

## 8.0 GREEN AND OTHER NATURAL FEATURES

8.1 Within the village there are hills, rocky outcrops and fields that create a rural feel through much of the Conservation Area. Rocky outcrops occur adjacent to buildings, such as the outcrop and cave beside Rose Cottage and the outcrops next to Nethergreen Farm and The Orchards on Monsdale Lane. At Fox Hole, another rocky outcrop and cave form the boundary to the Conservation Area near the south-western edge.



P116 Outcrop beside Nethergreen Farm

8.2 Parwich Hill dominates the village to the north, with its lower slope, known as Hallcliffe, contained within the village. This large area of undeveloped land within the village, provides a visual and physical separation between the village's north-western and north-eastern areas and between these and the central area of the village below.

8.3 The Lenscliffe hill rises in the south-western corner of the Conservation Area, with properties built up its lower slopes and gardens and trees crowning the hill.

8.4 In some areas, the hills within the Conservation Area create changes in level so that some buildings are situated above or below the adjacent lane. Knob Hall, for example, stands well above Creamery Lane and is reached by steep steps from beside the well, but is below the level of Kiln Lane.



P117 Steps up to Knob Hall, beside well

8.5 A number of important public open green spaces have a positive impact on the character and appearance of the Conservation Area. These include the slopes of Hallcliffe and Parwich Hill, The Green, the open green area in Nethergreen to the east of Blanche Meadow Farm, the large recreational green space with the pond opposite the Sycamore Inn and the churchyard, which occupies a sizeable area in the centre of the village.



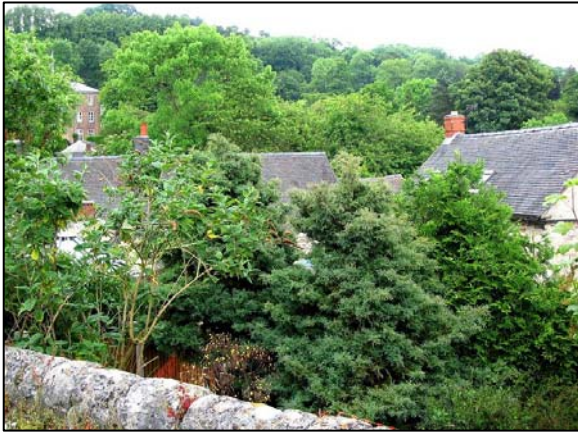
P118 The Green



P119 Pond and recreational green space

8.6 Throughout the village trees, hedges, bushes, shrubs and other plants within private gardens and public areas dominate the Conservation Area. Views into and out of the village and views from within the village are always dominated by vegetation and greenery, particularly in summer. Where rooftops and grey limestone walls are visible, these are framed by and cushioned within a framework of vegetation, which softens the building lines. In winter, the appearance of the village is more open and bare, but the structure of the vegetation through and around the village, both natural and planted, can still be seen.

8.7 On Mount Pleasant, the gardens of Hideaway and Honeysuckle Cottages are below the level of the lane, and the tops of trees, hedges and other shrubs within them are at eye level, framing views of various buildings that can be glimpsed from here. At the east end of Dam Lane, the stone-walled triangular private garden to the south of Dam Farm and the mature gardens to Japonica have a positive impact on the Conservation Area.



P120 View from Mount Pleasant



P121 Gardens below Mount Pleasant

**8.8** There are a number of significant individual trees within the Conservation Area, particularly within the churchyard. A large Yew to the south-west of the main entrance to the church may be between 250-300 years old and two further Yews of significance screen the south-western corner of the churchyard from the Sycamore Inn.

**8.9** Further screening is provided along this boundary by Mountain Ash, Cherries and Hazels. A semi-mature Ash to the southern boundary, by the edge of the Sycamore Inn car park, provides a particularly effective screen.

**8.10** Also of significance within the churchyard are: a Norway Maple to the eastern boundary of the churchyard; a Lime in the centre of the eastern graveyard and one in the south-eastern corner; a Cherry to the east side of the church; and two further Yews beside the pathway immediately to the east of the church. Western Red Cedars are evenly spaced along the northern boundary of the churchyard, with Irish Yews planted to the west of these. The Laburnum to the west of Church Cottage has a significant impact on the view of the churchyard from The Green.

**8.11** The Copper Beech and Oak tree on The Green are important features within the Conservation Area. An Ash to the northern boundary of Sycamore Cottages and a Larch to

the eastern end of Sycamore Cottages, both just outside the Conservation Area boundary, provide a small amount of screening to this modern development. A Lime and a Sycamore on the recreational green space near the pond opposite the Sycamore Inn are also of significance, providing structure and shade to the open area. A Tulip tree within the grounds of Brentwood, to the south-east of the house, is an unusual feature within the Conservation Area.



P122 Yew tree in churchyard



P123 Copper Beech & Oak tree on The Green

**8.12** The parish Council's Millennium Tree, on the green at the eastern end of Kiln Lane, is a symbolically significant tree. There is also a significant Ash to the eastern corner of this green.



P124 Millenium Tree

**8.13** Two lines of Chestnut trees line the eastern end of Main Road. These have a significant role in adding structure to an otherwise open, flat area and in partially screening Sycamore Cottages from view when entering the Conservation Area from the south-east.



P125 Chestnuts at eastern end of Main Road

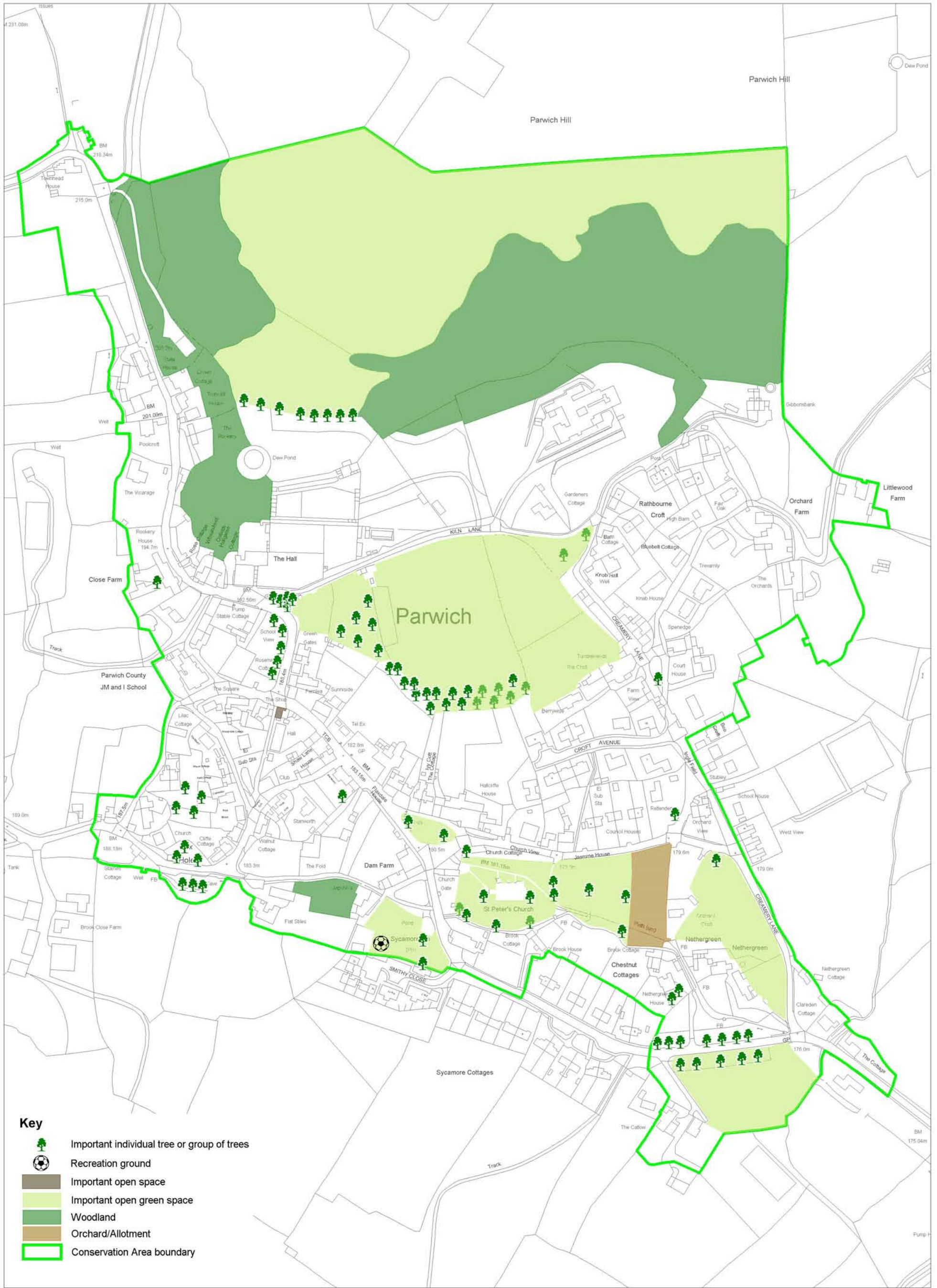
**8.14** Three Monkey Puzzle trees, two to the southern boundary of Nethergreen House and one to the rear of Close Farm, provide an exotic touch to the otherwise essentially English landscape of the Conservation Area.



P126 Monkey Puzzles at Nethergreen House

**8.15** Other trees of significance are: an Austrian Pine to the south-eastern boundary of Retlenden; a large Lime at the southern end of the triangular green area on Creamery Lane opposite Farm View House; an Ash to the rear of The Vicarage; and a number of Whitebeams within the gardens to the east of Stable Cottage.

**8.16** More generally, areas of mixed broad-leaf woodland clothe the lower slopes of Parwich Hill and elsewhere, such as on the triangular patch of ground outside Parwich Hall and to the north and east of the Gibbonsbank area. Self-sets down Smithy Lane contribute to the enclosed character of the lane.



## 9.0 CONSERVATION AREA SETTING

**9.1** Parwich is not on any major routes and there is very little through traffic.

**9.2** The prevalent sounds within the Conservation Area are indicative of the countryside, with the occasional accompanying sound of children in the playground of the junior school.

**9.3** Parwich village is enclosed by hills. As a result, there are few views into the Conservation Area from outside the boundary. Trees, hills, rocky outcrops, bends in the road and walls within the Conservation Area itself further obscure views into the main areas of the village. This means that the residential core of Parwich remains virtually hidden except from within the centre itself. There are few long-range or panoramic views from within the Conservation Area, apart from on Parwich Hill above the Hall, and from Gibbonsbank.

**9.4** Approaching from the south, the views into the Conservation Area are dominated by Parwich Hill and Minninglow, with only the church tower, Knob Hall, Parwich Hall (including the terraces and gardens) and Rathbourne Hall visible from any distance. The red brick of Parwich Hall stands out clearly against the hillside behind, whereas the pale buff-grey limestone of the other visible structures blends with the limestone outcrops on Parwich Hill. Approaching the edge of the village from Cat Low, the limestone walls and sandstone quoins of Smithy Close echo those of Flaxdale House, which can be seen above them to the north.

**9.5** There are no views into the village from the north-east or north-west.

**9.6** The route into Parwich from Alsop-en-le-Dale is tree-lined, with pasture fields rising up on both sides of the road.

**9.7** Approaching along the main road from the south-east, the aspect is more open, allowing views of the roofs of buildings within the centre of the village. As the road drops down into the Conservation Area, views open out of the Church and the houses at Gibbonsbank and Rathbourne Hall, with Parwich Hill rising above.



P127 Parwich from the south-east

**9.8** Fields to the north of the Conservation Area are bordered by dry stone walls, whilst those to the south, east and west are bounded by hedges. The hedges and trees bordering the medieval field system to the east of the Conservation Area, known as The Wings, meet at a point on the crest of the hill, forming a fan shape coming down the hill westwards towards the village, and ridge and furrow markings can be seen within the fields. Ridge and furrow field patterns can also be seen running down the hills to the south.

**9.9** The landscape surrounding the village and the landscape within it merge, so that there are few clearly defined edges to the Conservation Area, with the exception of the southern boundary, where Sycamore Cottages provide a hard edge, breaking the continuity between the village and its setting.



P128 Parwich from the south

**10.0 THE CONSERVATION AREA  
BOUNDARY**

**10.1** There are no proposed amendments to the existing Conservation Area boundary.

## 11.0 POTENTIAL FOR IMPROVEMENT

**11.1** The intention in this section is to highlight negative elements which detract from the special character of the area and for which any opportunity for positive change would be welcome. It also seeks to identify neutral areas which neither enhance nor detract from the character and appearance of the Conservation Area, but where some potential for enhancement should be recognised.

**11.2** A Conservation Area Management Plan was drawn up for Parwich in 1987 by the Peak District National Park Authority in collaboration with the local community. The plan's objectives included a variety of projects including: the removal of overhead wires over The Green, along Creamery Lane, and between Main Road and Dam Lane; restoration and improvement of the sheepwash, now the pond; planting of trees and shrubs in a variety of locations; restoration of a number of troughs; identification of specific buildings in need of repair; and planting and paving of the area beside the shop. Most of these projects were completed, but overhead wires still need removing across The Green, where they are interfering with the large oak tree, and there could be further shrub and tree planting to the front of Sycamore Cottages.

**11.3** In 2001, a Village Management Plan was drawn up in conjunction with the Peak District National Park Authority, as a result of which a number of further improvements to the Conservation Area have been carried out. These include: restoration of the wells near Knob Hall and Staines Cottage, clearance of the brook, walling works to the brook and elsewhere, tree felling, planting and other tree works and the installation of benches. A review of the plan in 2006 identified the need to restore the pinfold between Flatts Stile and Staines Cottage

**11.4** The successful projects relied on partnerships between the community (through the 2000 Village Survey), the Village Action Group, the Peak District National Park Authority, Derbyshire County Council, the Parish Council and East Midlands Electricity Board.

**11.5** The Conservation Area is in comparatively good condition, with few neutral or negative areas or elements requiring enhancement. However, there are some issues to note which could be acted on if the opportunity were to arise. Some of the issues mentioned below could be addressed by the Peak District National Park Authority and/or Derbyshire County Council. Other items would need to be addressed by private individuals, and in some cases enhancement may not be achievable. It should be noted that the character of this village could easily be spoiled if it were to become over-manicured.

## Modern development

**11.6** There are a number of areas of twentieth century housing in Parwich. Sycamore Cottages, just outside the southern boundary of the Conservation Area, is one of the earlier estates and the houses here were constructed using materials and colours which are not in keeping with those traditionally used throughout most of the village.

**11.7** Most of the more recent modern housing developments, both within and outside the Conservation Area boundary, are constructed using more sympathetic materials.

**11.8** A number of modern non-residential structures within the Conservation Area are not in keeping with the local vernacular in terms of architectural style and use of materials, and have a neutral to negative impact on the visual appearance of the Conservation Area. The electricity sub-station is an unattractive feature, and there are plans to move this as part of a redevelopment of the Memorial Hall.



P129 Electricity sub-station by Memorial Hall

**11.9** Any new development needs to be designed with care to ensure that it does not detract from the character of the Conservation Area.

## Historic buildings and structures

**11.10** Buildings within the Parwich Conservation Area are in relatively good condition. However, buildings need continual maintenance and repairs. Listed and other historic properties in the Conservation Area may be entitled to grant aid from the Authority, subject to the eligibility of the proposed work and the availability of resources. For further information on grants contact the Cultural Heritage Team (on 01629 816200), or refer to the Peak District National Park Authority's website ([www.peakdistrict.gov.uk](http://www.peakdistrict.gov.uk)).

## Avoiding unsympathetic repairs and replacement of traditional features

**11.11** Unsympathetic alterations and repairs can have a detrimental impact on a property's

aesthetic and structural qualities. Minor works, such as the installation of windows and doors that are inappropriate in design and/or materials (e.g. u-pvc), or the use of cement-based mortars and strap pointing, soon accumulate and erode the special character of a place. Although many traditional windows and doors remain in the village, where inappropriate replacements have been installed, these significantly detract from the property's historic character and integrity. Any owner wishing to replace any type of window should contact the Authority's Cultural Heritage Team (on 01629 815200) for further advice.

**11.12** The use of non-traditional materials, such as red clay tiles and concrete render should be avoided, as this detracts from the historic character and architectural quality of the buildings.

**11.13** Unsympathetic extensions and additions to a traditional building may not only negatively impact on the historic quality of the building, but can also detract from the character of the Conservation Area at that point.

**11.14** Unsympathetically located modern fixtures on prominent elevations and roofs, such as satellite dishes, roof-lights, solar panels and wind turbines, can quickly accumulate and have a detrimental impact on the character of the Conservation Area. Please check with Planning Services (on 01629 816200), before installing any such item.

**11.15** The standard of street lighting and street furniture in Parwich could be improved, although the existing examples, while not aesthetic, do not significantly detract from the area.

### Trees and shrubs

**11.16** Trees and shrubs make an essential contribution to the character of Parwich and their removal would have a negative impact on the Conservation Area. Some hedgerows are protected from destruction or damage under the Hedgerows Regulations of 1997. The Town and Country Planning Act 1990, makes special provision for trees in Conservation Areas which are not the subject of Tree Preservation Orders: anyone proposing to cut down or carry out work to a tree, is required by legislation to give the Planning Authority six weeks notice of their intention to do so. The Authority's Tree Conservation Officer should be contacted (on 01629 816200) before any lopping or felling of trees, shrubs or hedges takes place, and before carrying out other work to hedges.

**11.17** The trees on the football pitch and at Nethergreen are annually reviewed with the Authority's Tree Conservation Officer, as they are diseased and may require felling.

**11.18** The many areas of woodland within the Conservation Area contribute to its overall

character and appearance, and careful management of the trees within these areas will positively benefit the Conservation Area.

### Spaces

**11.19** The green spaces in the centre of Parwich contribute significantly to the village's character. Demand for parking may put pressure on these spaces, but their removal would be detrimental to the character of the Conservation Area. Any new parking scheme would be subject to Local Plan Policies LT10 and LT11 and Structure Plan Policy T8.

**11.20** The recycling point beside the Sycamore Inn is in full view of the recreational open space and pond on the other side of the road. This area is visually unattractive and could be improved.

**11.21** The projecting pavement with bollards on Creamery Lane is a neutral to negative feature within the Conservation Area. It interrupts the flow of the Lane both visually and physically, and some modification would be welcomed.

**11.22** The narrow strip of grass on the pedestrian lane beside the Community Hall, and the large area of tarmac at the junction of Mount Pleasant and Station Road, are neutral elements. Improved landscaping of these areas would have a positive impact on the Conservation Area.



P130 Large area of tarmac at bottom of Mount Pleasant

**11.23** The pond and stream at the south-eastern corner of Nethergreen are showing signs of neglect, and this area would benefit from some maintenance work. The ponds within the village may provide a habitat for great crested newts and it is recommended that the Authority's Natural Environment Team should be contacted (on 01629 816200) before carrying out any works to these ponds. The wells below Knob Hall and behind Staines Cottage are also in need of some maintenance work.

## **12.0 PLANNING POLICY**

**12.1** The Peak District National Park Authority's Structure Plan (adopted 1994) and the Local Plan (adopted 2001) set out the Authority's policy position on Conservation Areas. The Authority aims to preserve and where possible enhance the character or appearance of Conservation Areas by the prevention of harmful development under Structure Plan Policy C4 and Local Plan Policy LC5 respectively.

**12.2** Development within Conservation Areas is controlled by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Town and Country Planning (General Permitted Development) Order 1995. There are currently no Article 4(2) Directions, removing certain permitted development rights, in the Parwich Conservation Area. Assessment of any development proposals will take place within the context of approved development plan policies and this Conservation Area analysis.

**12.3** The Local Plan has identified Parwich as a 'Local Plan Settlement' (LC2). Residential development necessary for relocation of non-conforming uses, or which would enhance the valued characteristic of the National Park, may be permitted in this area.

**12.4** The whole of the Parwich Conservation Area is located in Recreational Zone 2. Under policies LR1 (Local Plan) and RT1 (Structure Plan), recreation- and tourism-related development is encouraged provided that it is appropriate in form, character, location and setting and will not have an unacceptable impact on the valued characteristics of the area. Zone 2 uses include: picnic sites, small car parks and facilities linked to walking, cycling and riding with the reuse of existing buildings preferred to new build.

**12.5** The large recreational field known as Parson's Croft, immediately outside the Conservation Area boundary to the east, has been identified as a Community Recreation Site. Under policies LR2 (Local Plan) and RT2 (Structure Plan), development that would prejudice the continued use of this site will not be permitted unless a satisfactory replacement, located conveniently in or on the edge of the settlement, can be provided in advance.

**12.6** There are 32 listed buildings in the Conservation Area. Development that affects the character of these historic assets shall be assessed against national guidance, Local Plan policies LC6 and LC7 and Structure Plan policy C9. Additionally, the proposed conversion of any building of historic or vernacular merit within the Conservation Area will have to take into consideration the points set out in Local Plan policy LC8 and Structure Plan policy C9.

**12.7** Eight sites within Parwich are identified on the County Historic Environment Record, as listed in section 3.1 of this document. Development that would affect these assets, or any other areas of archaeological potential, will only be permitted if in line with Local Plan policies LC15 and LC16 and Structure Plan policy C10. Where development has been permitted, the developer will be required to minimise its impact and, as appropriate, to record, safeguard and enhance the sites or features of special importance. Appropriate schemes for archaeological investigation, prior to and during development, will also normally be required.

**12.8** A number of protected species have been found in the Parwich Conservation Area, including bats roosting within the central area and Jacob's Ladder growing near Creamery Cottage. It is possible that other protected species, as identified in the Wildlife and Countryside Act 1981 (as amended), may be found. Some development proposals within the Parwich Conservation Area are therefore likely to require specialised surveys, such as a bat survey, as part of a planning application. Trees, particularly mature trees may include features suitable for roosting bats.

**12.9** Developments leading to the loss of mature trees are also likely to require a bat survey. Development proposals for areas where protected species exist should also include, and implement, a scheme for safeguarding the future survival of the protected species and their habitat. This will be a requisite condition of any relevant planning permission. For further information see the Authority's Planning Practice Note: Protected Species and Development in the Peak District National Park, or see the Authority's website [www.peakdistrict.gov.uk](http://www.peakdistrict.gov.uk). Some hedgerows are protected from destruction or damage under the Hedgerow Regulations of 1997. The guidance note provides further information.

**12.10** In the Conservation Area, trees with a trunk over 75mm in diameter are protected. All wild birds, with the exception of those defined as quarry or pest species, are also protected under the Wildlife & Countryside Act 1981. Natural England therefore recommends that: 'No tree or scrub clearance works shall be undertaken during the main bird breeding season (mid March to July inclusive)'. This condition will normally be attached to planning permissions that include tree, scrub and hedgerow removal. Development proposals for areas where protected bird species exist should include, and implement, a scheme for safeguarding the future survival of the protected bird species and their habitat. This will also be a requisite condition of any relevant planning permission. Development proposals affecting habitats of importance are covered by

Structure Plan Policies (C8), (C11), (C13) and Local Plan Policies (LC17) and (LC20).

**12.11** Parwich Moor is a Site of Special Scientific Interest (SSSI). This designation

protects the country's best wildlife and geological sites. Safeguards and enhancements will be required for development that would affect the moor or its setting, in line with Local Plan policies LC17 and LC18 and Structure Plan Policy C11.