

FURTHER INFORMATION

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

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

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

LEAFLETS AVAILABLE IN THIS SERIES

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



Borough of High Peak

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

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

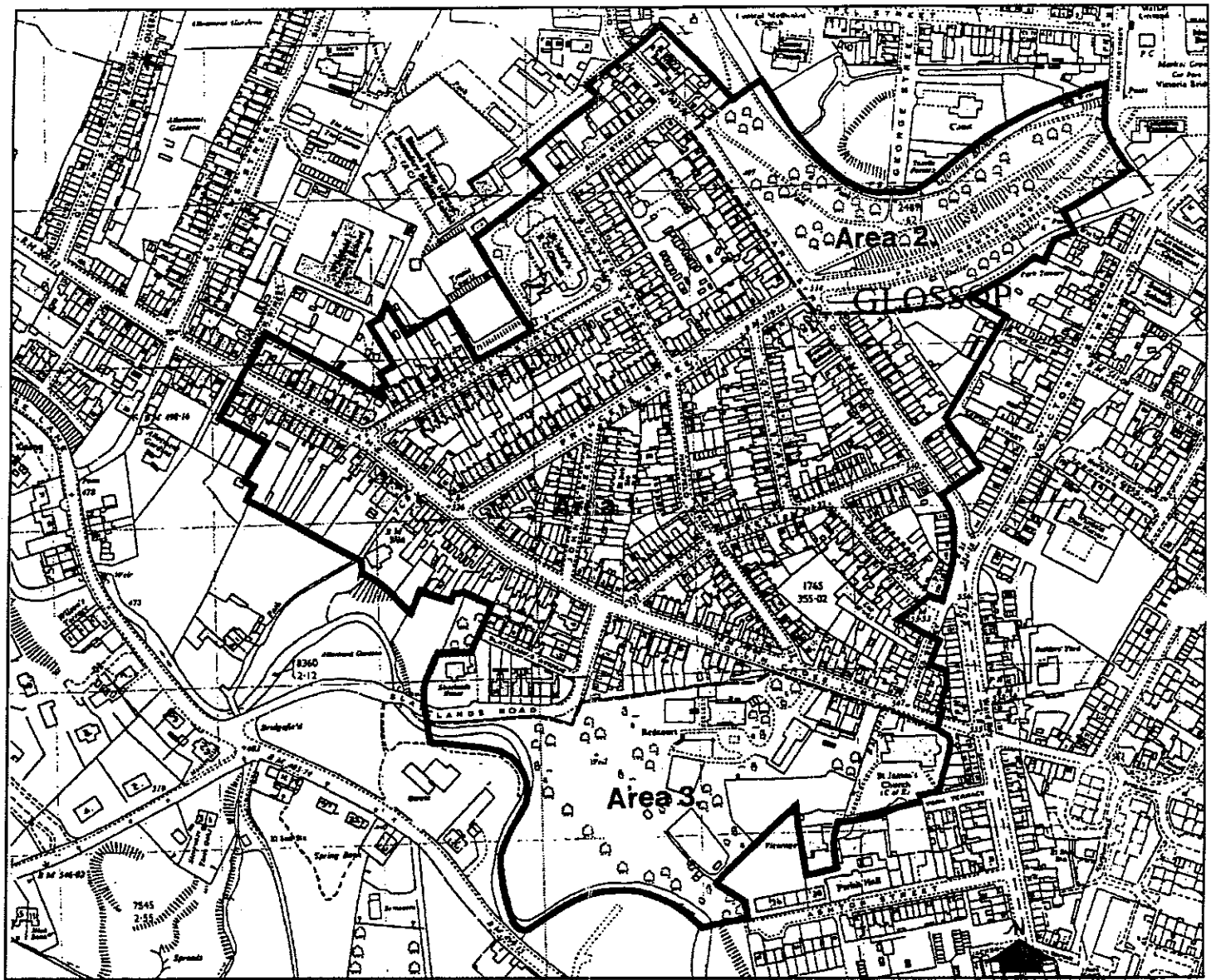


HIGH PEAK BOROUGH COUNCIL

ST. JAMES, GLOSSOP



CONSERVATION AREA



— Conservation Area Boundary

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ST JAMES CONSERVATION AREA

In designating a Conservation Area at St. James 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 St. James Conservation Area. In order to deal with an appraisal effectively the area has been further divided into three main sub areas as follows:

AREA 1 : HOLLINCROSS LANE / ST MARY'S RD

This area predominantly contains a high density of two storey terraced housing which displays the prevalent form of post bye-law house style and layout. The dwellings are constructed of local gritstone with a mixture of blue slate and stone flag roofs. The area developed along a regular street pattern. Many of the streets possess forecourt gardens resulting in a pleasant and well proportioned character. Other earlier streets follow the more typical Glossop model of cottages, which open on to the back of the pavement. The layout and generally flat topography allows distant views of the surrounding countryside.

AREA 2: HAREHILLS PARK

This area of land was developed in 1921 to commemorate those killed during the First World War and takes the form of a landscaped park. The area provides an important entrance and link to the Conservation Area. An abundance of mature trees border both sides of Philip Howard Road, creating an avenue effect. When viewed from Area 1 it forms an important landscaped background.

AREA 3: ST. JAMES CHURCH / REDCOURT

This area is dominated by two important buildings, St. James Church built in 1845 and Redcourt a late 19th Century building, now a residential home. Both of these prominent buildings are situated within their own grounds and form an important boundary to the south of the Conservation Area. When viewed from Area 1 they form a prominent and important landscaped background.

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.

ST JAMES CHARACTER STATEMENT

In designating a Conservation Area at St. James 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.

It is extremely important that the special architectural and historic qualities of each Conservation Area are defined in some detail. The character 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 St James Conservation Area. In order to deal with an appraisal effectively the area has been further divided into 3 main sub-areas as follows:

- Area 1: Hollin Cross Lane/St Mary's Road
- Area 2: Harehills Park
- Area 3: St James Church/Redcourt

Area 1: Hollin Cross Lane/St Mary's Road

This area predominantly contains a high density of two storey terraced housing which displays the prevalent form of post bye-law house style and layout. The dwellings are constructed of local gritstone with a mixture of blue slate and stone flag roofs. The area developed along a regular street pattern. Many of the streets possess forecourt gardens resulting in a pleasant and well proportioned character. Other earlier streets follow the more typical Glossop model of cottages, which open on to the back of the pavement. The layout and generally the flat topography allows distant vistas of the surrounding countryside.

Area 2: Harehill Park

This area of land was developed in 1921 to commemorate those killed during the First World War and takes the form of a landscaped park. The area provides an important entrance and link to the Conservation Area. An abundance of mature trees border both sides of Philip Howard Road, creating an avenue effect. When viewed from Area 1 it forms an important landscaped background.

Area 3: St James Church/Redcourt

This area is dominated by two important buildings, St James Church built in 1845 and Redcourt a late 19th century building, now a residential home. Both of these prominent buildings are situated within their own grounds and form an important boundary to the south of the Conservation Area. When viewed from Area 1 they form a prominent and important landscaped background.

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

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ST JAMES CHARACTER STATEMENT

The following provides a detailed Character Statement for the St James Conservation Area. In order to deal with an appraisal effectively the area has been further divided into 3 main sub-areas as follows:

Area 1: Hollin Cross Lane/St Mary's Road
Area 2: Harehills Park
Area 3: St James Church/Redcourt

Area 1: Hollin Cross Lane/St Mary's Road

Topography and Landscape

This area is situated on a site which is generally perceived to be flat, but which actually slopes gently to the north of the Conservation Area. The topography of the site does allow a number of vistas of the surrounding South Pennine landscape, which provides a pleasant backdrop to the area.

Phases of History

Although there was a certain amount of development before 1880, namely James Street, Hadfield Place and Hadfield St, it was not until after this time that the area rapidly expanded and developed. It is assumed that the whole of the area previously belonged to the Howard family who developed the site to provide much needed housing, for an expanding population and skilled workers of the local mills.

Development and Form

The layout of the streets is in a uniform rectilinear pattern with the houses in blocks of between 4 and 8 with yards to the rear. The majority of the houses, which are post bye-law, possess a standard front forecourt garden with a low boundary wall topped with a dressed gritstone canted coping stone. Only a few of the houses lack this forecourt and open straight onto the pavement. The dwellings are predominantly terraced, except for a few larger detached properties situated along Slatelands Road.

Predominant Architecture/Notable Structures

Predominantly the houses are of two storeys with plain facades and a single first and ground floor window. Traditionally sliding sash windows would have been incorporated into virtually all of the houses, however the majority of these have been replaced. Along St Mary's Road several bay windows exist, along with a number of dormer windows, however this is an exception and not inherent to the rest of the area. The majority of the houses possess uncluttered rooflines of similar height, but with spaced predominant chimney stacks. Although on first appearance the houses appear identical, differences are apparent on closer inspection of window dressings, door heads and iron work. Earlier dwellings have square plain door heads, whilst later versions become arched and quite intricate in design. Similarly window lintels and cills become finer and more consciously designed, as opposed to the earlier plain dressings. These details are still extremely prevalent and make a significant contribution to the area's character and appearance. This contribution is derived both from the details of the

boundary treatment and also the wider character of the streets. Despite these subtle differences the general consistency of house style and the prevalence of details, like the forecourt gardens, results in a distinctive and homogenic character.

Along Slatelands Road, to the south of the Conservation Area, more grander detached houses developed with large front and rear gardens and a number of large bay windows. These would have been home to the more affluent members of the mill workers society that commanded high positions.

The predominant buildings within this area are Mount Pleasant United Reform Church and St Mary's Roman Catholic Church. Mount Pleasant was built in 1868 and forms an important focal point to the entrance of the Conservation Area, from along Philip Howard Road. St Mary's was built in 1887 from money left by Francis Sumner, a local mill owner. It rests at the bottom of Sumner Street and provides a strong focal point to the skyline of the area. Along Princess Street a late 19th century shopfront survives.

Building Materials

The building materials used are generally coursed squared gritstone rubble, with dressed gritstone details around the doors and window openings. Due to the expansion of the railways and the ease of movement of building materials a majority of the roofs are covered with Welsh blue slates. However, some of the earlier terraces still retain stone roofs, for example, Hadfield Street.

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 removal of many features such as boundary walls to gardens, stone kerbs, iron railings and gates will have a fundamental detrimental effect to the visual integrity of the area. Apart from St Mary's Road the roofs are devoid of dormer windows and the development of these would not be acceptable.

Concise Statement

The area is developed with high density two storey terraced housing generally displaying one prevalent post bye-law house style and layout, constructed of local gritstone with a mixture of blue slate and stone flag roofs. The area developed along linear street patterns. The prevalence of a small forecourt garden on many of the streets results in a pleasant wide and well proportioned character. Other earlier streets follow the more typical Glossop model of cottages opening onto the back of the pavement. The layout and generally the flat topography allows distant vistas of the surrounding countryside.

Area 2: Harehills Park

Topography and Landscape

Harehills Park is found to the north of the Conservation Area and is situated on land that slopes steeply down to Glossop Brook.

Phases of History

In 1921 an area of land containing hen pens and wasteland, locally known as Sandhole was landscaped to become Harehills Park and Philip Howard Road was laid to the eastern border. The park was presented by the 2nd Baron Howard and was to commemorate those killed during the first World War, which included his son Philip Fitzalan Howard.

Development and Form

The boundary of this area is formed by Philip Howard Road, St Mary's Road and the small brook that runs through the bottom of the park. The park is extensively covered by mature trees planted in a formal linear layout creating a boulevard effect. Towards the centre of the park the tree layout is more irregular and dense.

The park is grassed and contains tarmaced paths that provide meandering walkways through the area. This area is important in that it acts as a gateway role and a pleasant link to the entrance of Area 1. It provides a much needed landscaped area, in contrast to the high density development of Area 1, and viewed from this area forms an important backdrop.

Concise Statement

This area is a landscaped park that forms an important entrance to the Conservation Area. Plenty of mature trees are planted along both sides of Philip Howard Road creating an avenue effect. When viewed from Area 1 it forms an important landscaped background.

Area 3: St James Church/Redcourt

Topography and Landscape

This area lies to the south of the Conversation Area and slopes gently to the west.

Phases of History

The area was developed in 1845 by the building of St James Church to form the parish of Whitfield.

Development and Form

The church is surrounded by a mature cemetery in which stands the Wood family tomb, which is designed as a small mausoleum. The Wood family were great benefactors of the Anglican Church.

Further along Hollin Cross Lane, to the left, stands Redcourt, a residential establishment. Originally this had been built in the late 19th Century as a single residential house.

Redcourt sits within large mature formal gardens, in which a number of modern buildings have been added. The grounds sweep down to join Slatelands Road and forms the southern part of the Conservation Area boundary. The landscape is a

selection of mature trees and informal grassed areas interspersed with more formal grassed layouts.

Predominant Architecture and Materials

The church is high Victorian Gothic and constructed of coursed squared gritstone rubble with gritstone ashlar dressings and a roof of Welsh blue slate. Redcourt had been built in the Victorian "Tudorbethan" style with mullioned and transomed windows. However, it has been extensively altered and extended and the whole of the building has now been painted.

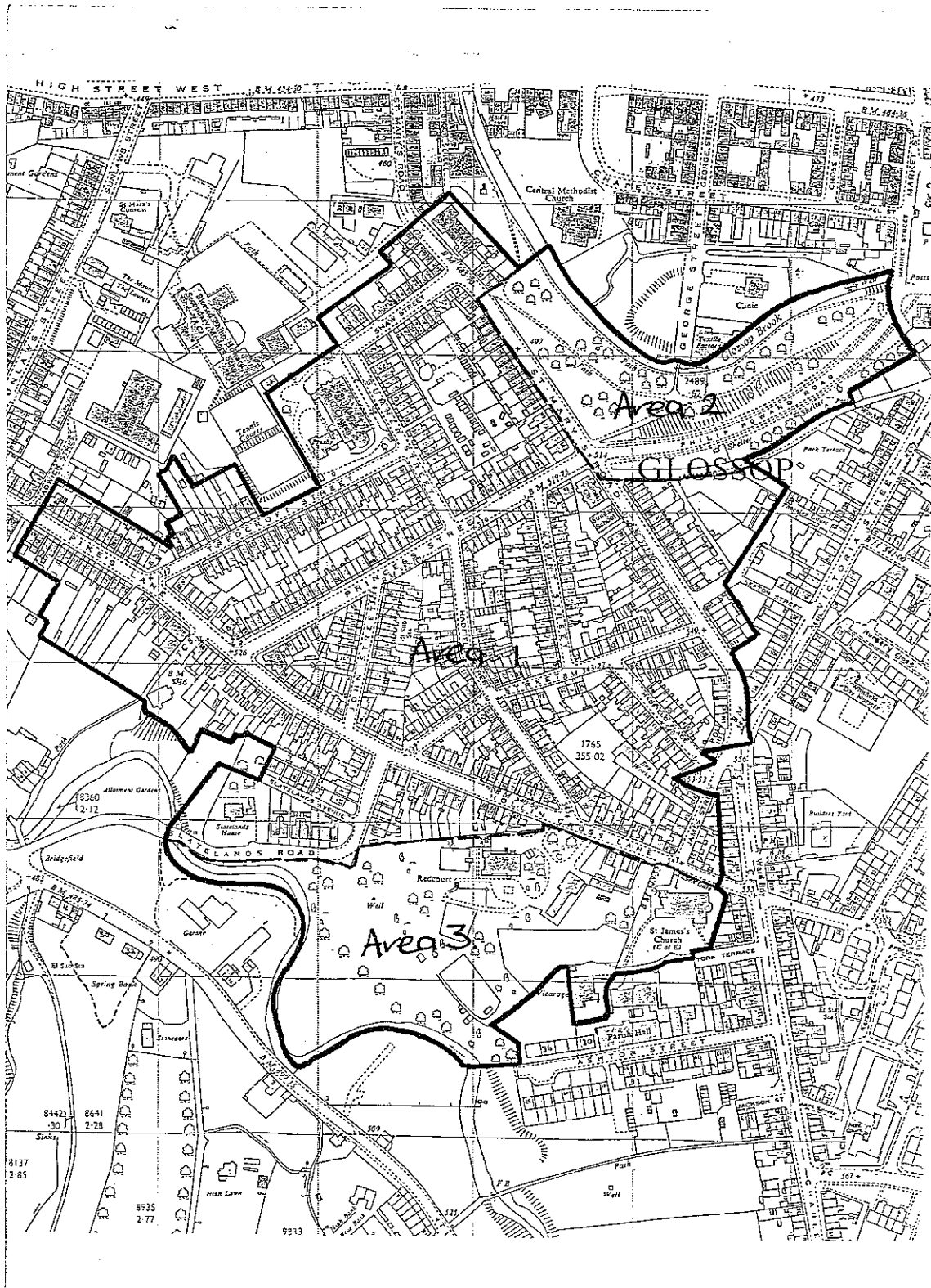
Concise Statement


This area is dominated by two important buildings situated within their own grounds and forms an important boundary to the south of the Conservation Area. When viewed from Area 1 it forms an important landscaped background.

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.

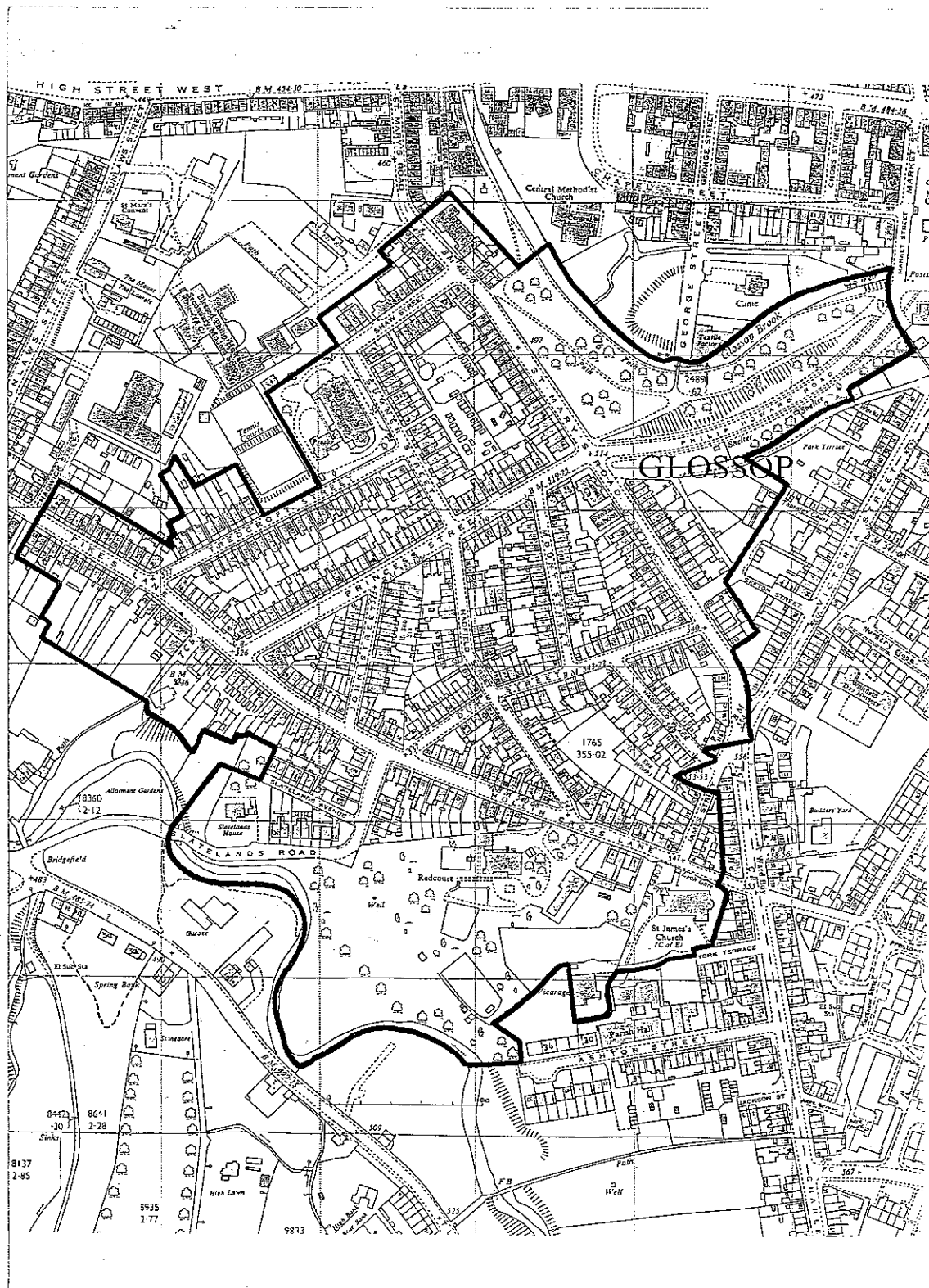
The exclusion of any reference to a particular aspect of the Conservation Area should not be taken to mean that it is not considered important.

HIGH PEAK LOCAL PLAN



Site Reference	Site Description ST. JAMES (GLOSSOP).
Key — CONSERVATION AREA	Scale 0 — 100 North 

HIGH PEAK LOCAL PLAN



Site Reference	Site Description ST. JAMES (GLOSSOP).		
Key — PROPOSED CONSERVATION AREA	Scale 0 — 100	North 