

Holehouse Conservation Area Character Appraisal, Adopted October 2010



**HOLEHOUSE
CONSERVATION AREA
CONSERVATION AREA APPRAISAL**

ADOPTED OCTOBER 2010



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1 Introduction

1.1 The High Peak area (excluding the Peak District National park) has 32 designated conservation areas. These are defined as ‘an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’

1.2 Each conservation area has a distinct character which can be derived from a number of factors such as; topography; historical development; townscape value; open spaces; traditional street furniture and surfaces.

1.3 The Holehouse Conservation Area was designated by High Peak Borough Council in April 1994 and extended in May 1997. It is important that the special architectural or historic interest that justifies designation is defined and recorded. The purpose of this Appraisal is, in accordance with the methodology recommended by English Heritage, to define and record the special architectural and historic interest of the Holehouse Conservation Area. In turn this has been used to prepare management proposals setting out actions to maintain and enhance the special character of the area.⁽¹⁾

1.4 A number of individuals and organisations have contributed to the research for this report, including:

- Glossop and District Historical Society;
- Glossop Heritage Centre.

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

1 English Heritage, Guidance on Conservation Area Appraisals (London: English Heritage, February 2006).

2 The Planning Policy Context

2.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 Act imposes a duty on local planning authorities to designate conservation areas. Section 71 of the same Act imposes a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of their conservation areas.

2.2 The new Policy Statement (PPS5) - Planning for the Historic Environment and its accompanying practice guide, contain policies and guidance which advise Local Authorities to develop a better understanding of their historic assets through environmental appraisals. These can vary from large-scale historic landscape characterisations, to more detailed, local conservation area appraisals. It is important that the Council prepares such documents as they provide the evidence base required to form robust plans and minimise the risk of challenge through planning appeals.

2.3 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 of the *High Peak Saved Policies*. See Appendix 4 for further details.

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

2.5 High Peak Borough Council has published several relevant Supplementary Planning Documents: SPD1 on Planning Obligations, SPD2 on Residential Design (2005) and SPD5 Landscape Character (2006). This Appraisal will be a useful contributor to future Area Action Plans or Supplementary Planning Documents for the Conservation Area and form a basis for development control decisions.

3 Summary of Special Interest

3.1 The special character of the Holehouse Conservation Area derives from the following elements:

- its nature as a rural hamlet;
- a number of buildings or artefacts of local architectural or historic interest;
- the group value of the late 18th and early 19th century cottages
- traditional craftsmanship, natural resources and energy of production embodied in original building materials and architectural features;
- visual harmony resulting from use of a limited palette of natural building materials, largely locally derived stone with stone or slate roofs;
- an open character to the designated area;
- panoramic views from the upper parts of Conservation Area and significant views out in all directions;
- the historic street surfaces in parts of the Conservation Area enhancing the environment;
- green open space provided by natural wooded areas, planted private gardens and open fields within and around the Conservation Area.

3.2 A detailed definition of the special interest of the Conservation Area is set out in section 4 of the character appraisal.

4 Assessing Special Interest

Location & Setting

Location and Context

4.1 Holehouse is located at SK 000 922 (centred). It is situated on the A626 Marple-Glossop Road between the villages of Charlesworth and Chisworth, approximately 3 miles west of Glossop and south-east of the M67.

General Character and Plan Form

4.2 The Conservation Area's physical character is that of a stone-built hamlet which developed in a sheltered hollow with land rising on all sides. It lies along the valley of a stream running east-west towards the River Etherow to the west. The plan form is mainly linear, following the historic road layout.



Figure 1 Centre of Holehouse Hamlet

Landscape Setting

4.3 The Derbyshire County Council report *The Landscape Character of Derbyshire* gives a localised view of the 'Dark Peak: Settled Valley Pastures' landscape type:⁽²⁾

4.4 'This is an upland landscape associated with the lower slopes of broad upland valleys formed by rivers eroding through the Millstone Grit to expose the shale beneath. Tributary valleys that dissect the main valley sides to create an undulating landform provide further interest. This is a well settled landscape taking advantage of the natural shelter offered by the lower valley sides, the better agricultural soils and the good communications. There are discrete settlements like Whaley Bridge and Chapel-en-le-Frith, small groups of cottages and industrial terraces, and scattered farmsteads. There is a dense network of lanes connecting the villages with the dispersed farmsteads, with main roads and railway lines hugging the lower slopes immediately off the floodplain. Trees are well represented throughout giving the overall impression of a well-wooded landscape. Many of the tributary valleys feeding the main valleys form wooded cloughs, some of ancient origin, and these woodland belts are supplemented by scattered hedgerow trees, amenity

2 Derbyshire County Council, *The Landscape Character of Derbyshire* (Derby: Derbyshire County Council, 2000) 23-25.

4 Assessing Special Interest

tree groups associated with settlement and secondary woodland along roads and railway lines. Many of the woodlands have an irregular outline reflecting the irregular field patterns and winding lanes. This is a pastoral landscape and many of the fields are down to permanent improved pasture. However with altitude the grazing becomes less intensive and the pasture tends to be unimproved and therefore of greater importance ecologically.'

4.5 The High Peak Borough Council *Landscape Character* SPD gives a more recent view of the local landscape.⁽³⁾ Holehouse falls into the settled valley pastures landscape type, the character of which can be summarised as:

4.6 The underlying geology is gritstone and shale. There are scattered farmsteads outside the compact settlements. This is a pastoral landscape with permanent improved pasture which gives way higher up the slopes to poorer grazing where the ecological value is greater. The landscape has a strong network of winding lanes and roads and railways along the lower slopes above the floodplain. This is a well wooded landscape with wooded cloughs around tributary valleys and hedgerows with some hedgerow trees which define irregular fields. Amenity tree groups are associated with settlements and there is woodland along the roads and railway lines. As with the field boundaries, the woodland often has irregular outlines.'

4.7 There is a close association between the buildings and the surrounding open countryside in Holehouse. The landscape setting of the Conservation Area has the following key characteristics:

- an important pocket of natural green space with mature trees of native species to the west of Marple Road and opposite New Mills Road;
- small private planted gardens;
- panoramic views from the higher parts of the designated area;
- open fields enclosed by dry stone walls, some containing mature trees of native species surrounding the area.



Figure 2 Landscape Setting of Holehouse

3 High Peak Borough Council. *Landscape Character* SPD. (High Peak Borough Council, adopted March 2006), 36.

4 Assessing Special Interest

Historic Development and Archaeology

History and Development of Conservation Area

Early History

4.8 Holehouse lies in the historic hundred of High Peak in the manor of Chisworth. The name 'Holes' is first recorded in 1330.⁽⁴⁾

4.9 At the time of the Domesday Survey the area was owned by the King and was part of the Royal Forest of the High Peak. Thomas le Ragged is recorded as holding land at Chisworth in 1285. In 1345 he sold two-thirds of the manor to John Foljambe of Chisworth. In 1360 Richard Foljambe and Robert de Holt gave the manor to the Abbey of Basingwerk in Flintshire.⁽⁵⁾ The Cistercian monks would have cultivated the lower ground and turned the moorland over to sheep. The Abbey was dissolved by Henry VIII and its lands given to the Talbot family, who had already leased them for around a hundred years. The Talbot family were the most successful northern family in Tudor England.

4.10 During the 1500s cattle breeding and grazing became a profitable activity in the area and encouraged enclosure with dry stone walls. The population increased and people began to re-build farmhouses and cottages in stone. The village of Higher Chisworth developed to the south of present-day Holehouse. In 1606 the land owned by the Talbots passed to the Howard family when Alatheia Talbot married Thomas Howard, Earl of Arundel. The Howards remained Lords of the Manor until 1926.

The 18th Century

4.11 Turnpike roads were built from Manchester to Stockport in 1724 and from Manchester over the Woodhead Pass to Sheffield in 1731. These roads provided reliable wheeled transport all year round for the first time.

4.12 There had been a long history of handloom weaving woollen cloth in the area, often in combination with farming. Weaving was undertaken mainly by men and hand spinning by women and children. Wool may have been supplied by local farmers or came from putters-out in Stockport or Manchester, and finished cloth sent there for sale.

4.13 In around 1760 John Kay's flying shuttle was adapted for cotton weaving and handloom weavers were able to produce more fabric.⁽⁶⁾ This increased the demand for yarn causing a chronic shortage that had to be met by improvements in cleaning and spinning raw cotton. Several machines were designed soon after which produced spun cotton at much faster rates than could be achieved by hand and which were designed to be powered by water.

4 K. Cameron, *The Place-Names of Derbyshire* (Cambridge, Cambridge University Press, 1959) 80.

5 D. and S. Lysons, *Magna Britannia*, Vol. 5 [online] Available at: [accessed 04.02.10].

6 F. Vigier, 'The Development of Manchester's Industrial Region' in D. Goodman and C. Chant, *European Cities and Technology Reader: Industrial to Post Industrial City* (London: Routledge, 1999).

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4.14 Carding and spinning mills were built along water courses in the valley to house these new machines. Kinderlee Mill, near to the Conservation Area, was built in 1804 by the Harrison family, Benjamin Harrison being in the directories of 1835 and 1846. The mill was extended before 1878. The sudden increase in employment opportunities resulted in a massive increase in the local population and in houses built for them. Local quarries, such as that at Combs, provided stone for building and roofing.



Figure 3 Kinderlee Mill

4.15 John Aiken described Chisworth in 1795 as ‘another small village; and not far from hence are collieries, which supply many of the villages on the Derbyshire side, though the coal is but indifferent’.

The 19th Century

4.16 The turnpike road from Marple Bridge to Glossop was constructed in 1803, linking the mills along the valley bottom, and is now the Glossop-Marple Road. The toll bar was located by the junction with Bot Lane (now New Mills Road) and had windows set into angled walls to enable good views down the road so that the keeper could assess the appropriate charge for vehicles.



Figure 4 Toll Bar Cottage

4 Assessing Special Interest

4.17 There was industrial development in the area around the turn of the 19th century, which may have been linked to the construction of the toll road. Chisworth Works was built at the end of the 18th or early 19th centuries as a cotton band manufactory and initially called Higher Mill. Holehouse Mill had opened by 1811. By 1830 the mill building boom in the area was virtually over and the mills employed just under half the working population. People had come to the area from other parts of the county and elsewhere to take advantage of the employment opportunities. In 1821 there were 1,005 inhabitants in the parish and, by 1851, the population had reached almost 3,000.

4.18 In the mid 1820s mills in the local area installed steam engines to overcome problems of water supply which led to an increase in demand for coal. Mines in Chisworth are recorded as being leased in 1802 for £20. When assessed in 1842 for the Poor Rate, the coal mines were valued at £769 although this had fallen to £446 by 1862.

4.19 There was also further development in the 1830s. In 1831 the Methodist Chapel was built on Marple Road (close to the Conservation Area), with a small burial ground attached. A school was later added. In 1835 the Pigot's Commercial Directory for Derbyshire listed Benjamin Harrison as the owner of Kinderlee Mill. John Bowden or Joseph Cooper owned cotton spinning mills, one of which was Holehouse Mill, and John Thornley owned the coal pit. The Waggon & Horses pub was built in the same year by Joseph Rowbottom opposite Woodseats Lane. It is now a private house.



Figure 5 Methodist Chapel

4.20 By 1841 around half the working population worked in the cotton industry and around half in the quarries or coal mines with only 1.3% involved in farming. Average households were very large and could reach fourteen members of the same family in one house. Most people were born locally. There was a pub at Fattingley near to the Conservation area, probably that marked on the 1879 map as the Commercial Inn, now known as the Hunter's.

4 Assessing Special Interest

4.21 There was further development of the infrastructure in the area during the mid 19th century. The construction in 1842 of the Manchester to Sheffield Railway, which ran through the nearby village of Broadbottom, enabled cheaper Welsh blue slate to be carried into the area. In 1848 Lewis recorded 'a colliery, a cotton-spinning factory, and an establishment for candlewicks.'⁽⁷⁾

4.22 The 1857 map shows Lee Valley Mill as a rope mill and further downstream is Woodseats Mill, with a rope walk on the other side of the stream between the two mills. The 1857 map also documents that most of the cottages which make up the hamlet and the group of cottages and the long terrace that make up Fattingley were in existence at this time, with the exception of 2 and 6 New Mills Road. Chisworth Works was then called Higher Mill and a terrace of workers' housing is shown adjacent to the works. By this time, Kinderlee Mill was owned by J. H. Ratcliffe. The hazardous nature of working life was reflected in accidents reports in local newspapers. George Cranshaw died in the coal pit aged 12 in 1859.

4.23 The Cotton Famine of 1861-65, caused by the interrupted supply of raw cotton during the American Civil War, was very severe in the area as around half the population was dependant on the cotton industry. Many local people applied for Poor Law relief to the Glossop committee.

4.24 'In the course of the year 1862 the means of workmen were exhausted, their little hoards were gone, and the savings banks had been drawn upon to the full extent of the operatives' deposits; the trades and friendly societies had contributed to the necessities of their unemployed members to the exhaustion of their contingent funds and a large amount of capital had been drawn out of co-operatives stores; so that the trouble had become wide-spread and deep, and could no longer be silently borne.'⁽⁸⁾

4.25 The supply of cotton was finally restored in 1864 and mills began to operate again.

4.26 Chisworth and Holehouse were transferred to Glossop Rural District in 1866 when Glossop was granted its Borough Charter. By 1870 Holehouse Mill was owned by James Rowbottom, a cotton spinner, doubler and cotton band manufacturer.

4.27 By 1879, four small buildings, possibly houses, behind numbers 65 and 67 Marple Road, had been demolished. The old Higher Mill premises were used as a bleach works and later re-named Chisworth Works.

4.28 By 1881, 68% of the working population worked in the cotton industry while those working in the quarries or coal mines had dropped to only 13%, with 5% now involved in farming. Average households had dropped to four but could still reach ten members of the same family in one house. Most people were still born locally but there were more people from other parts of the north-west of England. There was also a Grocer's in Holehouse. After a boiler explosion at Higher Mill in 1889, when Robert and Harry Booth, the partner and manager, were killed, the family built new premises at Lee Vale Mill on Marple Road in Charlesworth. By 1891 a school had been built next to the Methodist Chapel and a schoolmistress and teacher lived locally.

7 S. Lewis, A Topographical Dictionary of England [online] Available at: [accessed 04.02.10].

8 John Watts, The Facts of the Cotton Famine 1866 [online] Available at: [accessed 3.3.10].

4 Assessing Special Interest

The 20th Century

4.29 In the early 20th century nationwide events were reflected in Holehouse. The slump in the cotton industry of 1909-10 resulted in much hardship for local people and an appeal was issued for families without food or fire. Some time after 1919 a house south-west of 5 Marple Road and another north-west of number 30 were demolished.



Figure 6 Marple Road Looking North-east from Junction with New Mills Road, c1910

4.30 The 1920s were a difficult time for people in the area. The economic slump of 1921 led to local unemployment of 14% by 1929. During the coal strike of 1921 the local men and those from Glossop had some success in digging for coal in Chew Woods. Kinderlee Mill went bankrupt after the slump and was taken over by the Jackson family, friends of the Rowbottoms and owners of a Belting works in Bradford. Buses started to run from Stockport through the village to Glossop in 1923. This took trade from the village shops and people began to go to Glossop to shop regularly, whereas formerly they only used to walk there for special purchases such as clothes and shoes. In 1925 Lord Howard decided to sell the remainder of his estate and the family moved to Yorkshire. Hole House Mill had two disastrous fires in six months in 1929, Sabotage was suspected as there was ill feeling in the village about redundancies but nothing was proved.



Figure 7 Marple Road Looking North-east from Chisworth House, c1910



Figure 8 Marple Road Today

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4.31 Whit Saturday during the 1930s was a great day and the children from Chisworth and the Charlesworth schools walked in procession with the Sunday School banner, led by a band. They met in the centre of Charlesworth, where a short service was held, before walking back to their respective schools for refreshments. Chisworth School was closed in 1970 as it had just nine children on the roll.

4.32 During the 1930s there was little development but improvements were made in the infrastructure locally. Production ceased at Hole House Mill and the business was taken over by the Jackson family who moved workers to their Holroyd mill in Glossop. The mill is now used by Prisma Colour for making colours and dyes. In 1932 the Central Electricity Generating Board erected a high power line from Hartshead Power Station through Chisworth to Buxton. Sub stations were set up and the village was soon lit by electricity.



Figure 9 Marple Road in Holehouse Looking West, c1930



Figure 10 Marple Road Today

4.33 By 1984 Chisworth Works was used as Bray's Colour Works but production has now largely ceased and the associated terraced housing is empty. By 1997 production had ceased at Kinderlee Mill and it had fallen derelict.

4 Assessing Special Interest



Figure 12 1794



Figure 11 1789

Maps Showing Sequential Development of the Area

4 Assessing Special Interest



Figure 13 1857

4 Assessing Special Interest

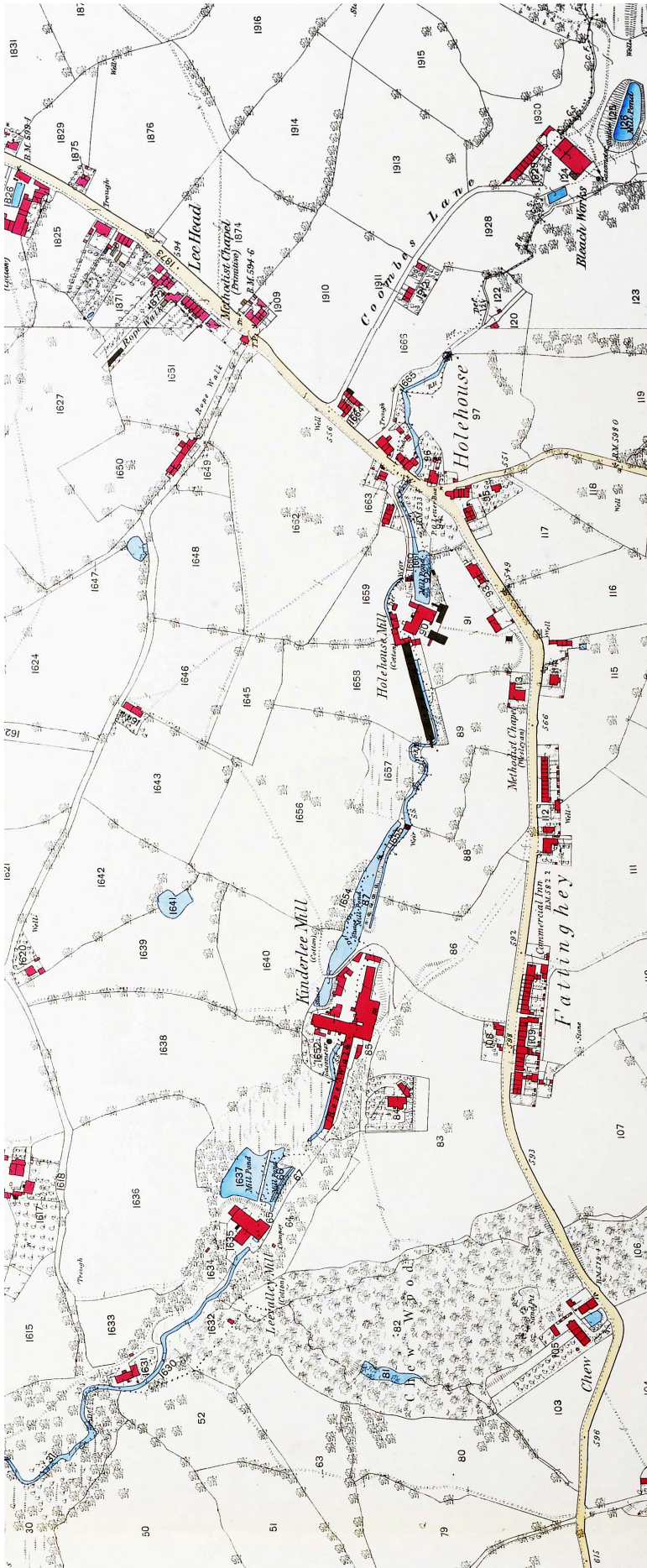


Figure 14 1872-79

4 Assessing Special Interest

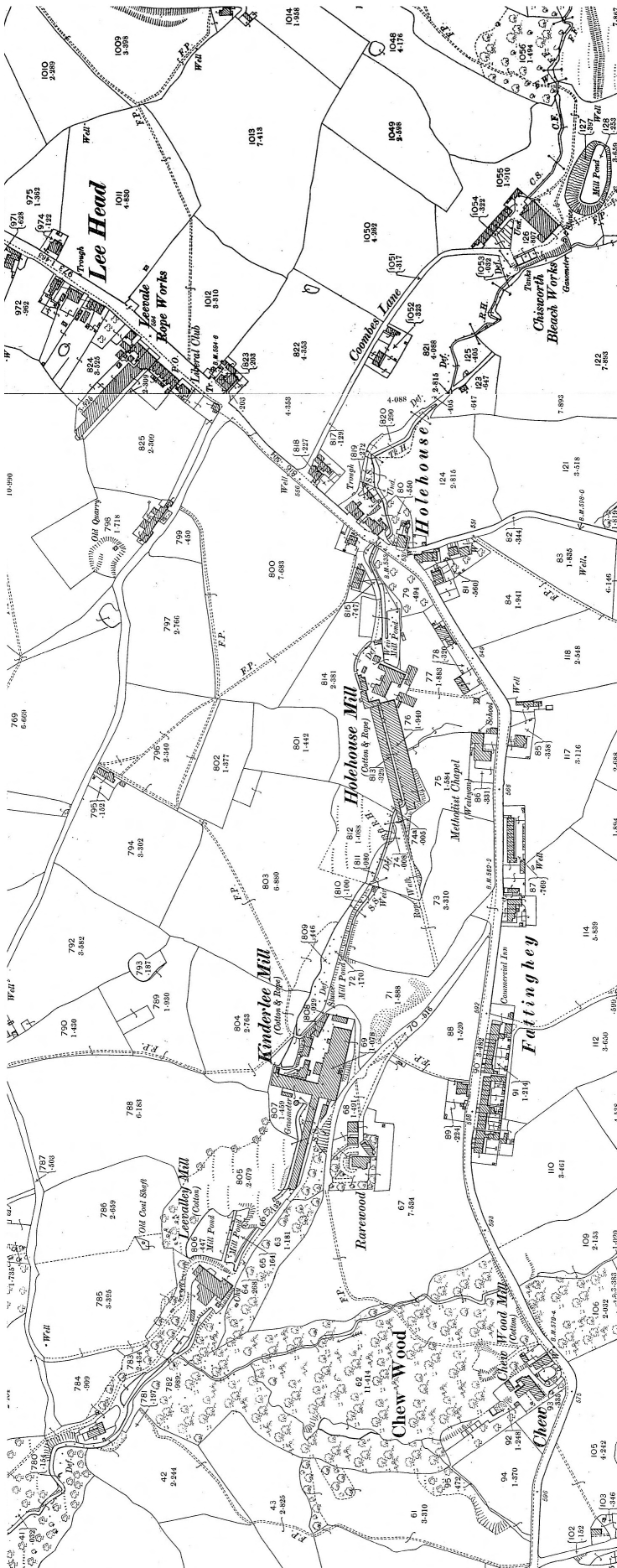
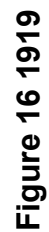


Figure 15 1897



4 Assessing Special Interest

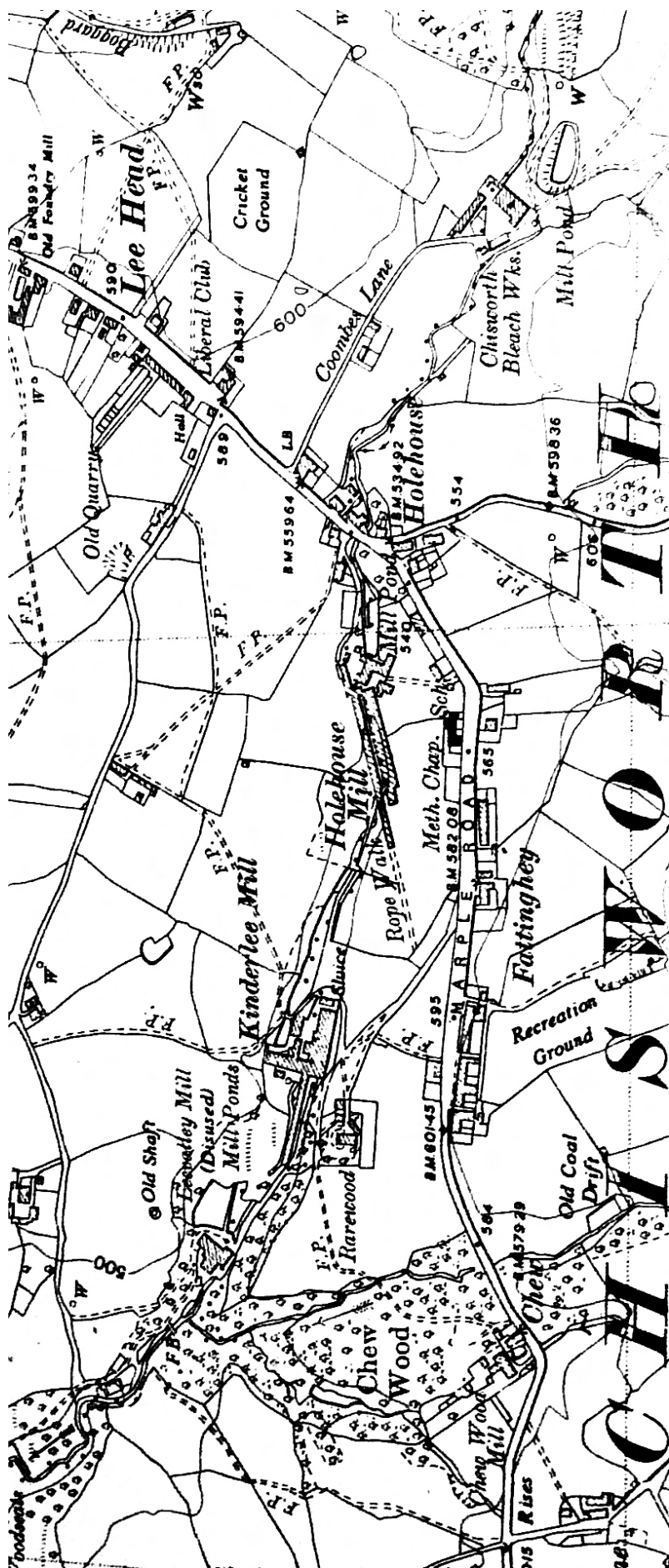


Figure 17 1938

4 Assessing Special Interest

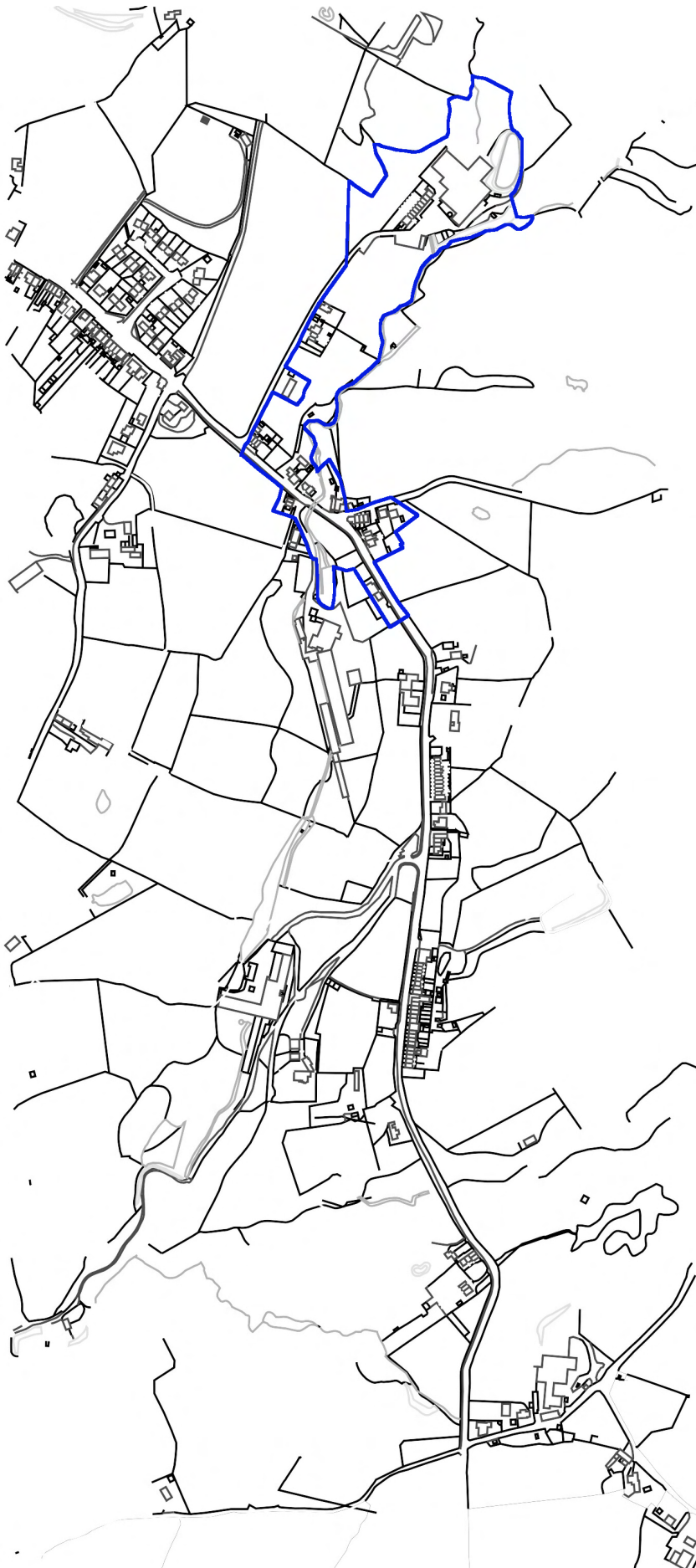


Figure 18 2009

4 Assessing Special Interest

Development of Chisworth Works

4.34 Chisworth Works is a large complicated site within the Conservation Area.

4.35 It was built at the end of the 18th or in the early 19th centuries as a cotton band manufactory and was initially called Higher Mill.



Figure 19 Terrace of Houses

4.36 The 1857 map shows a long, rectangular building with three small buildings at the north-east end. Although there is a division within the building on the map, there is no sign on the front elevation of the building having been extended and it was built as a three-storey stone building with a tall one-storey section to the north-east and a stone chimney to the rear. There are large round-arched doorways surrounded by large ashlar blocks in the north-east elevation. However, it appears as though the original building was extended twice to the rear, also in stone, as there are lines in the mortarwork and mismatches in the courses on the south-west elevation. Presumably, these extensions took place before 1857 as the building line remains the same on the maps until 1973. The chimney appears to have been extended, presumably because of the raised height of the building. There are also structures at either end of the site marked on the 1857 map, which are no longer visible, and the long terrace of houses to the north and the mill pond to the south-east.

4 Assessing Special Interest



Figure 20 Chimney



Figure 21 The Main Building, Front Elevation



Figure 22 North-east Elevation



Figure 23 South-west Elevation

4.37 By 1879, the Mill was used as a bleach works and the name had changed to Chisworth Works. All but one of the small buildings at the north-east end had gone, as had that at the south-east end, to be replaced by a gasometer. There was a small extension to the western end of the north-east elevation and a rectangular bleaching vat to the north-west. There may also have been gardens outside some of the houses.

4 Assessing Special Interest



Figure 24 Late 19th Century Extension

4.38 The Mill changed hands after a boiler explosion at Higher Mill in 1889 but was still being used as a bleach works. By 1897, there was a building with a square footprint at the north-eastern end of the main building, which probably equates to the present single-storey 4-bay building, and the vat had been divided into three tanks.



Figure 25 Bleaching Tanks, late 19th Century

4.39 By 1919, the structure with a square footprint at the north-eastern end had been extended into a more substantial building to fill the gap between the main building and the adjacent building. This equates to the present single storey brick building.

4 Assessing Special Interest



Figure 26 Early 20th Century Extension at North-eastern End



Figure 27 North-east Elevation of 20th Century Extension

4.40 By 1973, the site was used as a dyeing works and there was a large T-shaped extension at the rear which appears to have been added in two stages. The building at the north-eastern end had gone and any gardens in front of the cottages had been covered over for the yard. The only change ten years later was the construction of a square loading ramp at the front. The outline today is the same as it was in 1984.



Figure 28 Rear Elevation of 20th Century Extension



Figure 29 South-east Elevation of 20th Century Extension

4 Assessing Special Interest

Maps Showing Sequential Development of Chisworth Works

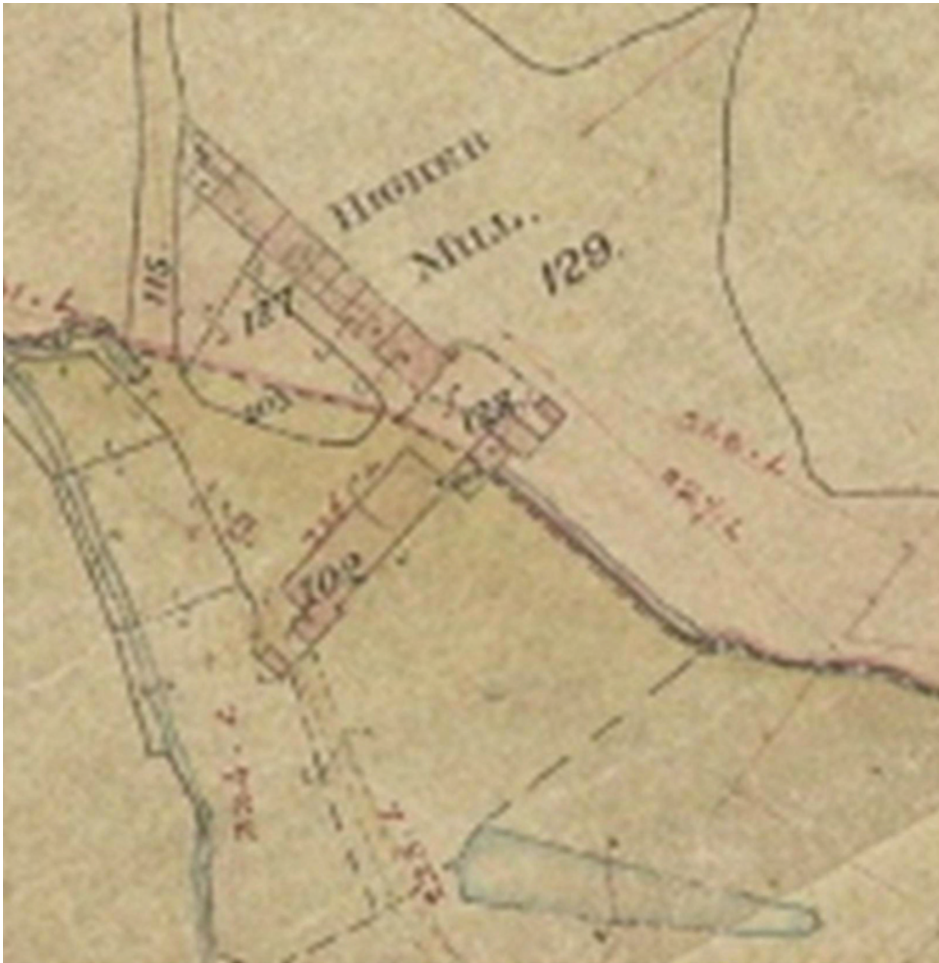


Figure 30 1857

4 Assessing Special Interest

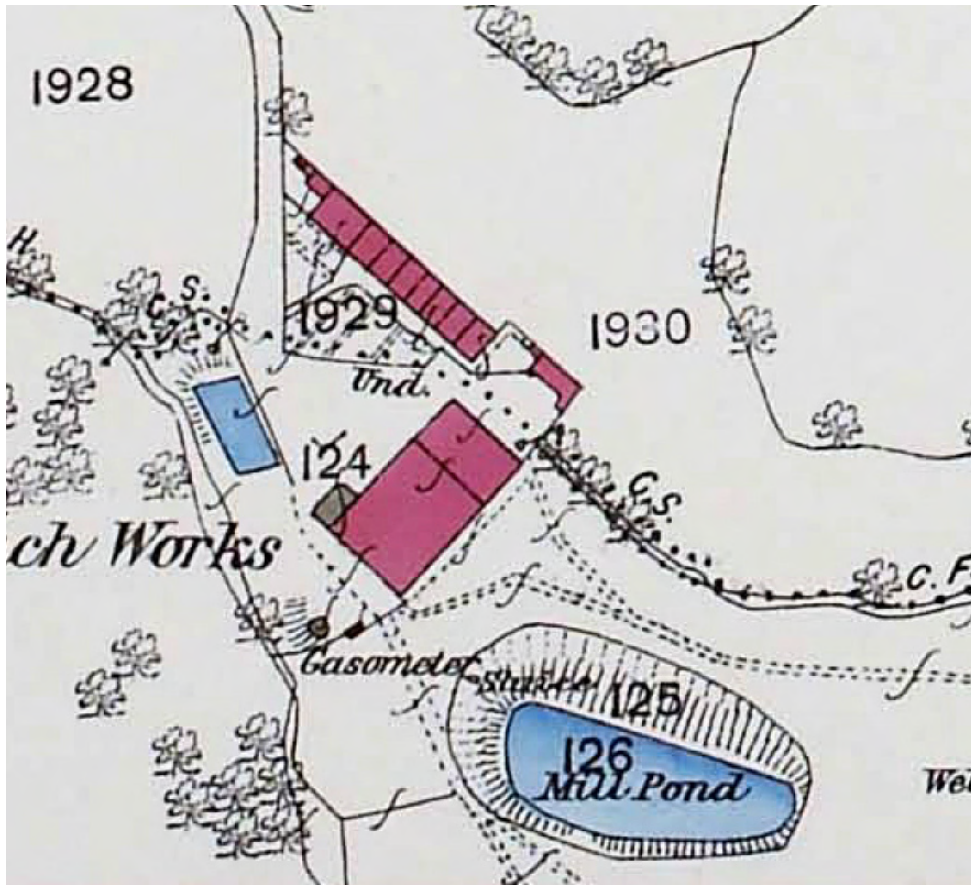


Figure 31 1879

4 Assessing Special Interest

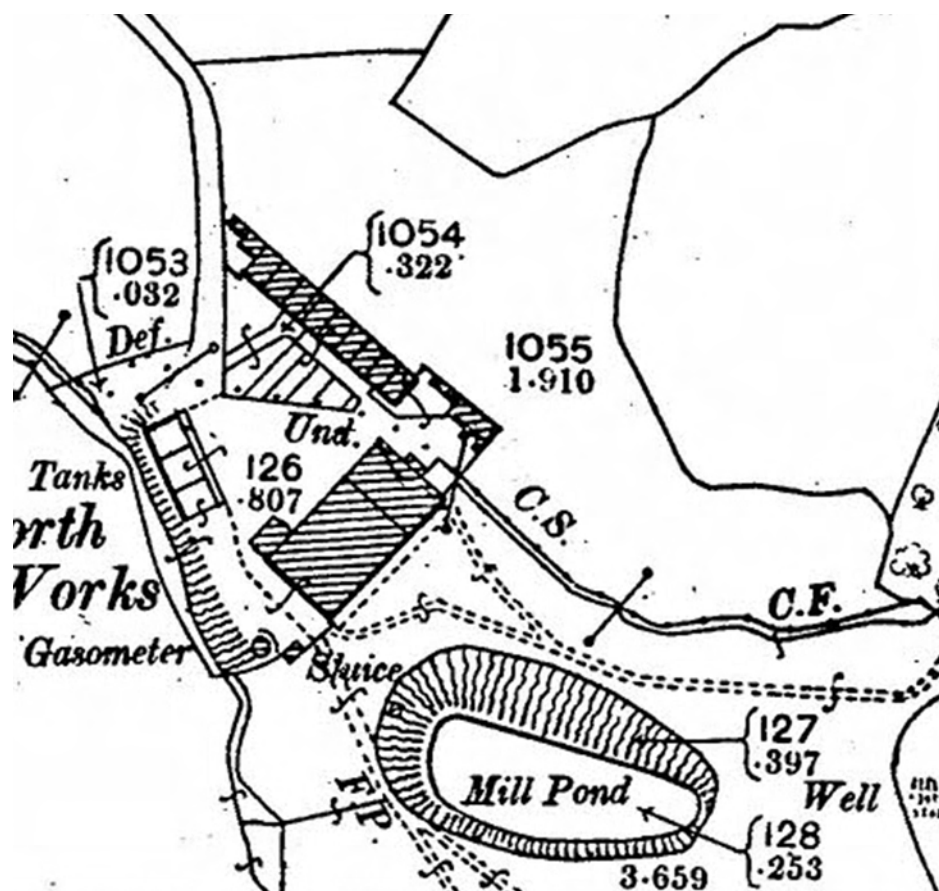


Figure 32 1897

4 Assessing Special Interest

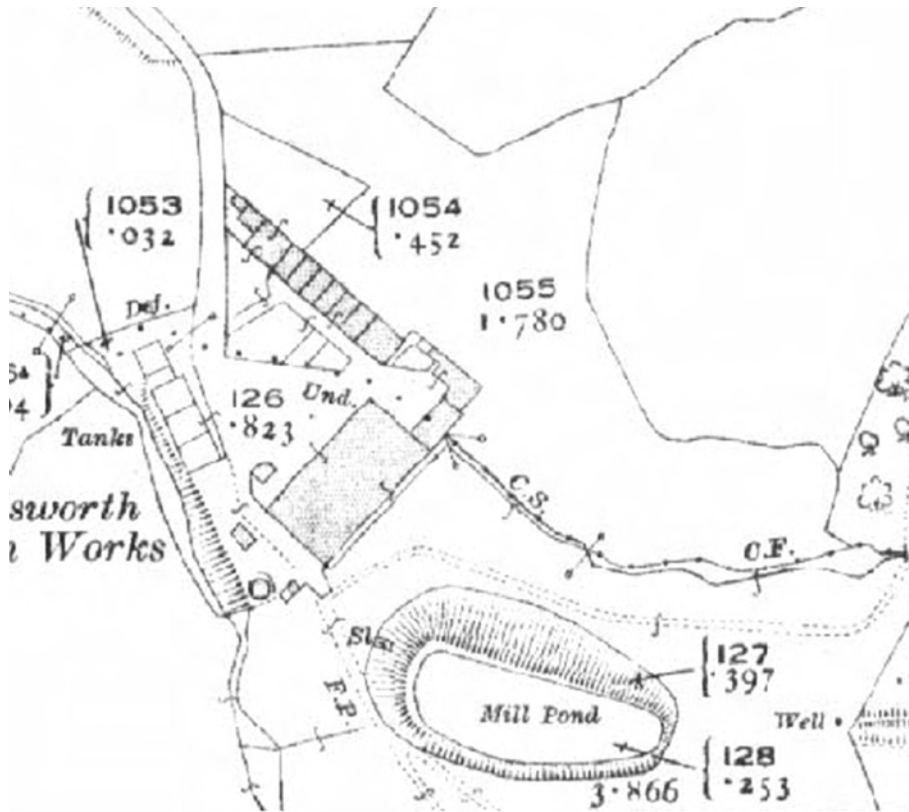


Figure 33 1919

4 Assessing Special Interest

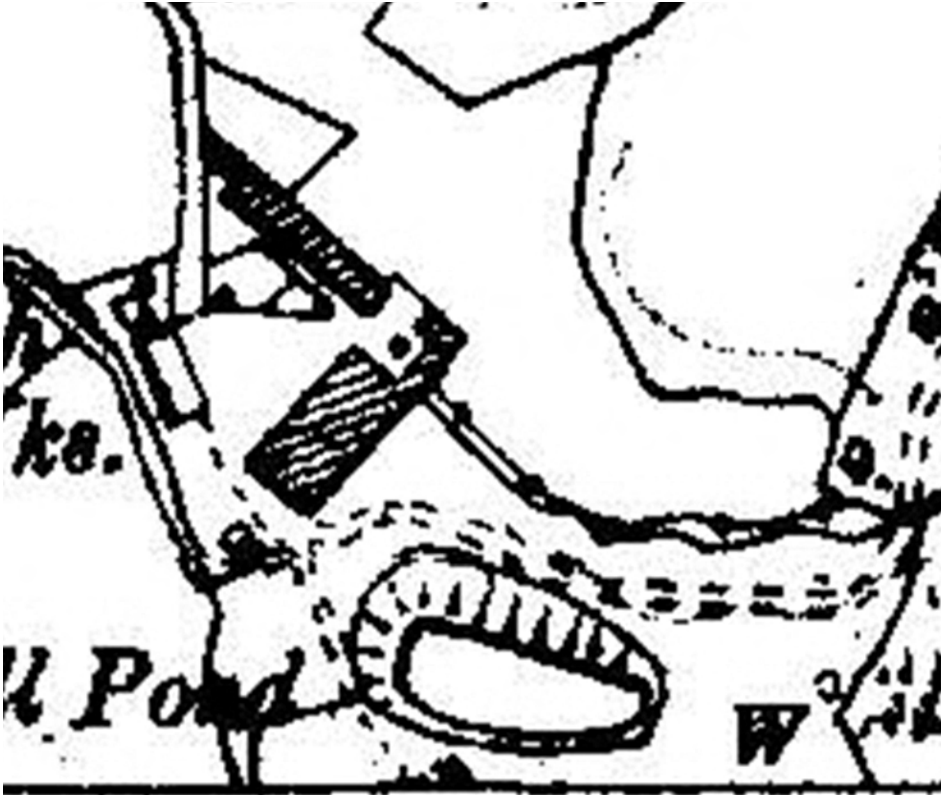


Figure 34 1934

4 Assessing Special Interest

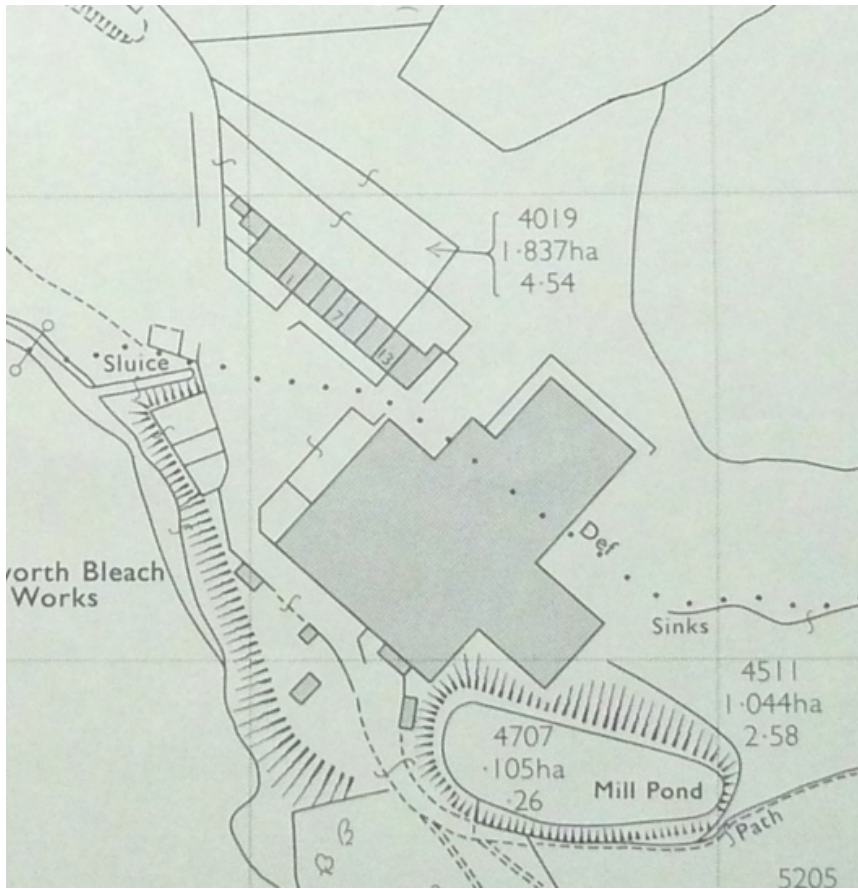


Figure 35 1973

4 Assessing Special Interest

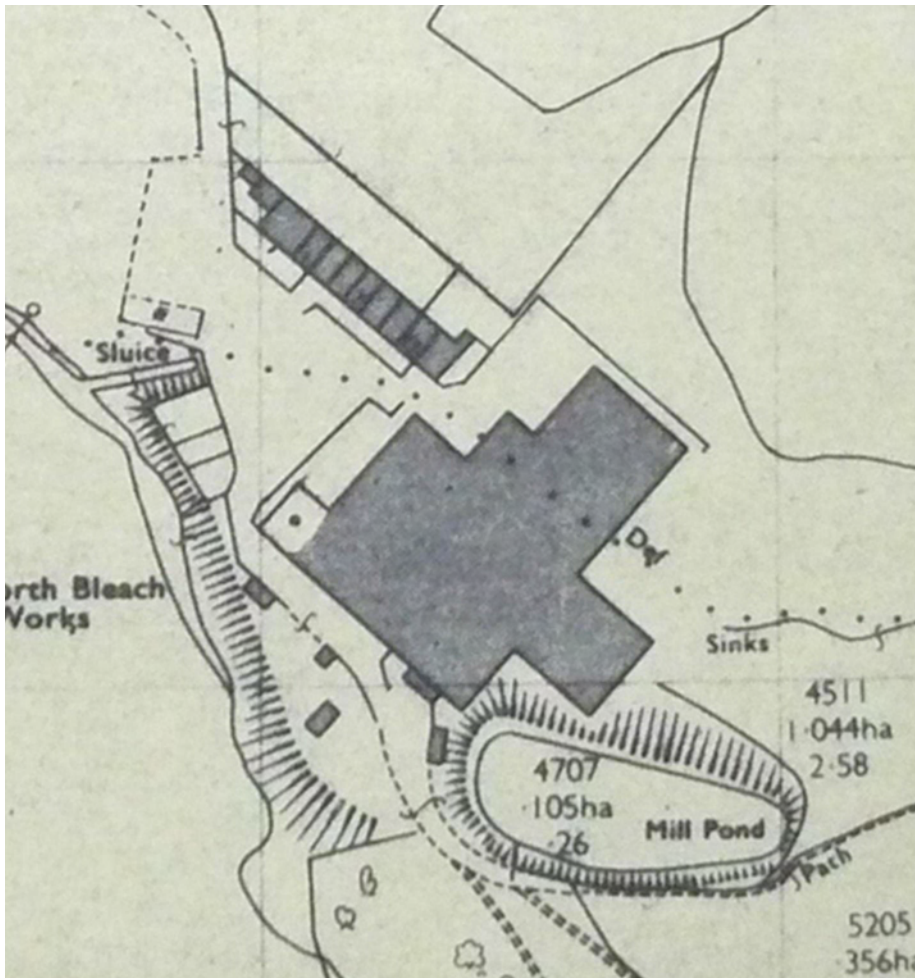


Figure 36 1984

4 Assessing Special Interest



Figure 37 2010

Significance of the Archaeological Resource

4.41 Sites and extant buildings identified on the *Historic Environment Record* (HER) are described and located on a map at Appendix 1.

4.42 There has been demolition on the sites of Lee Valley and Woodseats mills near to the Conservation Area and there is potential for below-ground remains on these sites.

4.43 In 2006 a Building Recording Survey and Desk Based Assessment was carried out on Kinderlee Mill by ARS Ltd. This established that the first edition Ordnance Survey map of 1878 illustrated Kinderlee Mill in an almost identical ground plan to that which remained in 2006.

4 Assessing Special Interest

Spatial Analysis

Character and Interrelationship of Spaces

4.44 There are no open spaces within the designated area but an open feeling is provided by open fields to either side of the built-up area. The spatial character further down the valley is enclosed due to its wooded nature.



Figure 38 Open Fields

Key Views and Vistas

4.45 The Conservation Area's position on a hillside affords many views from various parts of the area. There are spectacular panoramic views from the higher part of the Conservation Area, specifically from Marple Road south and east and from Coombes Lane and from the Chisworth Works yard north and east towards Coombs Edge. There are attractive views into and out of the designated area along Marple Road and other attractive views south-west over the cottages towards Ludworth Moor from Marple Road and New Mills Road.



Figure 39 View South-west Along Marple Road

4 Assessing Special Interest

Landmarks

4.46 There is no landmark within the Conservation Area due to the hamlet's position in a hollow.

4 Assessing Special Interest

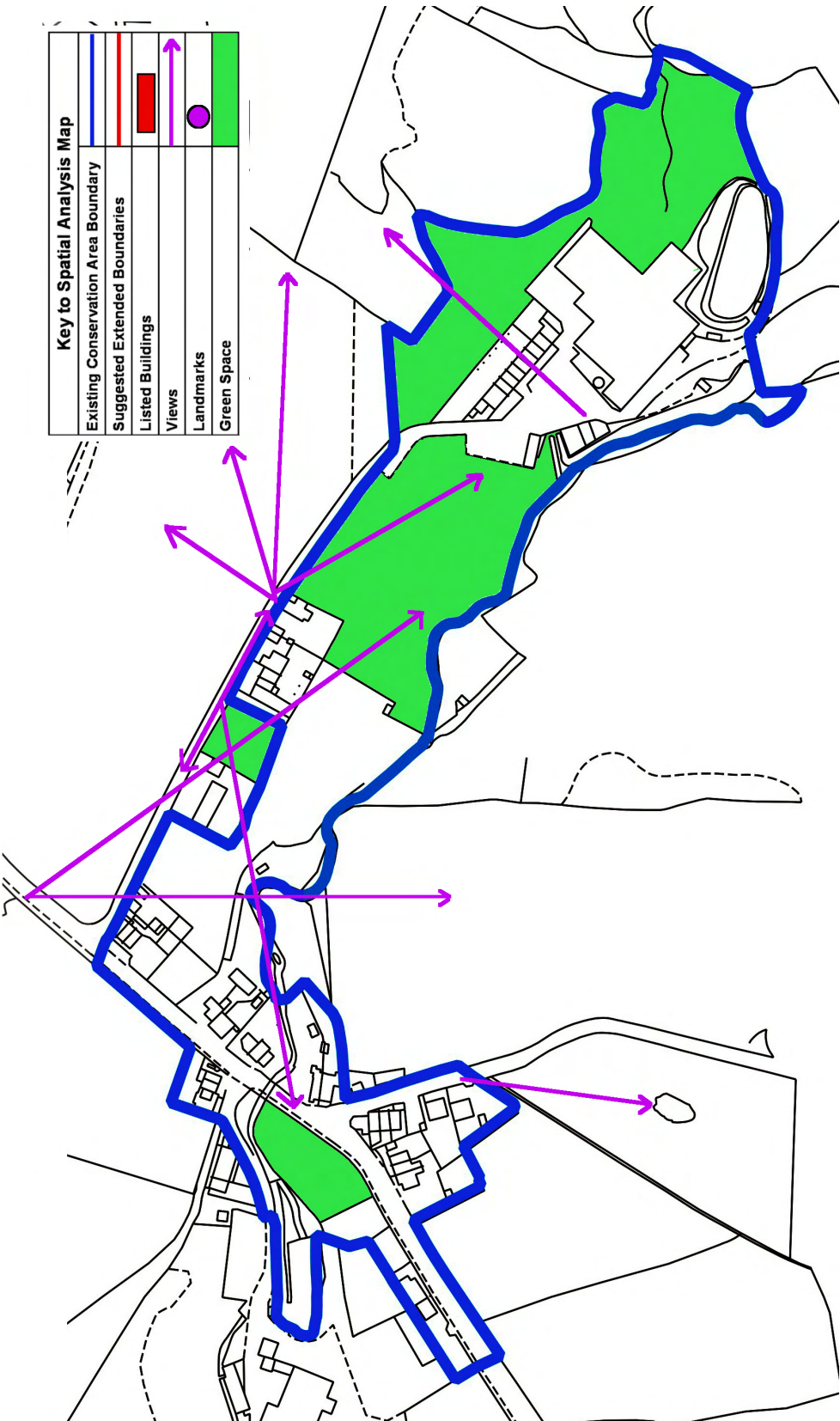


Figure 40 Spatial Analysis of Conservation Area

4 Assessing Special Interest

Character Analysis

4.47 This section describes the buildings within the Conservation Area and is accompanied by a Townscape Appraisal Map which identifies the quality of buildings.

Character of Conservation Area

See Townscape Appraisal Map at the end of this sub section

Guide to Map

4.48 The Townscape Appraisal Map is annotated with a series of townscape symbols:

- **Negative Buildings**

4.49 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. These buildings do not relate to the surrounding topography or building form and are usually situated in a prominent site, which makes them stand out.

- **Neutral Buildings**

4.50 These are often 20th century buildings that do not preserve the character of the Conservation Area in their building design or form, even where they make use of local materials. These buildings are unobtrusive, do not stand out and usually respect the topography and scale 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.

- **Listed Buildings**

4.51 These are statutorily listed buildings.

- **Key Unlisted Buildings**

4.52 These buildings have been identified as being of local historical and architectural interest and of townscape merit.

4.53 All buildings that are not highlighted on the maps are **Positive Buildings**. These buildings make a strong positive contribution to the character of the conservation area and the local authority is likely to strongly resist proposals for their demolition.

4.54 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.

Prevailing or Former Uses and Their Influence on Buildings

4.55 Most of the buildings in the central part of the hamlet and at Fattingley were built as houses for mill workers, generally as terraces. Chisworth Works was built as a cotton mill and is one to three storeys in height. The Works has also had extensions added in the late 20th century to provide additional space for light industrial use.

4 Assessing Special Interest



Figure 41 Chisworth Works



Figure 42 Terrace of Cottages

Listed Buildings

4.56 There are no listed buildings within the Conservation Area.

Key Unlisted Buildings

4.57 A number of unlisted buildings have been identified as being buildings of local historical and architectural interest and of townscape merit. These have all been identified in Appendix 2 and are marked on the Townscape Appraisal Map included in this document and include Toll Bar House and 28 Marple Road.

Building Scale and Form



Figure 43 Short Terrace at 55-59 Marple Road

4.58 Buildings have developed along the linear routes of Marple Road and New Mills Road in small groups of terraces with larger detached and semi-detached buildings on the periphery of the area. There is a long terrace of nine houses in the yard at Chisworth Works. The Conservation

4 Assessing Special Interest

Area has an open feeling with gardens in front of and next to houses, green spaces and fields behind buildings and either side of the roads. Due to the location of the properties along the roads, each building or group of buildings is easily visible within the designated area.



Figure 44 Terrace on Marple Road



Figure 45 Long Terrace at Chisworth Works

4.59 Two storeys is the normal building height and two to three bays the normal massing but there are exceptions. The mill buildings of Chisworth Works are three storeys in the older parts with single-storey extensions.

4.60 Most buildings are vernacular and there is generally little architectural decoration. Most of the terraced or semi-detached houses have plain ashlar window surrounds or window heads and sills and plain ashlar door surrounds. A notable exception is Chisworth House, which has a moulded ashlar door surround with a decorated lintel.



Figure 46 Chisworth House

Building Materials and Local Details

4.61 The main building material in the Conservation Area is local gritstone with gritstone dressings and details. Several of the buildings have rendered gable ends.

4 Assessing Special Interest



Figure 47 Gritstone Building

4.62 Roofs on earlier buildings are generally covered with local gritstone slates and those of later buildings with blue slates. Gritstone slate roofs have been identified at the following addresses:

- Marple Road: numbers 55-59, 65, 67, 3, 5, 11, 13, 17-21, 28, 110-112, 114-120;
- Coombes Lane: numbers 2-4 and the terrace by Chisworth Works.

4.63 No replacement roofs of modern concrete tiles or slates of a lighter colour were identified. Chimneys are generally in stone with clay pots, although some have been rendered and some capped.



Figure 48 Stone Slate Roof and Chimney

4.64 Window and door joinery in the Conservation Area's historic buildings was invariably in timber although this has often been replaced with uPVC to the detriment of historic character and appearance. The building stock varies in date from the early 18th century to the late 20th century. Buildings dating from the late 18th century to the 19th century would have featured sliding sash windows: those built before around 1850 without horns, those afterwards with horns (an extension of the vertical part of the frame of the upper sash to provide additional support for the window). Chisworth House, which pre-dates 1857, has an original single leaf wooden door which is part-glazed with original leaded glass.

4 Assessing Special Interest



Figure 49 Door of Chisworth House

4.65 Boundary Treatment

4.66 Most buildings are set back from the road and a notable local feature of the Conservation Area is the low stone boundary walls. Those in front of houses tend to be of coursed rubble with moulded coping stones. In front of Chisworth House is a low wall of rounded ashlar stones with markings where iron railings stood. Field boundaries and retaining walls tend to be marked by random rubble dry stone walls with on-end coping stones. The retaining wall to the bridge is of squared and coursed gritstone.

4 Assessing Special Interest



Figure 50 Low Stone Boundary Wall at Chisworth House



Figure 51 Stone Field Retaining Wall

The Public Realm

4.67 Street surfaces are entirely of tarmac, as are most pavements, with concrete kerbs. There are original cobbles outside 65-67 Marple Road and stone flags outside 112 Marple Road. There are also what may be replacement cobbles outside 11 Marple Road. There is little street furniture but some is of poor quality, such as inappropriate concrete kerbing and metal railings outside numbers 28-30 Marple Road. Heavy traffic is having a detrimental effect on the character of the village.



Figure 52 Cobbles Outside 65-67 Marple Road

4 Assessing Special Interest



Figure 53 Stone Flags Outside 112 Marple Road

Green Spaces and Biodiversity

4.68 Green spaces are provided by private planted front and side gardens, some with mature trees. Further mature trees of native species at field boundaries on the south side of the road opposite Chisworth House, give a pleasant rural feel to Marple Road and link trees in and around the conservation area with mature and ancient woodlands in the vicinity. These linkages are important for local biodiversity, as they connect woodland habitats with those in other open spaces surrounding the conservation area, enabling species to migrate in response to changing environmental conditions. A valuable pocket of wild unmanaged and wooded green space lies to the west of Marple Road, at the junction with the entrance to Holehouse Mill and opposite the junction with New Mills Road. The mill pond at Chisworth Works also plays an important role as a habitat for local wildlife while buildings in and around the conservation area, both inhabited and derelict provide space for bat roosting. The rural feel is enhanced by the fields within the current Conservation Area at the eastern end of Coombes Lane.



Figure 54 Trees on Marple Road

4 Assessing Special Interest



Figure 55 Wooded Area by Holehouse Mill

4 Assessing Special Interest

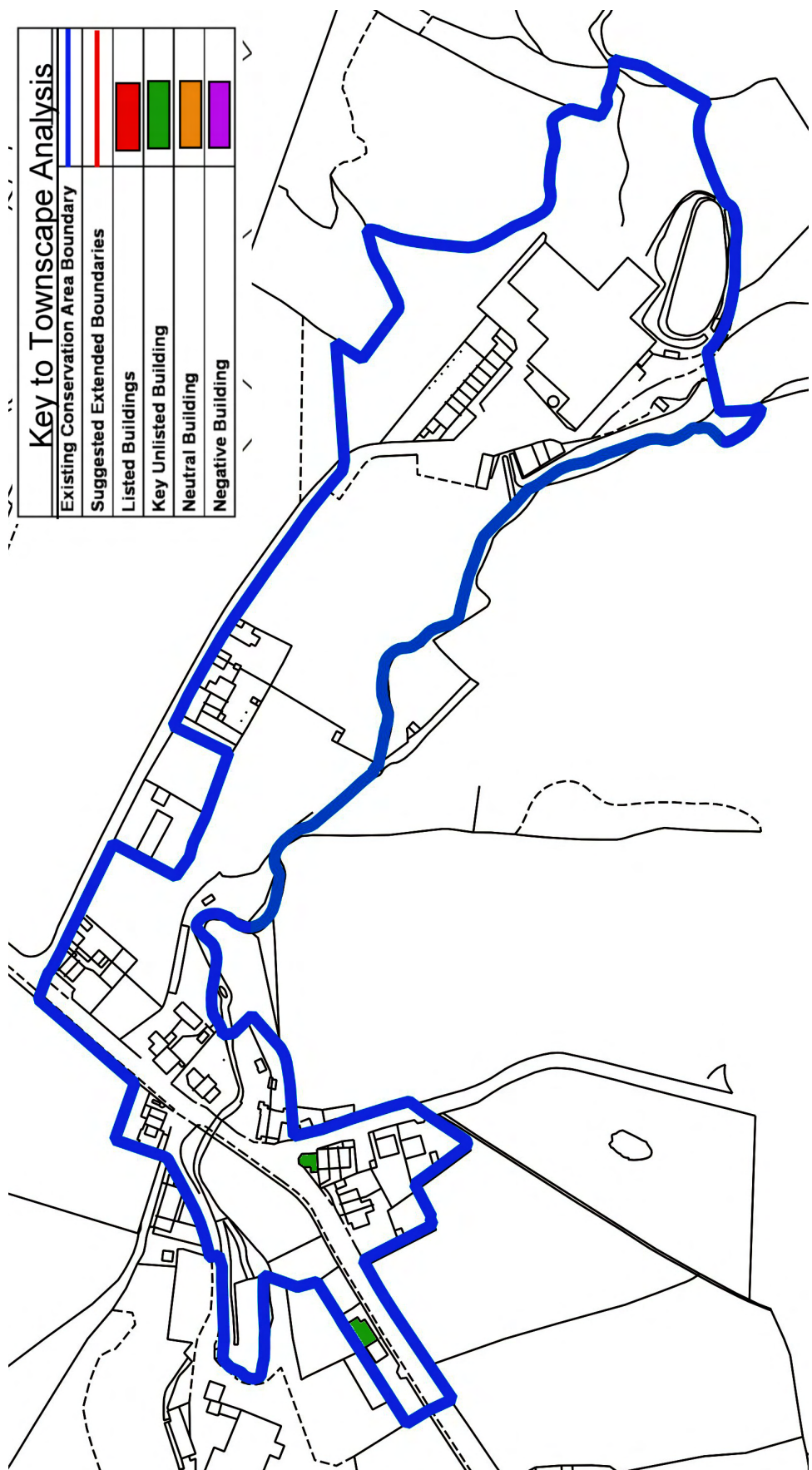


Figure 56 Townscape Appraisal of Holehouse Conservation Area

4 Assessing Special Interest

Evaluation

Intrusion

- Many buildings are fitted with replacement windows in inappropriate modern styles and materials.
- An intrusive garage by number 5 Marple Road is out of keeping with the character of the rest of the designated area. The south-west wall of the cottage is also in a poor condition.



Figure 57 Intrusive garage at 5 Marple Road

- The concrete kerbing and metal railings outside numbers 28-30 Marple Road are of inappropriate materials.



Figure 58 Concrete Kerbing and Metal Railings

- The metal fencing at the car park adjacent to Chisworth Works and by the bleaching vats is of poor quality and there is an untidy yard opposite the mill.

4 Assessing Special Interest



Figure 59 Intrusive Fencing by Chisworth Works



Figure 60 Intrusive Fencing by Vats at Chisworth Works

Neutral Areas

4.69 There are no neutral areas within the Conservation Area.

General Condition

4.70 Most properties are in good condition and are well looked after by owners. However, Chisworth Works was largely vacant and the terrace of cottages was also vacant at the time of survey.



Figure 61 Chisworth Works

Problems, Pressures and Capacity for Change

4.71 There are a number of threats to the character of the Conservation Area, particularly those caused by the use of modern replacement windows and doors and insufficient control over development and alterations.

4 Assessing Special Interest

4.72 An additional threat is from the lack of use for the remaining industrial buildings. Outline planning permission has already been granted for office units and 22 houses at Holehouse Mill, adjacent to the Conservation Area. Any future development on the site could affect the setting of the Conservation Area and valuable identified green space and careful consideration should be given to its design, including materials, massing and architectural style. A detailed description of the development of Holehouse Mill is included as Appendix 3. Chisworth Works is largely vacant, in places in poor condition and part of the site is reported to be contaminated with industrial waste.

Suggested Boundary Changes

4.73 There are no suggested Conservation Area boundary changes.