

## FURTHER INFORMATION

If you have any queries or would like to discuss any proposals informally, please contact the Planning Department by writing to:-

The Director of Housing and Planning  
Municipal Buildings  
Glossop  
Derbyshire  
SK13 8AF  
or telephoning: 0457 854361

*For guidance within the Peak National Park queries should be directed to the Peak Park Joint Planning Board.  
Telephone: 0629 814321*

### LEAFLETS AVAILABLE IN THIS SERIES

1. A Design Guide for Shopfronts.
2. A Design Guide for Signs.
3. Conservation Areas.
4. Listed Buildings.



Borough of High Peak

*High Peak Borough Council is a member of the English Historic Towns Forum. The Forum has published more detailed guidance relating to shopfronts and advertisements, which can be obtained, for a small charge, from the Borough Council at the address above or direct from the Forum at:*

English Historic Towns Forum  
The Huntingdon Centre  
The Vineyards  
The Paragon  
Bath  
BA1 5NA  
or telephone: Bath (0225) 469157



*Free leaflet available by request.*

HIGH PEAK BOROUGH COUNCIL

## COMBS



CONSERVATION AREA

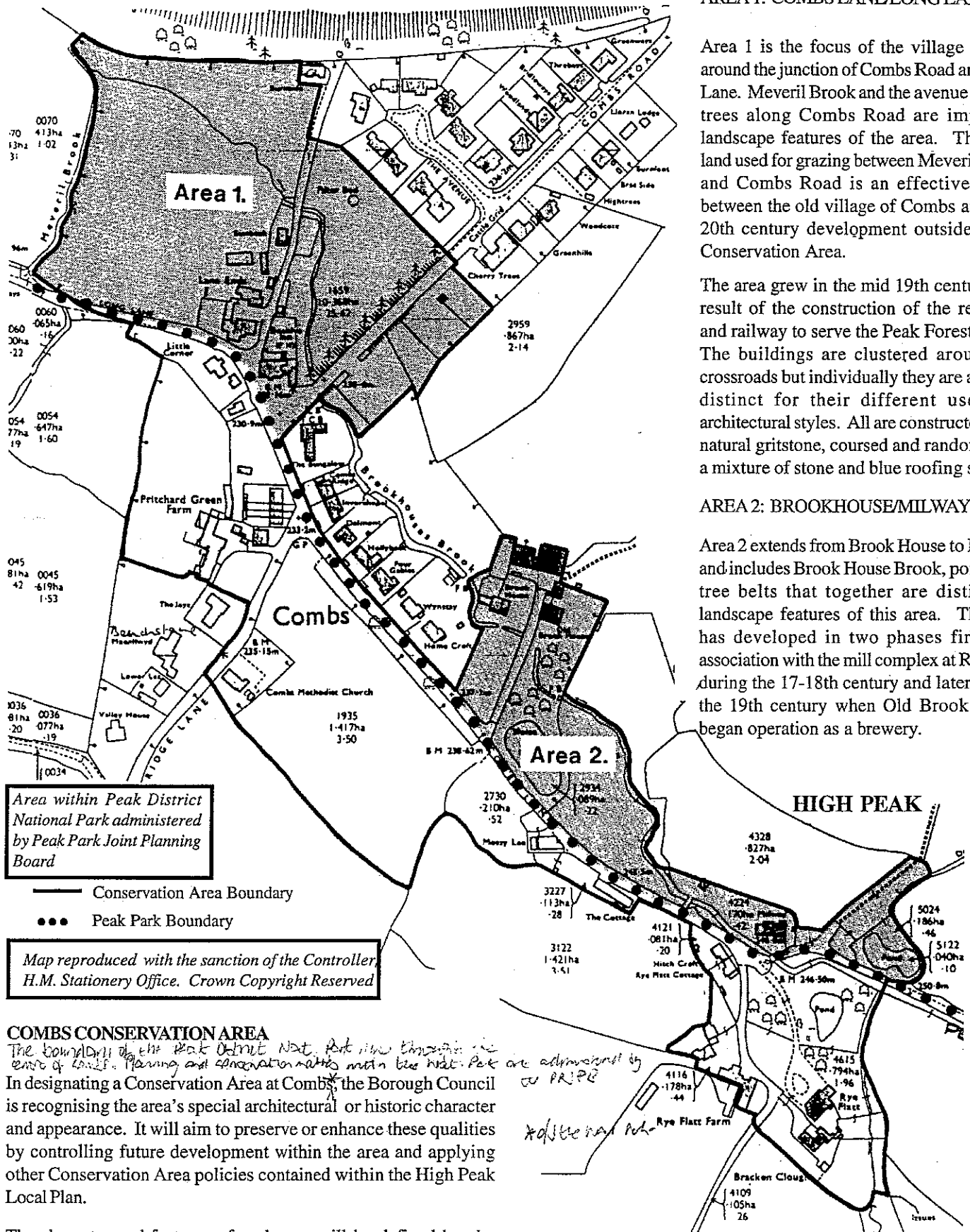
**AREA 1: COMBS LANE/LONG LANE**

Area 1 is the focus of the village centred around the junction of Combs Road and Long Lane. Meveril Brook and the avenue of larch trees along Combs Road are important landscape features of the area. The open land used for grazing between Meveril Brook and Combs Road is an effective buffer between the old village of Combs and later 20th century development outside of the Conservation Area.

The area grew in the mid 19th century as a result of the construction of the reservoir and railway to serve the Peak Forest Canal. The buildings are clustered around the crossroads but individually they are all quite distinct for their different uses and architectural styles. All are constructed from natural gritstone, coursed and random, with a mixture of stone and blue roofing slates.

**AREA 2: BROOKHOUSE/MILWAY**

Area 2 extends from Brook House to Milway and includes Brook House Brook, ponds and tree belts that together are distinctive landscape features of this area. The area has developed in two phases firstly in association with the mill complex at Rye Flatt during the 17-18th century and later during the 19th century when Old Brook House began operation as a brewery.



Area within Peak District National Park administered by Peak Park Joint Planning Board

- Conservation Area Boundary
- Peak Park Boundary

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**COMBS CONSERVATION AREA**

The boundary of the Peak District National Park also forms the centre of conservation and planning within the Peak District. In designating a Conservation Area at Combs, the Borough Council is recognising the area's special architectural or historic character and appearance. It will aim to preserve or enhance these qualities by controlling future development within the area and applying other Conservation Area policies contained within the High Peak Local Plan.

The character and features of each area will be defined by, the architectural style and use of buildings, the form and development of the area, building materials and the relationship of buildings to open space.

The following provides a summary of the detailed Character Statement for the Combs Conservation Area. In order to deal with an appraisal effectively the area has been further divided into two main sub areas as follows:-

Combs Conservation Area extends across the Peak District National Park boundary.

are administered by the Peak Park Joint Planning Board

The buildings form two distinct groups at Rye Flatt and Brook House. Those at Rye Flatt are typically of simple design with small window and door openings and plain facades. Those at Brook House include two buildings, Old Brook House and the barn to Brook House, that are listed as buildings of special architectural or historic interest. All are constructed from natural gritstone, coursed and random with a mixture of stone and blue roofing slates.

The above is a summary statement of the special character of the Conservation Area. A more detailed evaluation is available on request from the Borough Council.

## COMBS CONSERVATION AREA CHARACTER STATEMENT

The following provides a detailed character statement for the Combs Conservation Area. In order to deal with the appraisal effectively the area has been further subdivided into 2 new sub-areas as follows:

(Refer to Plan)

Area 1: Combs Lane/Long Lane

Area 2: Brookhouse/Milway

The village of Combs is situated 3 miles south west of Chapel-en-le-Frith and is accessed off the B5470 Chapel to Whaley Bridge road.

The Peak District National Park boundary divides the village of Combs. The Peak Park Joint Planning Board designated a Conservation Area within their boundaries at Combs in February 1993. The Borough Council designated Conservation Area comprises the majority of the rest of Combs village.

### AREA 1: Combs Road/Long Lane

#### Topography and Landscape

Area 1 north of Long Lane, between Meveril Brook and Combs Road rises up towards the railway embankment. From this higher ground there are distant views of Ladder Hill and Hanging Rock towards the south west.

A distinctive feature of this part of the Conservation Area is the tree lined approach along Combs Road. These trees are protected by a Tree Preservation Order, as are the trees along Long Lane towards Meveril Brook.

#### Phases of History

In 1791 P.P. Burdett's "Map of Derbyshire" showed two hamlets in Combs, Rye Flatt and Pichard (nowadays Pritchard) Green. Pritchard Green falls mainly within the National Park but the village centre extends into Area 1 outside the National Park boundary. This area grew in the mid 19th century as a result of the construction of the reservoir and railway line to the north of Combs. The Beehive Inn, in particular, was built to serve the construction workers.

#### Form of Development

The crossroads at the junction of Long Lane and Combs Road is the focus of the village centre. The road configuration has changed since the building of the railway and reservoir. The road that is adjacent to Lane Ends Farm, leading to Burnside, would formerly have been a through road but is now a cul-de-sac.

The buildings are clustered around the crossroads, with the Beehive Inn being the most prominent building within Area 1.

#### Predominant Architecture/Notable Features

There are three main buildings within this area, all dating back to the mid 19th century, Eastbeck, Lane Ends Farm and the Beehive Inn.

Eastbeck bears a date stone of 1875 with the name Rock Villa. It is a detached stone built house set back from the road with a distinctive coursed

stone boundary wall. The single storey extension and UPVC window replacements detract from the traditional architectural character of the building. The original lintels and cills to the building are particularly fine examples of stone bearing the tool markings of the stone dresser.

Lane Ends Farm, including the farmhouse and outbuildings, comprises a group of buildings that occupy a prominent position at the junction of Long Lane and Combs Road. The farmhouse, dating back to 1841, has been extended and altered to incorporate new building materials and styles. The carved gate piers and garden boundary wall are important features considering there are few surviving historic details to the building. The stone outbuildings, with their stone slate roofs, are particularly good examples of buildings that have, for the most part, remained unaltered. The barn nearest to Long Lane is distinctive for its 'gothic arch'.

The Beehive Inn, occupying a prominent position within the Conservation Area, is a two-storey detached stone building with single storey extensions to the rear. Modern replacement windows detract from the appearance of the building but, similar to Eastbeck, the lintels and cills are distinctive for the tool markings to the stone.

#### Building Materials

The buildings are for the most part constructed of natural gritstone, coursed and random with a mixture of different roofing materials including stone and Welsh blue slate. The rear of Lane Ends Farm has been whitewashed and farm buildings have been rendered. There are few surviving examples of true vertical sliding sash windows.

#### Open Space

Surrounding the cluster of buildings that make up the village centre of Combs, there are areas of open land, used for grazing, between Meveril Brook and Combs Road. This land forms an effective buffer between the old village of Combs and later 20th century development outside of the Conservation Area.

#### Assessment of Threat

The character of the Conservation Area faces principal threats from minor alterations that are carried out to individual properties under Permitted Development rights. The loss of original traditional joinery styles can be seen in all of the buildings within this part of the Conservation Area.

#### Concise Statement

Area 1 is the focus of the village centred around the junction of Combs Road and Long Lane. Meveril Brook and the avenue of larch trees along Combs Road are important landscape features of the area. The open land used for grazing between Meveril Brook and Combs Road is an effective buffer between the old village of Combs and later 20th century development outside of the Conservation Area.

The area grew in the mid 19th century as a result of the construction of the reservoir and railway to serve the Peak Forest Canal. The buildings are clustered around the crossroads but individually they are all quite distinct for their different uses and architectural styles. All are constructed from natural gritstone, coursed and random, with a mixture of stone and blue roofing slates.

## AREA 2: (Old) Brookhouse/Milway

### Topography and Landscape

Area 2 extends from Brookhouse to the Millpond beyond Milway. It is separated from Area 1 by a row of 20th century bungalows built along Combs Lane. Brookhouse Brook links the two areas and goes on to mark the boundary for a part of Area 2. There are a series of ponds along the route of the brook.

The land is generally low lying forming the valley to Brookhouse Brook rising northwards to the ridge between Combs and Chapel-en-le-Frith. There are footpaths rising out of Combs towards Chapel-en-le-Frith which afford distant views of Castle Naze.

The brook, ponds and tree belts are the most distinctive landscape features of this area as they are all inextricably linked together and form a continuum throughout this part of the Conservation Area. The trees are protected by a Tree Preservation Order.

### Phases of History

This part of the Conservation Area is more closely associated with Rye Flatt Mill which dated back to the 15th century but has since been demolished.

The area has experienced two phases of development, firstly during the 17th-18th century in association with the operation of the corn mill and then later during the 19th century when Old Brookhouse began operation as a brewery. Old Brookhouse and Brook House Farm Barn are listed as buildings of special architectural or historic interest. Both date back to the 17th century with 18th and 19th century extensions and alterations.

### Form of Development

Within this area there are two distinct groups of buildings, the hamlet of Rye Flatt including Milway and the houses and farm buildings at Brook House. Most of the development at Rye Flatt is within the National Park, only Milway is outside the National Park area. Milway, formerly a terrace of three properties, is now within one ownership and is situated at the lower level to the road with the brook running alongside. Brookhouse, Old Brook House and farm buildings are accessed by a track leading off Combs Lane with distinctive gate piers marking the entrance. The curtilage of Old Brookhouse extends to Combs Lane and includes a pond and heavily treed area.

### Predominant Architecture

Milway is a two storey, extended stone building dated back to the mid 17th-early 18th century. Characteristic of its age the window and door openings are small with plain stone lintels, cills and jambs. The arrangement of window and door openings have changed over time as the property has been converted to single occupancy; former door openings are now window openings. The detailing and style of the building is very simple reminiscent of its earlier status as a terrace of cottages and shop.

Brook House Farm is a detached stone farmhouse dating back to the early 19th century. It is of a simple design with plain facade and square plain dressed stone to window cills, lintels and door heads. The later construction of this building is indicated by its blue slate roof.

Old Brook House, as a listed building, is distinctive as a building that has remained, for the most part, unaltered with surviving architectural details from each period of its development. There are 17th century mullioned windows with splayed reveals alongside 18th century 8 over 8 pane sash windows. The stair window on the rear elevation with margin glazing in coloured glass is a strikingly decorative feature to the building. Similarly the railings, gates and piers on the access boundary are particularly ornate.

The barn to Brookhouse Farm is also a listed building. It is characterised by its changing pattern of use and adaptation to accommodate a range of uses including cowshed, stable, tackroom, kennel and henhouse. The building has been extended and adapted to these uses over the last two centuries. The building is also distinctive for the quality of the stone detailing with ashlar gritstone dressings to the openings and stone slate roof.

### Building Materials

All of the buildings within this area are built of natural gritstone either coursed squared rubble or random rubble. The earlier buildings have stone slate roofs with Brook House Farm being the exception with a blue slate roof.

### Open Spaces

Old Brook House and Milway are linked by Brookhouse Brook and the belt of trees along the river bank. The field between the road and the brook is used for grazing and provides an important visual break.

### Assessment of Threat

The listed buildings are protected by the requirement to seek listed building consent for works that would affect the character of the building. But Milway and Brook House Farmhouse, which are not listed, are principally under threat from minor alterations that are carried out under Permitted Development rights. The loss of traditional joinery is regrettable. The retention of original roofing materials would be desirable.

### Concise Statement

Area 2 extends from Brook House to Milway and includes Brook House Brook, ponds and tree belts that together are distinctive landscape features of this area. The area has developed in two phases firstly in association with the mill complex at Rye Flatt during the 17-18th century and later during the 19th century when Old Brook House began operation as a brewery.

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Please note that this character assessment is based on an initial site inspection together with some background research. It is not intended to be an exhaustive study but will be added to, and possibly amended, in the light of any further information which comes to light.

The exclusion of any reference to a particular aspect of the Conservation Area should not be taken to mean that it is not considered important.

## COMBS

### CONSERVATION AREA CHARACTER STATEMENT (SUMMARY)

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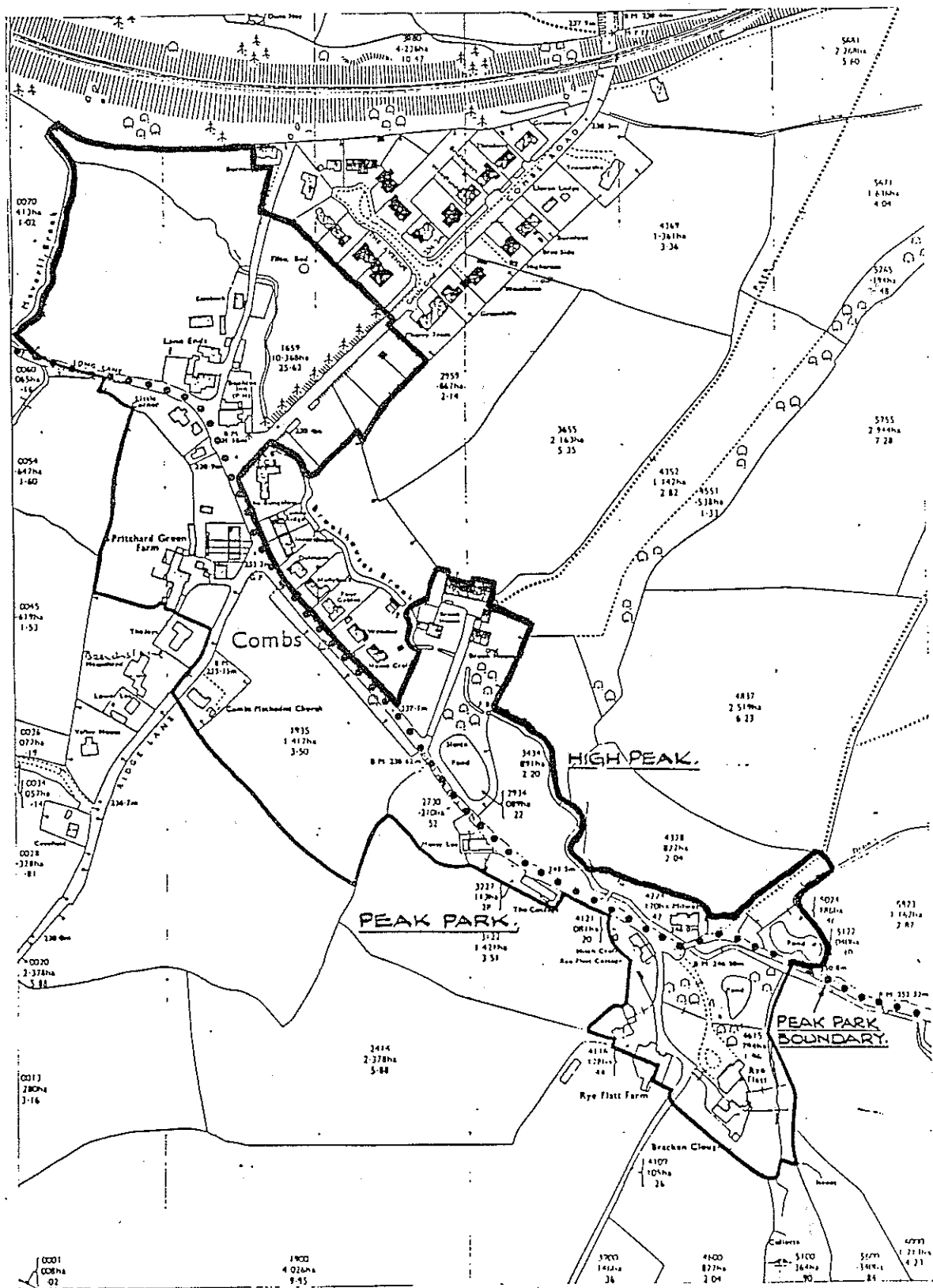
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The above is a summary statement of the special character of the Conservation Area. A more detailed evaluation is available on request from the Borough Council.

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# HIGH PEAK LOCAL PLAN



Site Reference <b>CA. 6.</b>	Site Description <b>COMBS</b>
Key	Scale
CONSERVATION AREA PEAK PARK BOUNDARY	
	North