



HAYFIELD CONSERVATION AREA Character Appraisal

Adopted 5th October 2011



High Peak Borough Council
working for our community

HAYFIELD CONSERVATION AREA Character Appraisal

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INTRODUCTION

The Purpose of a Conservation Area Character Appraisal

A conservation area is *an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*, designated under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Council is obliged by section 71 of the same Act to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.

The contents of this Conservation Area Appraisal are intended both as a guide for owners and occupiers of buildings within the conservation areas and as a guide for the local planning authority. The contents are a material consideration when determining applications for development, dealing with appeals, or proposing works for the preservation or enhancement of the area.

This appraisal document defines and records the special architectural and historic interest of the conservation area & identifies opportunities for enhancement. The appraisal follows the model set out in English Heritage guidance (Guidance on Conservation Area Appraisals 2006).

The High Peak area (excluding the Peak District National Park) has 32 designated conservation areas. Hayfield Conservation Area was first designated in 1972. It was extended twice, in 1976 and in 1994, and then in 1995 the boundary was adjusted to align with the A624 Hayfield by-pass.

Consultation

A number of individuals and organisations have been consulted on aspects of this appraisal, including:

- ... Cllr. David Mellor, High Peak Borough Council.
- ... Hayfield Civic Trust
- ... Hayfield Parish Council

This final adopted document has been prepared with full public consultation, as set out in the Council's 'Statement of Community Involvement'. This included the preparation of a leaflet which was circulated to all residents and businesses within the existing conservation area (as at March 2011) and the extended areas (as approved on October 5th 2011).

SUMMARY OF SPECIAL INTEREST

The village of Hayfield lies to the west of the Kinder Scout plateau and the Pennine Way. Although only located at 180 metres above sea level, it nestles within an upland moorland landscape, which dominates its setting. The village lies within the administrative area of High Peak Borough Council, but a high proportion of the parish, including Little Hayfield and the northern part of Hayfield village, lies within the Peak District National Park in recognition of its outstanding landscape value. Hayfield is a favourite location from where to access the Pennine Way.

The River Sett runs through the centre of the village and historically this river and its tributaries had the principal part to play in the industrial development of the valley and the rapid growth of the settlement during the late eighteenth and nineteenth centuries.

The village is now split by the A624 Hayfield relief road, built in 1978-79, and the conservation area is therefore divided into two areas, to the east and west of the A624.

Hayfield is characterised by, at its core, dense, close-knit development and its present architectural form was largely established by 1880.

Although Hayfield village is predominantly eighteenth and nineteenth century in built form, the buildings lie upon a medieval settlement pattern that continued to exert an influence over the layout of the village. The nucleated and compact plan form, which gives rise to a series of short vistas, and later development on the steep hillsides of the Sett valley, both enhance the picturesque qualities.

One of the most enduring images of Hayfield is the striking contrast between the linear blocks of unbroken terraced rows, and the rolling heather moorland in the background.

The distinctive **key characteristics** of Hayfield can be summarised as follows;

- ... Its high, upland setting provides panoramic views over a wide area
- ... The open moorland around Hayfield is a large-scale, exposed, undulating landscape where the underlying Millstone Grit strongly influences the nature of the landform, allowing wide views to distant skylines and long views over the village
- ... The relationship between the built and natural features within the Sett valley creates a surprisingly picturesque character of great variety and contrast
- ... The village is tied to the upland landscape through the predominant use of Millstone Grit for boundary walls, walls of buildings, roofs and paving materials.
- ... The large quantity of historic buildings which survive from the eighteenth and nineteenth centuries provide a striking architectural ensemble. The village has a strong sense of its own historic identity, despite the fact that relatively few buildings are listed.
- ... A high survival rate of stone slate roofs and stone paving materials results in

a strong, unified and homogenous historic character

- ... Development is dense, built largely alongside the road frontage, with many terraced rows, on occasion running in short terraces at 90 degrees to the road
- ... Long descents into the village terminate at the bridge, with changing focal points and picturesque groupings
- ... The church tower is a prominent landmark from many aspects around the village and an important point of orientation
- ... An urban character within a rural setting, with very few gardens between the houses - these are reserved mainly for a few of the larger villa houses. Trees following the river valley of the River Sett create a soft green, trailing foreground.
- ... Intimate scale with narrow lanes and many pedestrian linkages, footpaths, packhorse routes, steps, ginnels and alleys within terraces.



LOCATION & CONTEXT

Location and Topography

Hayfield lies on the edge of the Peak District National Park and indeed a high proportion of the parish is located within the National Park. There is a small section of the village on Glossop Road and Swallow House Lane within the National Park although the conservation area lies outside the boundary.

The village lies within the administrative area of High Peak Borough Council and the main offices are in Glossop, five miles due north. The town of New Mills is situated three miles to the west.

Hayfield is located at the southern end of the Pennine Hills, which stretch in a band of moorland northwards from Derbyshire through Bleaklow and Saddleworth Moor. The most famous local natural landmarks are Kinder Low, a gritstone rocky outcrop which is one of the highest hills in the Peak District, at 633 metres above sea level, which lies to the east of the village, and Kinder Downfall, one of the most dramatic waterfalls within the Peak District. The highest point on Kinder Scout moor is 636. Kinder Low can be seen clearly from parts of the conservation area.

Hayfield lies in the lee of Kinder Scout and enjoys a relatively sheltered position although the relationship between the village & the landscape is very strong. The land rises dramatically from 180 metres, in the village, to over 600 metres within a relatively short distance.

The undulating peat bog landscape of Kinder Scout is extensively dissected by a network of deep drainage channels or “peat groughs”, a network of watercourses running across the plateau which feed into small rocky clough heads, which in turn feed into rivers. Like a giant sponge, the peat soaks up the rainwater. This landform, along with the numerous flushes and springs arising at the junctions of gritstone and shale on clough sides, has provided a source of water for the mills and industrial processes along the routes of the tributaries and rivers for generations. When the peat is over-saturated it is prone to dramatic flash floods and this over the centuries had a very damaging effect on the village of Hayfield. The construction of Kinder reservoir in the 1900s enabled the controlled release of water into the River Sett which has to a certain extent reduced the risk, although there was a dramatic flash flood in 1931 and again in 1968.

The River Kinder and River Sett meet at Bowden Bridge, 1 kilometre east of Hayfield, where they become the River Sett. Together they take the majority of the rainwater run-off from the west side of the Kinder plateau. Slightly further to the north, the Hollinworth Clough, which meets Swallow Clough, works its way through Little Hayfield and eventually this tributary enters the River Sett downstream of the village of Hayfield. The Phoside Stream runs to the south and, fed by springs and by Foxholes Clough, meets the River Sett at Hayfield Bridge. It was diverted &



▲ Pl. 1 Steeple End Fold - flooded in 1931

culverted during the construction of the Hayfield by-pass in 1978-79. Short sections are visible behind the George Hotel and at the end of Steeple End Fold, before re-emerging under Grotto Mill.

The valleys of the Dark Peak have been used for water catchment with the construction of several reservoirs that were built to supply water to the surrounding urban settlements. Kinder Reservoir, above the village, is one of several small reservoirs located within the moorland landscape and built to supply water to the Manchester conurbation.

Economic Context

The population of Hayfield at the last census in 2001 was 2,852.

Historically the economic fortunes of Hayfield and Little Hayfield, Kinder and Phoside were completely entwined. The farms of the surrounding areas provided the raw materials from sheep farming for wool to support the local economy of spinning and weaving wool. The major employer during the early nineteenth century was the cotton mill at Clough Mill, Little Hayfield, and later during the century the calico printing works at Kinder and Wood Mill and the paper mills up and down the valley and its tributaries were the largest employers.

In the twentieth century the economic links between the different areas were removed with the loss of these industries and the creation of the Hayfield by-pass severed Little Hayfield from Hayfield.

The village has now become largely a commuter village for people working in Glossop, Manchester, Stockport & Sheffield and the urban conurbations in between.

Employment within the village is limited to shops, pubs and small businesses. The last of the industrial processes and the largest major employer, the paper mill known as Slack's Mill, at the end of Swallowhouse Lane, closed in 2010.

Geology

The following description of the geology has been taken largely from the "Peak District National Park – Landscape Strategy & Action Plan 2009";

"The **Dark Peak** is an extensive area that owes much of its character to the underlying coarse sandstones from the Millstone Grit series of the Carboniferous period. As the process of sedimentation that formed the limestones of the White Peak was taking place, a land mass to the north (now Caledonia in Scotland) was shifting: uplifting, folding and tilting towards the south. This created rivers and deltas carrying sediments of fine silt, pebbles and sand into the shallow sea creating mudflats and low lying sand banks. The material that was deposited by these rivers compressed through sedimentation to create the shales, siltstones and sandstones of the Dark Peak, known as Millstone Grit. The hard gritstone of the Millstone Grit is interspersed with beds of softer shales and together these have given rise to a distinctive topography of high moors dissected by narrow rocky cloughs and broader valleys. Gritstone outcrops, creating rocky tors, often punctuate these extensive areas of upland plateau which define the Open Moors".

“The **Western Fringe** of the Dark Peak has lower lying areas cut into the underlying, softer shales. These beds then pass beneath the more rolling Lancashire Coal Measures that extend from the west towards the lower slopes of the Dark Peak particularly between Glossop and Whaley Bridge. The Coal Measures consist of interbedded grey shales, siltstones and sandstones with occasional beds of coal and ironstone.”

This geology gave rise to local outcrops of coal and there is documentary evidence of coal mining in the area around Hayfield although none in the parish, including one colliery, Aspenshaw Colliery also referred to as Mountain Mine, to the north of Birch Vale, established in 1829 and recorded in the 1870s & 1880s.

Plan Form

The settlement originally developed around the river crossing where a ford or possibly a medieval bridge crossed the river. The original weir downstream of the bridge seems to have been located on a change in the geology, where the river created a natural waterfall. The settlement continued for a short section along the northern and southern banks of the River Sett, downstream of the bridge, the focal point being the church on the south side and the corn mill on the north. By the seventeenth century, the settlement had clustered around the churchyard, with a few farms scattered on the higher ground at Shude Hill and spread out along Kinder Road, creating a nucleated form of settlement. The main roads ran along the higher ground, along Kinder Road, an important connecting road with the upland community of Kinder, and Highgate Road, connecting the village with Phoside to the south.

Historic maps do not indicate a strong north-south link and Glossop Road does not appear to have had any prominence until the creation of the turnpike, although there must have been trackways connecting the village with Little Hayfield.

During the eighteenth century there was considerable infill of plots around the village, all along Kinder Road and along Church Street and Highgate Road and the pattern of development is sporadic and comprehensive, with no clusters. This reflected the pattern of landownership, with many freehold owners and no single large landowner. At this time the lower routes into the valley, Valley Road and Spring Vale Road, seem to have become more established, although there was little development along these routes until the nineteenth century.

At the end of the eighteenth century, the introduction of turnpikes changed the status of certain roads and Swallowhouse Lane and New Mills Road grew in importance.

Throughout the nineteenth century the pattern of development changed as long terraces started to be built on the outskirts of the village, where there was more available building land, and the long ribbons of development now dominate the plan form and characterise many of the approaches into the village.

During the twentieth century the plan form changed again, as there was increased demand for housing. The centre of the village was so densely developed that the only place for development was outward and upward. During the 1920s and 1930s a number of cul-de-sacs were developed on the higher ground above Market Street / Shudehill and Kinder Road, to the south of New Mills Road and north of Swallowhouse Lane. This pattern continued up until the 1970s, as these

areas were further developed and consolidated. The demolition of Wood Mill in the twentieth century provided the opportunity for a large housing development in the valley bottom.

Statutory Designations

The core of Hayfield was designated a conservation area in 1972. There were two further extensions to this core, in 1976 and in 1994. There were no detailed statements prepared to describe the character of the Conservation Area. The conservation area boundary as current in March 2011 is illustrated on Figure 1. There are a number of listed buildings within Hayfield, which are illustrated on Figure 1 and listed in Appendix 1.

Planning Policy Context

The main local policies covering conservation areas are found within the **Saved Local Plan Policies** of the **Adopted High Peak Local Plan 2008**.

The local planning policy context includes Policies 12 and 16, on the Conservation and Enhancement of the Open Environment, and Policies 17 to 25, on Conservation of the Built Environment. See Appendix 3 for further details. 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, **Derbyshire Dales and High Peak Joint Core Strategy**, scheduled for adoption in 2012.

Planning Policy Statement 5 (PPS5) – Planning for the Historic Environment is the principal document, which defines government policy on conservation areas. There is also a supplementary Practice Guide, written by English Heritage, which provides more detailed guidance. PPS5 describes conservation areas as heritage assets and requires local planning authorities to seek to identify and assess the particular significance of conservation areas, so that applications for development can be judged based on an informed understanding of significance. In considering “the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations.”

Landscape Character Assessment

Although Hayfield village lies outside the National Park boundary, the majority of the parish of Hayfield lies within the National Park. Its contextual landscape character is an important consideration when considering new development.

The Landscape Character of Derbyshire', (Derbyshire County Council, 2003) and Peak District Landscape Strategy and Action Plan, Peak District National Park, 2009 are complementary documents, which set out the landscape character for the area around Hayfield. It falls within the Dark Peak, Character Area 51 and the settlement itself lies within a landscape character type called “Settled Valley Pastures”. Although Hayfield has an industrial association and urban characteristics with its communication networks of road and rail, it also has a strong link with the landscape character types of “Open Moors”, “Moorland Fringe” and “Enclosed Moorland”, all of which form part of its wider setting and are an important consideration.

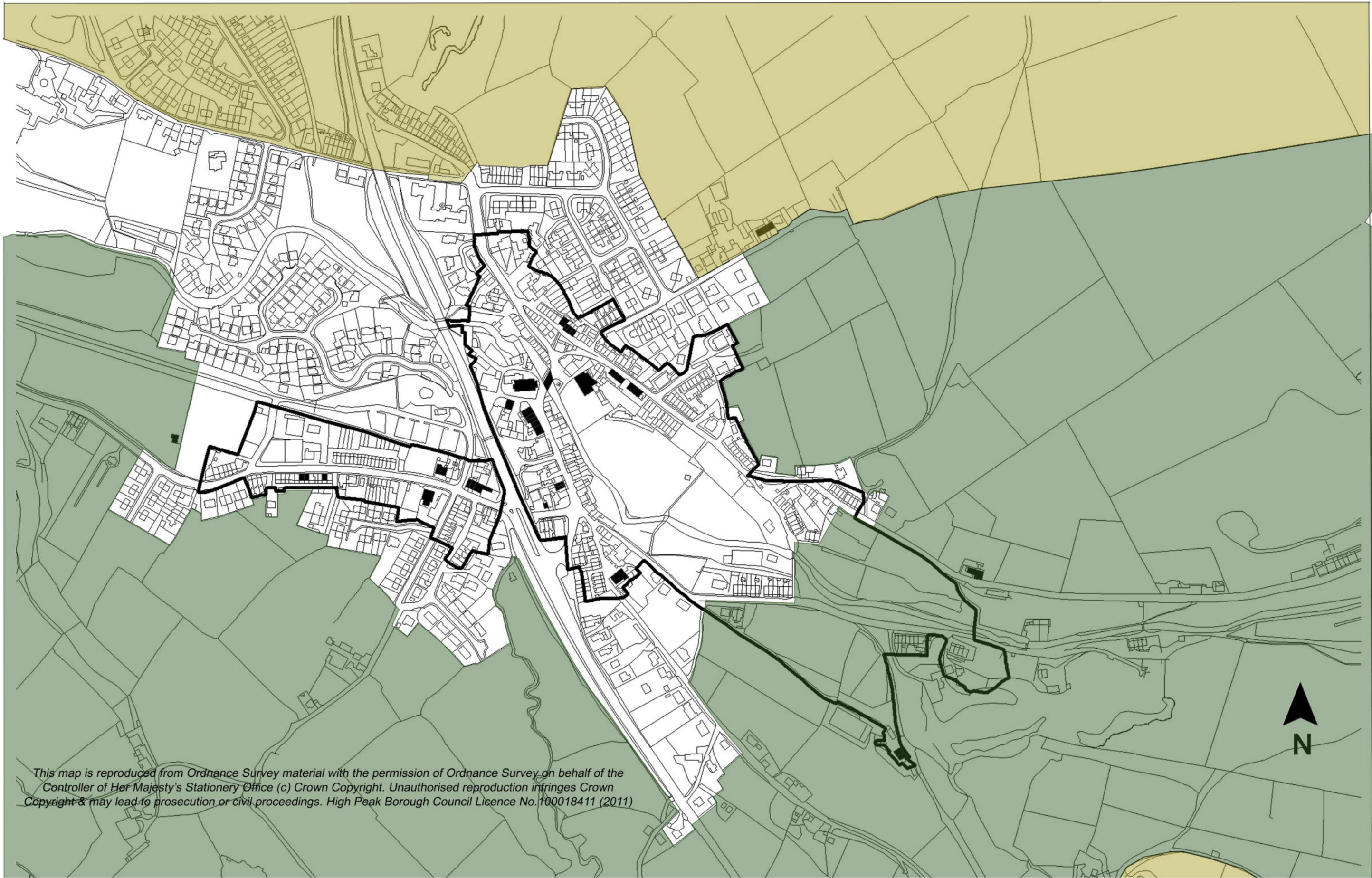
High Peak Borough Council has also produced its own Landscape Character

Supplementary Planning Document. This sets out in some detail development principles. This is a material planning consideration and provides guidance on how measures to ensure the protection and enhancement of the landscape should be included as part of proposals for new development.

Green Belt

A large part of the landscape around Hayfield falls within the definition of Green Belt. Certain parts of the conservation area fall within the green belt; Hazlehurst, Rockhall and the river meadows beyond the recreation ground. These are illustrated on the designations map Figure 1. Policy 10 in the **High Peak Saved Local Plan Policies** deals with Green Belt policy. See Appendix 3 for detailed policies. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open, the most important attribute of Green Belts being their openness. There are five principal purposes of including land in Green Belts:

- ... to restrict urban sprawl on a permanent basis
- ... to safeguard the countryside from further encroachment
- ... to maintain the separate identity of settlements
- ... to assist in the regeneration of nearby urban areas
- ... to preserve the setting and special character of historic towns.



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listed buildings



conservation area boundary



peak district national park boundary



green belt

FIGURE 1

HAYFIELD - STATUTORY DESIGNATIONS

SETTING

The Peak District Landscape Character Assessment¹ describes the Dark Peak as;

“a sparsely settled area of gritstone uplands lying at the southern end of the Pennine Hills. The area comprises an extensive upland plateau with steep gritstone slopes, sometimes with rocky edges, that drop away to lower lying slopes, wooded cloughs and deep valleys, some of which have been flooded to create large reservoirs. the transition to other landscape character areas such as the Dark Peak Eastern and Western Fringe landscapes is much more gradual; these are landscapes of similar character but tend to be lower lying, more settled and more intensively managed than the Dark Peak with enclosed farmland rather than open moorland predominating”

Hayfield falls within the landscape character type defined as “Dark Peak – Settled Valley Pastures”. Its form and development was influenced by the moors above, which give rise to the rivers and brooks. In long views from high points around the valley there are clear views to the upland moors of the Dark Peak to the east and these form part of the setting of the village.



Most of the land mass to the east of Hayfield falls within the National Park. The land was predominately used for sheep grazing, later development for stock rearing during the nineteenth century, with pasture farming on the lower slopes. The fields are separated by drystone boundary walls and these extend beyond the village upwards and separate many of the low lying fields within the conservation area. A network of springs, the River Sett and the Phoside, a tributary, dominate the village. Sections of the Phoside stream are culverted underneath the fabric of the village and emerge between buildings and at their backs. Within the valley and along the tributaries of the river, trees and some hedgerows follow the watercourses and a combination of deliberately planted parkland type trees and

¹ Peak District Landscape Strategy and Action Plan, Peak District National Park, 2009

smaller self-set trees soften many views within the valley bottom.

From within the village, the rolling, treeless hills around Hayfield surround the village and form a dramatic backdrop to many views of the buildings. The immediate hills encircle the village, rising to around 360 metres. The undulating, stark landscape creates a dynamic contrast with the huddled dense development and enfolds the settlement providing shelter. The green fields and pasture on the slopes above the village, in most cases, give way to rolling heather moorland with gritstone edges and scarps and there is a distinct line where enclosed farmland changes to open moorland.

To the north of the village, spoil heaps from an old quarry behind Glossop Road now appear as strange amorphous mounds in the landscape. Local quarry faces are also evident on the periphery of the village and on the side of the roads within the Sett valley. Rockhall Quarry is the most prominent in views from Kinder Road, Valley Road and from the cricket ground.

The setting of the conservation area also incorporates the Hayfield by-pass. This intrudes into a few views between the two limbs of the conservation area but more particularly into the legibility of the village and pedestrian movement. These areas were both historically and visually connected, so it is inevitable that there will be an impact on their character and setting from the by-pass. The main views from within the centre of Hayfield are largely unaffected by the by-pass and its presence is largely unnoticed although views from New Mills Road and Station Road have been radically affected.



ORIGINS & DEVELOPMENT OF HAYFIELD

Early Development

The Dark Peak is now relatively unsettled, due to the harsh climate. However the landscape has been managed for the needs of humans since prehistoric times. On the western moors, such as Kinder Scout, the land was exposed and boggy and whilst there is no evidence for human habitation, there is evidence of prehistoric barrows, such as the barrow at Kinder Low, to the east of Hayfield village. The deep valleys which cut into the Dark Peak have been used for agriculture from later prehistory to the present.

There was a Roman fort at Melandra Castle, to the north of Gamesley, and no doubt there were Romano-British farmsteads scattered in the valley around, but little archaeological evidence for these has been found. There was also a Roman road running from the Melandra fort, near Glossop, to Buxton. This according to tradition runs close to Little Hayfield, although its precise route is unknown.

Hayfield was recorded in Domesday Book (1086) as Hedfelt - the Saxon lord Aelmer held 4 bovates of land. The name "Hedfelt" derives from Anglo Saxon meaning heathy open land where hay was obtained. The village was a chapelry in the parish of Glossop by the fourteenth century and it is recorded with two names – Hayfeld (1307) and Magna Hayfeld (1330). In medieval times the area was part of the Royal Hunting Forest of the Peak. There were severe penalties for poaching and access was limited to a privileged few. The pastoral landscape running above the valley floor was enclosed and developed at least from as early as the medieval period. Units of land may have been let out from the Royal Forest and assarted (clearings created within the forest). Land which had been part of the Royal Forest descended to the Duchy of Lancaster and they released parcels of land in private agreements, enabling the development of the larger upland farms. Dispersed farmsteads were common here prior to industrialisation. Much of the land around Hayfield was enclosed as part of private agreements before the eighteenth century.

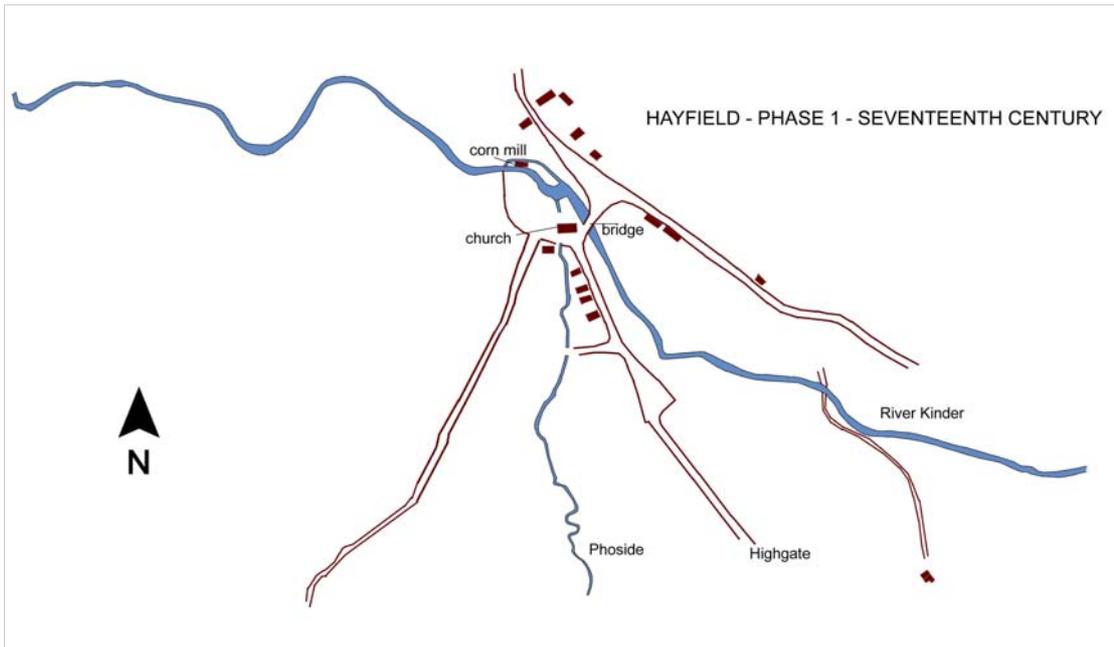
Hayfield was divided into three administrative areas, known as hamlets: Kinder, Great Hamlet and Phoside.

Tracks and braided hollow-ways are also found around Hayfield and across the Dark Peak running to pastures, water sources and quarries. Some are relic trade and commerce routes over the moors, generally running east to west in and out of the Peak District. Hayfield was a staging post on the packhorse route across the Pennines.



The earliest pictorial evidence of Hayfield comes from a map of 1640 from the Duchy of Lancaster estate² and this illustrates a well developed settlement. The original chapel attached to the main church in Glossop may have been located at Kinder (one of the field names at Kinder in 1640 was "Capell Bancke"). However, the first recorded evidence of a church was in 1420 (Cox, 1876³). This church was built on the site of the present church in the centre of Hayfield as the bases of the

Other routes which can be identified include Ridge Top Lane, which descended more or less directly to the church along what was later known as Station Road, and a short section of Valley Road. The map of 1640 records large areas of land that had been enclosed and taken out of the king's land (i.e. out of the Royal Forest). The dispersed form of the settlement suggests that the village was established as a result of clearing sufficient space from woodland around the common land which edged the roads. The map indicates a "green" at the southern end of the village on Highgate Road, where it met the common land at Foesyde (Phoside) Common. This type of "green" on the edge of a settlement is typical of medieval settlements, where roads fanned out where they met the common land. In 1814 the space was filled by the Wesleyan School which now encloses the "green".



Like many upland communities, the living eked out by small-scale farming was supplemented by other income. The upland landscape supported sheep farming and on a domestic scale cattle rearing and independent farmers were able to provide a living by supplementing this with weaving and spinning and by quarrying freestone and millstones. The more fissile gritstone was quarried for roofing slate and the larger blocks of gritstone for building stone, millstones and grindstones, which were regionally produced for scythe and sickle making. These were a precursor to the development of the cutlery trade. "Cutler's Green" was recorded in the 16th century, later the site of Kinder Print Works. In 1849 there were several fields named "Cutler's Wheel" located off the road to Bowden Bridge. The remains of half-worked and finished millstones lie scattered in abandoned quarries on the rocky terrain of the western slopes below the Kinder plateau at Cluther Rocks and Broad Clough.

The 1662 Hearth Tax Assessments identify 34 separate properties in Great Hamlet, with four of these having 3 hearths, substantial properties for this date, and eight with 2 hearths. In Phosyde Hamlet there were 28 separate properties and in Kinder there were 14. By 1670 there were two properties with five hearths and two with four hearths, illustrating an increase in the size of property and wealth.

The four separate Enclosure Acts within the parish were relatively late (Commons Land – 1809, Ollersett and Phoside – 1829, Great Hamlet - 1829, Hayfield Moor –

1840). This was symptomatic of an upland area which had already been largely enclosed by private agreement. The remaining land that was not enclosed by the early nineteenth century was allocated piecemeal. This included Hayfield Moor, the landmass lying above the village to the east, and the enclosure of parcels of land along the side of the road approaching Kinder – Kinder Bank and Elle Bank.

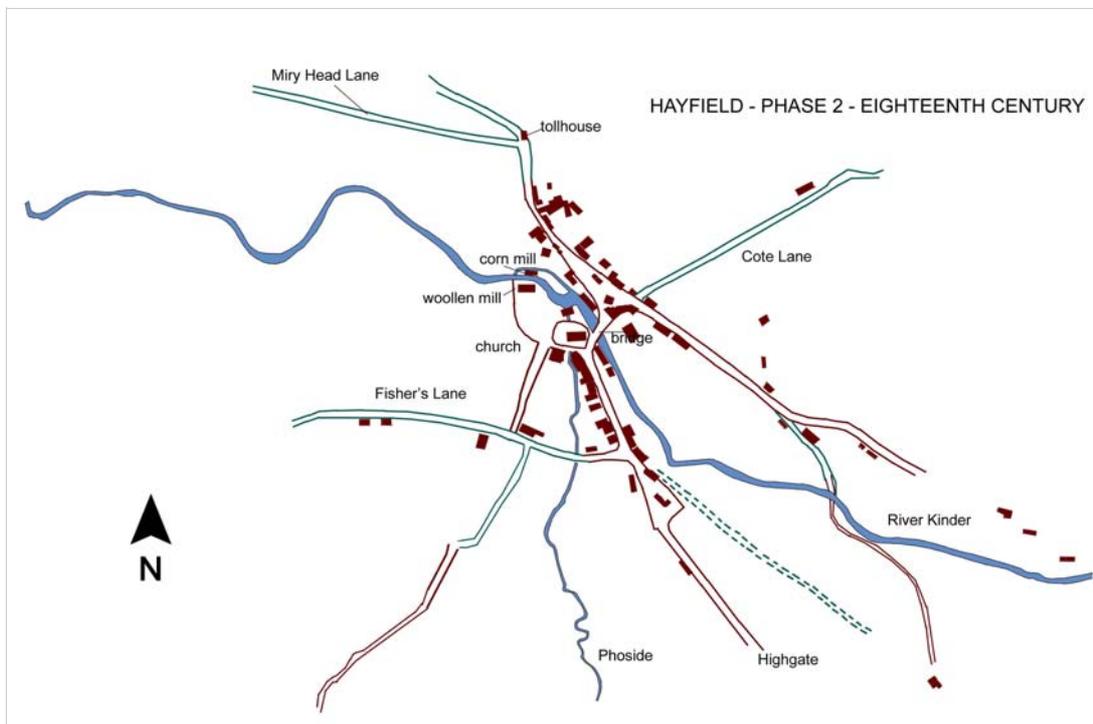
There is no evidence of a medieval open field system, even in a rudimentary ghosted form. Farms were scattered and dispersed and taken out of the Forest. The only distinct farms evident in the village itself are Shude Hill Farm and Fox Hall, both of seventeenth century origin or possibly earlier. Of the 51 farms identified in the 1851 Census, the majority would have been scattered throughout the parish. The 1849 Tithe records over 2,400 acres of pasture, 701 acres of meadow and only 135 acres of arable land.

The village corn mill probably had origins in the seventeenth century, if not before.

The 18th century

Eighteenth Century Phase Map

The village continued to grow outwards and new streets were built to improve communication with neighbouring settlements and towns, which were growing. By the end of the eighteenth century there were a large number of houses within the village, many of which were being purpose-built to provide housing for weavers or those involved in the textile business. Some roads were built to provide access to farms that had developed following late enclosure of the moors and waste. Two woollen mills were established in the centre of the village. By the end of the eighteenth century cotton mills were more remote generally located on the tributaries of the river.



Without a Lord of the Manor and with a long history of independent farming, the community was characterised by large numbers of freeholders. By the time of the Tithe Award of 1849 there were 94 separate landowners, most of whom owned the freehold of property, houses and other buildings. This financial independence and the development of a number of distinct businesses during the Industrial Revolution was unusual for a community of its compact size.

Its independence is marked by the first Hayfield Grammar School erected in Jumble Lane in 1719 and the establishment of a Wesleyan Methodist church in 1782.

The county map produced by Peter Perez Burdett in 1767 (revised in 1791) illustrates Hayfield as a large settlement by C18 standards, larger than Glossop at that time. This map records that by the end of the eighteenth century there was one major route to the west, on the north side of the river, now Swallowhouse Lane, Highgate Road and Kinder Road existed but Chapel Road did not, nor did Valley Road in any formalised way. The main road north to Little Hayfield and Glossop existed. New Mills Road only existed for a short length, just beyond Birch Hall.



▲ Pl. 3 - Church Street, Hayfield circa 1900 (courtesy of Philip Griffin and www.picturethepast.org.uk)

The development of the village took a ribbon form following the different routes out of the village, along Kinder Road, Market Street (Shudehill) and Highgate Road. The Phase Map shows how the eighteenth century buildings were evenly spread out all along these routes as opportunities for development arose through the piecemeal acquisition of land. Most of these were encroachments on the roadside. The roads between the larger settlements were steadily improved through turnpike acts. In 1792 there was “An Act for repairing and improving the Road from the Town of Chapel en le Frith to or near to Enterclough Bridge in the County of Derby; and also the Road from the Village of Hayfield to Marple Bridge in the said County”. This route from Hayfield to Marple Bridge left the village at Swallowhouse Lane (then Miry Lane). The tollhouse and tollbar (recorded in the Tithe Award of 1849 as owned by the Trustees of Glossop Road) stood to the right of the junction of Glossop Road and Swallowhouse Lane and controlled access north to Glossop Road. It had been demolished by 1880. Its sister tollhouse was located at the junction near The Grouse Inn at Spinnerbottom. They jointly, therefore, levied a

⁴New Mills History Notes 7, R. M. Bryant
⁵John Aikin, "Description of the Country from Thirty to Forty

toll on all traffic which passed to Glossop and to Marple Bridge.

The 1849 Tithe map shows two roads entering Hayfield from the south; Highgate Road and Chapel Road. Highgate Road was the oldest of these and the historic route to the south. The road between Chapel-en-le-Frith, Chinley and Glossop was turnpiked⁴ at the end of the 18th century and it was probably at this time that Chapel Road was created as a slight deviation on entering Hayfield. It was in existence by 1829. The building which stands on the corner of this junction, with its faceted walls, was not recorded as a tollhouse in 1849, although it bears that name.

By 1795 the village was recorded as employing mainly "clothiers"⁵. The 1781 Quarter Sessions listed seven men indicted for an assault of whom four were cotton manufacturers (weavers) one was a cotton spinner and two worked with linen - a flax dresser and a fustian weaver.

Richard Arkwright's success in the creation of the manufactory for cotton spinning, prompted a stream of imitators, encouraged in particular by the expiry of the patent for his spinning machine, the water-frame, in 1783. There was a flurry of activity as entrepreneurs quickly adopted the Arkwright model and the water frame. At Hayfield, the cotton mills that are recorded were probably too small to have adopted Arkwright's model, although it is likely that the first two cotton mills were established during the 1780s. One of these was the mill at Old Phoside.

Edmund Hill was listed as a cotton manufacturer in 1794⁶. Calico printing was also established during this century and a warrant of Robert Royle of Hayfield, calico printer, was issued to William Lyon and John Jones in 1796⁷.

Clough Mill, a cotton mill at Little Hayfield, was established by 1830 but when it was first erected is not known. It was probably around the turn of the century. It had developed power loom weaving and this ultimately led to its success, where other cotton mills fell out of use.

The 19th Century

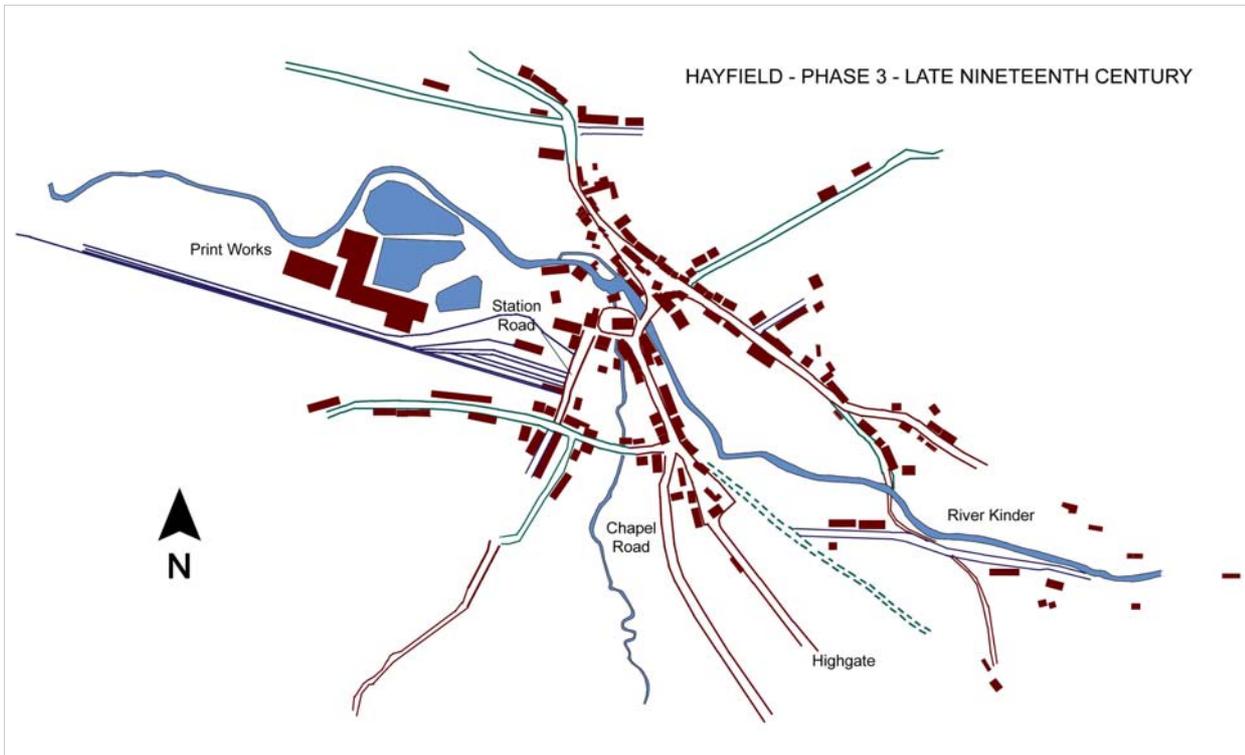
Nineteenth Century Phase Map

The map overleaf illustrates the development of the village by the end of the nineteenth century. The village developed with "infill" throughout the nineteenth century. By the mid nineteenth century a number of terraces of workers housing had been built along New Mills Road, Kinder Road and Glossop Road. During the second half of the nineteenth century the number of terraced houses increased dramatically, reaching a peak of development in the 1870s, shortly after the arrival of the railway. Newly developed areas included Valley Road, Rockhall, Spring Vale Road, Cote Lane, Vicarage Lane and consolidation of the frontages along New Mills Road. There were a number of chapels and educational buildings constructed and the calico printing industry established complex industrial sites at Wood Mill and at Kinder Print Works, upstream.



▲ Pl. 4 Church Street and the Bridge at Hayfield
 (courtesy of Derbyshire Local Studies Library and
www.picturethepast.org.uk)

⁶Lancashire Record Office Q1B/48/26
⁷John Rylands Library – Manchester
 RYCH/2826, Nov. 8, 1796



The population which was only 792 at the census of 1801, had grown by almost a thousand by 1851 (1,757) and reached a peak in 1891 of 2,956.

The mechanisation of industrial processes within the textile industry, the availability of a reliable water supply, fast flowing streams and the availability of a large local labour force led to the development of a number of mills and industries within Hayfield and along the tributaries of the River Sett. At the beginning of the nineteenth century the main industries were cotton and wool spinning and weaving but these were eventually displaced over the course of the century by calico printing and paper milling (see page 24 Archaeological Significance).

The village was recorded by Farey in his Description of Derbyshire in 1817⁸. He recorded a fulling mill, a woollen cloth factory, a bleaching house, two cotton spinning mills, a dyehouse and weaving of both calico and muslin, both of which were made entirely of cotton, and a paper mill.

St. Matthew's Church was largely rebuilt in 1818, although the earlier tower was retained. Hayfield became a separate ecclesiastical parish in 1837⁹. A flood destroyed the bridge over the River Sett and this was rebuilt in 1838. At the same time the road was raised and a number of buildings in the vicinity were adapted. The row known as Bear Pitts was adapted so that the ground floor of each cottage became the basement and the first floor was approached off the road via a short flight of steps. At Church Street the buildings running along the east side of the street were also adapted with the construction of a new row of shops "Bridge End Buildings" by George Rowbottom. The previous eighteenth century row of buildings were amalgamated into the new buildings, the original level still visible from the river bank.

Pigot & Dean's Directory for Manchester & Salford (1824-5) lists a number of textile based businesses and professions in Hayfield; "ARNFIELD Jos. dealer in cotton-waste, BOWDEN Joseph, cotton-spinner, Ned-mill, EYRE & CROWTHER, wollen manufs. OLDHAM Thos. calico-printer, Garrison & Spinner-bottom, RANGELEY Aaron, cotton-spinner & shop-keeper, SHEPLEY Aaron, cotton-

⁸ "General View of the Agriculture of Derbyshire with Observations on the means of Its Improvement", John Farey 1817
⁹ R Christian, Derbyshire Life June 1985

spinner & shop-keeper, SLACK Robt. tanner, Bank-vale, STEEL Thos. & Son, silk & cotton-spinner, and manufs. Bank-vale, THORNTON, RIDGEWAY, & Co. cotton-spinners, YATES John, yarn-bleacher, High Spinner-bottom.”

In 1830 Hayfield Town's Day and Church Sabbath School was erected by public subscription (demolished). The original foundation tablet is fixed within the churchyard wall.

The 1835 Pigot's Directory of Derbyshire states that “It is a populous manufacturing district, having several large cotton spinning factories, and one for woollen goods.”



(reproduced by kind permission of Derbyshire Record Office D2426a pi/22/2)

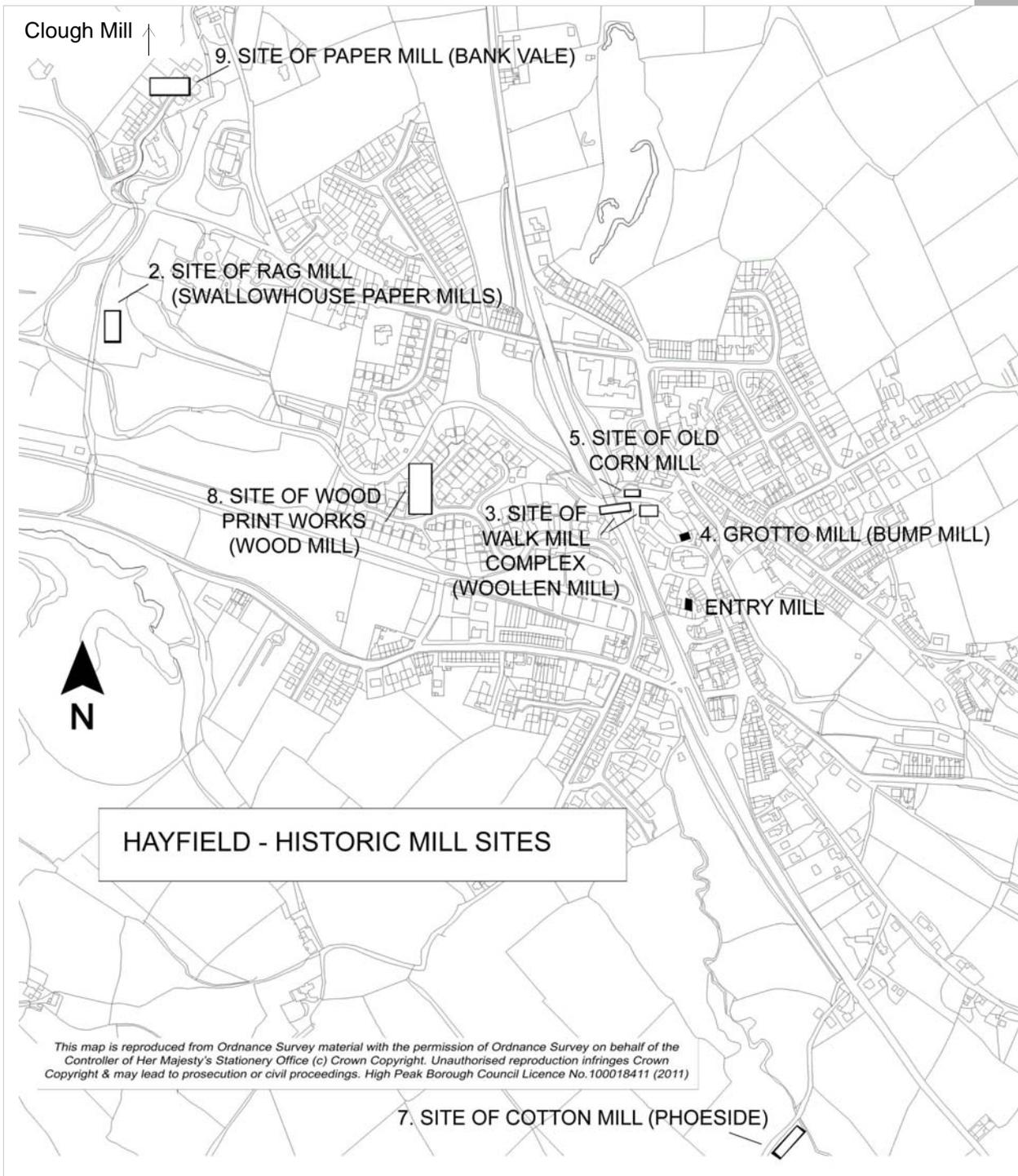
▲ Pl. 5 - 1849 Tithe Map of Hayfield

In 1858, the Hayfield Gas Company was formed. It supplied gas for street lighting in the village as well as for domestic and industrial use and was established alongside the Phoside stream, near ‘Ridge Top Lane’, the site now partially under the route of the by-pass. The Gas Works closed in the 1950s. A number of cast iron gaslight posts survive in the village.

The 1849 Tithe Award lists eleven industrial buildings although it is not recorded whether they were all working. These are mostly illustrated on the map of Historic Mill Sites (Plate 6).

1. Rough Water Cotton Mill (**Clough Mill**) at Little Hayfield was owned by John and Thomas Slack and occupied by Messrs Hibbert and Alcock.

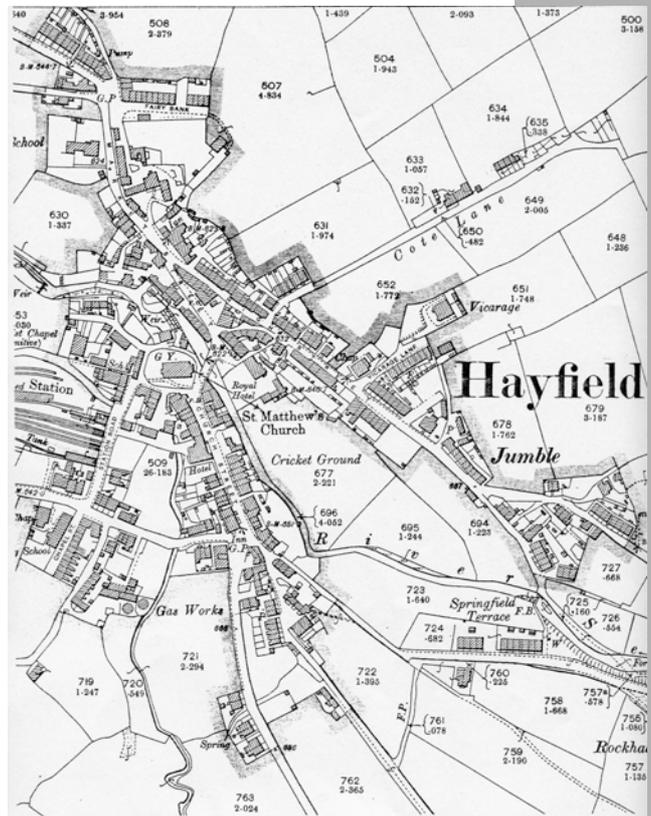
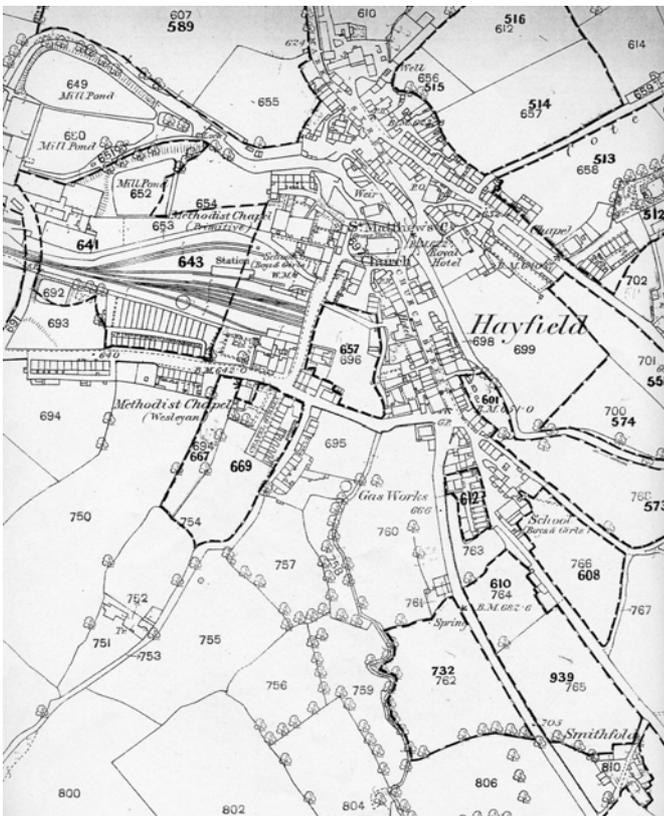
2. John Slack also owned and occupied the **Rag Mill** (paper mill, circa 1819), which by 1880 was known as Swallowhouse Paper Mills. The mill was closed in 1910 and demolished by 1938.
3. The **Woollen Mill** in the centre of Hayfield lay on the south bank of the river, to the west of the standing Grotto Mill, and was occupied by George Eyre Junior. This was also known at various times as Walk Mill, probably because of the practice of treading cloth in the process of fulling. There was a nearby warehouse and a mill pond or "lodge" (now the site of the public garden in front of the Village Hall). George Eyre Senior owned a number of the properties around, including offices (on the site of the village hall), a house, cottage, garden and a cowhouse. The woollen mill with its millpond had been demolished by 1880.



▲ Pl. 6 - Historic Mill Sites overlaid onto 2010 OS map

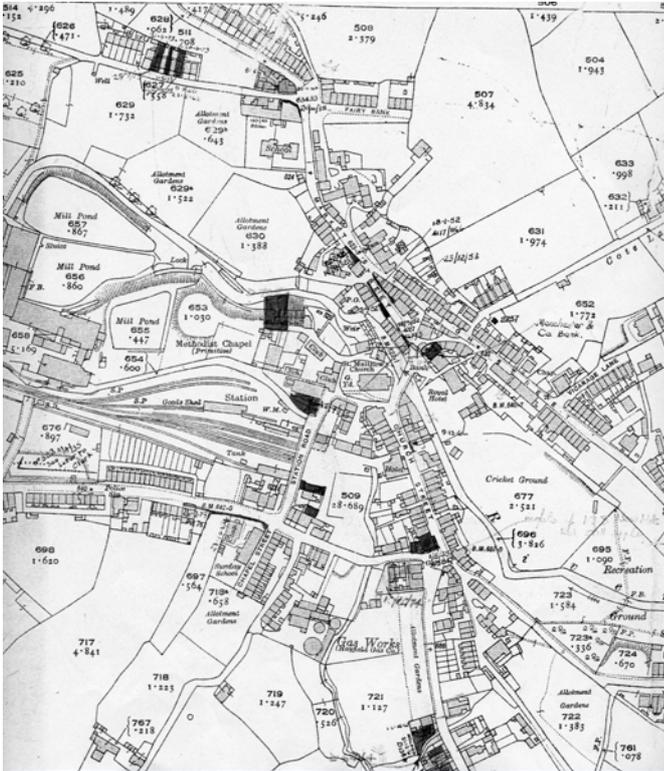
4. Grotto Mill, on the south side of the river close to the churchyard, was probably the mill referred to as both Ned Mill and New Mill in the 1820s. It was known as a "**Bump Mill**" in 1849 and was occupied by John Bowden and Isaac Redfern and owned by Peter Mashiter. "Bump" was flax or cotton waste and it was spun to make candlewick yarn. The fibres of flax or cotton waste were simply loosely twisted together to make threads. Initially this was used for the wicks of candles & oil lamps but much later the material found use for making bedcoverings and coarse sheets. It opened circa 1787 as a woollen mill¹⁰, although the present building is much later, possibly 1830s, rebuilt on the eighteenth century footings.
 5. On the north side of the river was the "**Old Corn Mill**" (demolished by 1880), which is now near the site of a modern house under construction (2011).
 6. **Foxholes Mill**, which was located on the Foxholes Clough, near Phoesdie Moor, which fed into the Phoside stream, was owned and occupied by George Fearn. The use of this mill was unrecorded although it was probably a cotton mill.
 7. Further downstream, on the Phoside, was a **Cotton Mill** owned and occupied by Aaron Rangeley.
 8. **Wood Print Works** was also recorded (Wood Mill). This was established in 1810
 9. A **Paper Mill** was also recorded at Bank Vale, below Clough Mill, owned and occupied by John and Thomas Slack. An adjacent field name is Primrose Bottom, so this was probably the mill historically known as "Primrose Mill".
 - 10 & 11. Outside Hayfield at Spinnerbottom were recorded (1849) a Bleachworks and a Block Works.
- Another Mill was recorded in 1851, worked by Howards as a woollen mill and called **Entry Mill**. Most of this mill still survives within the builder's yard behind Steeple End Fold.

Calico printing became the dominant industry during the second half of the nineteenth century with a rival mill further up the valley (outside the conservation



▲ Pl. 7 - First edition Ordnance Survey map (1898)

▲ Pl. 8 Second edition Ordnance Survey map 1898



▲ Pl. 9 - Third edition Ordnance Survey map (1922)



▲ Pl. 10 - 1938 edition Ordnance Survey map

area) built in 1855, called Kinder Print Works. This was demolished circa 1908-1910.

Kelly's Directory of 1864 describes Hayfield as "a township and chapelry, consisting of the hamlets of Great Hamlet, Phoside and Kinder...The living is a perpetual curacy, annual value £175, in the gift of the resident freeholders....Here are three chapels of different denominations, a National school, endowed, and a reading room. The Duke of Devonshire is lord of the manor. There are cotton and paper mills and calico print works. The Stockport and Whaley Bridge Railway, now in course of formation, is within 3 miles".

The railway reached Hayfield in 1868. It was built to provide both a passenger service and a goods line. The line was run by the Sheffield and Midland Committee Railway, a subsidiary of the Great Central and Midland Joint. It was closed to goods traffic between 1963 to 1966 but continued to carry passengers until January 5, 1970 when it was finally closed. Most of the buildings were demolished and the station and goods yard is now the site of the Sett Valley Trail car park and visitor centre.

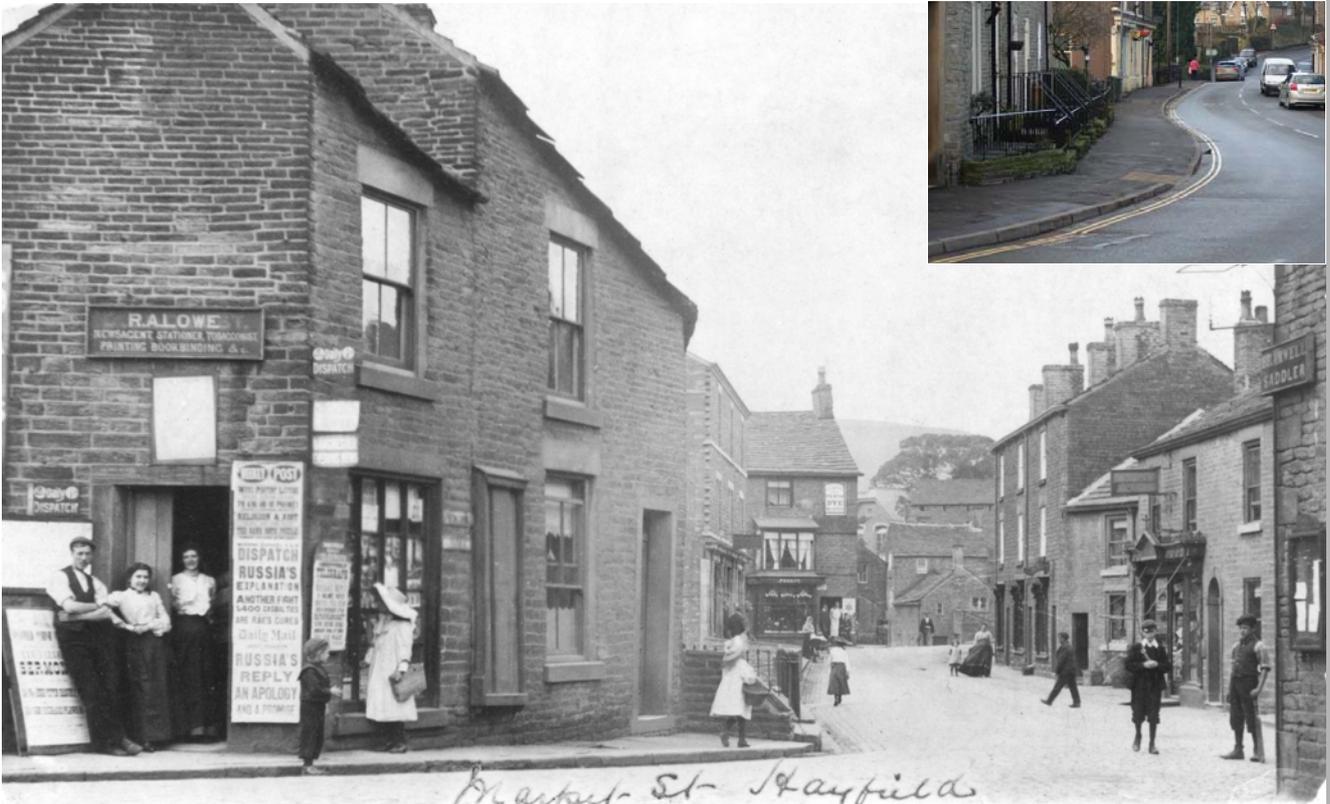
During the nineteenth century quarrying grew in scale of operation and a large number of quarry workers terraced cottages were built around the village, often close to quarry workings. Relatively large scale quarrying was carried out on the high-level gritstone outcrops and scree slopes. Small-scale quarrying is evident on the periphery of the village, off New Mills Road, along Kinder Road and at Rockhall, along Valley Road.



▲ Pl. 11 - Station Road (left). Most of the buildings in the picture were demolished to make way for the by-pass. Pl. 12 - Picture right - the railroad for Kinder Reservoir passing the bottom of Spring Vale Road (images reproduced with kind permission of Derek Brumhead)

The Twentieth Century

In 1899 Stockport Corporation started to look for a site for a reservoir to supply water to the town of Stockport. They selected Kinder as one of a number of developments, a mile upstream of the village of Hayfield, at the head of the Kinder valley, because of the reliability of the water supply. This decision led to the unusual development of the town with a separate railroad carved out from the centre of the village (at the back of The George Inn). There are only fragmentary remains of this railroad. It ran straight across Church Street from the yard at the

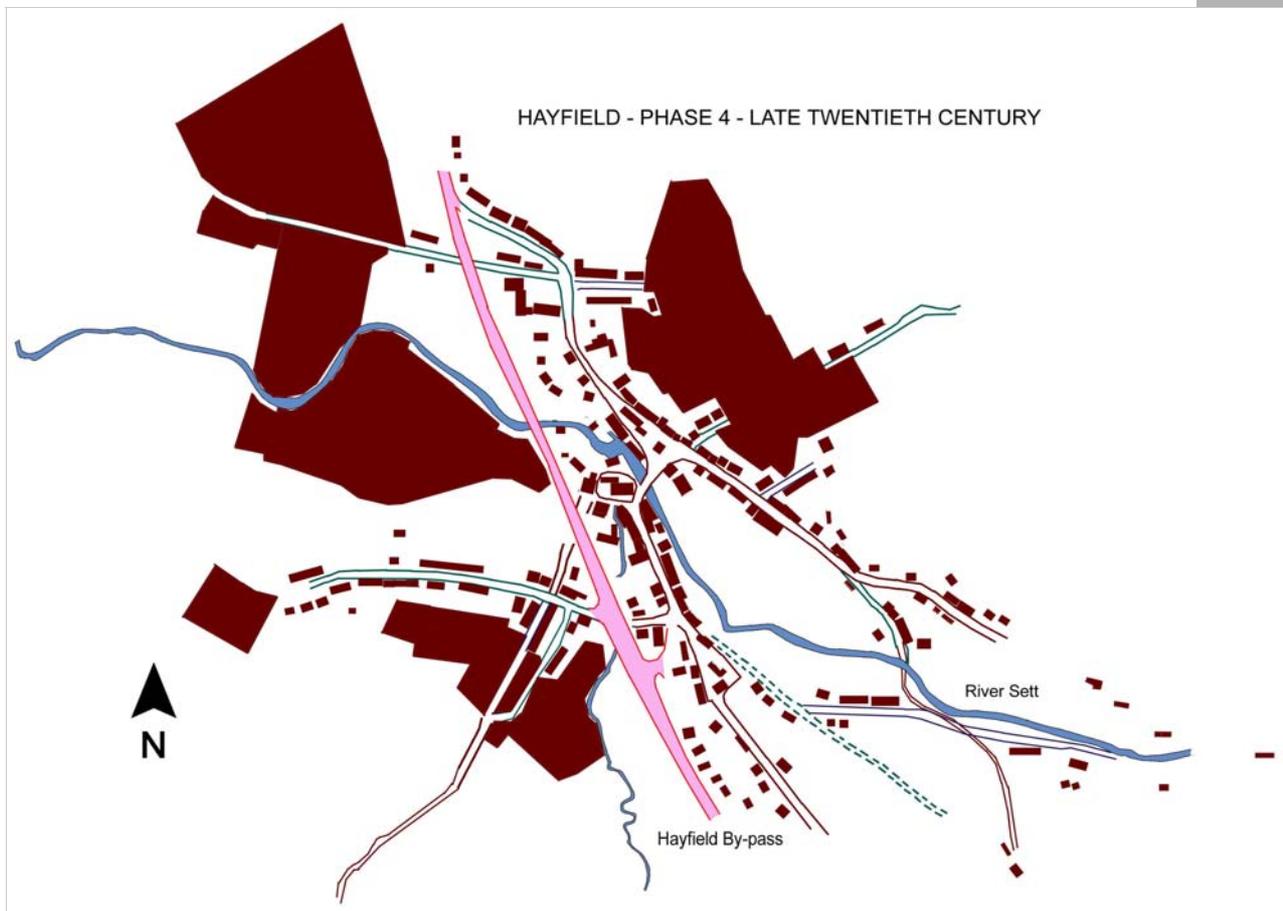


▲ Pl. 13 - Market Street circa prior to widening and demolition of Manchester House in the 1930s (courtesy of Philip Griffin and www.picturethepast.org.uk)

George Inn, past the flank of No. 15 Church Street (The Village Store) and crossed the river via a steel bridge, around the edge of the cricket pitch and up the incline to the location of the present reservoir. It took over nine years to complete,

with the opening ceremony in 1912.

The early twentieth century saw new areas of development - Meadows Road, an extension of Chapel Street, was built between 1922 and 1938 on the site of allotments and Highfield Road & North Street were built between 1922 and 1938.



The main changes to the character of Hayfield took place during the twentieth century, firstly with the widening of Market Street. This involved the demolition of a large number of buildings along Market Street. What had been a narrow and constricted road had been widened by 1938 with the demolition of a long row of farm buildings at Shudehill, running along the eastern side of Market Street. The barn which is still attached to Shudehill House was shortened and its gable end rebuilt, hence its once central cart opening is now off-set. This was one of the few surviving courtyard farm complexes lying within the village and it appears to have had seventeenth century origins. Market Street was further widened where it meets Kinder Road with the demolition of a group of roadside cottages, dominated by a three-storey building known as "Manchester House".

The second major change to the character of Hayfield was the construction of the A624 by-pass in 1978-79, which involved the demolition of several buildings; the old village school and a chapel, between Station Road and Steeple End Fold. During the latter part of the twentieth century a large area of housing was developed on the site of Wood Mill and its former millponds. This extensive development straddles the river and provided a substantial increase in the amount of housing within the valley.

ARCHAEOLOGICAL SIGNIFICANCE

As part of the assessment of archaeological interest, the Historic Environment Record at Derbyshire County Council was consulted. This has informed the following summary, as has the study of maps and buildings.

Widespread demolition of industrial mill buildings has left Hayfield bereft of a major part of the evidence for its development. Nevertheless, there is evidence for its industries in the character and form of domestic buildings, which have often survived where the industrial buildings have not, and evidence in the archaeology of sites, rivers and waterpower systems.

All along the river and its tributaries is evidence of the former industrial development of the valley in the form of weirs, leats and culverts, all measures designed to control the flow of water. These can easily be overlooked for their importance.

Of the different industries within the conservation area, there are two identifiable former nineteenth century mills in the centre of the village, both of which were powered by the Phostream. There is also the site of two further mills; a mill on the south bank of the River Sett and an early corn mill on the north side of the River Sett, which was fed by a leat, the remains of which can be seen at the weir.

Large areas associated with the industrial archaeological interest of the valley have been redeveloped during the twentieth century and much of the evidence has been destroyed. However, there are pockets where there is potential for buried archaeological interest, including the sites of former mills and other buildings associated with the textile industry within the centre of Hayfield and along the river corridor. Not all of these sites are currently identified on the Historic Environment Record. Any application for planning permission on these sites may need a Heritage Statement identifying the heritage interest and the impact on its significance.

The core of the village is medieval, located around the church and churchyard. This churchyard may have once been much larger. This area on the south bank, between the river, the church, the by-pass and including the buildings around Steeple End Fold and the bottom part of Church Street has considerable archaeological potential.

The Textile Industry

The upland fringe, which supported sheep rearing, had a cottage industry based on spinning and weaving wool. This was part of the rural economy in that it was a second income to many of the farmers. They were supported by a few local specialist weavers and clothiers. Many of the outlying farms still have evidence of weaving workshops within their farmsteads. The importance of sheep rearing is demonstrated by the village's own Shepherd's Society, which had well-established rules by 1798 (Farey).

Domestic woollen spinning and weaving were not recorded in detail, although probate inventories from the sixteenth century¹² provide a vivid picture of the local

¹² "New Mills in Bowden Middlecale: Domestic Textiles in the Rural Economy before the Industrial Revolution and the Change to Factory Cotton", D Brumhead, *Textile History*, 33 (2), 195-218, 2002

industry. The name Cloth Hall Square (1841 Census) is probably a reference to the former presence of a Cloth Hall, a building where handloom weavers and local farmers could sell their finished cloth.

Two woollen mills existed in the village, recorded in the nineteenth century but probably much older sites (both demolished) - the name Walk Mill Road derives from one of these. It may have been a fulling mill, where the finished woven cloth was scoured and washed in fulling stocks. There is speculation that a fulling mill stood at The Ashes, up-river from Hayfield.

After the cloth had been processed in the fulling mill, the cloth was dried. Traditionally this was done by open-air tentering, but during the nineteenth century this was developed into indoor heated dryhouses and tentering machines. Evidence for tentering at Hayfield comes in the field names. One of the fields, which was later absorbed into the goods yard for Hayfield Station, was called "Tenter Meadow". Further afield there were three fields (1849 Tithe) associated with Upper Cliff called Tenter Field.

Clothiers were the entrepreneurs of the domestic textile industry, purchasing raw wool or rearing sheep and putting it out to spinners and weavers and then collecting together the finished cloth. However, in the New Mills area this was not the case and this may be one reason why there are so few seventeenth century merchants' houses in Hayfield. In Hayfield in the 1841 Census there were two woollen clothiers, the industry having waned following the development of cotton manufacturing. The reference in the Census to several "Pauper Handloom Weaver"(s) does support the evidence that this was an industry dying out by 1841, and only maintained by a few elderly men, although the outlying farms may have still been continuing the tradition.

The development of cotton spinning in the 1770s and 1780s changed the industrial development of the valley. The increased mechanisation of the manufacturing processes associated with cotton, wool, silk and linen in the eighteenth century were spurred on by the invention of John Kay's flying shuttle (1733), James Hargreaves spinning jenny (1764), Richard Arkwright's water frame (1769), Samuel Crompton's spinning mule (1779), and the power loom invented by Edmund Cartwright (1785). The proximity of Hayfield to markets in Stockport and Manchester, the local influence of Arkwright and the experience of a domestic textile industry all contributed to the rapid development of cotton manufacturing in and around Hayfield. A number of cotton mills sprang up - these were relatively small buildings by all accounts, as indicated on the Tithe map, not the size of a factory and they probably adopted the spinning jenny rather than the water frame. A building recorded in Hayfield in 1830¹³ at 55 x 16 yards was the size of a large cotton factory, indicating that it was probably Clough Mill at Little Hayfield.

Two other mills still stand in the centre of Hayfield. Their external form is not so very different from domestic buildings of the first half of the nineteenth century and they are similar in scale. They share large windows, with square lintels at first floor level, which would have contained sashes. Grotto Mill, which is visible from Hayfield Bridge, has a culvert at its base where the Phostream emerges. The lower courses of stone are different and indicate that it was probably rebuilt from

¹³ Requests for registration of cotton mills from: "Hayfield: where a building 55 x 16 yards, has been converted into a cotton factory Jan 1830" (Q/AG/14, Lancashire Record Office)

eighteenth century footings. Its use changed during the century to a cotton cord mill. The other mill, known as Entry Mill, is now the builder's workshop of W. Garlick & Sons. It was established as a woollen mill in the early nineteenth century.

The 1841 Census lists the different occupations and these are enlightening as they show how the village had evolved to incorporate a wide range of textile-based industries. The occupations listed within the village of Hayfield include; Cotton Mill - Weaver in cotton mill (64), Stripper in cotton mill (3), Piecer in cotton mill (13), Doubler in cotton mill (3), Carder in Cotton Mill (10), Winder in Cotton Mill (4), Cotton Reeler, Spinner at Cotton Mill (8), Overlooker in Cotton mill, Mechanic at Cotton Mill, Warehouse man in Cotton Mill, Cot. Cord Winder in Cot. Mill, Power Loom Weaver,

Cotton Band maker (6)

Calico Print Works - labourer at print works, Calico Printer, Tearer in Cal. print works, Blocker in Cal. Print Works, Hooker in Cal. Print Works, Time Keeper at Cal. Print Works, Machine printer at C P W, Block Cutter at C P W, Dyer at Cal P W, Washer at Cal P W, Calico finisher

Bleachworks - Cotton bleacher, Cubing at Cotton Bleachworks, Foreman at Cal P W,

Woollen Clothiers (2)

Woollen Mill – owner and family, Weaver at Woollen Mill, Slubber at Woollen Mill, Piecer at Woollen Mill, Feeder at Woollen Mill

Handloom Weaving - Handloom Cotton Weaver, Pauper Handloom Weaver Cot., Handloom Weaver

Paper Mill – Rag sorter in Paper Mill,

Other trades & professions - Stone Mason (12), Joiner, Carpenter, Plumber & Glazier, Agricultural Labourer, Shoemaker, Dressmaker, Blacksmith, Innkeeper, Publican, Beer Seller, Butcher, Cooper, Tin Plate worker, Cordwainer (3), Hemp Band Maker, Winder in Silk Mill (1), Tenter in Cord Mill (2), Tailor, Grocer, Hair Cutter, Carrier, School Master (2), Schoolmistress (1), Clergyman, Game Keeper (2), Farmer, Collier (1) Paper Maker (1), Gentleman Farmer (2), Cattle Dealer (1), Slater (2), female servant, Charwoman and Pauper.

The introduction of power loom weaving during and after the 1820s and 1830s inevitably led to weaving becoming a mill-based industry, although it was many decades before weaving by hand, particularly in the woollen and linen branches, was completely superseded. Clough Mill at Little Hayfield developed power loom weaving for cotton and became the major employer in the immediate area.

During the late 18th and early 19th centuries increased demand for cloth combined with the growth of mill-based spinning led to changes in the organisation, scale and place of handloom weaving.

The most noticeable effect of these changes was the appearance of the loomshop. Loomshops associated with domestic accommodation took a variety of forms, some of them in cellars or on ground floors, others on top floors, some in individual buildings, others in terraces. Nos. 43-47 New Mills Road are possibly an example of a terrace with cellar loomshops, designed for linen-weaving. They share identical characteristics with a building type found in Barnsley, the principal linen-weaving town in Yorkshire. They share a ground floor raised above street level accessed via short flight of steps, with low cellars, poorly lit, typically 1.2 metres below ground level. The cellar windows are not evident on the front elevation and this may be a later adaptation.

The most distinctive domestic loomshops were those that occupied the top floors of cottages and were lit by long rows of mullioned windows. These cottages, built between 1770 and 1850, were almost entirely restricted to the woollen-cloth producing areas, typically the Calder valley, 35 miles to the north of Hayfield. In Derbyshire this building type finds its way into the early cotton spinning areas, such as Cromford, where weavers, traditionally the men in the family, were able to weave cloth and continue that employment whilst the women and children worked in the local cotton mills but it was short-lived in the Derwent valley.



▲ 43-47 New Mills Road - possibly built for linen weaving, with cellar loomshops

In Hayfield we find an example of loomshops located on the first & second floor of a pair of houses at 13-15 Kinder Road and further examples of loomshops located on the ground and first floor of Wain House, Market Street and the attached house. According to local tradition this building was a wool warehouse.

▼ 13-15 Kinder Road - first and second floor loomshops

Nos. 39-41 and 49-51 New Mills Road were built in the late 18th century with second floor loomshops for weaving. They were built with a second narrower three-storey element, possibly for a purpose incidental to textile weaving, perhaps storage of raw materials. They appear to have been remodelled, perhaps demolishing part of a much longer eighteenth century row. They were set apart from the town on the New Mills Road, which at that time did not continue beyond Birch Vale.



Calico Printing

It was from the Stockport area in the eighteenth century that the calico printing industry emanated in the region. At Stockport there were supplies of cloth. The trade spread out to the surrounding hills and valleys in the search for water. The printing industry needed a plentiful supply and quantity was as important as quality. The reliability of the supply at Hayfield and the purity of the water, as high upstream as possible, without pollution from industries downstream, made it an important centre of the trade.

Wood Mill was first established in the early nineteenth century on the River Sett. It was adapted and enlarged and by 1851 it was the Wood Print Works, a four-storey gritstone mill with single storey sheds, later with three reservoirs and a railway siding. It closed in 1969 and fell into light industrial use, principally engineering, before it was eventually demolished. The old setted road leading to the mill is still preserved off New Mills Road.

During the first half of the nineteenth century the river was adapted downstream of Hayfield Bridge to create a separate supply of water for Wood Mill. The original watercourse was stopped with a dam and sluice and a supply was diverted by pipe directly to the ponds at Wood Mill. The river was then allowed to flow via a

sluice to a separate, parallel stone-lined channel, separated by a large stone-built structure. A large part of this structure survives, although it currently lies outside the conservation area. It is visible via a public footpath, which runs alongside the river and crosses the river with a pedestrian footbridge. Although the millponds have been infilled and the land redeveloped these structures are the largest remaining evidence of the Wood Mill site and an important part of the industrial history of Hayfield.

Kinder Vale Printworks were established near Bowden Bridge in the 1850s but although it was a large works, it eventually closed down in 1920. The site is now a campsite. There are no buildings left on the site but the reservoir, retaining walls and steps survive.

Quarrying

Quarrying for millstones is a recognised medieval industry of Derbyshire. While the millstones were made all along the East Moors, an isolated production site is known on the western flanks of Kinder.

Small-scale quarrying took place around the periphery of the village and within the conservation area, along Kinder Road, Spring Vale Road, Glossop Road and New Mills Road. The largest quarry was at Rockhall, at the eastern end of Valley Road. Most of these quarries seem to have become established in the nineteenth century although they may have earlier origins.



Date plaques - evidence of local pride, a sense of local place in history and the skills of local stone masons

Hayfield Building Types

Mills

Although most of the mills have been demolished, there are two surviving mills within the village; Entry Mill and Grotto Mill. Both of these have the form of mills dating from the first half of the nineteenth century; two-storey, very plain with deep plan, shallow 35-degree roof pitches, deep squared stone lintels and pattern of regular windows (formerly sashes). There is no evidence externally for a wheel; Grotto Mill straddled the stream and appears to have housed a small internal undershot wheel within a narrow wheelpit.



▲ Grotto Mill

▼ Entry Mill

Terraced Houses

There are a large number of terraced properties in Hayfield that share common details. The properties were built by various landowners, some in response to the need for additional housing generated by an increase in production at the cotton mills, calico mills and paper mills. Various sources suggest that the owners of these businesses built their own housing. There was no single large landowner providing the continuity that one might expect, which would lend itself to a small palate of materials and styles. Nevertheless, there is an unusually narrow range of building forms, construction techniques and details, which suggest either that they were all using the same local quarries, which had a small pattern book of styles, or that the landowners knew each other intimately and shared the

same conservative tastes. Eighteenth century terraces were generally built in groups of three to five and incorporated flush stone quoins, heavy quoined door surrounds and narrow three-light mullioned windows. They are found in both two and three storey form.



▲ 77-91 Kinder Road - 1830s terrace

▼ 51-65 Kinder Road - 1870s terrace



▼ 39-61 New Mills Road - a mixed row of 18th and 19th century houses



Some of the earliest nineteenth century terraces were low two-storey rows, with wedge lintels and narrow squared door jambs and lintels. Later terraced houses were generally built in longer rows and incorporate deeper lintels, no quoins and a more "classical" doorcase or door canopy and perhaps occasional arched windows to break up the terrace.

Early C19 Villas

There are several houses that were a two-storey form of villa, with raised cornice and parapet, central projecting bay, ashlar and a central wide doorcase with broad and shallow segmental arched fanlight. They are; The Laurels and the former bank next to the Royal Hotel. Shulehill House shares some similarities, such as the wide doorcase with fanlight, although it is less ornate. In design these houses were clearly meant to be very different from other properties in the village and they signified an owner with some local standing and status.



▲ Old Bank House

Prominent Buildings

St. Matthew's Church, built in 1818 in a restrained gothic style typical of its period, incorporates simple but long elevations with regular rhythm of Y-tracery leaded windows and a battlemented parapet. It was built or designed by Bradbury and Rangeley, local men. It has a raised tower of 1894, a fifth stage with four clock faces, which gives it a strange elongated proportion. The lower stages of the tower date from 1793.



The former **Wesleyan Chapel** (now St. John's Methodist Church) of 1782 is typical of many Wesleyan chapels, built in a relatively isolated position and detached from the main part of the village when first built. It combined the gable frontage of many chapels with classical motifs, such as the central Venetian window, raised quoins and semi-circular arched windows. The west (side) elevation has always remained very prominent in views along New Mills Road. It was enlarged in 1868. It once had a central bell-turret, surmounted by a ball, which is no longer there. The adjoining day school was built in 1884 with two large rooms for seniors and infants, and two class-rooms, having a total accommodation for 300.



The Old School at Highgate Road, known as **Stones Head School**, was built by the Wesleyans in 1814 in a distinctive symmetrical, classical form found in Wesleyan buildings of the early nineteenth century. It is an early purpose-built Methodist Sunday School. Designed deliberately to avoid association with the Anglican church, the building had paired entrances probably for boys and girls, which are still evident at ground level, and a gable end entrance, the main entrance for the teacher or preacher, with a classical semi-circular arch and dropped keystone.



Hayfield Bridge, crossing the River Sett, is a fine bridge of 1837, designed by the Sheffield architect Samuel Worth. The single-span structure has distinctive horizontal bands of quasi-rusticated masonry.

Hayfield Equitable and Industrial Co-operative Society, on the corner of Fisher's Bridge and Chapel Road, was built in 1871. It is one of the largest buildings in the conservation area, with a hipped roof, three storeys and basement to Fisher's Bridge Road, and enjoys views over a wide area.

The **Royal Hotel** is the most commanding building in Hayfield apart from the church. Located in the centre of the village, although not facing the street, it was built in the mid - eighteenth century, but has been extended by almost twice its original length, so increasing its impact. Local historians state that it was originally built as a parsonage, but incorrectly conveyed into the vicar's name and on his death in 1764, his family sold it. For forty years it was an inn. After this time it was restored to its original use, until in 1863, the freehold owner disagreed with the choice of incoming vicar and it was converted back into an inn. Like the Wesleyan chapel and 1 Steeple End Fold, the Royal Hotel has raised chamfered quoins. It has a moulded stone architrave around the sash windows, stone bands and is the most distinctly Georgian building in the village.



The bank on the corner of Market Street (now **Old Bank Surgery**) replaced a row of 18th century buildings called Bridge Inn. Built in 1928 in an Arts and Crafts style, it is unusual as it is one of the few twentieth century buildings to make an impact in the village, largely because it is subtly different from the rest, with prominent, steep, roof pitch clad in green Westmoreland slate.

The **Primitive Methodist Chapel (now Hayfield Library)** was built in 1867 and deconsecrated in 1969. It was at one time called the High Bourne chapel. The building is a gable-fronted chapel, with loosely classical details, such as semi-circular arches with dropped keystones. The relatively low ceiling, without a gallery, has resulted in a wide but plain gable, which is a particularly prominent focal point in the street.

The Vicarage and **The Mount** are handsome detached houses with some of the best views in the village. They share bay windows and cast iron details and are very typical of the villas found in Victorian Buxton.



From left to right - Old Bank Surgery, Primitive Methodist Chapel, The Mount

The **Packhorse Inn** was, according to local tradition built in 1577, although the present building dates from the first half of the nineteenth century. Another pub, **The George Inn** is also reputed to date from 1575 but the present building appears to have absorbed any earlier building within its shell. The **Bull's Head**

has a datestone of 1788. It was partially re-faced in the mid nineteenth century. All of these buildings share a long history and extensive buildings at their rear (in the case of The Bull's Head a large part was knocked down as part of highway widening).

Fox Hall and its barn are perhaps the most architecturally interesting and enigmatic buildings in Hayfield. Built in circa 1625, the house was once of high status, and was embellished with a coat of arms, long, eight-light mullioned windows on the south elevation and the highly distinctive two-light mullioned windows mounted with arched niches in the gables.



Traditional Materials & Details

The palette of materials in Hayfield and the details are quite limited and, compared to towns like Buxton, the taste was generally quite conservative and old fashioned.

Stone and Slate

The village of Hayfield is characterised by its consistent use of Millstone Grit for building and there are only one or two exceptions, where brickwork was used. This is further reinforced by the widespread use of stone slate for roofs, obtained from local quarries. A high proportion of houses retain native slate roofs; Welsh slate, Burlington slate & local stone slate. This survival is all the more remarkable as most of the examples in the village belong to houses that are not listed or protected from alterations.



The Millstone Grit varies in colour and texture. Generally speaking the harder, greyer gritstone can be found on the older buildings and some of the larger quoins and dressed stonework contains pebbles and very large particles of grit. Later buildings adopted often a more yellow or golden coloured stone, more evenly textured and easier to work by local stone masons. The sources for the different stones are difficult to identify but the grey gritty and pebbly stone seems to have come from the upland quarries that were extracting stone for millstones and grindstones, on the moors, rather than in the immediate vicinity of the village. Gritstone weathers over time and the older properties that haven't been cleaned have a blackened weathered patina from decades of exposure to the vagaries of the weather, smoke and pollution. This is part of the character associated with the Dark Peak.



The local dark yellow sandstone provides uniformity to the elevations. Like many upland areas dominated by the Millstone Grit, chimney stacks are also stone. Generally the older properties were built with more thinly bedded sandstone running in narrow courses. The thinly bedded stone is similar in character to the more fissile stone used for drystone walling, and was probably quarried on the edge of the village. Typical of this contrast is 57-61 New Mills Road, which dates from circa 1830, which incorporates narrow courses of sandstone. The later terrace next door, Nos. 65-71, built in the early twentieth century, was built with

much wider courses of stone.

During the eighteenth century Burlington slate from Cumbria was brought into north Derbyshire. It found its way into Hayfield and there are still a few surviving examples, although the number is dwindling. This material, like stone slate, was laid in graduated courses. After the arrival of the railways, Welsh slate could be easily distributed around the UK and as an economic, durable and versatile material in plentiful supply, it was widely adopted in Hayfield for new terraces after the railway opened in 1868. The advantage of Welsh slate was that it was suited to the shallower roof pitches of stone slate buildings and it was economical for a continuous uninterrupted roof slope. There is one example of the use of decorative bands of Welsh slate at the former Primitive Methodist Chapel (Hayfield Library).



Traditional roof slates (from left to right) - Welsh slate, Westmoreland slate, Derbyshire stone slate

The former Bank (Old Bank Surgery) incorporates the highly fashionable Westmoreland slate, from Cumbria, which has a distinctive green hue. This was widely used for Arts and Crafts buildings at the turn of the twentieth century and is not local, although common in 1928 when it was built.

Thackstones

“Thackstones” were a common detail in north Derbyshire. Although most often associated with thatched buildings, they were part of a local tradition of stone slate roofing. Individual stones were placed in the wall above a roof, on a chimney stack or an adjoining building, to throw water away from the wall and protect the junction of the wall and stone roof, which was commonly mortared rather than lead flashed.



Stone-coped gables & verges

Within this part of Derbyshire there had been a long tradition of raising the gable wall with a stone parapet, known as a coped gable. There are several examples of this practice although the vast majority of buildings have a plain, close verge, the tiles simply overlapping the stonework, the gaps underneath filled with mortar. There was no historic use of bargeboards.

Each raised coped gable with moulded gritstone copings was combined with a pair of large projecting stones called a “kneeler” and stone ridges.

Eaves and gutters

Traditionally eaves of rural stone buildings with slate roofs were built with a generous eaves and water was thrown beyond the face of the wall. The larger houses incorporated lead gutters behind parapets with spouts to eject the water or in the best buildings lead downpipes. As fashions changed and buildings conformed to more national styles, with less overhang at the eaves, buildings needed gutters to protect the masonry. In north west Derbyshire, prior to the development of cast iron, gutters were made from timber troughs (known locally as “trows”). Although cast iron could replicate the same forms, the timber trows were generally retained. The shape of the gutter was important as it incorporated a moulding which became part of the decorative eaves of the building.

Prior to the nineteenth century gutters were fixed on wrought iron brackets, in the case of the simpler buildings, or where more architectural refinement was required, on moulded stone cornices. During the nineteenth century the “trows” (gutters) are generally supported on stone corbels, which could be plain and finished square or shaped with an ogee profile. Many of these eaves corbels have a carved emblem on the face or a pitched tooling. At least one terrace incorporates the date of construction in the stone brackets.



▲ ogee stone corbel with timber trow



▼ moulded stone cornice & parapet gutter

Sloping Eaves

Many terraced rows incorporate sloping eaves as the terrace rises up a hill. The continuous eaves are created through the use of the ogee profiled trows, which are carried on stone eaves brackets or corbels.

Quoins

Quoins were used most often during the seventeenth and eighteenth centuries and many buildings can be dated by this detail. They vary greatly in colour, texture and size but are generally finished flush with the surrounding masonry. There are a few notable exceptions which were precisely cut and squared, such as the raised and chamfered shaped quoins of the Royal Hotel and the double-pile property at Steeple End Fold, which was once a building of some status; notably these quoins were used for the face opposite the church but not on the other corners. Quoins were not in use generally during the nineteenth century although there are raised squared quoins at The Laurels, 22 New Mills Road.



Watershot Walling

There are a number of examples of “watershot walling” in the village. This traditional form of walling occurs only in the far north-west of Derbyshire although it is far more common in the villages and towns in Yorkshire, in places such as the Calder Valley to the north of Hayfield. It entails building each course of stone so that it inclines outwards at the top. This is found mainly on buildings



Quoins (from left to right) -18th century flush quoins, raised plain ashlar and rusticated

dating from the first half of the nineteenth century, and often gable ends, although it appears on at least one front elevation at Nos. 19-31 New Mills Road, suggesting that it was considered appropriate for large expanses of exposed masonry and would help with the weathering, although there is no practical reason why it should.

Door surrounds

Many doorcases to historic properties share the same narrow squared lintels and door jambs, which would have been provided by the quarry ready-dressed. Narrow lintels are more commonly found during the first decades of the nineteenth century, although this form is found in Hayfield up until the 1860s. A wave of terraced house building in the 1870s throughout the village incorporated these stone jambs which, when embellished with a small moulded stone capital, are transformed to become slender pilasters. The lintels were embellished with a very fine moulded stone cornice. This is a distinctive pattern found in Hayfield and in the locality. These elongated, classically-inspired doorcases surrounded a panelled door with a glazed fanlight over the solid door to light the corridor behind. These elegant features are the single most decorative element found on the terraced houses.



Door surrounds - (from left to right) -17th century flush quoins, plain squared jambs & lintel, classical doorcase with pilasters and cornice, shouldered lintel of the 1900s

Lintels & cills

A large number of properties are built with mullioned windows. These were common in the 17th and 18th centuries, and were largely used in conjunction with leaded-light windows. The earliest example of stone mullioned windows, at Fox Hall, incorporates “double-chamfered” mouldings.

By the 18th century mullioned windows had become increasingly plain and narrower in profile and there are numerous examples. Three-light windows with lintels and cills broken into a third and two thirds and mullions that are slightly set back from the face of the lintels are an unusual variation and a number of dated buildings indicate that this was a particular local fashion in the 1770s. Not all buildings with mullioned windows were used for weavers housing, as this was a common style of masonry in Derbyshire during the eighteenth century.

By the 19th century mullioned windows had been largely replaced with gritstone lintels and cills.

Another detail commonly found in Hayfield is the use of a stone wedge lintel. Whilst originally during the 1820s and 1830s this was intended to mimic the brick wedge lintels of Georgian town houses, and the lintel would have been literally wedged into the surrounding masonry, later lintels extended beyond the jambs of the window surround, so they functioned like a squared lintel. Examples can be seen at Nos. 77-91 Kinder Road.

Later properties incorporated deeper squared stone lintels and wedge lintels had grown out of fashion by the 1860s. Some of the later nineteenth century stone lintels are carved and shaped, although this was uncommon in Hayfield until the turn of the century, lintels being generally very plain, with perhaps an occasional arched window to break up the rhythm of a terrace.

A few terraces incorporate an arched lintel over the doorcase. Several Georgian townhouses incorporate this detail, and one example at 18 New Mills Road retains its original fanlight but there are also Victorian properties which incorporate arched lintels.

Panelled Doors

A large number of the Victorian terraced houses still retain their solid panelled doors. Many of these have distinctive bolection-moulded panels and there are some unusual variations. The number of properties with original doors is dwindling. Older properties have far fewer original doors.



▲ *moulded stone door canopy*

▼ *Georgian semi-circular arched door lintel with lunette fanlight*



▲ *C17 double chamfered mullioned window with hood mould*

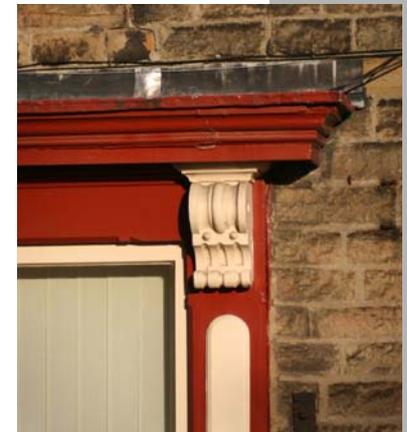
▼ *C18 squared mullioned window*



Sash windows & Shopfronts

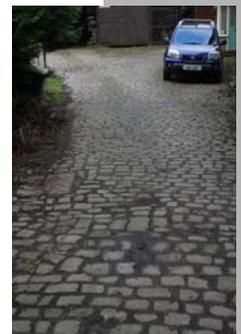
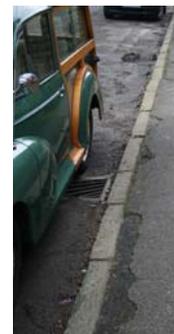
Original sash windows are very rare in the village. Whilst the vast majority of properties once had sash windows, there are now only a few examples left of original sash windows. As these windows are replaced, and they have to comply with Building Regulations requirements, the features, horns and glazing patterns, that once made the rows uniform are becoming lost.

Traditional shopfronts have largely survived, although not on New Mills Road. Most of these are of the mid to late nineteenth century and incorporate pilasters, with planted mouldings, traditional cornices and decorative console brackets. The earlier shopfronts often comprised an enlarged sash window and one of these survives at 1 Church Street.



Stone Setts and Paving

Historic photographs illustrate the widespread and wall-to-wall use of gritstone setts as the material used for the main streets. Often stone setts are revealed on the edge of the road, where the tarmac has eroded and this indicates that the material survives underneath. The dimensions of the historic setts varies slightly but the smaller, narrower gritstone is generally slightly older. An example of an old setted path can be found on the "green" at Highgate Road. Setts were adopted for gulleys and channels at the side of the road, laid crossways to the brick bond. Setts were laid in even courses and there are only one or two examples where they varied the bond pattern.



There are also occasions where gritstone kerbs line a pavement edge, such as at Springfield Terrace and Valley Road. In most cases the original paving flags have

been replaced with tarmac, but on private frontages there are many instances where large, heavy-duty gritstone paving flags survive. The monolithic quality of the material is particularly distinctive.

Boundary wall, gates and railings

Around the periphery of the village the drystone boundary walls that line the roads are built from local, fissile gritstone, cleaved into relatively thin stones. The copings are built from the same material, with stones laid on edge. This type of boundary wall occurs in pockets throughout the village, its roots firmly entrenched in a rural tradition. Most of the retaining walls are random rubble, laid drystone and these blend with the landscape.

There are a few different treatments of boundary walls that deserve mention. Many of the later Victorian terraces have coursed stone boundary walls, of larger course sizes. These generally have very large flat slab copings and gateways are formed by a pair of gritstone stoops. This enabled them to incorporate highly decorative cast iron gates, although few gates have survived. In some places monolithic blocks of gritstone form panels, lining a private path.



▲ Plain stoops with boarded gate of the C18 & more decorative stoops, with ornate wrought & cast iron gates

▼ Left and right - coursed stone walls with flat slab copings and stoops. Centre - fissile drystone wall



A few properties had a formal frontage, with a low, finely-tooled ashlar wall finished with decorative railings. An example of an ashlar wall, without its railings, survives at The Old Bank House. In some cases railings were also added to a higher coursed stone wall, where the ground was retained, such as at Nos. 101-103 Kinder Road, currently outside the conservation area.

SPATIAL ANALYSIS

This part of the appraisal comprises a spatial analysis of the whole conservation area, the character and interrelationship of spaces, key views, vistas and landmarks. These are marked on the accompanying plan (Figure 2). In places, the views cross the three different character areas.

Significant Views & Landmarks

The conservation area straddles the Sett valley and there are extensive views from one side of the valley to the other. The old routes within the valley often took the high ground and where they climb out of the village, there are panoramic views right across the village to far off hills. There are impressive views above Valley Road on the public footpath to Hazlehurst and also above Kinder Road on Snake Path.



The more low-lying streets have self-contained views, which are often constrained either by tree cover or by buildings running along the edge of the street forming a continuous enclosure. Breaks in the building line, in the form of entrances to a rear yard, or a broad ginnel or footpath, or tiny glimpses down private access paths to the backs of terraces, all together provide enticing and dramatic glimpses of the valley, with views framed by the neighbouring walls. This is a particularly strong characteristic of Hayfield. There are occasions where the development stops abruptly and there are more expansive views out across the cricket ground.

The Hayfield by-pass has a long descent from the north and south and this in itself is dramatic, although outside the conservation area. It provides a true sense of the topography and how low-lying the village is, compared with the local hills.

Where the land rises to the north of the village, at Glossop Road, there are also important views on entering the village.

The upper slopes of the Sett Valley and the moors are open in character above the broadleaved native tree canopy which follows the river and there are a complex network of public footpaths, bridleways and old packhorse routes that lead down into the village from high above. It is very difficult to map all of these views as they range over several miles and provide long views down over the village, which is huddled in a sheltered bowl. For example, there are extensive views over Hayfield from the open moor on Lantern Pike, above the Pennine Bridleway.

The only true landmark in Hayfield is the church tower, which is prominent in many views. Notably, since the tower was raised in 1894 to create four clock faces, it has become much more of a landmark and there are several places, such as

along Valley Road, where it wasn't visible until the tower was raised.



The narrow winding streets create local focal points and there are a great variety of these as the views encountered along the streets unfold. Clusters of terraces or individual buildings can appear in the distance terminating a vista. Examples include the view of the terrace Nos. 77-91 at the top of Kinder Road, which is visible from Market Street, the view of the Old Bank Surgery from Market Street, the view of the nave of the church from the top of Church Street and the reverse view of "The Old Toll House" from the bottom of Church Street. Key buildings emerge from behind other buildings as the streetscape unfolds. The focal points are illustrated on Figure 2.

Despite a strong enclosed character, the village does not have single building lines along the main streets, with the exception of New Mills Road, which does tend to follow a well-defined, continuous building line. Elsewhere, the frontages are often staggered, as buildings were laid one in front of another. They appear to jostle and compete for space. The sense of intense historic development pressure is best experienced on Church Street where the frontages occasionally break out into the street with steps and walls, some of which are the remains of old buildings, protruding into the pavement and road. This variety in the building line creates highly picturesque views.

The main natural landmarks lie outside the village. These are Rockhall Quarry and Kinder Low and the Three Knolls. The summits of nearby hills to the north and south west, such as Lantern Pike, are also prominent.

Open Spaces

The Sett valley contains many contrasts and the open spaces are an important part of its historic character, whether the surrounding landscape setting of Hayfield or more central strategic open spaces such as in the bottom of the valley, following the River Sett.

Conventionally, the water meadows were left undeveloped and this has preserved some of the visual and historic distinction between the river corridor and the settlement. There is no evidence that these low-lying areas were ever developed and they may have origins in the industrial use of the valley, for "crofting" or "tenting" (open areas set aside for bleaching in the sun or drying on wooden frames finished cloth). The larger mill complexes were able to adapt these spaces during the nineteenth century for a series of millponds.

The first major change to this distinct separation of character was the development of the railway line, which ran through the water meadows and the second was the late twentieth century development of the land around the site of Wood Mill for housing.

The open space formed by the cricket ground, the recreation ground and the water meadows upstream of the bridge form a foil to the dense development of terraced houses running along the valley roads. The open space is, therefore, an important part of the setting of the buildings lining Kinder Road, Spring Vale Road and Valley Road and, by virtue of its development for recreational use during the nineteenth and early twentieth centuries, an important part of the historic development of the community.

The open agricultural landscape surrounding Hayfield is an important part of its rural setting. Although most of this lies outside the conservation area, there are pockets of open agricultural land lying within the conservation area, such as near Hazlehurst Farm and north of Rockhall Terrace, which root the village in its agricultural history. The open hillside at Bank End, for example, upstream of the recreation ground, contains historic evidence of rope-making in the form of a raised embankment which was indicated on the Tithe Award as a rope-walk. Hemp ropes were useful for many industrial processes. These spaces lie within the protected Green Belt.

More intimate open spaces were often designed. These include the churchyard, which is self-contained and inward looking, although the churchyard has shrunk with the addition of an extension and the re-alignment of the churchyard wall fronting Church Street. The churchyard is of the highest architectural quality with continuous railings and paving made from re-used locally quarried gravestones. The “green” at Highgate Road is another open space framed by historic buildings which has its own separate and intimate identity. The former millpond, which served Walk Mill, is now preserved in shape as an open play area in between the Village Hall and the river. Some of the industrial archaeology related to this use may survive buried underground. The space is important for historic reasons, as it preserves one of the few surviving links with the industrial history of the area and is suitable for interpretation. It is also one of the few spaces on this side of the river where there is sufficient space to provide visual connections between the church, the river, the weir and Market Street.

Within the village there are important spaces created at the junctions of a number of streets. Whilst not open spaces in the strict sense, these junctions framed by buildings form nodes and important points of orientation. The most visually self-contained spaces are;

- ... The junction of Church Street and Steeple End Fold
- ... The junction of Fisher’s Bridge, Highgate Road and Chapel Road.



▲ View south up Church Street - the junction of Fisher’s Bridge, Highgate Road & Chapel Road is an important node

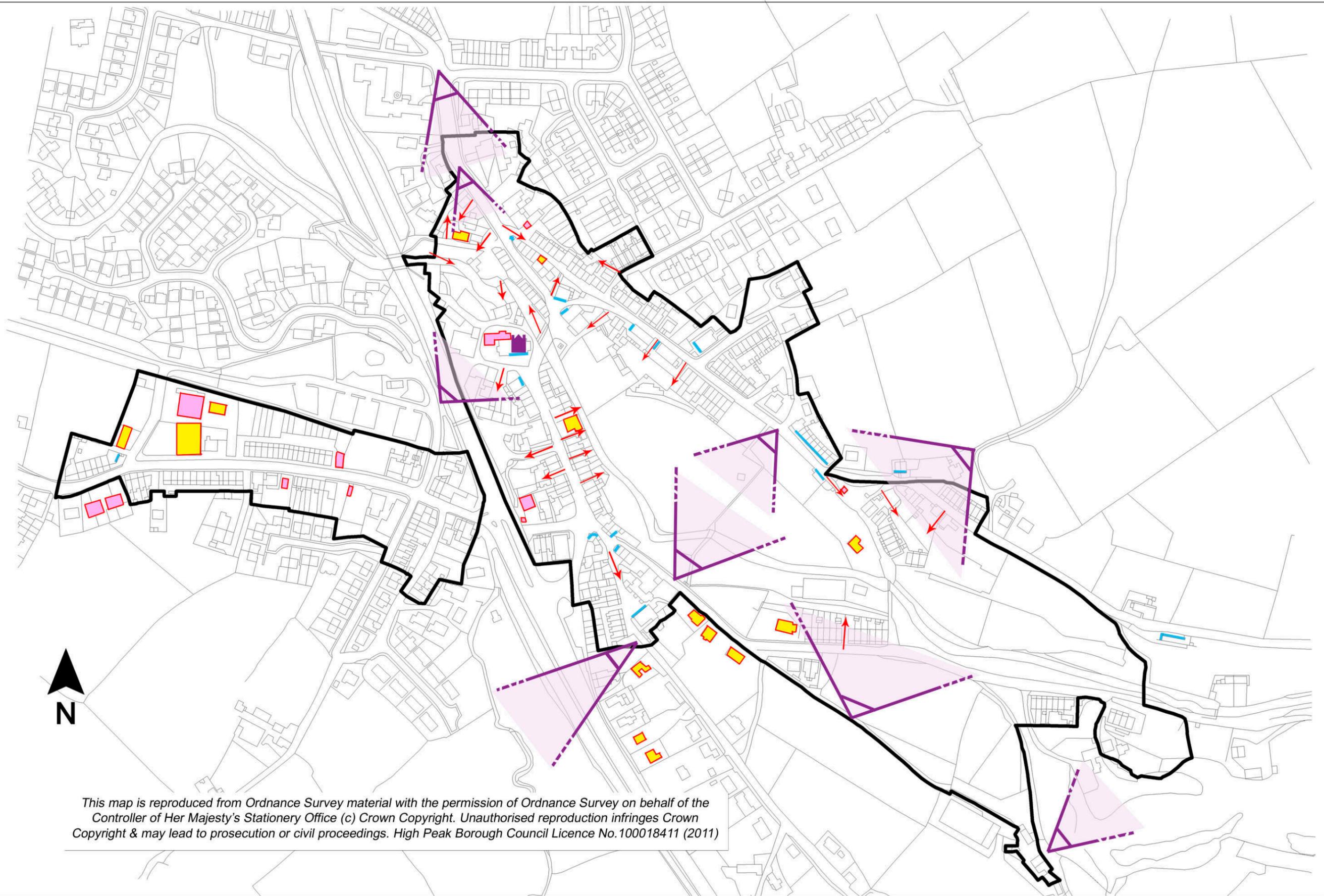
Landscape Quality

Protected Trees

The Conservation Area designation provides all trees with a stem diameter of 75mm and above measured 1 metre above ground level with a measure of protection. No felling, lopping or topping of these trees is permitted without providing six weeks notice to the Council. In addition Tree Preservation Orders (T.P.O.s) have been placed on several trees in the Conservation Area. These fall within the central areas and are of particular value for their amenity value. They are mainly oak, beech and sycamore. There are a cluster of sycamores within the churchyard and occasional trees scattered around the village, which are of individual quality. Two groups of TPOs fall outside the conservation area and may have been prompted by the redevelopment of these areas for housing.

The river forms a highly significant part of the landscape, separating the valley into two corridors, linked on a few occasions by a small pedestrian footbridge. The river corridor is most densely associated with trees. Trees have colonised and self-set along the riverbank and incorporate a fragmentary belt of species associated with river margins; alder, willow and some ash. Some have historically been coppiced and pollarded but they are generally unmanaged. There are larger parkland trees, beech, ash and oak, on the higher ground above the wet ground of the water meadows. Small tributaries, streams and springs feed into the river and emerge along the river corridor. In places these have been adapted to contain public wells.

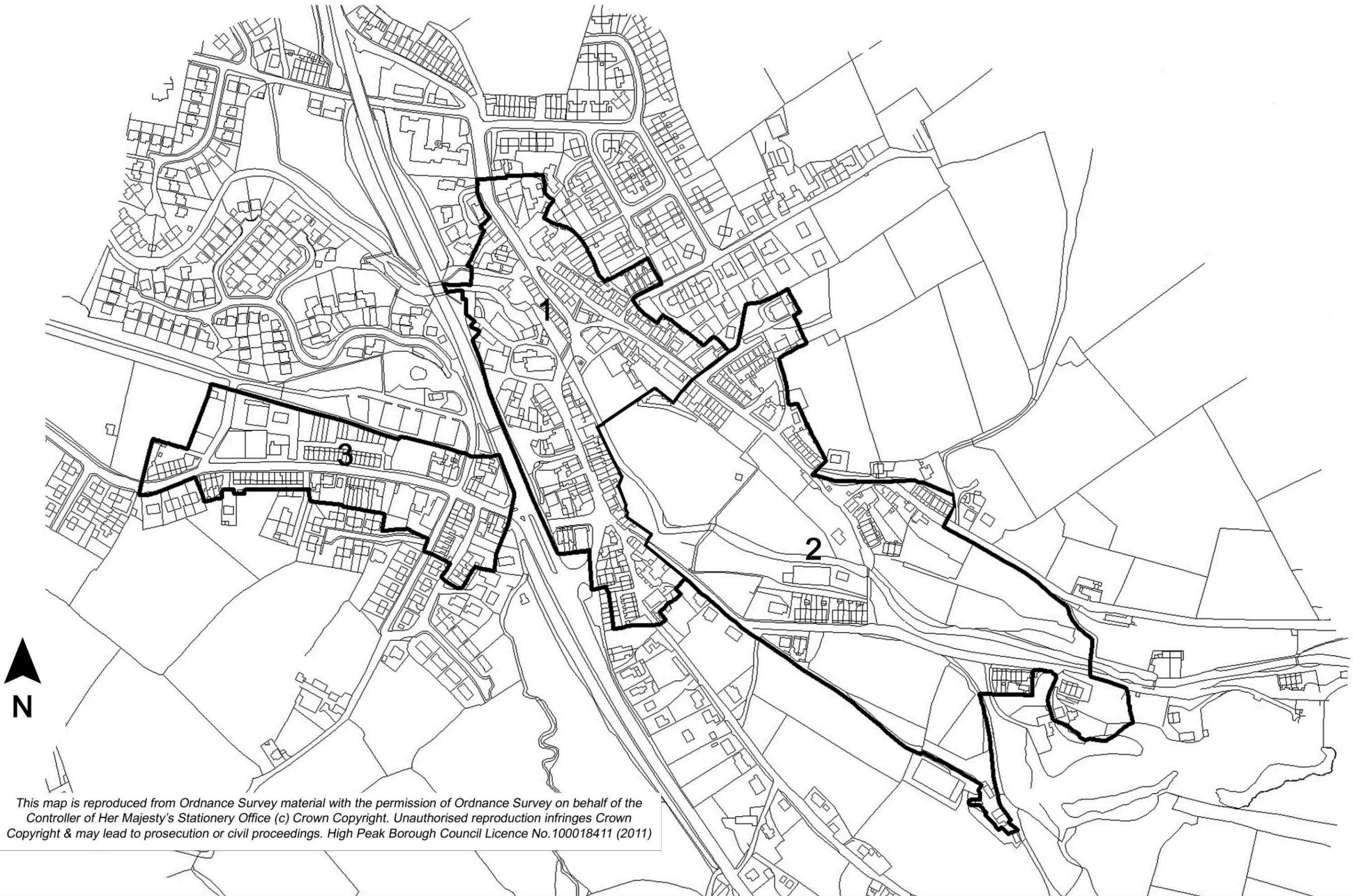
Above the river valley, trees are generally more sparsely scattered, with the exception of a few areas of managed woodland, which contain birch, oak, sycamore and beech.



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FIGURE 2
HAYFIELD - TOWNSCAPE SPATIAL ANALYSIS



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FIGURE 3

HAYFIELD - CHARACTER AREAS

CHARACTER ANALYSIS

The Hayfield Conservation Area has been split, for the purpose of this appraisal, into three separate Character Areas. The core of Hayfield, Character Area 1, has multiple zones of different character but they are so numerous and interconnected that for ease this area has been described under each street name.

The Character Areas are:

- ... Character Area 1 - The heart of Hayfield; - Church Street, Market Street, Highgate Road, Kinder Road and adjoining alleys and ginnels
- ... Character Area 2 - River meadows, houses, terraces along the River Sett
- ... Character Area 3 - New Mills Road

The different Character Areas are shown on Figure 3 and the analysis of the townscape, the main views, landmarks and focal points are illustrated on the Townscape Spatial Analysis map, Figure 2.

The omission of any particular building, feature, view or space within this appraisal should not be taken to imply that it is of no interest.

Guide to Map

The Townscape Appraisal Map is annotated with the following:

Panoramic Views - these views are limited to the best defining and most memorable views within Hayfield. They are generally broad and often panoramas, sometimes linking subjects in the middle distance and far horizon.

Glimpse Views - these views are confined by the presence of buildings or trees. They offer a glimpse of something interesting in the distance, often viewed down an alley, an open space between the trees or over the rooftops. It may be a glimpse of a landmark, or an interesting feature.

Landmarks - landmarks are usually buildings or parts of buildings that can be seen from several directions and viewpoints. They help to orientate people.

Focal Points - these are features within framed views, subjects to which the eye is drawn and framed by buildings or trees.

Negative Buildings - these buildings in scale, materials, design or massing, or a combination of these, have a negative effect on the historic character of the conservation area. They do not relate to the surrounding topography or building form and are usually situated in a prominent site.

Neutral Buildings - these buildings are often 20th century buildings that are unobtrusive, and usually respect the topography, scale, materials and detail of the surrounding building form. Neutral buildings are also occasionally older properties that have been heavily altered and, for this reason, no longer preserve the character of the conservation area.

All buildings that are not highlighted on the maps are **Positive Buildings**. They are of special architectural or historic interest and make a strong contribution to the character of the conservation area. Most twentieth century buildings and

those of recent decades are not identified as positive buildings unless there are of exceptional architectural merit. The local authority is likely to strongly resist proposals for the demolition of any **Positive Buildings**.

Character Areas

Character Area 1 - The heart of Hayfield - Church Street, Market Street, Highgate Road, Kinder Road and adjoining alleys & ginnels

This area comprises the centre of the village where the bridge crosses the River Sett alongside St. Matthew's Church and the core of seventeenth and eighteenth century buildings. It is mainly inward-looking and development is dense, lining the streets.

Market Street, Church Street and Kinder Road meet at the bridge. Together, the bridge and the churchyard define the oldest part of the settlement. Around the perimeter of the churchyard, the character is dominated by a random pattern of buildings that may have resulted from encroachment onto a much larger churchyard. They now occupy the space between this and the river. The river bank, once dominated by industrial mill buildings, now has a mixed use character, as cottages have filled the gaps created by demolition. The former mill pond, known as a "lodge", was filled in and has been maintained ever since as an open space.

In the centre of the village, competition for the best frontages and lack of available building land, has led to the high density development we find today lying between Market Street, Bank Road and Kinder Road. Once a green and more open triangular space, the historic "infill" and encroachment, persistently developed over time, has led to the tiered structure of streets and little or no private space. In some cases, the houses are effectively built "back-to-back", with a frontage on each street - Kinder Road (uphill) and Market Street (downhill). Narrow public footpaths still connect the two streets, a remnant of the former open public space.

At Church Street the same high density can be seen along the riverbank where buildings were threaded together and rebuilt together in 1838, following flood damage, amalgamating eighteenth century riverside development with a new frontage on Church Street. Further up Church Street, the steep landform prevented backland development and there is only an occasional ancillary building at the back.

Church Street

St. Matthews Church stands on the south bank of the River Sett and is the focal point of views looking north along Church Street. It is the only true landmark in the village and its church tower, with a clock face on all four sides, stands out in many views across the village and from the back ginnels and side streets. Its churchyard once encircled the church but the boundary wall now finishes short of the east window and chancel to



allow a footbridge across the river. The immediacy of the church with the edge of the street is an unusual feature and the re-laid gravestones at the foot of the east window near the bridge form an important apron. Large slabs of re-laid gritstone gravestones also line all of the paths within the churchyard and are a defining characteristic of the space. The unified treatment continues with railings around the perimeter of the churchyard and paired wrought iron gates. There is a large extension to the church, which wraps around the northern flank of the building. This is a visible from many public viewpoints. As the church was designed with two identical "faces" and the extension obscures many of the gothic windows, it spoils public views from this side.



The view of the church from Church Street is one repeated in many old photographs and it is a generous space with a gentle curve repeated in the frontage of Bridge End Buildings.

Looking along Church Street, there is considerable movement along the frontage of the street, as the building line is interrupted by the walls of former gable-fronted buildings, steps rising to doors above street level and steps descending to doorways below street level. Sections of public pavement alternate with private frontage, creating an altogether dynamic and interesting streetscape. The street incorporates a wide range of buildings spanning two hundred years of development, although some of the earliest buildings are obscured by later development and alterations.

Negative Factors

- ... Loss of enclosure and historic setts, lack of definition of public and private space between The Bull's Head and Steeple End Fold
- ... Gap in the street frontage and loss of enclosure at 17 Church Street
- ... Narrow strip of pavement with tarmac and concrete kerbs in front of Nos. 4-10 Church Street - poor setting for listed buildings and poor pedestrian provision
- ... Extension to St. Matthew's Church - for its massing, impact on views and relationship with the northern elevation of the church

The Bridge

The town bridge, built in 1837, is known locally as the Woolpack Bridge. The generous segmental arch and parapet are best seen upstream from the narrow setted path, which leads to the water's edge behind the War Memorial. This path, which leads from a ginnel at the side of the Royal Hotel leading down to the river, may have been created so that livestock could have a drink from the river on busy market days.



Buildings lining the east side of Church Street

(Nos. 1-15) share the same heavily tooled stone as the bridge and form a good example of planned, set-piece Georgian architecture.

The historic use of the space between the bridge and the Royal Hotel is not clear. It now provides an area for the War Memorial, but it is not a natural focal point. The recent paving enhancement of the space alongside the War Memorial near the entrance to the Royal Hotel has enlivened its character, although where it leads to the Royal Yard and the private car park, the distinction between private and public space is a little blurred because of the loss of enclosure.

Negative Factors

... The Royal Hotel car park covers a large area but the surface of patched tarmac in this central location is unattractive and spoils the setting of the listed building and views towards the cricket ground

Highgate Road

Highgate Road follows a similar pattern of development to Church Street, with a mixture of eighteenth century houses and smaller nineteenth century terraces. It was once directly connected to Church Street although, following the development of Chapel Road, its relationship with Church Street changed and it now seems tucked away, a quiet residential area. The former Wesleyan school is a prominent and key building which dominates the green space and closes the view. 11 Highgate Road lines the north side of the street and is also very important as it closes the view across the valley. The green space is one of very few enclosed spaces left which reflect the more rural character of Hayfield, pre-industrialisation.



Walk Mill Road and Steeple End Fold

This area evolved predominantly in association with the industrial development of woollen mills, although it may have been part of a much larger late medieval churchyard. The constricted paths around the majority of the churchyard are fully developed and views are channelled around the perimeter of the churchyard, dominated by plain featureless walls and tall boundaries, an important part of its historic utilitarian character. The open space in front of the Village Hall, the site of the former millpond, provides a break in the enclosure where views open out across the river.

Steeple End Fold leads past the south side of the churchyard and incorporates an important private yard, with a large expanse of historic sett paving, which leads to Entry Mill, now used as a builder's yard. The main building facing the church, No 1 Steeple End Fold, was part of a three-storey, double-pile, eighteenth century town house, or pair of town houses, although the rear half has been amalgamated into The Skillet Restaurant and its mullioned windows replaced. The original purpose of this house is unclear but it is not a conventional town house and may have been associated with the woollen industry. This and the row of eighteenth century houses at the bottom of Church Street are some of the tallest in the village. The pair of gables fronting the street may be a relic from the narrow pattern set by

medieval parcels of land division (long thin plots known as crofts). A low parapet in the wall fronting the street provides a glimpse of the Phoside stream trapped between the buildings.

The Skillet Restaurant with its semi-circular arched ground floor windows, roof parapet and curved façade and the gothic style windows of the Conservative Club are both more cosmopolitan, and were probably developed after the station was opened, by which time this corner of the street would have been the main arrival point in the village for those visiting. The Skillet may have been originally designed as a commercial building or a bank, which tended to be classical in form. Following the severing of Station Road in 1979 from this part of the village and the creation of a cul-de-sac at Steeple End Fold with access to the underpass, these two buildings have now lost their original purpose, which was to impress visitors.



Negative Factors

- ... Loss of defined space near The Skillet Restaurant and Conservative Club. The dead end street has lost its identity - this could be remedied with better enclosure and perhaps a more obvious gateway.
- ... The underpass is out of place and largely redundant

Market Street

The space between Market Street and the river has changed over the centuries but it has a semi-public character with access to the water's edge in several places and formerly access to buildings that would have been used by the general public, such as the communal corn mill and the smithy. There are regular glimpses between the buildings over the river towards the church and this openness is an important characteristic.



The properties on both sides of the street do not follow a well-defined building line and as a result there are unusual, picturesque groups. Boundary walls are important as they define and occasionally retain the edge of the road. Generally, the better quality houses were built to face south (i.e. Thornton Hall and Shudehill House) and others either face the road or were squeezed into the available space, making interesting clusters and a higgledy piggledy character. The curving route of Market Street is accentuated by the pavement edge and the undulating road surface, which rises outside the Packhorse Inn and the junction with Kinder Road before it dips again and rises up Shude Hill.

The views descending the street from Glossop Road are channelled towards the centre, through the neck of the street, accentuated by the tall Corner House and the three-storey row opposite and there is a clear view through to the cricket ground. The generous curve of No. 1 Corner House leads the eye into Kinder Road - this and the Old Bank Surgery are focal points.

There are long views from the higher part of Market Street over the roofs across to the church tower and the hills in the distance.

One of the best views of the river is from the Memorial Garden on the north bank, where the contrasts in shapes and textures between the waterfall and weir, the arch of the bridge, the church tower and the trees form a sudden, dynamic view.

Negative Factors

- ... Gap and loss of enclosure in frontage in front of the Packhorse Inn car park
- ... Clutter of street furniture and paraphernalia in front of the Packhorse Inn and attached to the Parish Council office
- ... The soil waste pipe, notice boards and infilled openings on the Newsagents (Bridge End) are distracting clutter on the prominent public face of this building, close to the bridge

Kinder Road - Lower section

From the bottom of Kinder Road narrow views are framed by tall three-storey buildings to terraces in the far distance. The street incorporates wide fluctuations in the building line, sometimes staggered, sometimes without pavement, sometimes with, inviting exploration and creating highly dynamic, organic development. The proportions of buildings are generally quite deep with a narrow frontage, and roof pitches are typically 35 degrees.



The bold gable frontage of the Primitive Methodist Chapel (now Hayfield Library) stands out in marked contrast to the horizontal runs of timber eaves. Set back from the street at a slight angle to the road, the building is a local landmark.

Fox Hall and its old barn are prominent in views along the street - the gable ends are staggered and punctuate the street. The main elevation of this important historic building has private views over the cricket ground and is cloaked by trees and shrubs.

A particular characteristic of this area is the network of public and private footpaths running down the steep slopes taking the shortest available routes.

Negative Factors

- ... Poor condition of some historic buildings
- ... Loss of sash windows

Bank Road

Bank Road is most memorable for the large retaining wall which retains Kinder Road. In contrast, the tiny laundry building butting up to this wall, with its quirky mixture of features, such as the decorative bargeboard, which could be considered out of place in Hayfield, is nevertheless a local landmark because of its size and proportions. The south side of the street has lost some definition because the street was widened and a number of terraced buildings were demolished.



The ginnel running between Bank Road and the bridge has some of the best preserved historic surfaces in Hayfield. Sensitively repaired recently, the stone steps rising to Bank Road are generous and broad (pictured left).

Negative Factors

- ... Loss of enclosure on the south side of the street and creation of off-street parking space

Character Area 2 - River meadows, houses and terraces alongside the River Sett

The spine of this Character Area is formed by the River Sett, which flows east-west, surrounded by the fields and river meadows which lie along its banks, including the cricket ground. This area is defined largely by the narrow, well-defined shape of the valley, which forms a dramatic setting for buildings that contour along the valley sides. There are sharp contrasts between terraced rows of houses scattered along the narrow lanes and the open space formed by the river meadows and flood plain, which acts as a foil - the whole area is highly picturesque.



Kinder Road – Upper Section

Kinder Road rises in a gentle gradient from the centre of Hayfield towards Bowden Bridge and Kinder. It winds its way, incorporating occasional sharp bends, and creating continually changing picturesque views along the street and new focal points. The character of the street becomes more open and rural as it climbs the hill with occasional small cottages hugging the road. The land falls away sharply down to the river meadows.

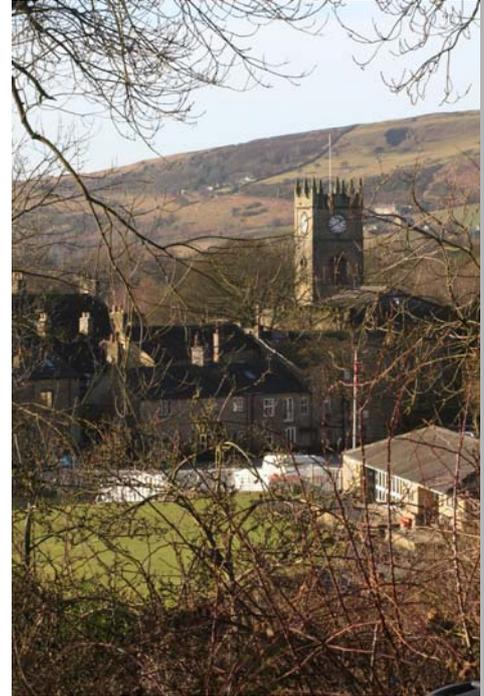
The early development of Kinder Road incorporated roadside encroachments and buildings were built close to or abutting the road in a long form parallel with the

road. Most of these surviving 17th and 18th century examples were built on the southern edge of the street, which meant that the south-facing front elevations overlooked the Sett valley. Some share precipitous gardens descending to the river meadows below. This form is still a strong characteristic of the conservation area. Terraced rows also adopted this block form although as they were built by local entrepreneurs they were built for economy rather than for comfort, and so they often look north and face the street. The terraces have a slightly deeper plan than the earlier detached houses. Whilst the front elevations are generally uniform in character, the sunny, south-facing rear elevations exhibit a wider range of alterations.

As a result of this enclosed character to the street, the suddenly encountered gaps between the tightly packed clusters of buildings provide some of the most interesting glimpses across the Sett valley and offer surprising vistas across the Sett valley to hills and craggy quarry faces in the middle distance and far horizons beyond the settlement, where the fields break out to open heather moorland. Close to the heart of the village, the church tower is prominent in many of these glimpsed views.

Within the terraced rows there are also alleys leading to back yards and gardens. Almost invariably these tiny alleys are lined with stone setts. The character area has a very high number of gritstone stone paved and setted surfaces, stone kerbs and stone gulleys.

As Kinder Road climbs the valley, it widens a little. Many terraces have a private space or “apron” at the front. These are often tiny gardens retained by prominent coursed stone walls or paved and setted aprons retained by stone kerbs.



Within the densely built up part of the village at the bottom of Kinder Road the properties do not follow the same regular continuous built frontage. On the north side of the street they are often stepped out in front of each other, encroaching onto the street, the builders looking to squeeze all available space from the shallow building plots, with the land retained at the rear. The development is now so dense that the stepped building line is a highly distinctive feature in views down Kinder Road.

Cote Lane and **Vicarage Lane**, which climb steeply to the north-east of Kinder Road, set a precedent for twentieth century development above the village. The houses lining Cote Lane rise in tiers up the slope, and lead the eye up the hill. Cote Lane leads through modern housing development to a farm and a terrace of grade II listed weavers cottages, outside the conservation area.

There is one major footpath ascending the hill to the north-east, known as Snake Path. From this footpath there are panoramic views over most of Hayfield and a clear view of the landmark church tower.

Kinder Road changes character in a subtle way. From the stone-walled enclosed streets, it changes to a more fragmented character. Slowly over the centuries the

open rural character has changed as terraced rows have filled in many of the gaps. The remaining gaps are important as they provide a connection with the rural setting and the village's agricultural roots. They also provide important glimpses of the far side of the valley.



At **The Jumble** many of the buildings were built into a small worked-out quarry face and jostle for position. Houses and short terraced rows were slotted into the tight available space and the exchanges of view and glimpses between the buildings create narrow and intriguing framed views. There are views from Kinder Road past the backs of the terraced houses at Spring Vale Road and through to the backdrop of the quarry face at Rockhall. These views take in an interesting assortment of tall drystone retaining walls, former privies and outbuildings. Nos. 101 and 103 and Grey Beck are focal points in views on descending the hill, where the road takes in sharp bends and changes direction.



Along Kinder Road are the remains of a few farms or smallholdings. The farmbuildings which serve Jumble Farm are now in separate ownership but they appear to be an eighteenth century farm group. The relationship of the farm group ranged around a small courtyard breaks up the regular rhythm of terraces. Another group at Holly Farm similarly occupied a small area.

Originally called Watery Hey, **Spring Vale Road** first developed in the eighteenth century although only Grey Beck now dates from this period. The nineteenth century development of Spring Vale Road is similar to other areas, although whether it was associated with any particular industry is not clear. The two sides of the valley are connected by narrow pedestrian footbridges crossing the river which are reached from a network of narrow, steep and well-worn footpaths. Historically this part of the river was crossed by a ford, and it was approached via an old packhorse route from the hillside above Hazlehurst. An old well survives near the footbridge.

There are many exchanges of view between the terraced rows along Kinder Road and Valley Road. Long terraces are striking features providing contrast in form

within the bleak, rolling, upland landscape. Trees and greenery in the valley bottom underscore the views.

Negative Factors

... Garages located on gap-sites are out of place

Valley Road

Valley Road is a quiet residential area set apart from the bustling centre. During the winter, there are long panoramic views north across the River Sett and the recreation ground. The tall, white painted elevation of Grey Beck stands out as a prominent landmark through the trees. Looking north-west, over the rooftops, the church tower is also a prominent landmark.

The rest of the year the trees below Valley Road enclose the space and the leaf cover largely prevents views across the valley. The trees and shrubs within the Recreation Ground were introduced when it was first landscaped - rhododendrons provide a lush character not found in other parts of the conservation area. Valley Road is separated from the riverbank by a tall retaining wall. This is masked by undergrowth but further east along the valley it is a major feature.

Modern houses built into the hillside on the south-west side of Valley Road have a neutral impact on the area as all of the attention is drawn to the vista across the valley. Hayfield Moor rising to the north is a prominent landmass and backdrop to the terraced houses, rising to an even summit.

There is public access to the river bank at the playground below Valley Road. An exposed sheer wall of bedrock has created a bend in the river and it changes direction and runs north. Through the Recreation Ground the River Sett is edged with stone revetments protecting the banks from wear.



The cricket ground was established on its present site in 1867. The Recreation ground was given to the parish by Francis J Sumner of nearby Park Hall and established by 1922.

Footpath No. 43 leads from Valley Road to Hazlehurst. Here the village opens out where it meets open fields and there are wide panoramic views across Hayfield and over Kinder Road and Spring Vale Road. The continuous unbroken runs of slate roof are a prominent element of the landscape, where the terraces follow the natural contours of the land. Many of the terraced rows can be seen at once.

Hazlehurst Farm, which has a datestone of 1618, incorporates a mixture of hard pebbly grey gritstone, of seventeenth century origin, and later yellow gritstone. Substantially rebuilt in the eighteenth century, it is an important small farm group, with characteristics shared by the scattered farms of the upland areas.

Springfield Terrace, a long late nineteenth century development, built in two terraces overlooks the Recreation Ground. The houses have a proper pavement lined with a gritstone kerb and substantial boundary wall.

A remote part of the settlement can be found at the end of Valley Road, which

continues as a public bridleway (No. 66) along the bank of the river. Here Rockhall Terrace and Ellers Bank appear to have been developed in association with the expansion of the quarry at Rockhall in the nineteenth century.



Negative Factors

- ... Garages located on edge of road are out of place
- ... Lack of care for stone kerbs and loss of historic paving
- ... Boundaries of leylandii and panel fencing are out of place
- ... Widespread loss of sash windows

Character Area 3 – New Mills Road

New Mills Road is a mainly residential area now separated from the centre of Hayfield by the by-pass. Shops once characterised the junction with Station Road but they have all been converted into residential use. Its relatively late development in the eighteenth century enabled a degree of town planning by having a continuous building line, dominated by buildings which front directly onto the street, and wide pavements.

The gentle curve of the street is an important characteristic as the streetscape unfolds. Looking east along the street, the terraces funnel the views into Hayfield and the moors are prominent as a backdrop.

The two terraces originally known as South View and Gladstone Terrace built in 1871 and 1872 incorporate elegant classical doorcases, of high quality. The proportions of the windows indicate that they would have incorporated tall sashes, probably glazed with single vertical glazing bars at this time, although no sashes survive. Gladstone Terrace, which follows the gentle curvature of the road, is a particularly striking terrace, which relies on the repeated rhythm of the identical doorcases for its architectural character.



Shortage of available building land in the nineteenth century led to the development of several short rows off the main street. These compact rows follow the steep hillside and are characterised by a steep continuous eaves and unbroken slate roof slopes. The rhythm of the long terrace at Chapel Street, with its unbroken eaves, stepped lintels and plain unadorned masonry is striking for its simplicity. This street was probably once a continuation of Ridge Top Lane, leading directly from the high ground down into the village, but it may have been displaced when the Wesleyan Church was built. It is aligned with Station Road and the church tower is, not





surprisingly, a prominent landmark.

Although Station Road developed to serve the station, it seems to have been an early “back” street to Church Street, a continuation of Ridge Top Lane, probably of medieval origin. It is now the main access to the Sett Valley Trail and car park and its historic relationship with the settlement is only evident from old maps and from the strategic views of the church tower.

The Character Area is defined on its northern edge by the old buttressed retaining wall which lined the old station goods yard and sidings. The land around the former station lies outside the conservation area although the old setted road which once served Wood Mill, and which now descends to the Sett Valley Trail, lies within the conservation area and is one of the few surviving fragments of this important site.



Negative Factors

- ... Large numbers of buildings fronting the busiest residential road in Hayfield may inhibit investment in some properties. Evidence of this is the lack of maintenance of eaves and gutters
- ... Widespread loss of sash windows & panelled doors
- ... Loss of traditional cast iron railings & gates which once served front gardens. These have been replaced by hedges, walls and fences
- ... Introduction of render to rear extensions, particularly noticeable on the rear of Chapel Street. In a wholly stone built area, it is noticeably out of place
- ... Satellite dishes fixed under the eaves are particularly noticeable on Gladstone Terrace
- ... A few of the larger houses are in poor condition. They may be blighted slightly by the proximity of the road and number of heavy wagons using the A6015
- ... A negative first impression on approaching Hayfield from New Mills as the view is dominated by the rendered bungalows (Nos. 73-79 New Mills Road) which lie on the bend in the road

NEGATIVE FACTORS

As part of the assessment of character, a number of negative factors have become clear. Some of these may predate the designation of the conservation area in 1972. The designation was put in place to safeguard against further harmful development, so far as this could be achieved by the need for planning permission. By highlighting these issues, we can identify priorities for future enhancement.

The A624 Hayfield by-pass

The by-pass constructed in 1978-79 had an impact on not only the lives of locals, both positively in removing traffic from the historic centre, but also negatively in separating the community. The direct negative impacts on the historic environment have been;

- ... Road noise – whilst the removal of traffic has benefits, in some parts of the conservation area the presence of the by-pass is made more noticeable as a result of the road noise from fast moving traffic
- ... The introduction of clutter alongside the by-pass in the form of advertisements
- ... The creation of an underpass, which is urban in character and does little to promote community safety and a sense of well-being
- ... The creation of two dead-end streets; Fisher's Bridge and Walk Mill Road, which continued into Station Road. From Church Street both of these streets, which were once important entrance points into the village, have been left isolated both physically and visually from the village. The Skillet Restaurant was once given pride of place as an important focal point in the street. The pelican crossing over the A624 provides a link between the two sides of the village although the turning space here and the cul-de-sac at the end of Fisher's Bridge is where the character of the village is weakest.



▲ Strip of tarmac and concrete kerbs detract from the frontage and setting of the listed buildings along Church Street

Public Realm

Before the construction of the by-pass, the presence of a main road through Hayfield led to the systematic demolition of buildings and the widening of streets. This legacy has left its mark on the character of the village with the creation of gaps at the corner of Church Street and Fisher's Bridge, and the corner of Church Street and Steeple End Fold. Large concrete kerbs have been introduced along Church Street and Market Street and there are an abundance of lampposts.

Boundary Alterations

There are a few instances where the boundary to a property has been altered with the removal of a stone boundary wall and replacement with a new material, such as panel fencing or Leylandii hedge. A few examples stand out. Although



villagers have permitted development rights to undertake certain alterations, there appears to be a self-regulating local pressure to preserve the character of the village and this is probably why there are relatively few instances of alterations.

Concrete & Timber Garages

There is a widespread shortage of garage space in Hayfield and most residents in the historic core of the settlement have to park their cars on the street. Gardens are too shallow to provide a car parking bay, to the advantage of the conservation area as a whole, as the boundaries to properties are generally intact and well maintained. Where space has permitted, temporary concrete and timber garages have been erected. In most instances they are in a prominent location and detract from the character of the conservation area.



Loss of Historic Windows

Hayfield has lost most of its historic sash windows. The vast majority of buildings would have had sash windows, the pattern influenced by the age of the property and changing fashions. Very few sash windows now survive. Doors have survived to a greater degree because they are easier to maintain, although the number of these is dwindling.

Loss of Historic Roof Finishes

There are occasional instances where historic slate roofs have been replaced with concrete tiles. Because they are dark grey in colour, they seldom stand out in long views across the valley, although they are easy to identify on close inspection.

Twentieth Century Development

The village has had a continual process of change and redevelopment over many centuries. The process of “infilling” between building was adopted in the nineteenth century and still occurs occasionally, although the opportunities for infill are now very limited. There are a few occasions where modern bungalows and houses have had a negative impact on the character of the village, although this does not apply to all modern buildings in the conservation area. This occurs where the pattern of development and enclosure is spoilt by a break in the building line through the creation of a private driveway with wide visibility splays or the introduction of a new shape of building within a rigid framework. These buildings are illustrated on the Townscape map.

Satellite Dishes

There are numerous satellite dishes in Hayfield and they are particularly noticeable on the houses at lower Kinder Road and Market Street. Whilst satellite dishes are not necessarily problematic on their own, large numbers of dishes in a small, confined area introduce visual clutter.

Street Clutter and Excessive Street Furniture

In several places there are a large number of signs and street furniture concentrated in a small area. Whilst advertisements and notices have always been part of the street scene, extraneous modern clutter in the form of plastic planters and tubs, bollards, and other unnecessary street furniture spoils the simple, unfettered character of some parts of the conservation area.

Examples are; the Packhorse Inn, where canopies and an advertisement banner have a negative impact on the historic pub and its traditional stone forecourt, and the Parish Council offices (former Lock-Up), where the visual clutter of signs, lamp-post, flagpole and planters has obscured the historic character of the building.



GENERAL CONDITION OF THE AREA

Buildings

Overall, the condition of buildings in the conservation area is very good, with no identifiable buildings at risk. Most of the vulnerable, large, industrial mill buildings, which characterise other nearby settlements, have been demolished in Hayfield. The two small mills which survive are in low key storage and light industrial uses, which has little impact on their historic character. They are an important part of the history of the village and will need to be monitored to ensure that they do not deteriorate, or suffer from inappropriate alterations, as their maintenance as historic buildings, using traditional materials and repair techniques, can be costly and may not be economically viable in their current uses.

There are a number of buildings along Kinder Road that are not well-maintained, where gutters are leaking, and scattered through the conservation area are examples of terraced houses and larger houses in only fair condition, but these are in the minority. It is quite noticeable that some of the buildings lining New Mills Road are in poor condition, the area suffering no doubt from lack of investment because it is the most heavily trafficked road in the conservation area.

Water Management

Revetments to the river and man-made sluices and weirs vary in condition. As they have no economic use, they are all vulnerable from lack of maintenance.

Footpaths

The village has a large network of public footpaths that track up and down the slopes, in and out of the village. These vary in condition and are subject to continual erosion and intensive use. The condition of the drystone boundary walls that line the routes of these footpaths needs monitoring, as does the rapid growth of self-set trees along the route of footpaths.

Paving and Setts

Hayfield has a high survival rate of setted roads and ginnels. The public areas are generally in good condition but there are a large number of private spaces, which are an important part of the character of the conservation area, where setts are vulnerable to re-surfacing or removal.

Although the village has benefited from a number of enhancement schemes to restore paved areas, there is one occasion near Bank Road where granite setts have been used, to make up a shortfall in the local gritstone setts. These were not locally produced and are not a traditional material in this area.

Loss of native roofing materials

As slate roofs come to end of their useful lives, owners need to find suitable replacement materials. All materials have a finite life, although stone slate can last for centuries if properly maintained. In many cases the existing materials can be recycled and any losses made up with a second hand supply. However, there is not an inexhaustible supply of these second hand materials and they are expensive. The introduction of granite setts into the village in recent years is a case in point, where non-native materials have been introduced. Stone slate is produced by only a handful of quarries nationally and there are no local sources. The most frequented quarry which has compatible stone is Ladycross Quarry in Northumberland. In time, there is a significant risk that the character of the village will change as people have to look elsewhere for replacement materials. Whilst in many towns and villages imported slate from overseas has started to be used extensively because it is a cheap material, the character of Hayfield does come from the uniform use of native roofing materials, particularly for terraces, where a smooth and seamless join between the individual properties is normal. This is the most striking characteristic of the long exchanges of view across the Sett valley.

The only sustainable answer is to provide a local supply of stone roofing slate and the National Park and Derbyshire County Council are considering opportunities to open small quarries for just this purpose, to supply quarried stone for roofing slate. There is a Cumbrian supplier of new Burlington slate and there are quarries in Wales still producing Welsh slate, although both are very expensive compared with imported slate.

Loss of Shopfronts

A number of buildings that were once shops have changed to residential use. The shopfronts are vulnerable to demands for alterations. Along New Mills Road, in particular, where there is no longer any demand for shops, a number of shopfronts have been removed and replaced with masonry and domestic detailed windows. The result is usually a compromise, which can look awkward. The further loss of traditional shopfronts will affect the historic character of the village.

CONSERVATION AREA BOUNDARY REVIEW

Local Planning Authorities have a duty to periodically review their conservation areas and their boundaries against their special interest.

The boundary of the Hayfield Conservation Area was originally designated in 1972. It was extended twice, in 1976 and then again in 1994. At that time it was not a requirement to prepare a detailed appraisal of the character of the conservation area and the reports which accompanied the formal designations are without detailed assessments, so it is only possible to surmise the reasons for extending the conservation area in these areas.

The original conservation area of 1972 was the cluster of roads in the centre of Hayfield. The extension in 1976 included “that part of the village of Hayfield including Kinder Road, Spring Vale Road, and Springfield Terrace”. It also reached Hazlehurst. The later extension included two areas; New Mills Road and the land lying to the north of the River Sett, as far as Kinder Road and including Rockhall Terrace and Ellers Bank.

The process of reviewing the conservation area boundary, which has been undertaken as part of this appraisal, involves looking objectively at all areas and identifying whether the special character remains and whether there are any areas where the character has been significantly damaged or altered by modern development. Cancellation of designation should be considered where an area or part of an area is no longer considered to possess the special interest which led to its original designation.

The process of investigation of the historic development of a conservation area and its spatial characteristics also reveals information about places which may currently lie outside the conservation area boundary and the review includes recommendations for extensions to the boundary.

This review of the boundary is described in a clockwise direction from the top of Market Street. For alterations to the boundary, please also refer to Figure 4.

Market Street

The conservation area currently crosses Market Street mid-way up the hill and it includes Shudehill House and Cottage but excludes the former school and the remainder of the Shudehill farm complex. There is no obvious reason why the boundary was truncated at this point, as it does not follow any natural break in historic character. The historic development of this part of Hayfield is interesting as Shudehill was an extensive farm complex, which once comprised a series of



farmbuildings that ran down the hill, parallel with the road. This was developed as a courtyard type of farm in the eighteenth century, although it may have earlier origins. One of the farmbuildings that was within the complex currently stands outside the conservation area, although it always had a functional relationship with Shudehill House. “The Barn” was at one time in use as a “Gig House and Stable” (No. 524 - 1849 Tithe Award). It has a datestone of 1831 and incorporates a curved outside corner, which was often introduced in

farmyards where there was heavy machinery present or frequent movement of goods and carts.

When Market Street was widened in the 1930s, the large retaining wall that currently follows the east side of the street was built. This is a prominent feature of Market Street. The same stone was used to rebuild the gable end of the barn at Shudehill when this was truncated. The west side of the street follows the original alignment and the prominent wall retaining wall which surrounds the former Board School is a strong element of the enclosure of the street, framing views towards the church. The Board School was created following the 1881 Education Act and all the other schools closed & pupils were transferred. The gritstone



wall still preserves its original wrought iron railings. Although the former school has been extended (now Primrose Court Housing Association) and the windows have been altered, it still retains enough of its original form to be intelligible as an old school and it contributes to the range of former schools in the village, a testament to the historic importance of education as part of village life and part of the story of the development of education in the village.

Glossop Road and Swallow House Lane lie on the boundary of the National Park. Fairy Bank Road, however, lies within High Peak Borough. Where the roads meet at the crossroads, there are striking views down over the village towards the church.

By 1900 all of the terraced cottages along Fairy Bank Road had been built. They retain a strongly unified palette of materials and details, with repeated patterns of doorcases and eaves details, all built from the same gritstone and incorporating Welsh slate roofs. There are slight, subtle variations with arched lintels over the doors and a slight chamfer to the window lintels.



Fairy Bank Road (above)

Alteration to the boundary

Following public consultation, the boundary of the conservation is extended (5/10/11) to include both the former school (Primrose Court) and the space in front of the school, part of the former school yard, the boundary walls and railings. The boundary is extended to include the former farm buildings at Shudehill (now The Barn) and the retaining wall that lines Market Street (5/10/11).

To the north of the junction with Fairy Bank Road, Glossop Road and Swallowhouse Lane, the buildings fall within the Peak District National Park. Fairy Bank Cottages are now included within the conservation area, adopted 5th October 2011.

See extension No. 1 on the Revised Boundary map.

Market Street to Vicarage Lane

The conservation area boundary follows the boundary between the historic buildings fronting Market Street and Kinder Road. This is a well-defined historic alignment evident on old maps. The development of the hillside to the east of

Hayfield started in the eighteenth century, with Cote Lane, but did not really develop until the 1920s and 1930s. The 1930s development continued up until the 1960s but the building forms and materials have little relationship with the historic character of the village. Even though this part of the village has great elevation, it has little visual impact on the character of the village as seen from Market Street and Kinder Road, as the enclosure along these streets is almost unbroken and the land rises so steeply.

No changes are made here to the conservation boundary.

East section of Kinder Road – Jumble

Beyond Vicarage Lane, there is no modern housing development and the backdrop to the conservation area is steep fields and small paddocks. At the Jumble, the boundary of the conservation area includes a number of terraces but also excludes some important historic buildings running along the north side of the street. These include the pair of cottages Nos. 101 and 103 Kinder Road, which incorporate a datestone and name “Sun View J & H Furness 1856”. The cottages are not an identical pair but this is part of their charm and quiriness. They are well preserved, retain their original boundary walls and wrought and cast iron railings. They are an important focal point in views looking down Kinder Road. Another house, Rose Bank, sits behind the street frontage above the road. This is also a well-preserved historic building, with sash windows and original details. Although not prominent from the street, in views across the valley it is part of the cluster of buildings which form the group known as The Jumble.

Following public consultation, the boundary is extended (5/10/11) to include all of the cluster of buildings at The Jumble, and specifically Nos. 101 and 103 Kinder Road and Rose Bank.

See Extension No. 2 on the Revised Boundary map.

Beyond the terrace, Nos. 107-121 Kinder Road, rises the public footpath known as Snake Path. The footpath lies outside the conservation area as do the houses alongside, Craigmere and the bungalow River View.



This area has a strong character with a large retaining wall made from monolithic blocks of gritstone which draws the eye up the hill. The open space was created in association with the development of a small stone quarry, which lies behind Craigmere. The stone steps and the historic footpath sign erected by the Peak District and N C Footpaths Society erected in 1906 are an important part of the history of this area and the rights of way. Craigmere was built circa 1910 but the barn at the rear is much older. It was built in front of the old quarry face and may have been originally used in association with the quarry, one of the many small

quarries being worked around the periphery of the village. Just beyond the bungalow, River View, is another small former quarry. This too has a strong character in the streetscene and is a reminder of the complex industrial history of the village.

The conservation area boundary follows the south side of Kinder Road and includes the fields and river meadows between Kinder Road and the River Sett but excludes Footpath No. 280.

Following public consultation, the boundary is extended (5/10/11) to include the small quarries and houses along the northern side of the road, which are an important part of the village as seen from Valley Road and the track above leading to Hazlehurst.

See Extension No. 2 on the Revised Boundary map.

Slightly further along Kinder Road, to the east, there are several groups of eighteenth century houses which run parallel to the road. Bank End Farm is a grade II listed building, but Hill Side, which lies on the river side of the road, is not. Originally built as a house in 1757, with the name "Joseph Bradbury" incorporated into a datestone still visible on the gable end, Hill Side was adapted and extended in the nineteenth century to create a terrace of cottages, presumably to meet the demand for more workers housing. Both Hill Side and Bank End Farm are typical of roadside encroachments which commonly occurred



in the eighteenth century and which run parallel with the road, where buildings were squeezed onto narrow plots on the edge of the road where the boundaries were not well defined. They frame views along the road. The River Sett is separated from Valley Road by a massive retaining wall lining the south bank, which is currently outside the conservation area. Nestled at the bottom of the valley is Cuckoos Nest, another eighteenth century terrace of houses, which

is very well preserved with mullioned windows and stone slate roof. All of these eighteenth century cottages currently lie outside the conservation area but are an important historic group, which are visible during the winter from Valley Road.

Following public consultation, the boundary is extended (5/10/11) to include Hillside, Bank End Farm and Cuckoos Nest and Public Footpath No. 280, which connects these eighteenth century cottages and the land in between. This complements the part of the conservation area which currently lies within the Sett valley.

See Extension No. 2 on the Revised Boundary map.

The Sett Valley and Valley Road

The boundary of the conservation area includes quarry workers cottages at Rockhall Terrace and Ellers Bank and the group around the entrance to the former Rockhall Quarry. It also includes the farm group above these cottages on the hillside, at Hazlehurst, and the fields between these groups from where there are far reaching views out across the valley and up towards Kinder Low. This area has a well-defined and special character.

No changes are made here to the conservation area boundary.

Highgate Road

The conservation area is currently drawn tightly around the cluster of buildings that lie around the former village green on Highgate Road. The old Wesleyan school frames the space overlooking the green. However, in views entering the conservation area from Highgate Road there is a prominent historic building, Nut

Farm, lying on the edge of the road, an eighteenth century encroachment, which retains its mullioned windows, stone slate roof and traditional timber casements. Seen in this view, it is important for historic reasons as part of the outward, opportunistic expansion of the village in the eighteenth century.



Behind Nut Farm (pictured left) lie a group of houses built between 1900 and 1922. These were part of the first phase of development of Chapel Road. These houses at one time formed part of a larger group, some of which were demolished to make way for the bypass. They are elevated on higher ground from the road and possess a

somewhat imposing air and grandeur which is compounded by their architectural style and appearance. The semi detached pair are symmetrical in design and whilst they retain traditional doors have lost their original window frames. The row retain surviving stone boundary walls and gates. Overall they retain sufficient historic interest to be included within the conservation area.

Following public consultation, the boundary is extended (5/10/11) to include Nut Farm Cottages on Highgate Road, and Rowan House, Glen Dene, Roche House and Hylstone on Chapel Road.

See Extension No. 3 on the Revised Boundary map

New Mills Road

The conservation area boundary running behind the properties on New Mills Road contains all of the historic elements of the village that were established before the development of cul-de-sacs in the twentieth century. It has a strong cohesive historic character, with considerable evidence of domestic buildings associated with the industrial history of the village. The cul-de-sacs do not follow the historic pattern of development and do not form part of the historic character of the village. *No changes are made here to the conservation area boundary.*

A624 to Market Street

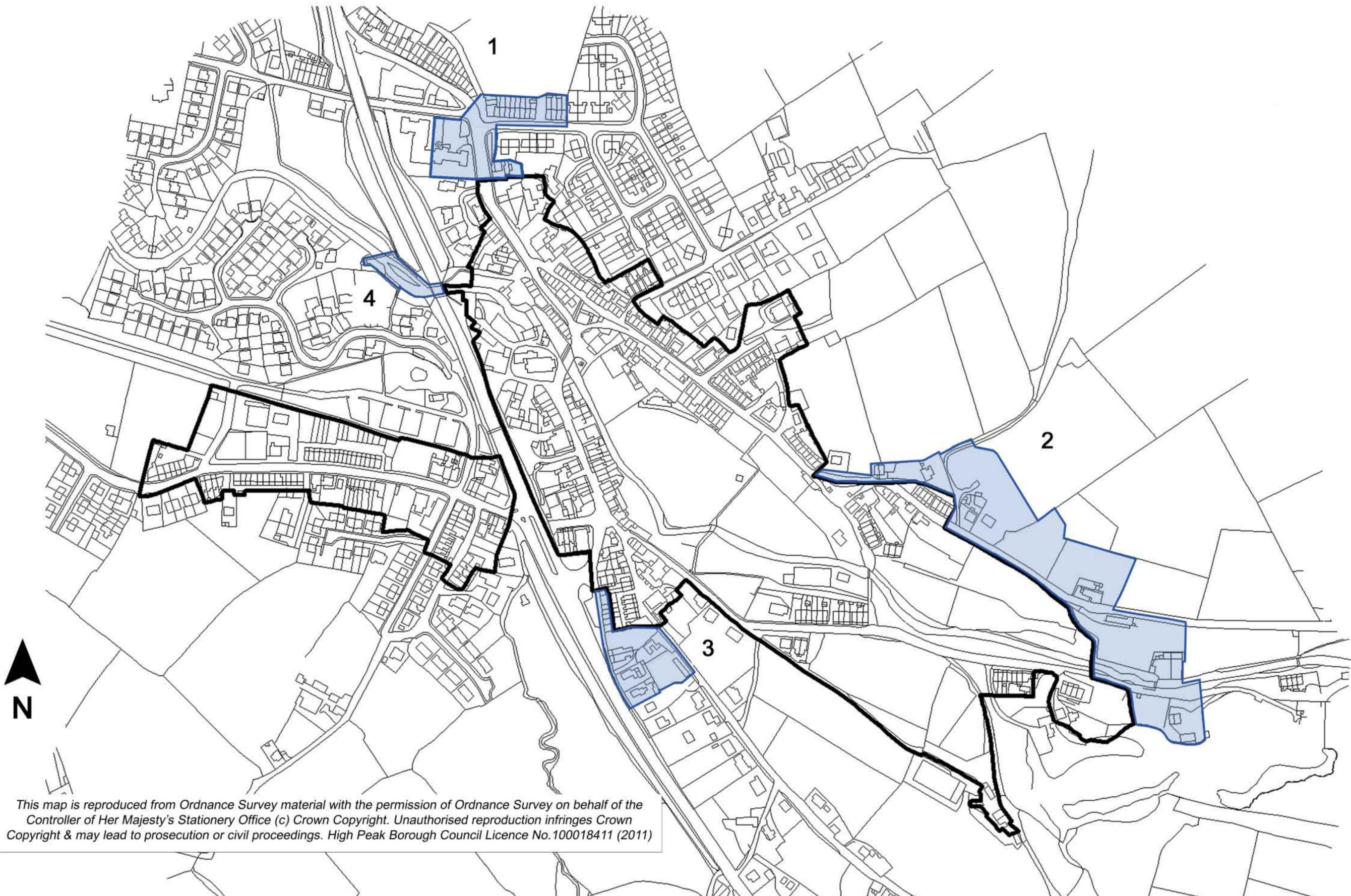
The boundary of the conservation area follows the edge of the Hayfield by-pass. The road forms a definite edge to the conservation area. The A624 by-pass sails over the River Sett and the conservation area boundary currently finishes at the road bridge. However, beyond the by-pass the river widens to encompass an area of industrial archaeological interest. At this point, during the nineteenth century, a separate weir and stone-lined channel was created to divert the flow of the river and to enable an uninterrupted water supply to Wood Mill, whilst maintaining the river flow to mills downstream. Works were undertaken to create sluices and a lock, which provided a piped water supply for Wood Mill and its three large millponds. Although the millponds have been filled in, and Wood Mill has been demolished, the remains of the water management systems located on the river are an important part of the industrial history of Hayfield and one of the few standing remains that survive of the calico printing industry, which once dominated the valley.



Alteration to the boundary

Following public consultation, the River Sett, the water management systems, weir, retaining walls, sluices, remains of the lock, stone-lined by-pass channels and the embankments are included within the conservation area, as far as the pedestrian footbridge that crosses the River Sett, so that it is contiguous with the part of the river currently located inside the conservation area.

See Extension No. 4 on the Revised Boundary map.



 extended boundary (5/10/11)

FIGURE 4

HAYFIELD - REVISED CONSERVATION AREA BOUNDARY (ADOPTED 5TH OCTOBER 2011)

RECOMMENDATIONS

The following list of key recommendations should inform the next stage of preparation of a management plan for the Hayfield Conservation Area.

1. MONITORING CHANGE

Photographic Record

The street-by-street photographic survey undertaken as part of the appraisal will require regular updating to make it an effective tool. It will need to be widely distributed within the local authority to ensure that alterations are effectively monitored.

A photographic record should be made of each approved or unauthorised alteration, to keep the record up to date. This may be carried out by conservation staff or by development control staff. The standard digital photograph should be a full elevational photograph, including the roof. The image will need to be shot at high resolution (typically 1 meg), and using the same file naming system, giving a file name to match the existing with the date of the photograph. This will enable the image to be easily slotted into the existing survey. From this record, audits can be undertaken to monitor the effectiveness of future policies and the success of grant schemes or other initiatives.

Conservation Area Appraisal

A recommended timescale for the review of the conservation area appraisal is ten years. It may be appropriate to review the Conservation Management Plan more regularly, say on a five-year cycle.

2. RECOGNITION OF IMPORTANCE

Historic Buildings – “spot listing”

The survey of historic buildings within Hayfield has revealed a large number of eighteenth century buildings that are not listed buildings and inconsistencies in the current list of listed buildings. It is recommended that the following buildings be put forward to English Heritage for “spot listing”. Some of the eighteenth century buildings have been altered and have lost their original joinery but most have sympathetic joinery. There are also several early nineteenth century buildings in the following list, included because they are well-preserved examples of historic buildings dating from 1800-1840. Further research may be necessary to identify the history of key buildings and to research deeds to establish any textile associated uses;

- ... Nut Farm Cottages, Highgate Road
- ... Grey Beck, Kinder Road
- ... 1-7 Highgate Road
- ... No. 11 Highgate Road
- ... Nos. 4 and 6 Highgate Road
- ... Cuckoos Nest, Valley Road
- ... No 20 Church Street
- ... Nos. 43-47 Church Street

- ... Nos. 1-7 Bridge End Buildings, Church Street
- ... Grotto Mill, off Walk Mill Road
- ... The Old Bank House, Market Street
- ... Nos. 1-5 The Bear Pits, Market Street
- ... Thornton Hall & Tudor Cottage, Market Street
- ... Wain House, Market Street
- ... Shudehill, Shudehill House and Shudehill Cottage, Market Street
- ... Ridge House, No. 1 Ridge Top Lane
- ... 43-47 New Mills Road
- ... K6 telephone kiosk in front of Parish Council offices, Market Street
- ... K6 telephone kiosk near No. 58 New Mills Road

Local List

There is currently no mechanism of recognising the value of particular local buildings to a wide audience. These are not of sufficient quality to be listed, in accordance with national standards, but they may have individual architectural interest or a particularly strong and meaningful association locally, either because of their industrial, educational, religious or public use, or because of their association with locally important people or events, or they may simply be prominent local landmarks by which people find their way.

Although identification in this list does not in its own right convey any additional control, the local planning authority would endeavour to retain and preserve the special character of all buildings that fall into this list.

The following buildings should be considered for the Local List. Further examples and suggestions should be invited in consultation with the Parish Council and other local amenity societies, such as Hayfield Civic Trust:

- ... The Old Co-op, Church Street
- ... Sunday School, adjacent to St. John's Church. New Mills Road
- ... The Old Police Station, 37 New Mills Road
- ... Wain House & the Wool Warehouse, Market Street
- ... Old Bank Surgery, Market Street
- ... Grey Beck, Kinder Road
- ... Grotto Mill, Walk Mill Road
- ... Former Entry Mill (now Garlick & Sons Builders), Steeple End Fold
- ... The Vicarage, Vicarage Lane

3. ENHANCEMENT

Traffic Management & Public Realm Improvements

Within Hayfield there have been a number of enhancement schemes to the public realm. There are opportunities for further improvements. In a number of cases these may involve re-defining the spaces and reinstating boundaries, as well as improving surfaces, street furniture and removing clutter. Key sites include the junction of Fisher's Bridge and Church Street, the space between The Skillet Restaurant, the Conservative Club and the by-pass, the road leading to Steeple End Fold and the frontage between the Bull's Head and the Churchyard.

An area in private ownership which would benefit from sympathetic landscaping is the entrance into the Royal Hotel car park and the surfacing of the car park.

Improvements are desirable to linkages between the two sides of the village. At present, the only safe place to cross is at the pelican crossing or via the underpass. This, however, does not necessarily relate to desire lines, which naturally relate to historic linkages.

Opportunities to remove some of the street lighting columns and to fix lights to tall buildings would be beneficial, and there are many opportunities for this in the centre of Hayfield where there are taller buildings, although these rely on wayleave agreements with the owners of properties, from which they are at liberty to withdraw.

In some places it would be beneficial for public safety to widen the pavement, but this should not be at the expense of historic character. This may have an impact on parking alongside shops and the viability of small businesses. There are a number of places where the reinstatement of traditional sandstone paving flags would make a significant improvement.

Historic illustrations reveal complete streets paved in stone setts and in places such as Kinder Road these are still evident under the tarmac. Restoration of historic surfaces would considerably enhance the quality of the public realm.

Design guidance on reducing clutter, improving street furniture and enhancement schemes is available in a series of technical pamphlets entitled “Streets for All”, produced by English Heritage and available to download from the HELM website (www.helm.org.uk).

An audit of modern street furniture and historic paving would be useful to establish a consistent, authentic, heritage and design-led approach to enhancement.

4. CONTROL

Article 4 Direction

Many conservation areas have distinctive qualities that can easily be lost through piecemeal alterations to traditional features. Many such works carried out by the householder are classified under the planning laws as “permitted development”, which means that they can be carried out without the need for planning permission, even in conservation areas.

Local planning authorities may consider making Article 4 directions in those exceptional circumstances where evidence suggests that the exercise of permitted development rights would harm local amenity or the proper planning of the area.

This is dealt with under the following government guidance – Replacement Appendix D to Department of the Environment Circular 9/95: General Development Consolidation Order 1995 (978 0117531024), November 2010 (DCLG).

In deciding whether an Article 4 Direction would be appropriate, local planning authorities should identify clearly the potential harm that the direction is intended to address.

The basis on which an Article 4 Direction would be served in Hayfield would be that the exercise of permitted developments rights will undermine the visual amenity of the area and damage the historic environment.

Many of the buildings within the village have been altered with the removal of sash windows and traditional doors. The losses have been so great that to serve an Article 4 Direction to protect windows and doors would be largely an academic exercise. The only circumstances under which windows and doors should be reasonably covered would be if a grant scheme were being implemented, so that public investment could be protected.

Nevertheless, there are a number of other details which together make up a strong part of the character of Hayfield, which have survived, largely unaltered, and it is these which should be covered by an Article 4 Direction. These include; traditional roofing materials, stone chimney stacks, stone boundary walls and stone paved and setted forecourts and aprons to buildings. All of these can currently be altered under permitted development rights and the loss of these would place a significant threat to the character of Hayfield, which relies to a large part on its completeness, the exchange of views between the backs and fronts of buildings across the valley and a unified roofscape.

It is recommended that a “non-immediate” Article 4 (1) Direction be considered subject to public consultation. If approved, this would bring under the control of the LPA works to the backs of buildings as well as the fronts and all aspects of roofs and chimneys. The following would be brought under control;

- ... the enlargement of a dwellinghouse or construction of an additional building, such as a garage or shed (Part 1 – Class A and Part 1 – Class E)
- ... any addition or alteration to its roof (Part 1 - Class B & Class C)
- ... the erection of a porch (Part 1 – Class D)
- ... the construction of a hardstanding (Part 1 – Class F)
- ... the alteration or demolition of a boundary wall, gate, fence or forecourt (Part 2 – Class A and Part 31 - Class B)

The alteration or demolition of a chimney on a dwelling or ancillary building will be controlled wherever it is located within the conservation area

Any planning application required as a consequence of an Article 4 direction is exempt from the usual planning application fee. The local planning authority must specify the properties and as part of the process of serving a Direction all of the properties affected are named and identified on a map to avoid any confusion and all of the works which require planning permission are listed for each property.

USEFUL INFORMATION & CONTACT DETAILS

For advice about this appraisal or any further information please contact either of the following officers of the Planning Policy & Design Section at High Peak Borough Council;

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Email: Richard.Tuffrey@highpeak.gov.uk

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Principal Design and Conservation Officer
Tel: 0845 129 7777
Email: Jobrooks@highpeak.gov.uk

Address: High Peak Borough Council, Municipal Buildings, Glossop, Derbyshire SK13 8AF

Bibliography

“A Short History of Calico Printing in the Sett Valley”, Derbyshire County Council, 1983

Joan Powell - “Hayfield in the 19th Century”

“Hayfield in 1851. A Derbyshire Textile Village as seen Through the 1851 Census”, University of Manchester, Department of Extra-Mural Studies WEA, 1972

National Organisations

English Heritage, East Midlands Region
tel: 01604 735400
www.english-heritage.org.uk

Guidance Leaflets

Design Guide for Signs, Design Guide for Shopfronts, Conservation Areas, Listed Buildings

These leaflets are prepared and published by High Peak Borough Council and are available by request from the Council by telephone 0845 129 7777 ext 3654 or email: conservation@highpeak.gov.uk

Author of Hayfield Conservation Area Character Appraisal

Mel Morris Conservation
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APPENDICES

APPENDIX 1 - LISTED BUILDINGS

APPENDIX 2 - HISTORIC DEVELOPMENT - PHASE MAPS

APPENDIX 3 - SAVED LOCAL PLAN POLICY EXTRACTS 2008

APPENDIX 4 - STREET FURNITURE & TRADITIONAL PAVING

APPENDIX 1 - LISTED BUILDINGS

ADDRESS	GRADE
The Bridge, Church Street	II
St. Matthews Church, Church Street	II
Bull's Head Inn, 2 Church Street	II
4, 6, 8 & 10 Church Street	II
22 and 24 Church Street	II
The Old School House, Highgate Road	II
13 Kinder Road	II
17, 19 & 21 Kinder Road	II
Bank End Farmhouse & Barn, Kinder Road	II
Royal Hotel, Kinder Road	II
Fox Hall Barn, Kinder Road	II
Fox Hall, Kinder Road	II
Methodist Chapel, New Mills Road	II
41 New Mills Road	II
49 New Mills Road	II
51 New Mills Road	II
4 New Mills Road	II
Kinder Lodge, New Mills Road	II
22 New Mills Road	II
1 Steeple End Fold	II
Hazlehurst Farmhouse, Valley Road	II

**APPENDIX 2 - HISTORIC DEVELOPMENT
PHASE PLANS**



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-  Seventeenth century phase of development
-  Eighteenth century phase of development

HAYFIELD - HISTORIC DEVELOPMENT



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- 1800-1830 phase of development
- 1830-1850 phase of development
- 1850-1880 phase of development

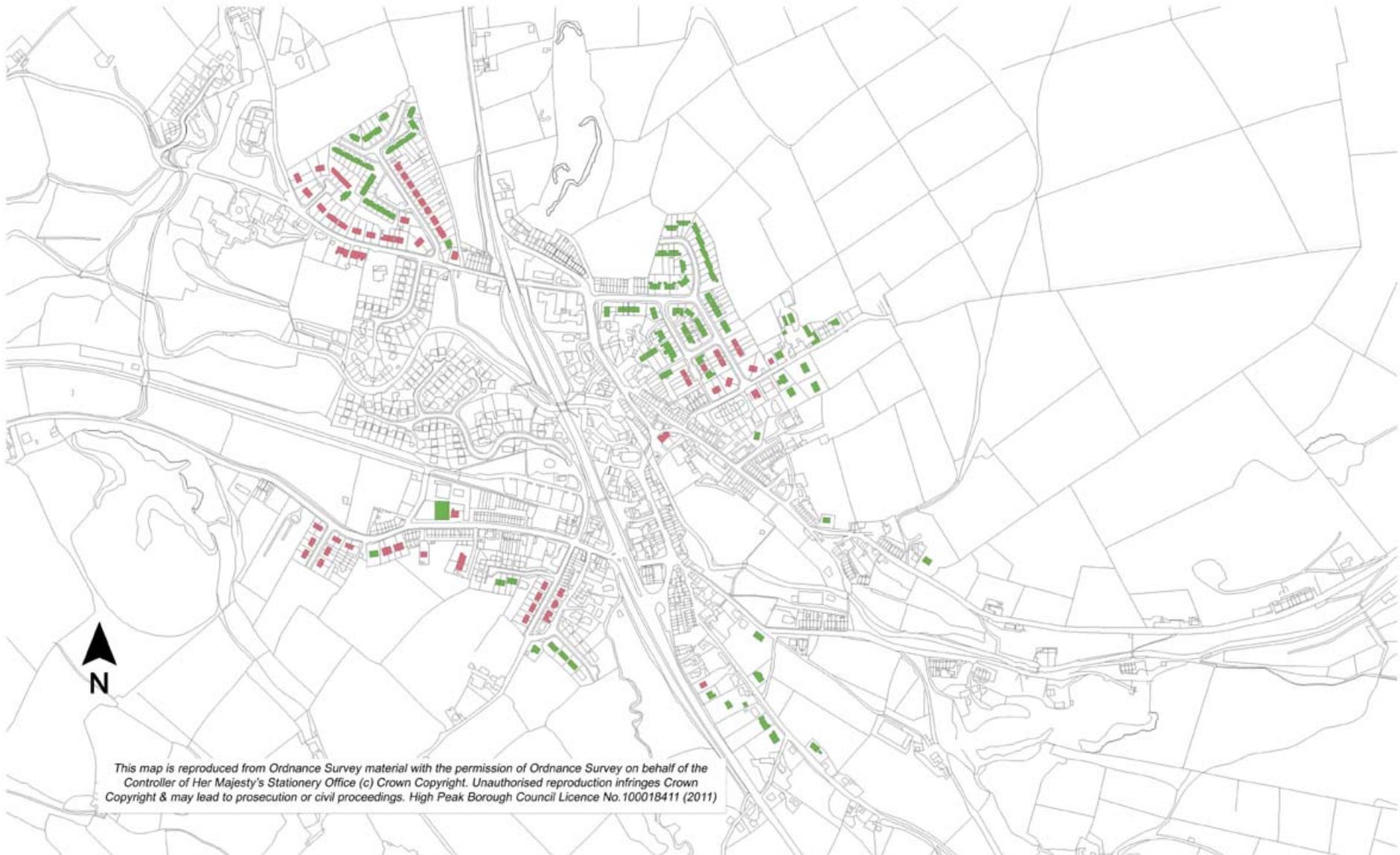
HAYFIELD - HISTORIC DEVELOPMENT



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-  1880-1898 phase of development
-  1898-1922 phase of development

HAYFIELD - HISTORIC DEVELOPMENT



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-  1922-1938 phase of development
-  1938-1971 phase of development

HAYFIELD - HISTORIC DEVELOPMENT



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 1971-2010 phase of development

HAYFIELD - HISTORIC DEVELOPMENT

APPENDIX 3 - 2008 SAVED LOCAL PLAN POLICY EXTRACTS

Conservation and Enhancement of the Open Environment

Policy 12

OC4 - LANDSCAPE CHARACTER AND DESIGN

Planning Permission will be granted for development considered appropriate in the Countryside provided that its design is appropriate to the character of the landscape.

Appropriate design of development shall accord with the characteristics of the type of landscape within which it is located including having regard to and conserving:

- ... the landform and natural patterns of drainage;
- ... the pattern and composition of trees and woodland;
- ... the type and distribution of wildlife habitats;
- ... the pattern and composition of field boundaries;
- ... the pattern and distribution of settlements and roads;
- ... the presence and pattern of historic landscape features;
- ... the scale, layout, design and detailing of vernacular buildings and other traditional man made features.

Existing features which are important to the local landscape character, shall be retained, incorporated into the development and protected during construction work.

Where appropriate the Local Planning Authority will impose planning conditions and/or seek to enter into a planning obligation under section 106 of the Town and Country Planning Act 1990.

Policy 13

OC5 - DEVELOPMENT CONSPICUOUS FROM THE PEAK DISTRICT NATIONAL PARK

Planning Permission will not be granted for development which, due to its use, scale, design, siting, external appearance or landscape treatment, would materially harm the purposes or valued characteristics of the National Park.

Policy 16

OC10 - TREES AND WOODLANDS

Planning Permission will be granted for development, provided that:

- ... it will not result in the loss of, or materially injure the health of, a woodland (in whole or in part) or other significant individual, group or area of trees, unless required in the interests of safety, good tree management or a wider scheme of conservation and enhancement; or
- ... exceptionally, where loss or injury is accepted, adequate replacement planting, in terms of numbers, species, planting density and location, will be provided as part of the development

Conditions will be imposed, and/or planning obligations sought, to ensure adequate protection and management of individual, groups and areas of trees and woodlands which are important for landscape, amenity, recreation or nature conservation reasons.

Conservation and Enhancement of the Built Environment

Policy 17

BC1 - EXTERNAL MATERIALS

Planning Permission will be granted for development, provided that:

- ... the type, colour and specification of all external materials and the way they are applied will be sympathetic to the character and appearance of the immediate surroundings and the wider area

In particular, natural facing materials will be required in locations conspicuous from public viewpoints within:

- ... areas conspicuous from the peak district national park and in conservation areas and their settings
- ... other areas where natural materials predominate.

Policy 18

BC2 - SHOP FRONTS

Planning Permission will be granted for new or replacement shop fronts, and for their alteration and/or additions, provided that:

- ... the development will respect the size, proportions, age, character and architectural style of the building; and
- ... where appropriate, the development will be constructed to incorporate traditional details, features, proportions and materials; and
- ... the development will respect the character of adjacent buildings and the wider townscape

Policy 19

BC3 - SECURITY MEASURES

Planning Permission will be granted for security measures, provided that the design, positioning and appearance:

- ... will respect the size, proportions, age, character and architectural style of the building and the wider townscape; and
- ... will not have an undue detrimental effect on the amenities of neighbouring occupants; and
- ... will not unreasonably impede public passage, particularly that of the visually impaired

Policy 20

BC5 - CONSERVATION AREAS AND THEIR SETTINGS

Within Conservation Areas and their settings planning permission will be granted for development, including extensions, alterations and changes of use, provided that:

- ... the use, siting, scale, detailed design, external appearance and landscape treatment of the development will preserve or enhance the special architectural or historic character or appearance of the area; and
- ... important buildings, open spaces, views, trees, walls and other natural and man-made features which positively contribute to the special architectural or historic character or appearance of the area will be protected from harmful development

Policy 21

BC6 - DEMOLITION IN CONSERVATION AREAS

Planning Permission will not be granted for development in a Conservation Area which includes demolition of the whole or a substantial part of a building or structure, unless:

- ... the demolition will not harm the special architectural or historic character or appearance of the Conservation Area; or
- ... the building or structure to be demolished does not make a positive contribution to the special architectural or historic character or appearance of the area; or
- ... the state of structural repair of the building or structure is such that it is incapable of reasonable and economic re-use; or
- ... redevelopment will produce substantial benefits for the community which would materially outweigh the loss resulting from demolition; and
- ... there are detailed plans approved and contracts made to redevelop or otherwise environmentally improve the site

Where demolition is accepted, conditions will be imposed, and/or planning obligations sought, to ensure that redevelopment or other environmental improvements will be carried out promptly following demolition.

Policy 22

BC7 - ALTERATIONS AND EXTENSIONS TO LISTED BUILDINGS

Planning Permission will not be granted for alterations or extensions to Listed Buildings, unless:

- ... the historic form, character and structural integrity of the building will be retained; and
- ... architectural or historic elements which contribute to the special architectural or historic character of the building will be retained; and
- ... the proposal will respect the special architectural or historic character of the existing building in terms of its scale, design, external appearance and detailing; and

Facing materials, installed and finished in a manner which match the original or existing materials, will be used.

Conditions will be attached to any consent requiring that the features which will be destroyed are suitably recorded.

Policy 23

BC8 - SETTINGS OF LISTED BUILDINGS

Planning Permission will not be granted for development which would materially harm the setting of a Listed Building in terms of its special architectural or historic character due to its use, scale, size, siting, detailed design, external appearance or illumination.

Policy 24

BC9 - DEMOLITION OF LISTED BUILDINGS

Planning Permission and/or Listed Building Consent will not be granted for development which will require the demolition of the whole or a substantial part of a Listed Building, unless:

- ... the condition of the building makes it impracticable to repair or renovate, and demonstrable efforts have been made to sustain existing uses or to find viable new uses for the building; or
- ... redevelopment would produce substantial planning benefits for the community which would materially outweigh the loss resulting from demolition; or
- ... there are detailed plans approved and contracts made to redevelop or

otherwise environmentally improve the site

Where demolition is accepted, conditions will be imposed, and/or planning obligations sought, to ensure that redevelopment or other environmental improvements will be carried out promptly following demolition, and that the building to be demolished is satisfactorily recorded.

Policy 25

BC10 - ARCHAEOLOGICAL AND OTHER HERITAGE FEATURES

Planning Permission will not be granted for development which is likely to result in harm to a Scheduled Ancient Monument or other nationally important site, its setting or amenity value.

Elsewhere, Planning Permission will be granted for development, provided that:

... there will not be a significant adverse effect upon other known archaeological or heritage features,

Where proposals will affect a feature or an area of archaeological interest, they will, where appropriate, include an archaeological evaluation of the site and a statement demonstrating how it is intended to satisfactorily accommodate or preserve the archaeological or heritage features.

Where Planning Permission is granted, conditions will be imposed, and/or planning obligations sought, to ensure that:

- ... archaeological or heritage features are recorded and retained intact in situ; or
- ... where this is impractical, archaeological or heritage features are appropriately excavated and recorded, prior to destruction by development

Conservation and Enhancement of the Open Environment

Policy 10

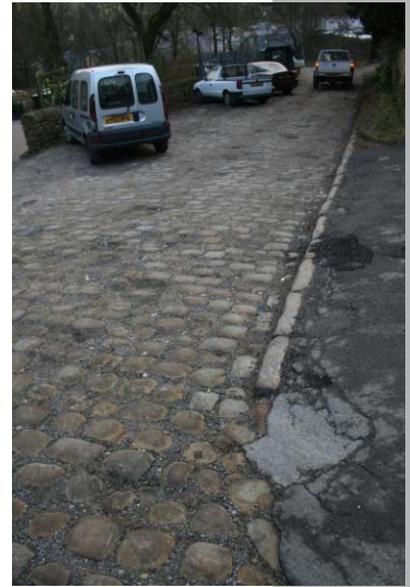
OC2 - GREEN BELT DEVELOPMENT

In the area of green belt defined on the proposals map approval will not be given, except in very special circumstances, for the construction of new buildings for purposes other than:

- ... agriculture and forestry;
- ... essential facilities for outdoor sport and recreation and cemeteries;
- ... limited extension, alteration or replacement of existing dwellings;
- ... limited infilling or redevelopment at existing major developed sites;

Other development, including material changes in the use of land and buildings, will only be permitted where it maintains the openness of the Green Belt and does not compromise Green Belt purposes. Development within or conspicuous from Green Belts should not injure the visual amenities of the Green Belt.

APPENDIX 4 - STREET FURNITURE & TRADITIONAL PAVING



Private access drives with large gritstone setts at Steeple End Fold (left), path off Spring Vale Road (above), & drive to Wood Mill, off New Mills Road (right), Setts are all large and laid in even brick-bonded courses



Setted access paths - left between Market Place and Kinder Road, far left - between War memorial and river Forecourt to Wellsprings and Packhorse Inn (below)



Apron of gritstone setts and gritstone paving at Kinder Road (left)



Village Wells and gritstone troughs at Bank Road (left), Ridge Top Lane (above), & Springfield Terrace (right)

APPENDIX 4 - STREET FURNITURE & TRADITIONAL PAVING



Street furniture - reproduction style cast iron bollards in front of the church (above left), along Kinder Road (above centre)
 Cast iron post for gasolier at Highgate Road (above right)
 Right - cast iron post and handrail to ginnel near Old Bank House



Left - K6 telephone kiosk at New Mills Road & GR postbox. There is another K6 kiosk at Market Street

Below centre - setts and stone copings alongside Kinder Road
 Bottom right - gritstone kerbs at Kinder Road

Bottom left - thinly coursed setts for path at the "green", Highgate Road

