displayed on the front elevation, the Roebuck Inn holds the original licence to sale intoxicating liquor between the hours of 3.00pm to 4.00pm, on Thursdays (market day), to farmers, corn and provision merchants.

2.20 Behind the Roebuck Pub is Roebuck Place - another burgage plot. This is a small yard with 2 stone built terraced properties and engineering works.

2.21 The properties along the south side of Market Street have been included in this sub-area as they visually belong to it. Key properties in this row of primarily stone terraced properties include the Royal Bank of Scotland. This was formerly known as Williams Deacon's Bank. It is a prominent grade II listed building from the early 19th century with early 20th century refronting of decorative ashlar and stonework to the ground floor. The Royal Oak Hotel next to the bank is also listed, and because of its large painted frontage provides the conservation area with a prominent structure.

2 Part Two



Picture 27 The Royal Bank of Scotland - formerly Williams Deacon's Bank

2.22 The row of buildings along this section of Market Street are fairly uniform in roof line and provide a strong visual boundary to the Market Place. In particular, the Vecchia Italia restaurant's distinctive style stands out, being of a red brick construction with mock timber to the first floor. Although partially hidden, an attractive traditional shopfront surround still exists to the ground floor.



Picture 28 Vecchia Italia Restaurant

2.23 The Nat West Bank building along with the Co-op are more recent in design and are considered to have a neutral affect on the conservation area (they neither detract or enhance the character of the conservation area). The area in front of the Co-op however, does provide a small open space with trees which has recently been enhanced with natural materials.

2.24 New development is located at the corner of Market Street and Rowton Grange Road. Here, two new cottages have been constructed on a previously vacant and unsightly area. The cottages in their style, scale and materials contribute towards and make a positive contribution towards the character of the conservation area.

Area 3 - Church Brow and Terrace Road

2.25 Sub-Area 3 centres around one of the earlier parts of Chapel to develop, namely that around Church Brow and Terrace Road.

2 Part Two

2.26 Church Brow itself is a narrow setted street leading from the end of Market Place and the entrance to the Church down a steep slope to Market Street. Due to the slope of the street views from the "Brow" give tremendous vistas of the surrounding countryside, whilst views from the bottom of Church Brow lead the eye intriguingly up the steep slope and offer glimpses of Terrace Road.



Picture 29 The view from the top of Church Brow

2.27 The properties within this area vary in age from the early 18th century smaller cottages at the top of Church Brow, to the larger and grander later 19th century development located at the bottom. Most are two storey residential properties constructed in coursed gritstone whilst several have rendered/painted facades.

2.28 Significant buildings within this sub-area include No's 3 and 5 Terrace Road and 8 Market Place. Their elevation fronting onto Terrace Road is of 3 storeys and have been recently rebuilt. Their origins however are much earlier as evidenced by their frontage on to Market Place displaying earlier development of small mullion windows and heavy stone door surrounds.



Picture 30 Door surround to 8 Market Place



2 Part Two

2.29 Number 2 Terrace Road, (Hardwick Mews) recently modernised, occupies an important position within the sub-area by forming the smooth transition from Church Brow to Terrace Road. Its setting is, however, marred by the poor quality concrete strip around the building.

2.30 Terrace Road contains a number of properties on its southern edge which, due to the slope of the site form the upper floors of the commercial properties along the northern edge of Market Street. These dwellings have developed in 3 blocks of buildings with varying heights of both coursed, uncoursed gritstone and red brick. Two of the blocks have a large coursed gritstone boundary wall running along the front. This wall carries on and contains a small landscaped area adjacent to the original stone steps leading to Market Street.



Picture 31 View along Terrace Road

2.31 The gradient of this area and the development of the properties and their position in height to one another greatly contributes to the townscape quality. There is an intense sense of enclosure within this locality with views out of the conservation area obtainable from the top of Church Brow only. The retention of the original surface materials contributes greatly to the townscape quality.



Picture 32 View from Market Street to the top of Church Brow

2 Part Two

Area 4 - Lower Market Street

2.32 The lower end of Market Street, on the eastern edge of the conservation area, has been included within the appraisal as Area 4. This area includes predominantly two storey residential properties along its northern edge with commercial and public buildings located along the southern edge.

2.33 Market Street itself provides (looking east) uninterrupted views out of the conservation area to the surrounding hills - a view that is maintained complete along Market Street and High Street. Often glimpses of the surrounding countryside can also be gleaned through breaks within the building frontage.



Picture 33 View from the top of Market Street to the surrounding hills



Picture 34 View from the junction of Market Street and Rowton Grange Road affording views of the surrounding landscape

2.34 The Town Hall is one of the most prominent and significant building within this area. Along the northern edge of Market Street the Methodist Chapel, No 34 Market Street - now a joiners workshop and Hearse House built 1818 (Grade II listed) provide the only exceptions to the otherwise continuous row of terraced dwellings and few commercial properties.



Picture 35 Chapel Town Hall

2.35 The former National Tyres site has been converted and developed into a small residential development known as Sunday School Square. This scheme retains the original Chapel along with several new cottages developed within its curtilage. The completed development enhances



2 Part Two

both the appearance and character of the conservation area and improves greatly upon the sites previous condition. The adjacent workshops have been identified as having a negative effect upon this area, although this is limited by its well screened location.

2.36 An area that has not been included within the conservation area boundary, but lies adjacent to it, is the junction of Market Street and Thornbrook Road. A number of commercial properties are located here and positioned well back from the street frontage, providing an open featureless forecourt used for indiscriminate parking. This area has a negative and detrimental effect upon the setting of the Chapel conservation area and the approach to the heart of Chapel.

2.37 To the north of Market Street the conservation area includes a row of 2 storey gritstone terraces, some of which front directly on to the pavement. Although, the eastern most edge of this development has small forecourt gardens. Predominantly this row of cottages date from the late 19th century but earlier development can be spotted by several cottages. A number of properties retain their stone steps leading to the main door on the ground floor.

2.38 A new development site at Burrfields has encroached within the Conservation Area, however it is well hidden from view and neither adds nor detracts from the character of this area or the conservation area as a whole.

Area 5 - Upper Market Street

2.39 Area 5 includes the upper part of Market Street. Predominantly two storey gritstone terraced commercial properties step up Market Street to reflect the gradient and slope of the area. Notable views from this area include that along Market Street to the east out of the conservation area to the distant hills and an exceptional view leading up Church Brow and Terrace Road.

2.40 Although most buildings are 2 storey high No's 29 and 27 Market Street, along with several other buildings lying opposite, are of 3 storey. No 27 is grade II listed, dating from the early 19th century. It is constructed from red brick with a modern hipped roof. This property as with the others has a commercial use to the ground floor. The former hardware shop is now Chapel Bistro and was sympathetically restored and repaired several years ago.



**Picture 36 . 29
Market Street**



**Picture 37 27 Market
Street**



**Picture 38 Commercial
terraced properties on
Market Street**

2 Part Two

Area 6 - High Street

2.41 The development along the High Street to the west of the conservation area has been included within this area. At this point Market Street rises up to meet High Street offering long distant views of the surrounding environment and Market Street below.

2.42 Predominantly the buildings are similar to those along Market Street being 19th century coursed gritstone properties, two storeys in height. Although both the School and Vicarage (Grade II listed and dated 1839 and 1840 respectively) are much larger in scale than the adjacent buildings. They are of coursed gritstone and have smaller mullion window openings. Both stand within their own grounds with a substantial coursed gritstone wall surrounding the Vicarage, containing the private grounds and large mature trees. The continuous wall provides a sense of enclosure along this part of High Street and the mature trees are a welcome break from the continuous gritstone frontages.

2.43 With assistance through the partnership grant scheme a number of traditional style shopfronts have been restored along high street which together make a significant enhancement to their previous appearance.

Area 7 - Eccles Road

2.44 Eccles Road leads from Market Place to Cross Street following a linear route parallel to that of High Street and is assumed to follow its original medieval route from Chapel to Whaley Bridge. The area contains few buildings, with only the historical properties developed right up to the footpath or contained behind important stone walls. New development sits alongside 19th century buildings along a route that is very much ancillary to the importance of High Street.

2.45 Recent residential development does little to enhance or detract from the character of the conservation area.

2.46 Whilst leaving Sub-Area 7, along Station Road, distant views of the hills can be seen.

Area 8 - Miry/Pickford Meadow

2.47 Station Road runs just outside the boundary of the conservation area but contains Area 8. This area is in part open meadowland and heavily treed. Its south westerly corner has recently been developed for residential accommodation. Through the use of natural materials, design and appearance the development fits in well within the conservation area.



2 Part Two



Picture 39 Recent development in conservation area



Picture 40 Recent development in conservation area

2.48 Above, the recently completed Miry Meadow development sits well within the context of the conservation area.

2.49 Pickford Meadow contains in its south-western corner an old orchard surrounded by a dry stone wall. This wall and others that criss cross the site are in a bad state of repair. Church Lane and Roebuck Place are historical unmade tracks that contain the northern and southern boundary of Pickford Meadow. Roebuck Place runs from the Market Place to the public car park whilst Church Lane continues from Market Place to the courses where it picks up a network of public footpaths.



Picture 41 Views across Pickford Meadow

2.50 Land to the north of Pickford Meadow and adjacent to the church is a recent extension to the historical churchyard.

3 Part Three

Conclusions

3.1 The town of Chapel-en-le-Frith and especially its historic heart - the market area and surrounds- retains a high level of significant and historic value. With its medieval origins and high survival of historic detailing to both buildings and its public realm, Chapel reveals a significant townscape quality which contributes positively towards preserving and enhancing the character of the conservation area.

3.2 The town is fortunate in that a number of problem sites have recently been developed. These, along with the continued partnership grant schemes have and will continue to promote the enhancement, appearance and regeneration of the town.

References

3.3 **Smith M** (1996) - *Chapel-en-le-Frith Old Town Trail*

3.4 **Smith M** (1993) - *Chapel-en-le-Frith - A Guide to the Capital of The Peak*

3.5 **Kirke H** (1963) - *The Capital of the Peak*

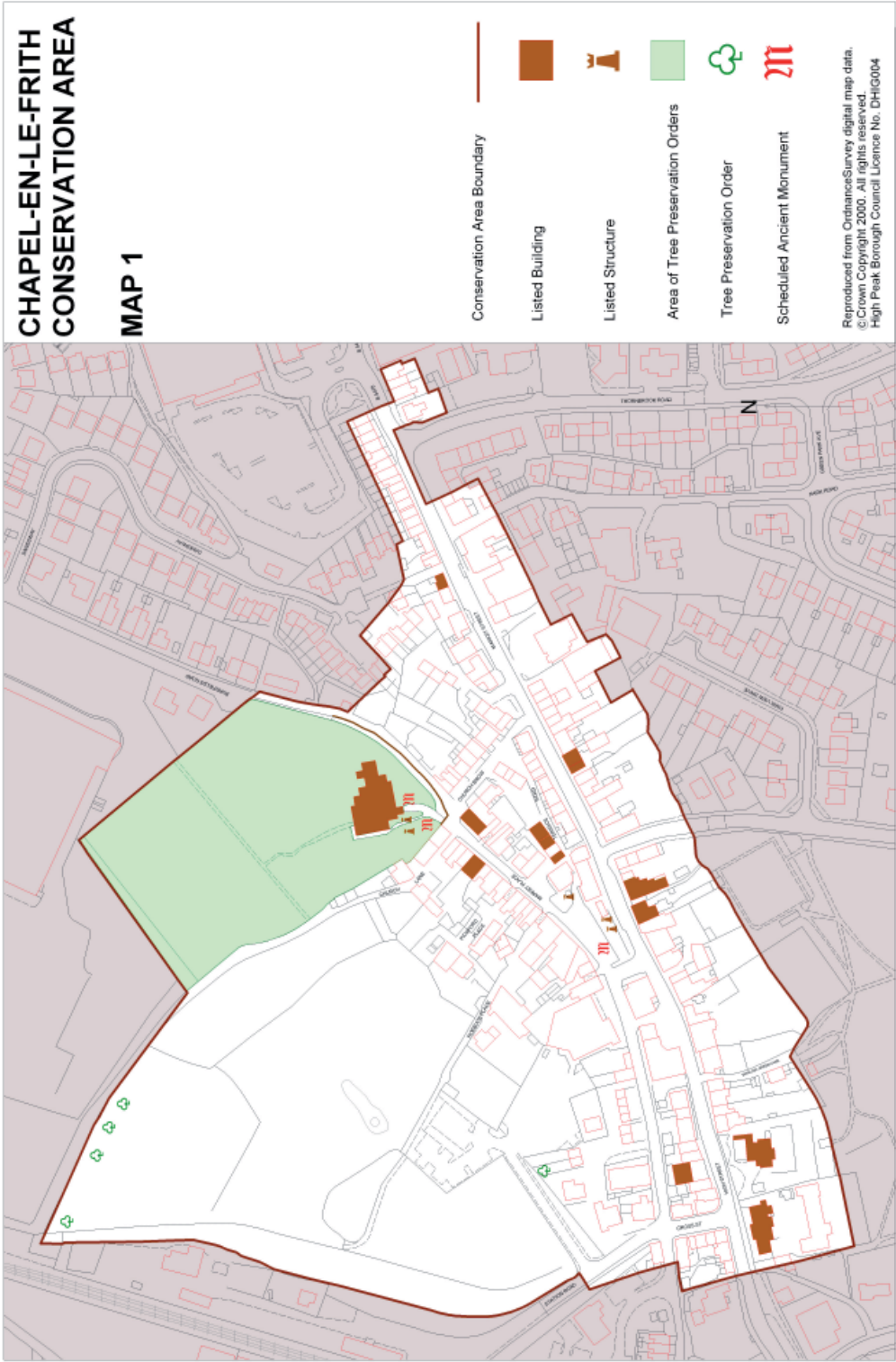
3.6 **Bunting W** (1940) - *Chapel-en-le-Frith - It's History and it's People*

3.7 **Bunting W** (1925) - *St Thomas A Beckett Chapel-en-le-Frith*

3.8 **HPBC** (2006) *Landscape Character SPD 5*

3.9 **Stroud G** (1999) *Derbyshire Extensive Urban Survey Chapel-en-le-Frith Archaeological Assessment Report*

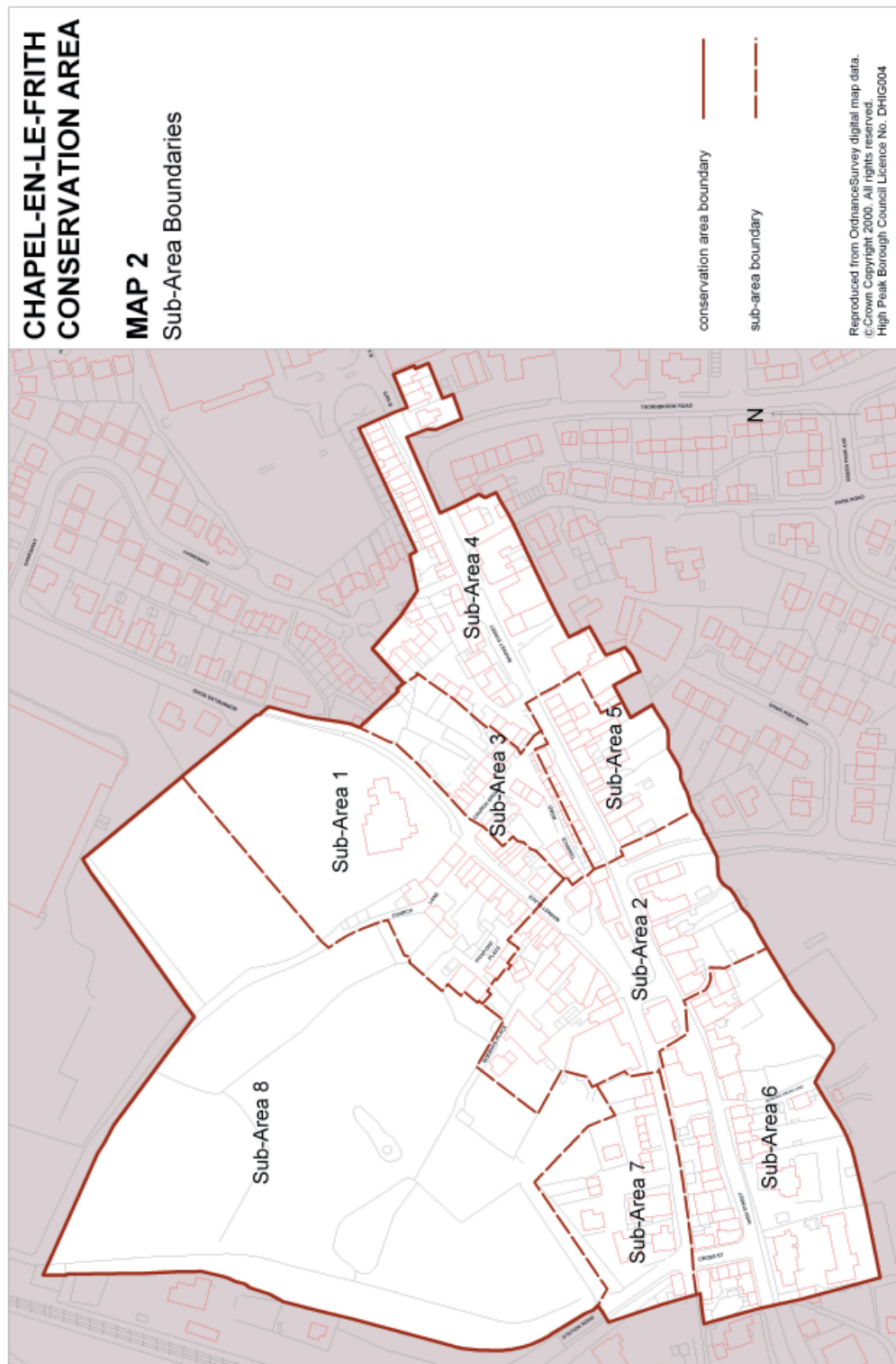
4 Part Four



Map 1 Chapel Conservation Area Boundary

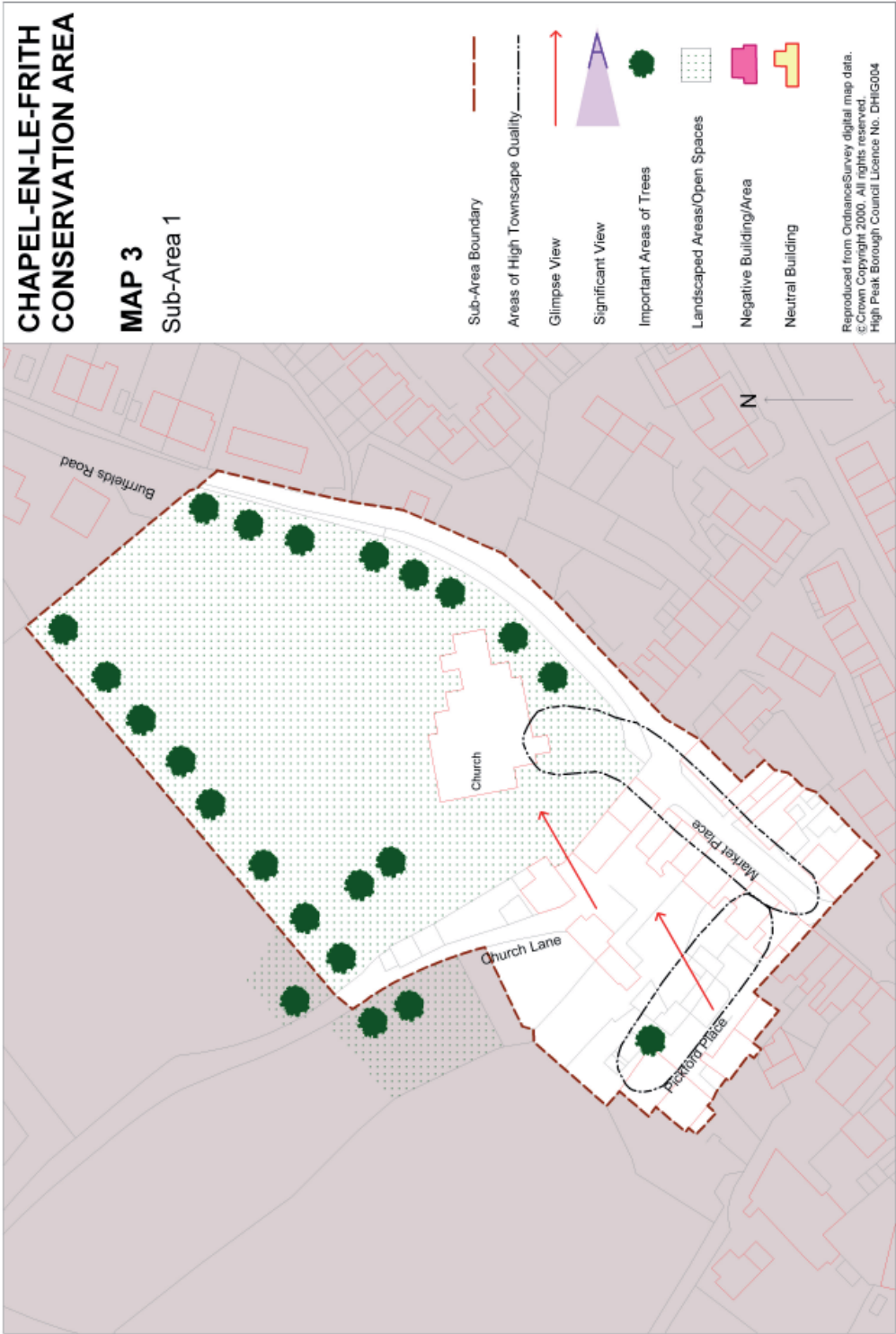
4 Part Four

Character Areas Key Map 2



Map 2 Character Areas Key

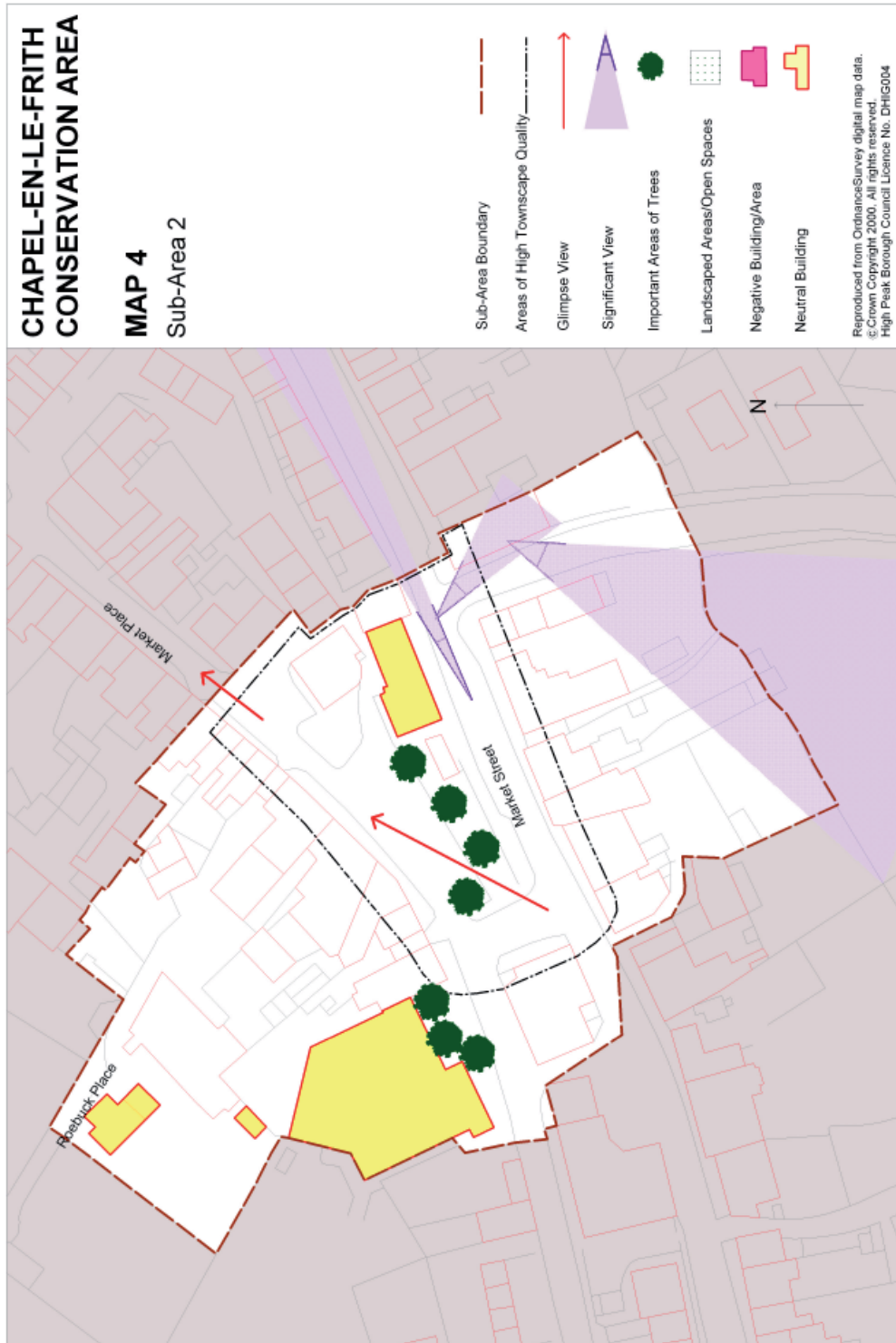
4 Part Four



Map 3 Sub Area 1

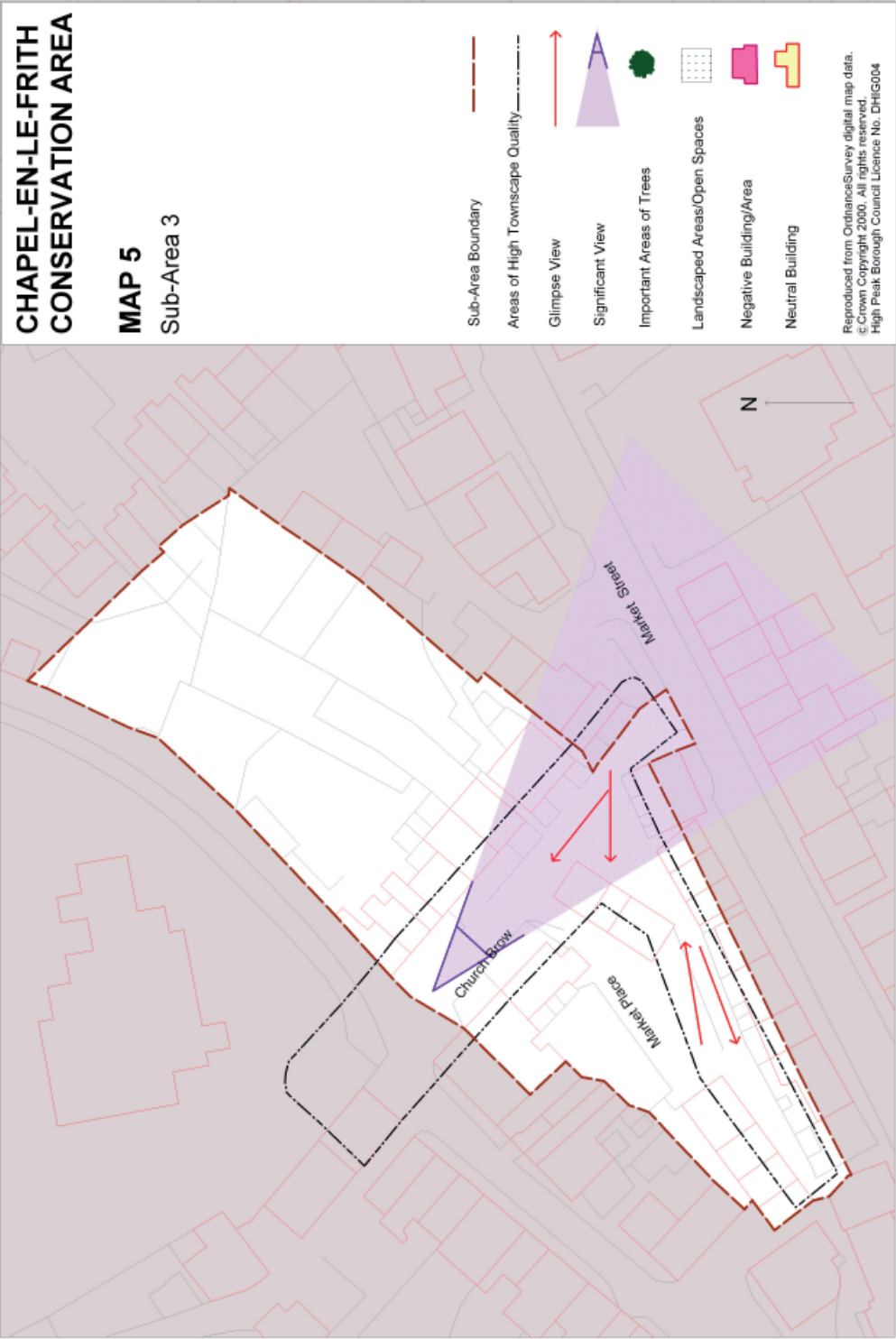


4 Part Four



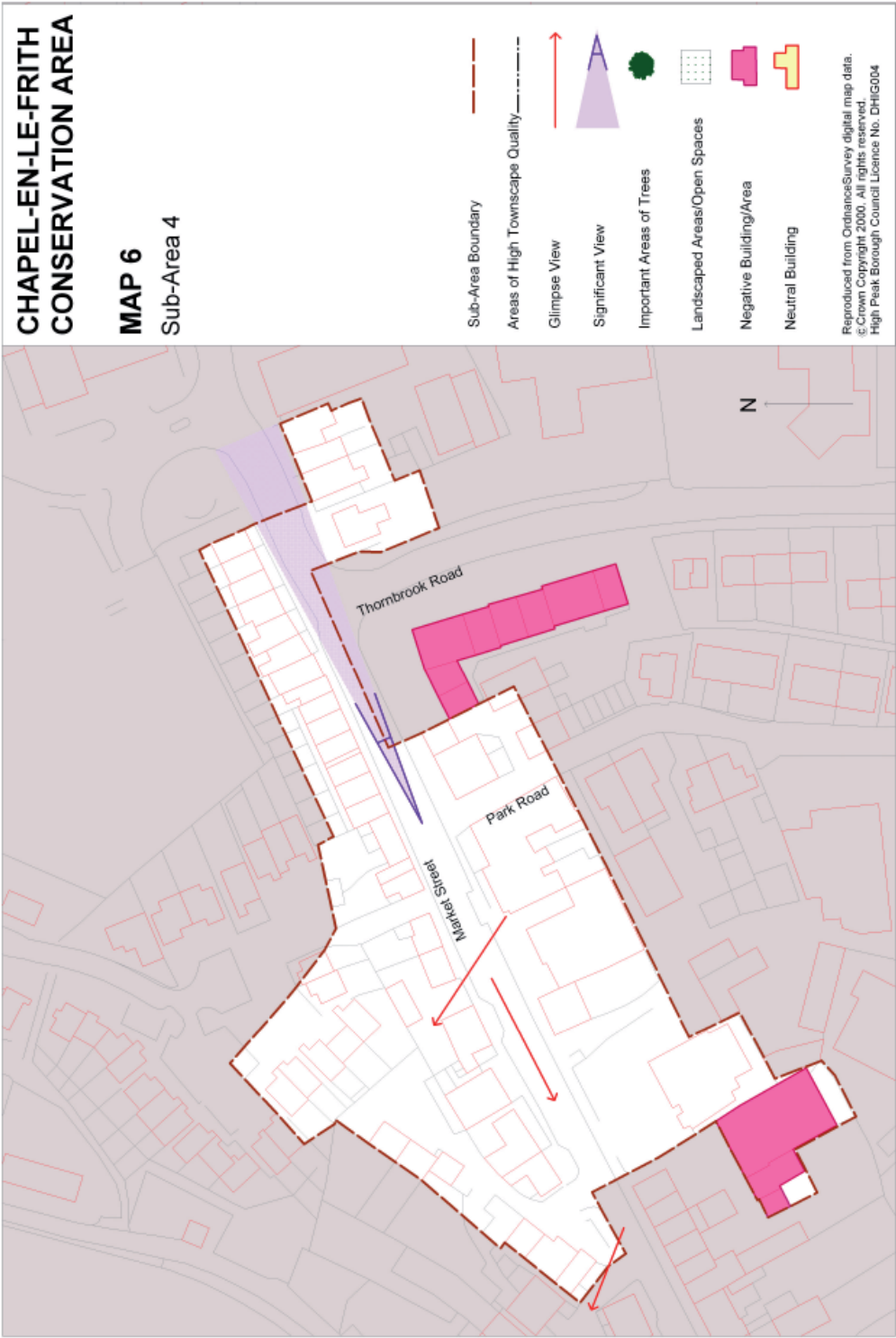
Map 4 Sub Area 2

4 Part Four



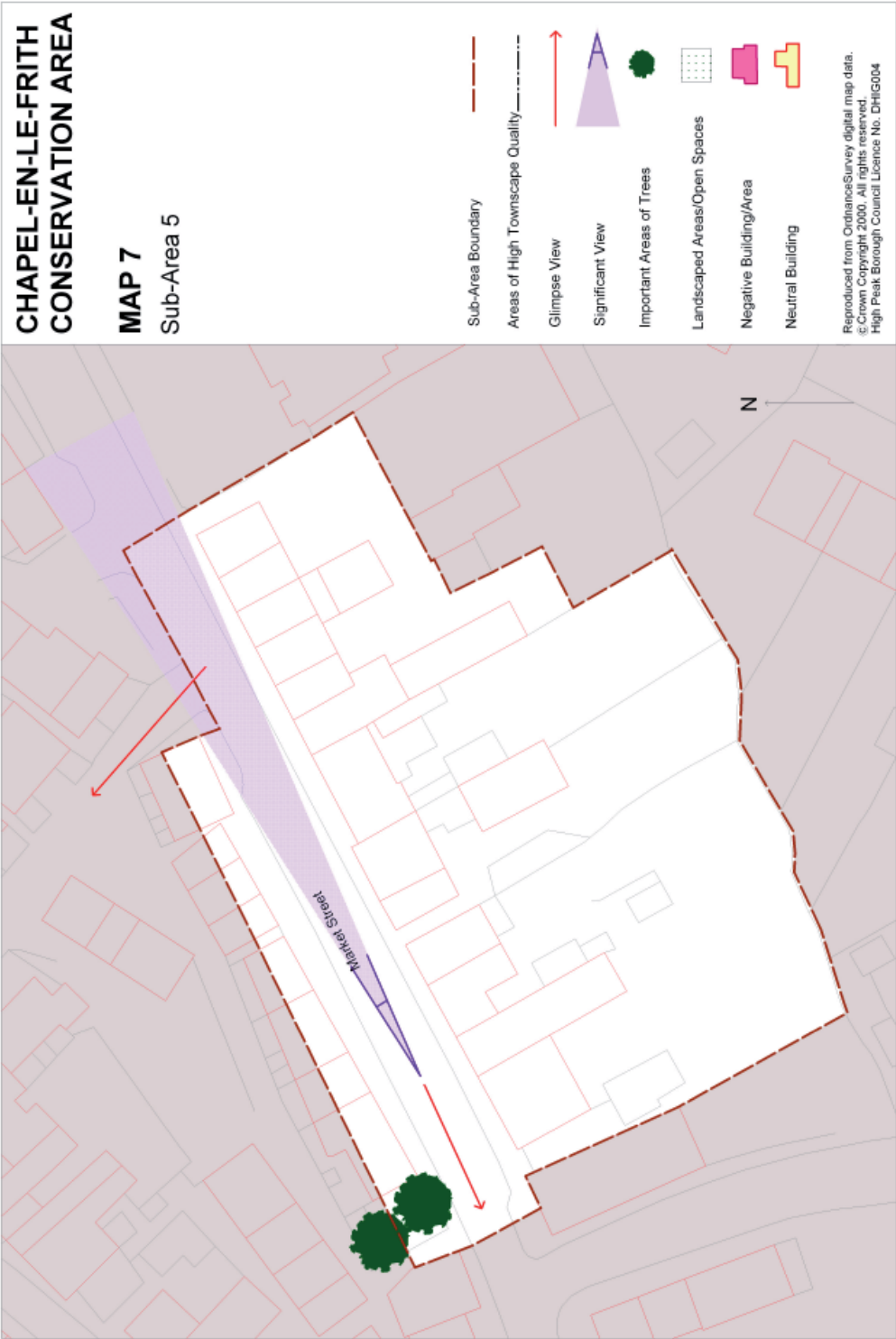
Map 5 Sub Area 3

4 Part Four



Map 6 Sub Area 4

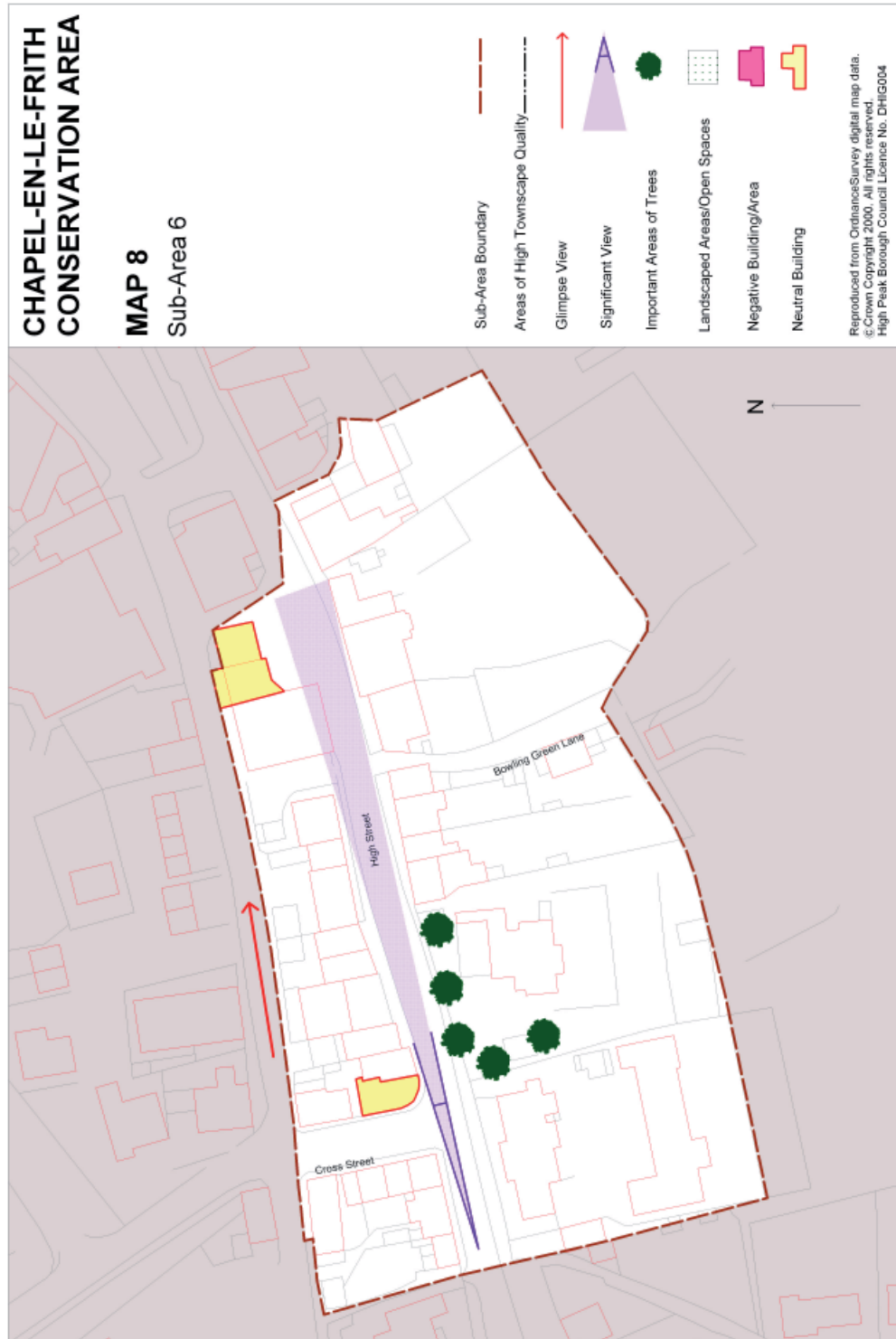
4 Part Four



Map 7 Sub Area 5

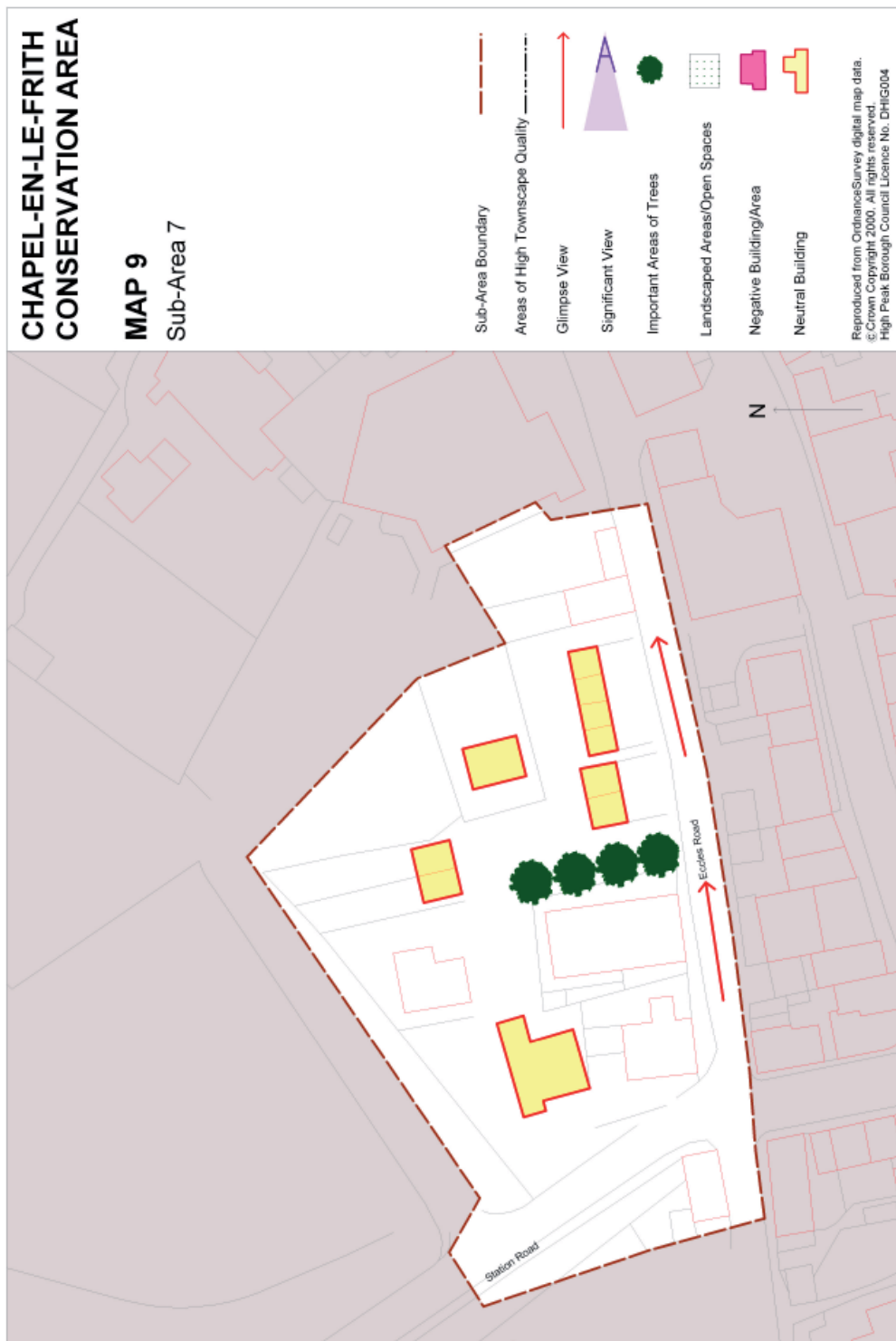


4 Part Four



Map 8 Sub Area 6

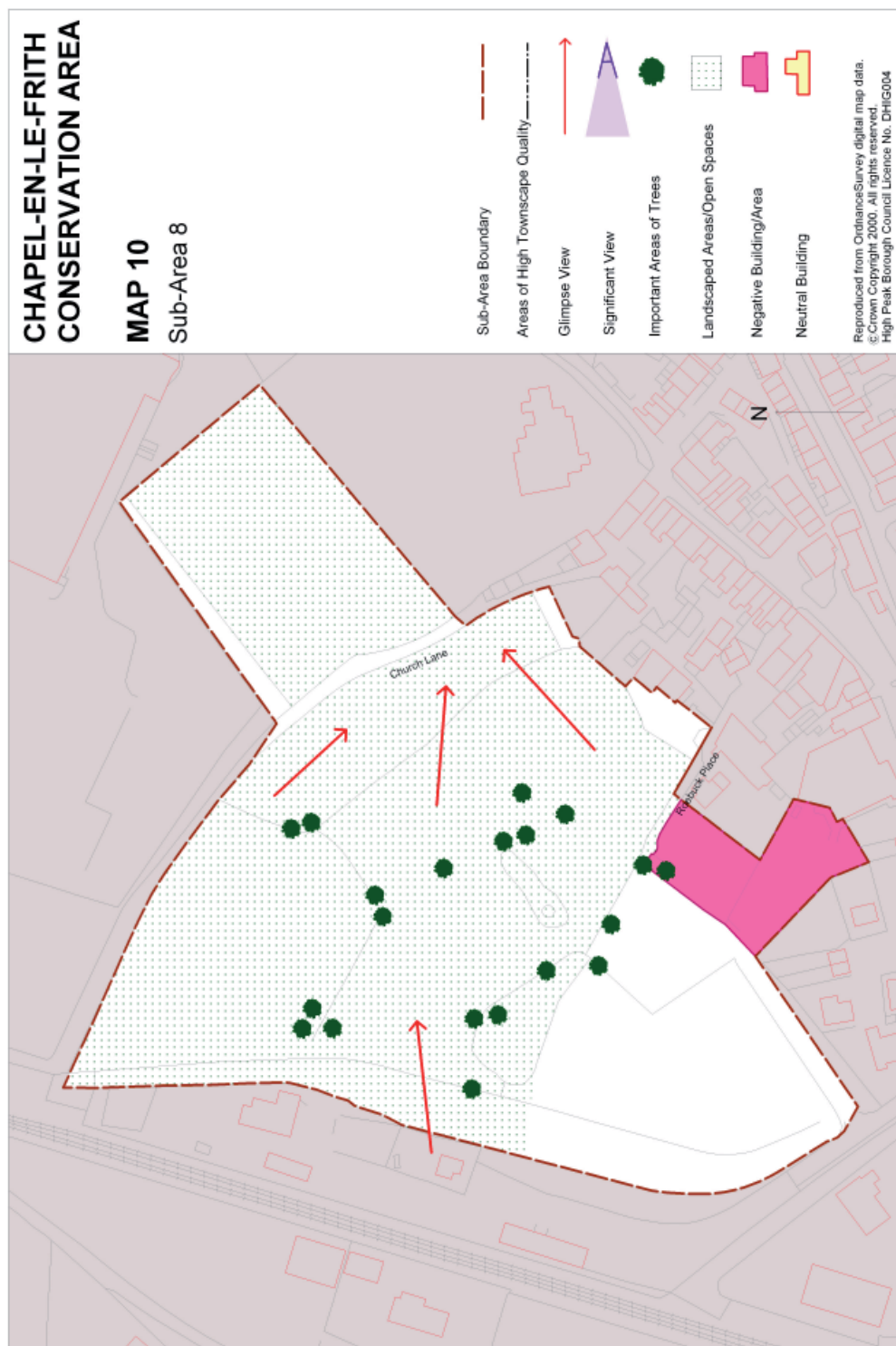
4 Part Four



Map 9 Sub Area 7



4 Part Four



Map 10 Sub Area 8