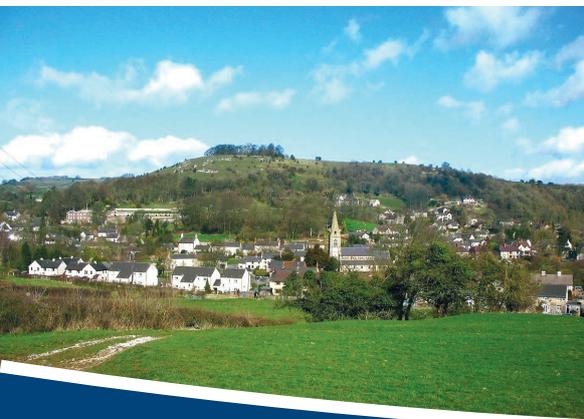


# Conservation Area Appraisal

October 2008

# Parwich



## **PARWICH CONSERVATION AREA APPRAISAL**

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## **INTRODUCTION TO CONSERVATION AREAS & APPRAISALS**

### **What is a Conservation Area?**

A Conservation Area is defined as an area of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' (Planning (Listed Buildings and Conservation Areas) Act 1990).

Each Conservation Area has a unique character shaped by a combination of elements including buildings, materials, spaces, trees, street plan, history and economic background.

The aim of Conservation Area designation is to ensure that this character is not destroyed or undermined by inappropriate changes.

### **Conservation Areas in the Peak District National Park**

There are 109 Conservation Areas in the National Park. Most contain groups of traditional buildings. Others include Historic Parks and Gardens, such as Lyme Park, or industrial sites, such as Cressbrook Mill.

Conservation Areas generally have an aesthetic quality that makes them desirable places in which to live. In order to preserve and enhance this aesthetic quality, a high standard of design and materials is required of any development within a Conservation Area. Organisations, including utility providers, are encouraged to exercise care and sensitivity.

### **Grant Assistance in a Conservation Area**

Grants are available for the repair and reinstatement of external architectural features to both listed and unlisted buildings and stone boundary walls in a Conservation Area. Such works may include, for example, the repair of stone slate roofs, or the re-instatement of historically appropriate windows. For further information and advice please contact the Cultural Heritage Team (on 01629 816200).

Funding may also be available for tree planting and tree surgery (no grants are provided for tree felling). For further information please contact the Tree Conservation Officer (on 01629 816200).

Parish Councils and local organisations can apply to the Authority for help in funding environmental enhancements to public spaces.

If local communities want to produce a Management Action Plan they can seek advice on both production of the plan and sources of funding for projects identified within it from the Authority's Village Officers (on 01629 816200).

For further information about grant assistance within a Conservation Area, please refer to the Authority's website: [www.peakdistrict.gov.uk](http://www.peakdistrict.gov.uk)

### **Planning Constraints in a Conservation Area**

Conservation Area designation brings with it some legislative controls to ensure that any changes respect the special character of the area. The following works in a Conservation Area will require permission:

- Demolition of all, or most of a building, including boundary walls.
- Lopping or felling trees.

Other works that may require permission include:

- Cladding a building.
- Installation of a satellite dish or domestic micro-generation equipment.
- The addition of a dormer window.

For further advice, please contact the Authority's Planning Services (on 01629 816000).

### **What is a Conservation Area Appraisal?**

Local Authorities have a duty to review Conservation Areas from time to time. The preparation, publication and formal adoption of Conservation Area Appraisals is part of this process. Appraisals are being carried out, and in some instances reviewed, for each of the Peak District National Park's 109 Conservation Areas. English Heritage's 'Guidance on Conservation Area Appraisals' (2006) forms the basis of the Authority's appraisals.

Appraisals identify the special qualities that make a place worthy of designation as a Conservation Area. They look at ways in which the character of a place can be preserved or enhanced and are intended to inform future changes, not to prevent them altogether. Draft Conservation Area Appraisals will be available for public consultation prior to adoption.

Conservation Area Appraisals should be read in conjunction with the Peak District National Park's Structure and Local Plans, the Design Guide (2007) and the Landscape Character Assessment (2008). The relevant national guidance should also be taken into account, for example Planning Policy Guidance Note 15: 'Planning and the Historic Environment' and Planning Policy Guidance Note 16: 'Archaeology and Planning'. These documents all include policies that help protect the special character of Conservation Areas and guide new development.

The Parwich Conservation Area Appraisal was adopted by the Peak District National Park Authority's Planning Committee on 17<sup>th</sup> October 2008. Copies of the Appraisal are available on request from the National Park Authority and on our website. Copies of this document have also been sent to Parwich Parish Council and Derbyshire Local Studies Library.

### **How will the Appraisal be used?**

An appraisal can be used to assess the impact of proposed development on Conservation Areas and their settings. It can also assist in both planning appeals, the development of planning policy and community-led initiatives.

An appraisal can identify opportunities for change and elements that would benefit from enhancement. This information could be used by local communities, individuals, the Authority and other agencies to develop initiatives that aim to protect or sympathetically enhance an area.

An appraisal can promote understanding and awareness of an area. It can be used as a starting point for interpretive materials such as information boards and local guides. It also provides a social and historical record of a place at a specific point in time, helping to create, maintain or enhance a sense of place.

Appraisals can help attract funding for improvements in an area. They can act as a catalyst for further enhancement work and community projects, encouraging partnerships between local communities, organisations and the Authority.

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Architectural Development within Parwich Conservation Area

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Views within Parwich Conservation Area

Landscape Features within Parwich Conservation Area

## **ACKNOWLEDGEMENTS**

We would like to thank Peter Trehitt (resident of Parwich and Chair of the Village Action Group) for his assistance with this Appraisal.

**PLEASE NOTE:** No Conservation Area Appraisal can ever be completely comprehensive, and omission of any particular building, feature or space should not be taken to imply that it is of no interest.

## 1.0 CHARACTER SUMMARY

1.1 Parwich was designated a Conservation Area on 4th July 1986. The Conservation Area boundary covers most of the village and includes the lower slopes of Parwich Hill, between the grounds of Parwich Hall and the plantation at the top of the hill. It extends north-west to include Townhead House, but excludes Foufinside Farmhouse. The boundary also excludes the twentieth century housing developments at Smithy Close, Sycamore Cottages, Chestnut Cottages, West View, Parsons Croft, Inglefield, Stubley and Bee Croft.



P1 Parwich from the south

1.2 The village originated as an agricultural settlement and many buildings were originally farmhouses with associated barns and other outbuildings. The buildings are predominantly of limestone with gritstone dressings and blue clay tile roofs. The older, pre-eighteenth century properties are characteristically low, long, narrow, simple buildings, some with cruck timbers still in situ. The eighteenth century farmhouses are grander in scale, being generally 3-storey with symmetrical Georgian frontages.



P2 Agricultural buildings within the village

1.3 The settlement developed piecemeal over time and as a result the layout and built form varies throughout, with buildings either loosely spaced or clustered in groups, and with no clearly defined centre. Some of the older properties directly front the street, running lengthways along the edge of the lane. Others are oriented gable on to the lanes and many of the mid-late eighteenth century properties face

south to south-west in order to maximise daylight, with a number of buildings presenting largely blank rear or side elevations to the main routes through the Conservation Area. This variety of orientation and layout creates a sense of openness and informality that characterises the Conservation Area.



P3 Properties directly front the street



P4 Properties oriented gable on to the street

1.4 Landscape features make an important contribution to the character of the Parwich Conservation Area, with hills, rocky outcrops and fields contained within the village itself, and an abundance of trees, shrubs and other greenery throughout. As a result, the Conservation Area merges into the surrounding landscape and has few clearly defined edges.



P5 Conservation Area merges with landscape

1.5 The Parwich Conservation Area contains an intricate network of lanes but the nearest main roads are some distance away: the Ashbourne to Bakewell road is approximately a mile (1.6 km) away to the east and the A515 Buxton to Asbourne road is two miles (3.2 km) to the west. As a result there is little through traffic within the Conservation Area, which has a quiet and peaceful atmosphere.

## 2.0 LOCATION AND POPULATION

**2.1** Parwich is located approximately 7 miles (11 km) north of Ashbourne, 3 miles (4 km) to the east of Alsop-en-le-dale, 2 miles (3 km) west of Ballidon, 4 miles (6 km) west of Brassington and 3 miles (5 km) north-west of Bradbourne.

**2.2** The four main entry points into the village are unclassified roads, but these are connected to more major routes beyond the Parish boundaries: the A515 to the west, the A5012 to the north and the B5056 to the east.

**2.3** By 1563 Parwich had 30 households, suggesting a population of 135-150, with an average household of 4-5 people. By 1581, the population had grown to 300 inhabitants with an average household of 5 people, according to the Duchy of Lancaster survey (Foden, 2001).

**2.4** The population of Parwich grew steadily in the eighteenth century and by the 1841 Census 109 households were recorded for the parish as a whole, with a population of approximately 530. Bagshaw's Directory of 1846 records 3092 acres of fertile land, principally on limestone, 110 houses and 533 inhabitants across the parish, of whom 287 were males and 246 females.

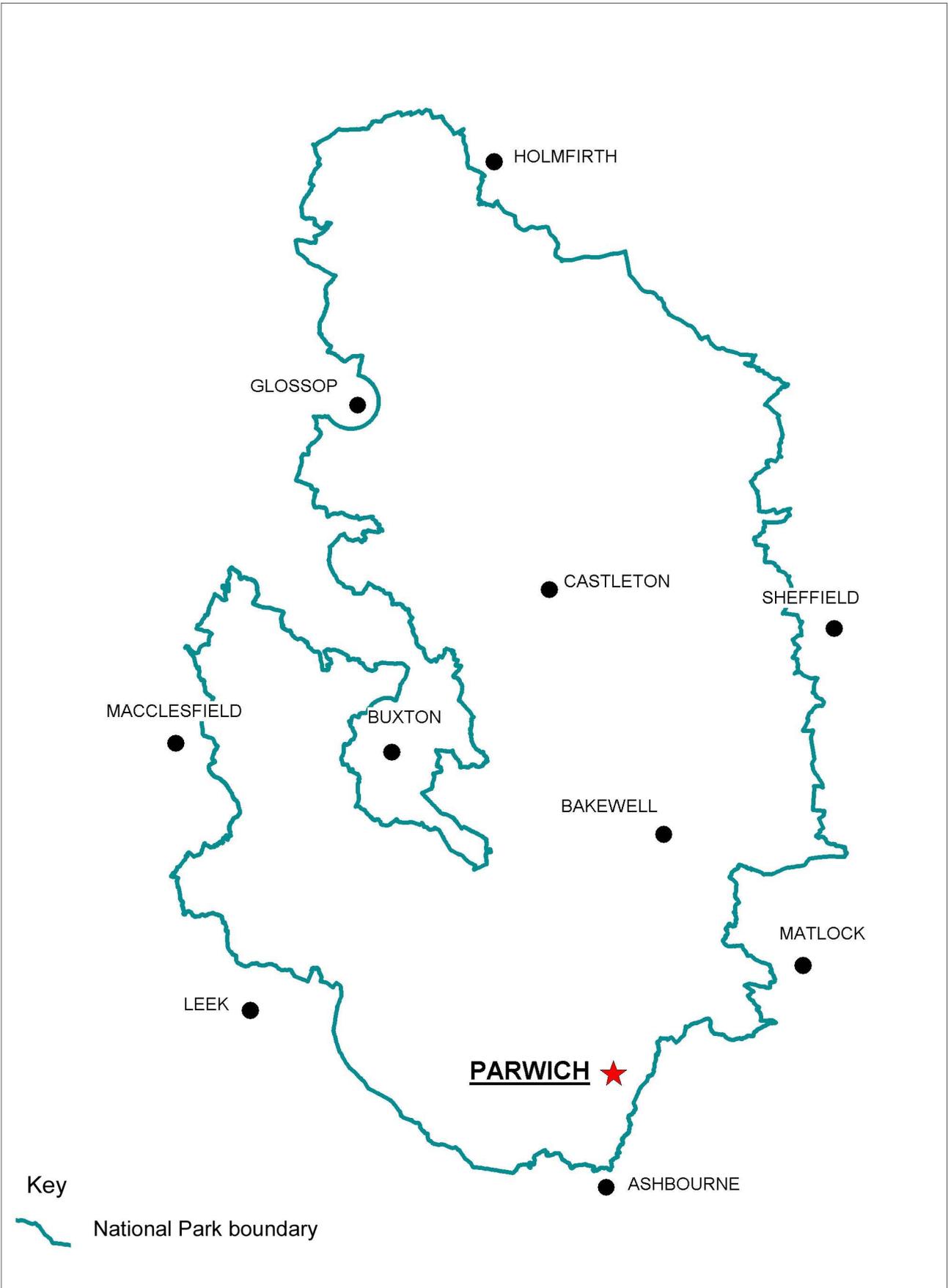
**2.5** The population has remained fairly stable since then, although the amount of residential housing has increased. The 2001 Census records 203 households in the parish, with a population of 488. The number of second homes and holiday cottages in the village has increased in the last 40 to 50 years, and some of the cottages let out to holidaymakers are converted farm buildings.

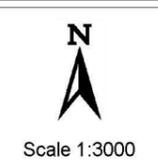
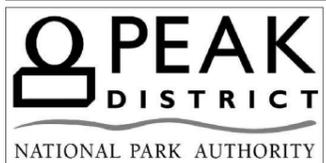
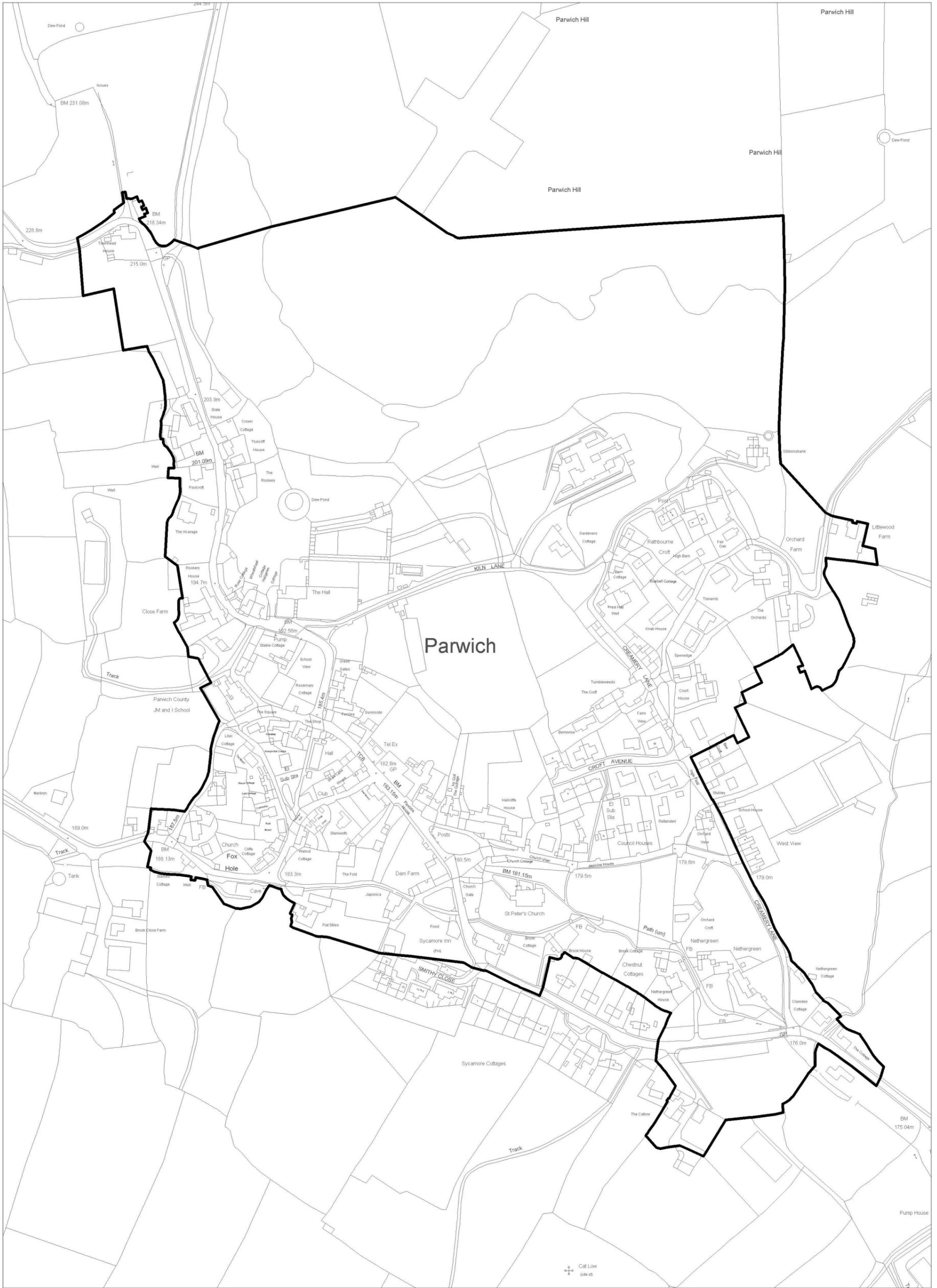


P6 Entrance to Parwich from the south-west



P7 Parwich Hill and Minninglow from the south





**Parwich Conservation Area**  
 Designation date 4th July 1986  
 Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, DE45 1AE

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### 3.0 HISTORIC AND ARCHAEOLOGICAL DEVELOPMENT

3.1 There are no Scheduled Monuments within the Conservation Area although eight sites are identified on the Derbyshire County Council's Historic Environment Record (HER). These are: Slate House (11561 – Grade II Listed), Rookery House (11562), Parwich Hall and stables (11540 - Grade II\* and Grade II Listed, respectively) on Smithy Lane; St Peter's Church (11518 - Grade II Listed); the Parwich Linear Earthwork (11527), a medieval linear earthwork and ditch which extends from the north-east corner of the churchyard boundary along the line of the road around Nethergreen, with a small branch running south towards the Sycamore public house; the post-medieval walled sheep wash (11544), now a pond on Main Street; a rectangular stone horse trough (11542), just below Kiln Lane near the Hall; and the stone trough and well head on Creamery Lane (11543), to the west of Knob Hall.



P8 Post-medieval walled sheep wash (11544)



P9 Stone trough & well head (11543)



P10 Stone horse trough below the Hall (11542)

3.2 Although not included on the HER, the medieval ridge and furrow patterns visible in fields to the south, west and north of the Conservation Area, and the fossilised medieval strip fields visible in the Wings to the east, are an important archaeological survival.



P11 Medieval ridge and furrow to south

3.3 Further HERs beyond the boundary of the Conservation Area indicate prehistoric activity in the area: Cat Low (11522), to the south of the Conservation Area boundary, is a Bronze Age earthwork, and there is a Bronze Age round barrow (11523) on the summit of Saint's Hill to the north of the Conservation Area boundary, where a hoard of Roman coins was found.

3.4 There is evidence of human activity in the area around Parwich from the Mesolithic period onwards, and the size of the Neolithic burial mounds at nearby Minninglow and Hawkslow suggest that this was a prosperous area in the Neolithic period. There have been Neolithic finds at Royston Grange. Archaeological finds on Parwich Hill and on the bank above Monsdale Lane include numerous pieces of flint used as tools during Neolithic times.

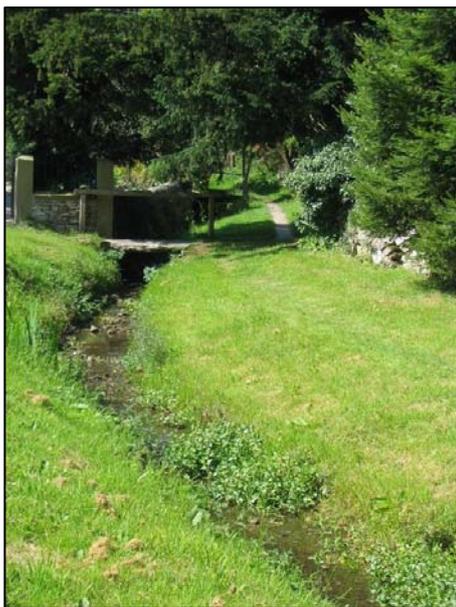
3.5 It is believed that the lower lying area of Parwich village was a post-glacial lake in Neolithic times, as evidenced by a two-metre depth of soil and glacial pebbles worn by the action of water in some areas of the village (Black, 2006). Water would have drained down through the porous limestone of the hills north of Parwich, to the less porous shale and clay at the bottom of the valley. Once the lake receded, this water would have continued to come to the surface on the clay in springs and brooks. As the lake drained, early settlers to Parwich would have been drawn to the sheltered valley for its rich soil and abundance of water.

3.6 The Romans were attracted to the Peak District for its lead, and there is evidence of Roman lead mining on Parwich Hill. Lombard's Green (half a mile north of Parwich), and Royston Grange have been identified as Romano-British settlements, but there is little evidence to suggest that Parwich itself was a Roman settlement. However, Roman coins have been found on Parwich Hill (HERs: 11523 and

11524) and in the village, and a Roman sword has been found on Parwich Hill, so it is likely that some farming was taking place around Parwich during Roman times, at least on the higher ground.

**3.7** The earliest reference to a settlement at Parwich is in the Ballidon Charter of King Edgar in 963AD (Foden 1999), which mentions Pioperpic Broce (Parwich Brook) as part of the boundary of land granted at Ballidon to Aethelferth. Parwich appears in Domesday Book (1086) as 'Pevrewic': 'pever' is believed to be the ancient Celtic name for the brook in the village, meaning 'bright water'; 'wic' is Saxon for 'dairy farm.' The origins of Parwich as a settlement may, therefore, have been a 'dairy farm by the clear brook' (Cameron, 1959).

**3.8** Because of the proximity of the brook, the areas around The Green and Nethergreen would have been quite boggy during Saxon times, and the village settlement may have been located on higher ground close to the Hall and the present-day school (Parwich and District Local History Society 2000).



P12 The brook at Nethergreen

**3.9** In the early eleventh century, Parwich became part of a large royal estate belonging to King Canute, which included Ashbourne and Wirksworth. By the middle of the century, Parwich was part of a Crown estate including Ashbourne, Wirksworth, Darley and Matlock, which was administered as a single unit. Parwich itself was a Royal manorial centre, which would have had a number of Berewicks, or subsidiary settlements.

**3.10** In Domesday Book (1086) the Manor of Parwich included the outlying settlements of Alsop (now a separate parish), Hanson (which later became a monastic sheep ranch and is now Hanson Grange Farm) and Cold Eaton. The

Saxon lord of the manor was 'Coln', whose lands in Parwich itself included "6 villagers and 2 smallholders", suggesting that there were eight main farming households in addition to the lord of the manor.

**3.11** Shortly after the Domesday survey the manor was granted to William de Ferrers, Earl of Derby, who was then seized by the Crown for his part in the de Montfort uprising (Bulmer, 1895). From that point on, the land in Parwich was never in single ownership. The manor itself was given to the Earl of Lancaster and became part of the newly created Duchy of Lancaster, but the de Parwich family were under-tenants of at least part of the estate, the Vernon family held land, and the de Kniveton family started buying land in the thirteenth century. This lack of centralised ownership may explain the dispersed layout of Parwich, and the lack of a clear village centre.

**3.12** The oldest recognisable relic in the Conservation Area is the tympanum in St Peter's Church, in the west door of the tower. This was discovered within the walls of the Norman Church when it was demolished and rebuilt in 1873-4, and is believed to date from between 700 and 1100AD (Francis, 2000). The name St. Peter is a common Saxon dedication and Saxon churches were often sited near water. It is possible, therefore, that an earlier Saxon church stood on the site and that it was rebuilt in the Norman period, incorporating the Saxon tympanum into the Norman structure.



P13 Parwich Tympanum, St Peter's Church

**3.13** The Parwich linear earthwork (HER: 11527) may suggest even earlier religious origins for the site. Such enclosures were a common feature of very early churches, and holy sites close to water are particularly associated with the Celtic church (Francis, 2000). Alternatively, however, the earthworks may be the early ringworks of an eleventh or twelfth century

Norman castle, consisting of circular banks and ditches, but with no mound for a keep or watchtower; the original Norman church, demolished and rebuilt in the late nineteenth century, was situated on a mound (Barnatt and Smith, 2004).

**3.14** Parwich was a farming village, and in medieval times farms and their associated barns and outbuildings were located in the centre of the settlement. People would travel out from the village to the large, shared open fields, where families would have strips or furlongs in different parts of the field, characterised by the ridge and furrow which is still visible in the surrounding landscape.

**3.15** There were four main areas of open fields around Parwich: the Flatts and Sitterlow in the south; Flaxdale and Fouffinside north of Alsop Lane; the Rings and New Field running west and north of Parwich Hill; and the Wings to the east. Parson's Croft, immediately outside the Conservation Area, would have been part of the Wings (Barnatt, 2003). Hawkeslow, Parwich Hill and Parwich Moor were the main areas of unfenced grazing land.

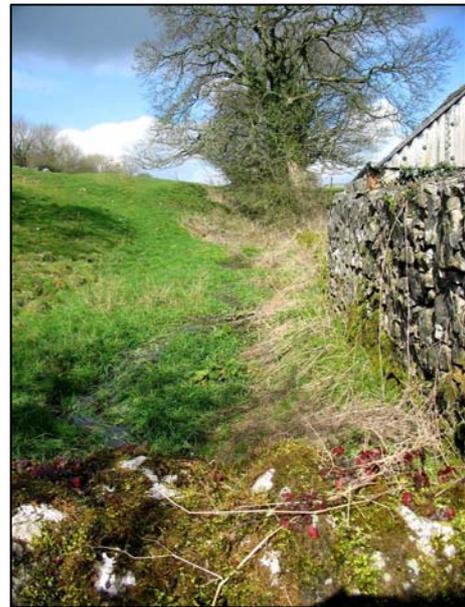


P14 The Wings

**3.16** Various crops would have been grown, including flax (used for linen), as indicated by the name 'Flaxdale', which was in use by the thirteenth century (Parwich and District Local History Society, 2000). Livestock would have grazed on the pastureland surrounding Parwich. There was also an area of water meadow running down from the site of the present sewage works, at the south-eastern corner of the village, to White Meadow. The arable open fields would have been separated from the animals on the pasture and waste by banks and ditches, some of which can still be traced on the north side of the Alsop road, on the Rings above Townhead and on the Flatts (Foden, 2001).

**3.17** Parwich would have been a busy community, with tracks, paths and roads running

north, south, east and west. The more modern roads in the Conservation Area tend to run along the valley bottom, but the old trackways tended to follow the high ground, particularly in winter. It has been suggested that the Ringway (originally 'Ringweye') may run north from Townhead above the Newhaven Road. Monsdale Lane is an ancient trackway leading to Ballidon and forming the boundary to one of the medieval open fields. The footpath south across the fields to Tissington was known as Tiscintonsty in medieval times, the Weatherway runs out past Parwich Lees to Alsop-en-le-Dale, and The Redways, also mentioned in a medieval document, runs up over the ridge to the south (Francis, 2001).



P15 The Ringway



P16 Monsdale Lane

**3.18** One of the most important, and possibly one of the oldest, lanes links Parwich to Pikehall, starting as Highway Lane and becoming Parwich Lane, and acting as the parish boundary for much of its length.

**3.19** Within the village itself, a squeezer stile to the side of Jasmine House marks the lower end of an ancient footpath which continues across Croft Avenue and terminates at Creamery Lane. Originally, this path may have continued along Monsdale Lane, or alternatively linked with a lane behind Church Farm (still visible, but now considerably narrower than the original), leading to Orchard Farm.



**P17** Footpath to Croft Avenue

**3.20** In the fourteenth century, part of the manor was granted to the Cokayne family. Their holding passed down through the family until it was sold to Thomas Levinge in 1608. The Levinges may have been tenants of the Cokaynes earlier than this, as they claim to have built the first limestone manor house at Parwich Hall between 1550 and 1561.

**3.21** Enclosure of the open fields around Parwich began following the Black Death in 1348, and significant enclosure took place between 1500 and 1650 (Heath, 1993).

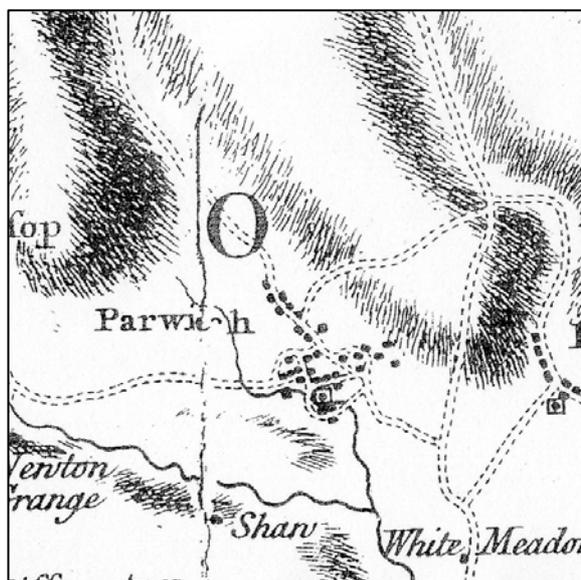
**3.22** Expansion in the eighteenth century saw the village plan begin to resemble its present form. Both the population and the prosperity of the area increased at this time. The agrarian revolution led to improved farming methods and land enclosures increased, with small parcels of land being gathered together into single holdings, leading to increasing wealth for the local farmers. As the surrounding towns grew with the Industrial Revolution, there was more opportunity to sell food. Turnpike roads were opening, which made the transport of goods to market easier.

**3.23** This increasing wealth led to the building of a number of substantial Georgian farm houses within the village from the middle of the eighteenth century, although some of these were extensions or rebuilding of earlier properties on

the same site. The most prestigious eighteenth century houses are located near The Green, suggesting that the focus of the village moved away from the Hall down the hill towards the Church. This can be seen from Burdett's Map of Derbyshire (1791), where there is a clear concentration of buildings clustered near the church in the centre.



**P18** Eighteenth century houses near The Green



**P19** Parwich, Burdett's Map of Derbyshire, 1791

**3.24** Three pubs existed in the village by the end of the eighteenth century, reflecting the period of economic boom occurring at the time. By 1789 there were 91 houses in the parish.

**3.25** The Enclosure Act of 1795 saw more substantial enclosure of grazing land in order to increase productivity, and by 1800 all the land around Parwich had been enclosed. This shifted the focus from the old village-based farms to a number of new farms built around the outskirts of the village. Fofinside was one of the first of these, but others followed quickly, such as Parwich Lees, Peak Way, Low Moor, Upper Moor, Hawkeslow, Sitterlow and Hill Top (all located outside the Conservation Area boundary). These new farms were built within the farmland, and were larger, more efficient and therefore more profitable than the village farms with their scattered land holdings – an indication of Parwich's continuing wealth.



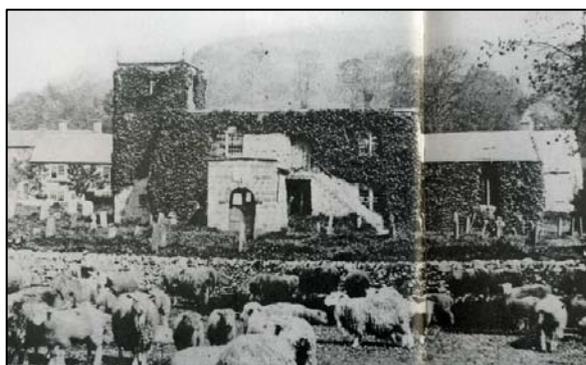
P20 Foufinside

**3.26** The village continued to expand into the nineteenth century but at a slower pace, and in the early part of the century the village reached its present size. The earliest map of Parwich is the Tithe Map of 1844, by which date the current layout of buildings and roads within the village, and of fields in the surrounding area, had been established. There is little change when the Tithe map is compared with the 1883 First Edition and the 1921 Second Edition Ordnance Survey maps.

**3.27** In 1811 there was a plan to link the Buxton-Ashbourne road to the Bakewell-Ashbourne road, through Parwich. However, the link was never constructed, and Parwich has remained a peaceful backwater.

**3.28** In 1814 William Evans, an industrialist and banker in Derby, acquired the Parwich Estate from the Levinge family. According to Bagshaw's directory of 1846 Wm Evans Esq. owned about half the parish, with Thomas Brownson Esq., Goodwin Johnson and George Dakeyne owning the remainder.

**3.29** The Evans' family wealth brought considerable investment to Parwich, paying for the building of Parwich School and School-house in 1861 and for the demolition and complete rebuilding of St Peter's Church in 1873-4. The Methodist Chapel was built in 1847, and a number of shops opened in the village.



P21 St. Peter's Church before demolition and rebuilding

**3.30** The First and Second Edition Ordnance Survey maps identify a number of wells within the village, and numerous pumps. The bus shelter opposite the Green is on the site of one of these pumps, which was known as The Pump House.

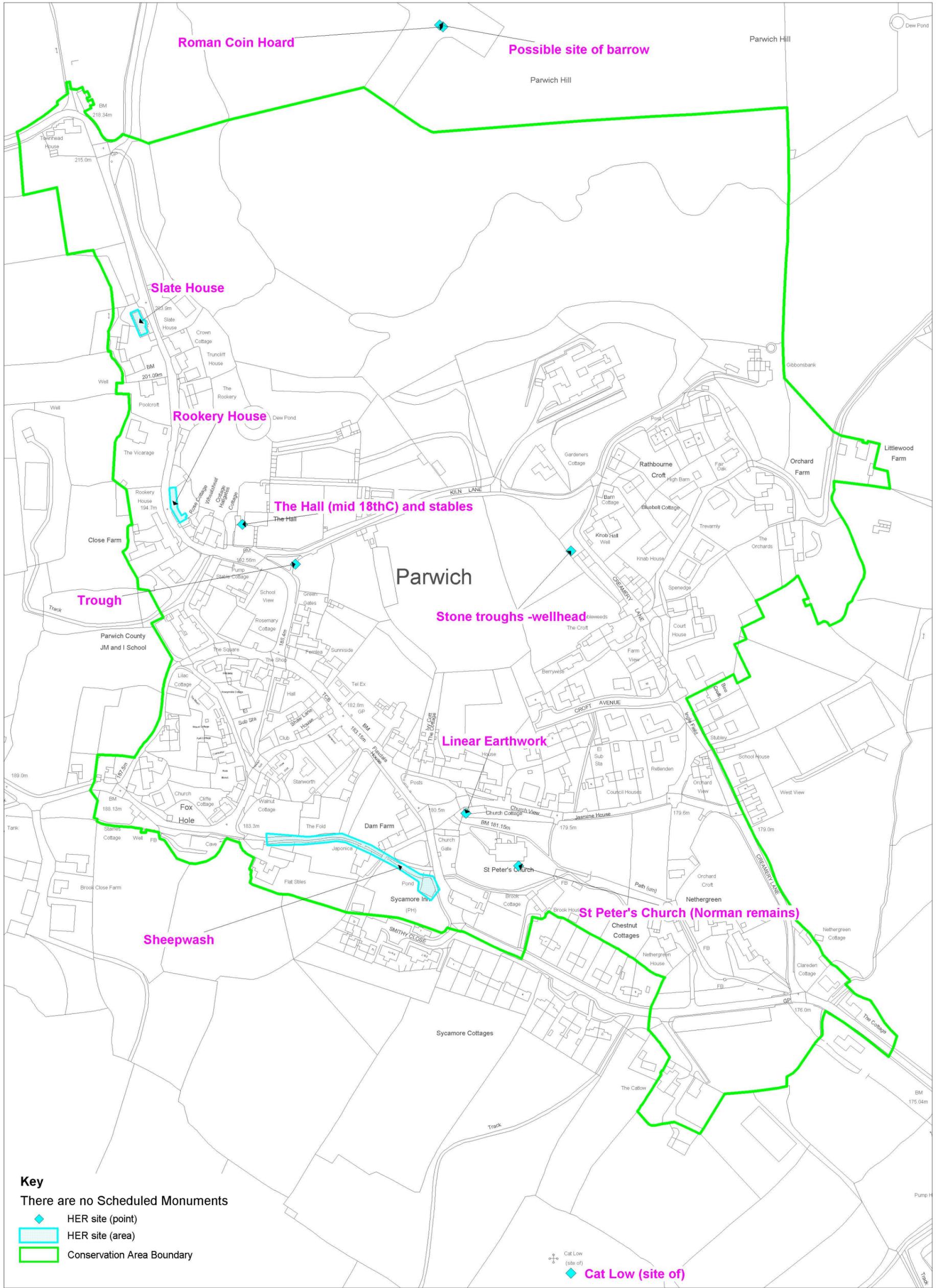


P22 The bus shelter

**3.31** The twentieth century saw the most significant increase in housing development since the seventeenth century. Parwich Hospital (now Rathbourne Hall) was built in 1912 and the Vicarage in 1917. The biggest builder was the local council, with council houses being built at West View in 1913, Church Walk in 1928, Sycamore Cottages in 1946/7/8, Chestnut Cottages in 1954/5, Rathbourne Croft in 1981 and Smithy Close in the late 1980s. Of these, only Church Walk and Rathbourne Croft lie within the Conservation Area. Croft Avenue dates from the 1960s and 1970s.



P23 Chestnut Cottages & St. Peter's Church



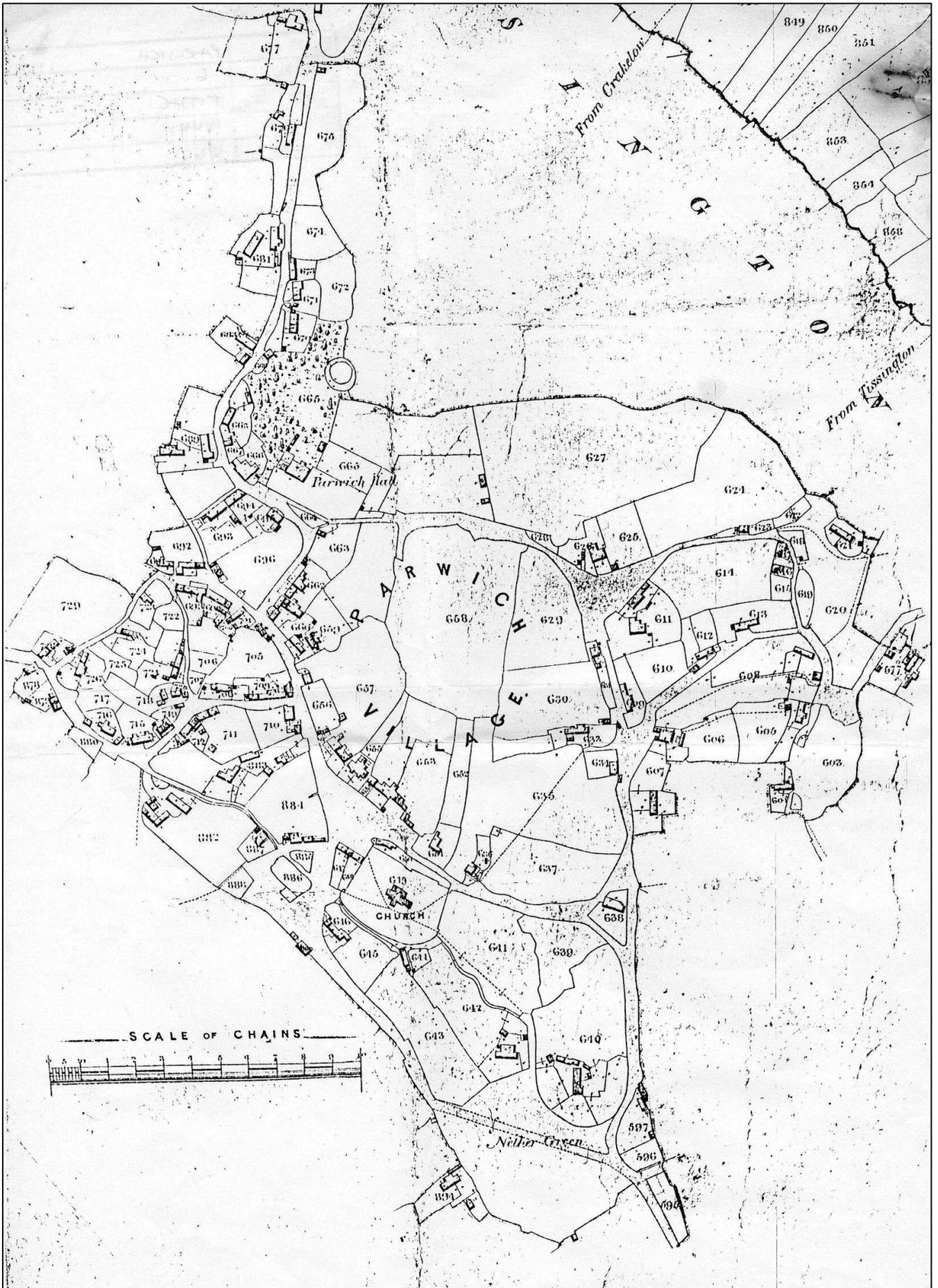
**Key**  
 There are no Scheduled Monuments  
 ◆ HER site (point)  
 ■ HER site (area)  
 ■ Conservation Area Boundary

◆ Cat Low (site of)



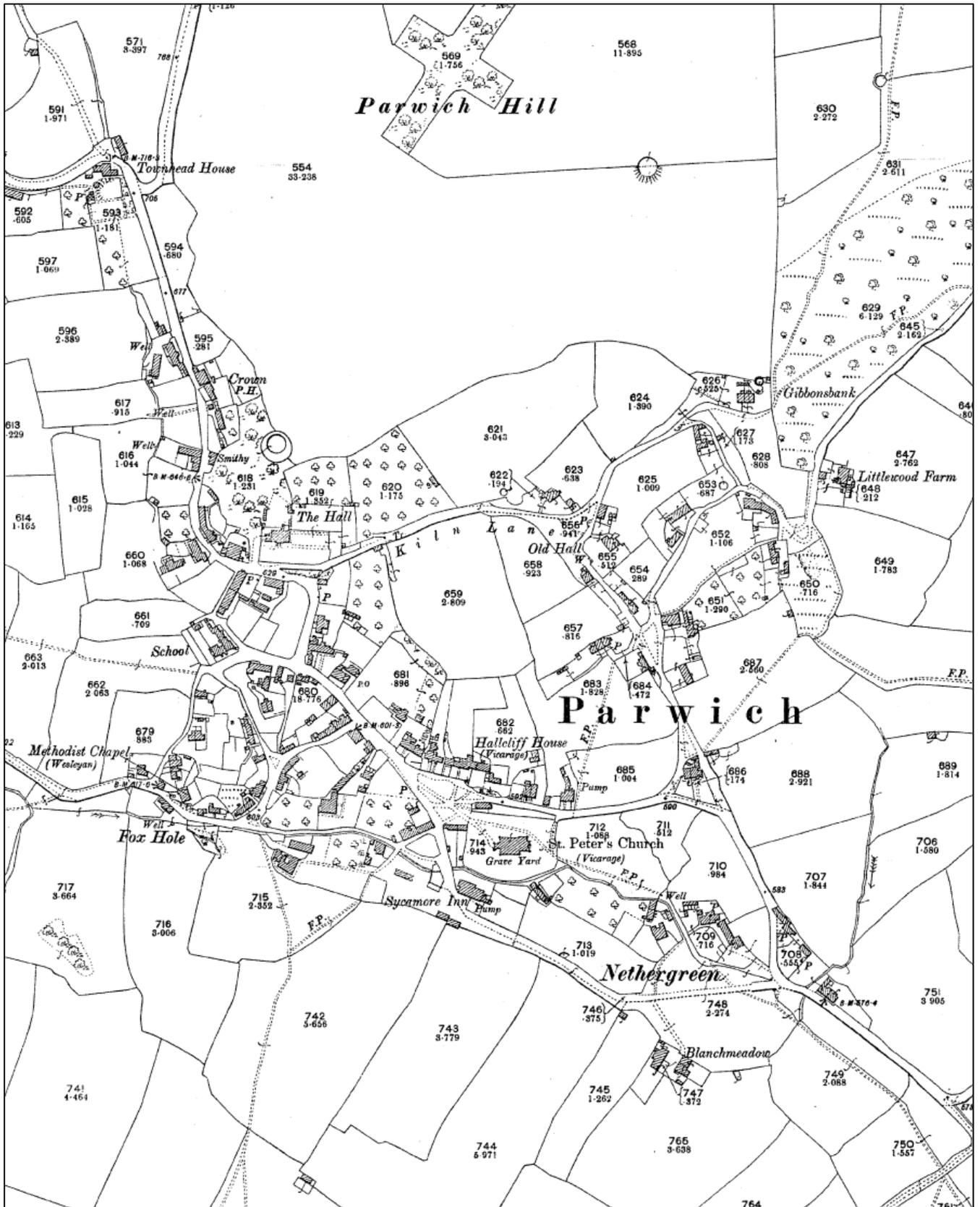
**Archaeological Sites identified on Derbyshire Historic Environment Record (HER) within Parwich Conservation Area**

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**Parwich Tithe Award Plan 1844**

(Derbyshire County Council, Derbyshire Record Office, T 8a. Reproduced by permission)



Second Edition Ordnance Survey Map, 1921

## 4.0 FORMER AND CURRENT USES

**4.1** Parwich was historically a farming village. On the high, uneven plateau above the village the thin soil and outcrops of limestone would have provided good grazing pasture. The lower lying land surrounding the village, cultivated since Saxon times, provided rich, deep, fertile soil for growing crops, as indicated by the still visible evidence of medieval open field farming.



P24 Grazing & arable land around Parwich

**4.2** There is known to have been a mill in Parwich in Stuart times (early seventeenth- early eighteenth century), although its location and type are unknown. One suggestion is that Mill Croft (now known as Alsop Lane Farm) on Dam Lane, may have taken its name from a nearby watermill. An alternative suggestion is that there may have been a windmill on the hill to the north of this property.

**4.3** It is possible that some lead mining also took place, although this would have been on a small scale, with mining only a part-time occupation. The main means of employment was farming, and most of the village farms were dairy farms (Kelly, 1881). In the 1841 census, Parwich had at least 32 farms, and most of its inhabitants worked in agriculture.

**4.4** The First Edition Ordnance Survey map marks two smithies in the village: one, on Smithy Lane just below The Rookery and opposite the Vicarage, was converted to residential use in



P25 The Old Smithy, Smithy Lane

1986; the other was located opposite the Sycamore Inn, close to what is now Smithy Close. Both of these buildings are visible on the 1844 Tithe map.

**4.5** Two pubs were recorded in the village in the sixteenth century, and there were three pubs by the end of the eighteenth century: the Crown Inn (now Crown House), the W heatsheaf (now W heatsheaf and Hallgates Cottages) and the Sycamore Inn (which has an earlier seventeenth century wing).



P26 The Crown Inn on Smithy Lane

**4.6** Cheese-making was a common subsidiary of farming in Derbyshire, with an increased demand for cheese and dairy products from the growing industrial towns. This practice continued into the twentieth century. In Parwich, Knob Hall was converted into a cheese factory in the early 1900s.

**4.7** Parwich was relatively self-sufficient, due to the lack of significant main roads nearby. Bagshaw's directory of 1846 gives a breakdown of the village population by trade, with shoemakers, butchers, farmers, shopkeepers, inns and taverns, sawyers, stonemasons, tailors, wheelwrights, a butter dealer, timber merchant, dressmaker, surgeon, relieving officer, saddler, and a perpetual curate.

**4.8** The increased availability of manufactured goods and the general growth in prosperity through the nineteenth and early twentieth centuries led to the creation of purpose-built or adapted commercial premises. Brentwood was a general store and grocer's and the attached outbuilding was a bakery; The Cottage at Nethergreen was a general store; Jasmine House was built as a shop in the nineteenth century and sold general groceries, enamel-ware and other items for cooking; Sunnyside was the Post Office; Green Gates sold flour, oatmeal and general groceries, and later became a shoe-makers; the British Legion Club was a butchers; Shaw Lane Cottage was a barber's shop. Many other buildings within the village had different uses through the nineteenth and early twentieth centuries.



P27 Brentwood



P28 The Cottage, Nethergreen

**4.9** Through the twentieth century, improved travel to shops in larger centres such as Ashbourne meant that people could get more variety and cheaper goods outside the village. As a result many businesses in the village could not compete and closed down. The ancient village centre farms with their scattered land holdings went out of business, with Dam Farm being the last to close as a working farm in 1995. By the end of the twentieth century only the bigger farms on the outskirts of the village had survived. The village centre farmhouses have all now been converted to residential use, as have many of their outbuildings.

**4.10** There exist a number of services within the Conservation Area, including a primary school, public house with shop, a village hall and British Legion Club, and various sports facilities.



P29 The Sycamore Inn

## 5.0 ARCHITECTURAL AND HISTORIC QUALITIES

5.1 The village originated as an agricultural settlement and many of the buildings within the Conservation Area were originally farmhouses, with associated barns and other outbuildings. As a result, many buildings still retain a barn-like appearance, with few openings for windows and doors, even where these farm buildings have now been converted to residential use.



P30 Former farm buildings at Dam Farm

5.2 Some of the older properties in Parwich directly front the street, running lengthways along the edge of the lane and sometimes curving to follow bends in the road. Others are oriented gable on to the main routes through the village. Many of the mid-late eighteenth century properties face south to south-west, in order to maximise daylight.

5.3 As a result of these different orientations and the agricultural origins of a number of buildings, some properties present largely blank rear or side elevations to the main routes through the village.



P31 Rear/side elevations facing public domain

5.4 Building is generally low density throughout the Conservation Area and most of the buildings are relatively small-scale, with only the church, the school, Parwich Hall and Rathbourne Hall of any significant size.

5.5 Dating buildings can be difficult, as many will inevitably be altered over time, with extensions and other changes masking or destroying historic fabric. However, remaining architectural features and characteristics can still provide a fairly reliable indicator of a building's date of construction.

5.6 Windows and their surrounds are good indicators of a building's age and many of the listed buildings in Parwich still retain their original surrounds and mullions, if not their original windows. Some contain features suggesting alteration or rebuilding of an earlier house on the same site. The Fold, for example, appears to date from the eighteenth century, but has chamfered, pale creamy limestone window surrounds on the west side of its south elevation, suggesting that the current building may be an extension or re-building of an earlier seventeenth century house. Nethergreen Farm has a blocked window to its east gable end that is double chamfered with a hood mould over, again suggesting seventeenth century origins.



P32 The Fold – C17th window surrounds



P33 Nethergreen Farm - blocked C17th window

5.7 In many cases, however, window openings have been changed over time, or external walls have been rebuilt, masking or removing earlier window features. In a few cases in Parwich, earlier mullioned window lintels and cills have been inverted and re-used in new openings, as can be seen on The Rookery and Townhead House, for example.



P34 Townhead House – re-used lintel and cill

**5.8** Occasionally properties are rebuilt to give the appearance of antiquity. The Old Farmhouse, for example, was originally a Tudor house that was used as farm buildings for Church Farm during the eighteenth century. It was almost entirely rebuilt in the 1970s, however, with historic elements imported from elsewhere to give the external appearance of a historic property.



P35 The Old Farmhouse

**5.9** A few buildings in Parwich have a date-stone, including Flaxdale House (1756), Hallcliffe House (1776) and Nethergreen House (1808). However, this is not always an accurate indicator of the original date of the building: Knob Hall has a date-stone that reads 1925, which is when the building was restored and re-built; Fernlea has the date 1785 above the kitchen door, but this part of the building was a later extension to the original house.



P36 Date-stone at Fernlea

**5.10** Where early deeds or wills survive, these can give some indication of a building's date of construction. For example, Fernlea was left in a will of 1759, suggesting that it was built before that date (Parsons and Bostrom, 2001). Farm View has deeds dating back to the seventeenth century.

**5.11** Medieval buildings in the village would have been timber framed. Some of the earliest

stone buildings still retain surviving evidence of earlier timber cruck-framed structures at their core, such as Slate House, Dam Farm, Rookery House and Shaw Lane House. The surviving crucks inside Slate House have been dated to around 1450 and, according to the HER (11561), the building was originally a three-roomed timber framed house that was refaced in stone in the seventeenth century.



P37 Cruck beams inside Shaw Lane House

**5.12** Before the middle of the eighteenth century most buildings, apart from the highest status houses such as Parwich Hall and Knob Hall, would have had thatched roofs, and flax, a thatching material, was available locally. None of these roofs remain, but there is visible evidence on some of the older buildings of altered rooflines, raised eaves, and so on. Fernlea, an eighteenth century house, retains two sets of joists - one for the current roof, and another for the original thatch (Parsons and Bostrom, 2001).

**5.13** The Great Age of Rebuilding, which occurred around the middle of the sixteenth and early seventeenth centuries, saw the introduction of more substantial building materials and forms, as a thriving agricultural economy led to increasing wealth and a desire for privacy and comfort.

**5.14** Owners of higher status buildings were generally the first to afford the more robust materials, and Parwich Hall, owned by the Lord of the Manor, was constructed in Keuper sandstone in the 1550s. This is likely to have been a traditional stone twin-gabled Derbyshire manor house, possibly four storeys high (Craven and Stanley, 1991).

**5.15** The range of buildings to the south of the Hall, originally stabling, is largely mid-eighteenth century, contemporary with the Georgian rebuilding of the Hall. However, masons' marks just below the guttering at the north end of the

range appear to be pre-Georgian, and the central section retains older dolomitic limestone quoins and arches, and may have been the coach house for the sixteenth century manor house (Trehitt, 2001).



P38 Stabling to south of the Hall

**5.16** Knob Hall on Kiln Lane, also a high status building, is referred to in its listing description as a “typical Yeoman farmhouse of the late seventeenth century”. The building has a number of features typical of the local vernacular of the period (Brunskill, 2000), including the position of the central chimney stack and front door, which indicate a baffle entry house, the double-pile plan, and the double chamfered mullion windows with drip moulds.



P39 Knob Hall

**5.17** The earliest lower-status stone buildings in the Conservation Area tend to be simple, low, narrow, rectilinear two-storey houses dating from the seventeenth or early eighteenth century, although some have earlier cores. The buildings are of rubble limestone construction, with chamfered mullion windows, where these original openings still remain, and most are located along Smithy Lane and Shaw Lane, possibly the oldest part of the village.

**5.18** The eighteenth century saw a period of economic boom, with new materials such as brick and blue roofing slates gradually becoming available, although these were expensive and could be afforded only by the most wealthy.



P40 C17th buildings on Shaw Lane

**5.19** Parwich Hall was almost completely rebuilt in the early-mid eighteenth century using brick and blue slate, with only the base of the sixteenth century house remaining, forming the plinth of the new building. Brick would have been very expensive, having to be brought in by horse and cart, and was therefore only used on the front and sides. The date of the rebuilding is generally thought to be 1747, but there is some dispute about the authenticity of this date, and a number of internal and external features suggest an earlier modification of the house, possibly dating from the William & Mary period in the late seventeenth century (Craven and Stanley, 1991).



P41 Parwich Hall

**5.20** A number of grand and impressive Georgian farmhouses were constructed within the village from the middle of the eighteenth century, reflecting the status and wealth of the owners who paid for their construction, including Flaxdale House, Hallcliffe House, Townhead House, Fernlea, Flatts Stile and The Fold. They are typically three storeys in height, of roughly coursed or coursed limestone with gritstone dressings, with plain blue clay tiled roofs, stone coped gables sometimes with moulded kneelers, flush quoins (except for Flaxdale House which has rusticated quoins), and gable end chimney stacks. Square section timber gutters are also a feature.

**5.21** The front elevations of these buildings reflect the classical rules of proportion, symmetry

and detailing characteristic of Georgian architecture. Most have a central doorway, with two-light square section flush mullion windows on each side to each floor. Georgian sash windows did not reach Parwich and the windows of the eighteenth century buildings in the village are generally side opening casements, again typical of Derbyshire vernacular. A few eighteenth and early nineteenth century properties do have sash windows, such as Sunnyside, Nethergreen House and Blanche Meadow Farm, but these may not be original.



P42 Flaxdale House

**5.22** Another characteristic feature of eighteenth century Derbyshire houses are tall tiers of leaded lights illuminating the stairwells, generally to the rear of the buildings and so rarely open to view. This feature can be seen on most of the eighteenth century Parwich farmhouses. Fernlea has a modified version of this, with a single window linked to a three-light horizontal window above, forming a T-shape.



P43 Stairwell windows at The Fold and Fernlea

**5.23** A number of buildings display individually unique characteristics. Church Farmhouse has a massive stone lintel with horizontal hood mould above the front door. Hallcliffe House has a Venetian window to the front elevation. Flaxdale House has outer bead moulding around the window lintels and jambs to the front elevation. Rose Cottage has a course of ridge tiles along the eaves at the gable end and a number of

other properties have a brick eaves course. The house to the south-west of Fernlea has a curved corner wall, apparently to ease the movement of horses to and from the adjacent stable block – the stables are still in situ inside. Fernlea itself has a well in the basement. Rock House, an important unlisted building in the Conservation Area, has decorative tooling, with a variety of different patterns, to the window lintels at the front of the property.



P44 Venetian window at Hallcliffe House



P45 Ridge tiles along eaves at Rose Cottage

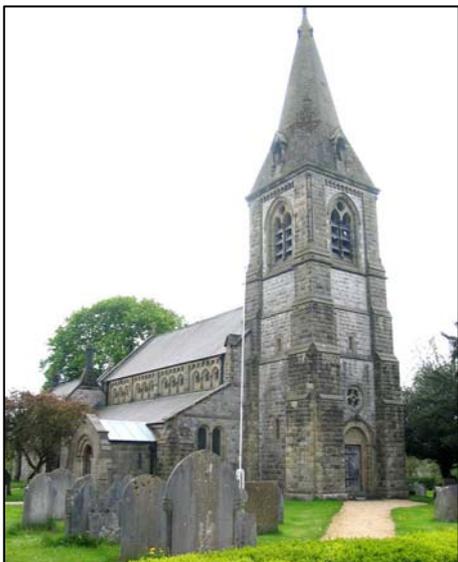


P46 Well in basement at Fernlea

**5.24** The Rookery is built into the hill behind, with the roof at ground level to the rear. This is a characteristic feature within the Peak District, but this is the only building in Parwich to be constructed in this manner.

**5.25** All of the existing public buildings in Parwich were constructed in the nineteenth century. These are of coursed limestone (roughly coursed to the sides and rear of the Methodist Church) with gritstone dressings and stone coped gables. The Church of St Peter was rebuilt in 1873-4 by Stevens and Robinson, retaining the original Norman door and the earlier

tympanum, and displaying both Norman and Gothic architectural styles. Parwich School was built in 1861 in the Gothic style and has plain and fishscale roof tiles. The Methodist Chapel, built in 1847, has Gothic glazing bars to the round arched windows at the front.



P47 The Church of St Peter, Parwich



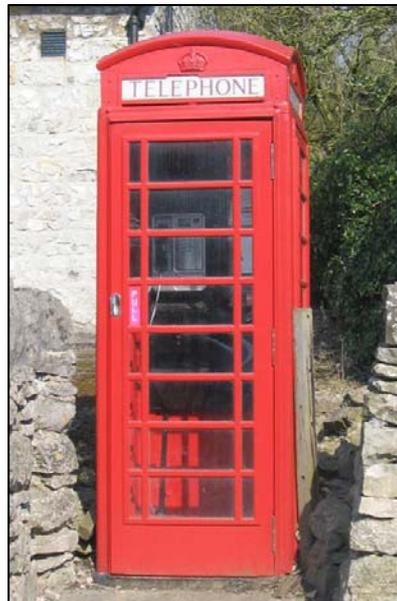
P48 Parwich Methodist Church

**5.26** The early twentieth century properties, including the Vicarage and Rathbourne Hall, have continued the tradition of limestone walls with gritstone dressings characteristic of Parwich. Rathbourne Hall displays a mixture of architectural styles, with a gothic front entrance doorway, drip moulds, stone mullions and transoms to the windows, and leaded lights.



P49 Rathbourne Hall

**5.27** A stone extension was added to the west side of Parwich Hall in 1905 and was raised in height in the 1930s, and the wrought iron gates to the front were installed in 1937. The Grade II Listed Type K6 telephone box on Main Street was designed in 1935 by Sir Giles Gilbert Scott.



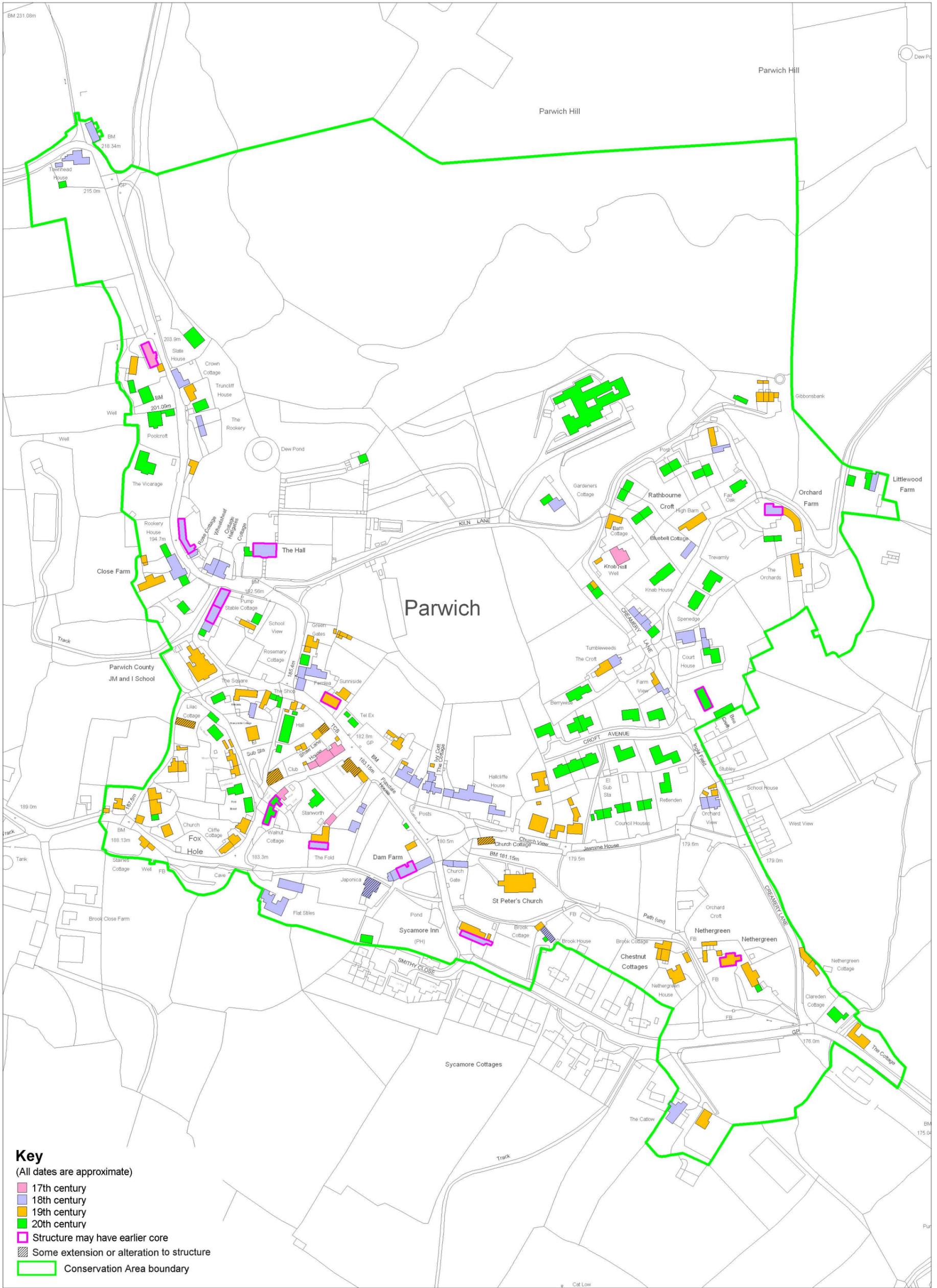
P50 Type K6 Telephone Box

**5.28** Retlenden, an early twentieth century property on the corner of Church Walk and Creamery Lane, is of architectural interest and makes a positive contribution to the Conservation Area at this point, even though its design and construction materials are not in the local vernacular.

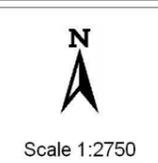
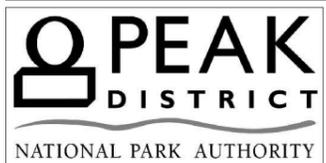
**5.29** More recently, many of the original ancillary farm buildings within the Conservation Area have been converted for residential use, other buildings have been extended or enlarged, while some smaller dwellings have been knocked together to form single houses.

**5.30** Some modifications to properties have led to historic features being obscured or lost. For example, original window openings have been altered on a number of older properties and various forms of double glazing and u-pvc have compromised the historic value of some of the unlisted properties. However, these changes are relatively limited within the village and in general do not negatively affect the overall historic and architectural character of the Conservation Area.

**5.31** There are 32 Grade II listed structures within the Conservation Area, and two Grade II\* listed buildings - the Church of St. Peter and Parwich Hall. Other Grade II listed buildings within the Parish but outside the Conservation Area include: Foufinside Farmhouse, Parwich Lees, Lower Gotham Farmhouse and Cottage Farmhouse in Pikehall.



- Key**  
(All dates are approximate)
- 17th century
  - 18th century
  - 19th century
  - 20th century
  - Structure may have earlier core
  - Some extension or alteration to structure
  - Conservation Area boundary



### Architectural Development within Parwich Conservation Area

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## 6.0 PREVALENT AND TRADITIONAL BUILDING MATERIALS

6.1 Most of the buildings within the Conservation Area are constructed from local limestone with gritstone dressings and quoins. Traditional rainwater goods in the area are either timber box gutters or cast iron with half-round or ogee profiles. This consistent use of local building material, accompanied, in most cases, by blue clay roof tiles, gives the Conservation Area the unified and harmonious appearance typical of a traditional White Peak village.



P51 Timber box gutters



P52 Cast iron rainwater goods

6.2 The limestone would have been extracted from local quarries at Monsdale Lane, Dodd's Hill and up the Dale towards Whitecliffe. The stone used for the church was imported from outside. There are numerous disused lime kilns around the northern perimeter of the village, which would have been used for making quicklime for mortar. Walls are generally of carboniferous limestone as follows: rubble limestone, uncoursed (random) or roughly coursed; roughly squared limestone, roughly coursed or regularly coursed; and regularly coursed dressed (tooled) limestone. A number of the twentieth century developments are constructed from limestone Davy-block.

6.3 The limestone buildings generally have gritstone dressings, mostly just heads, cills and mullions on pre-eighteenth century buildings, with full gritstone window surrounds and quoins from the mid-eighteenth century, and with later

nineteenth century buildings having just gritstone heads and cills. The gritstone used for dressings would have been imported from further afield, possibly from the Mayfield, Sheen or Stanton quarries about 10 miles (16 km) away.



P53 C18th gritstone dressings and quoins

6.4 The different types of limestone wall construction, the addition of gritstone quoins and dressings to openings and the detailing of the stonework, reflect both the status and age of the building.

6.5 Parwich Hall is constructed from red brick to the front elevation and rubble limestone to the rear. Brick is a rarity in this area of Derbyshire as it would not have been available locally, and only the owners of the highest status buildings could have afforded it. The shop, the south-facing gable wall of Rosemary Cottage and one of the north-west facing gable end walls of the Sycamore Inn are also of red brick, but these were constructed in the nineteenth and early twentieth centuries, when improved transport meant that brick was more readily available.



P54 Parwich Hall - red brick & limestone

6.6 A number of properties have rendered walls. The twentieth century houses on Church Walk are rendered or partially rendered over red brick. Much of the render is modern cement-rich pebble dash, rather than a traditional wet dash or lime render.

**6.7** The majority of buildings in the Conservation Area have Staffordshire blue tiles, man-made on the earlier buildings, but generally machine-made on the newer properties. A few, such as Knob Hall, the School and Jasmine House, have fishscale as well as plain clay tiles. Most of the twentieth century council houses and the Croft Avenue bungalows have plain Hardrow concrete roof tiles, but the council houses on Church Walk and Retlenden have red clay roof tiles, which are not typical of Parwich.



P55 Church Walk - Render and red clay tiles

**6.8** Stone slate roofing is unusual in this area of Derbyshire, and only a few buildings in the village have stone slate roofs, including Lea House near Gibbonsbank and the cottage immediately to the north of The Fold.

**6.9** Parwich Hall, the Methodist Chapel, St Peter's Church and Rathbourne Hall have Welsh Slate roofs.

**6.10** The majority of buildings have brick chimney stacks. Flaxdale House has limestone stacks, although these are not original. A few buildings, including the corner house to the south-west of Fernlea, have chimney stacks constructed using engineering blue bricks.

**6.11** A few buildings have decorative iron railings above the boundary walls, including the Methodist Church, Sunnside, Rock Cottage and Nethergreen House.



P56 Decorative iron railings at Sunnside

**6.12** Boundary walls are usually of limestone rubble construction, both dry-stone and mortared, with a variety of coping stone details, including rounded, flat and triangular.



P57 Rubble limestone boundary walls

**6.13** There is little street furniture of particular merit in the Conservation Area, with the exception of cobbles outside Brentwood, some modern limestone setts in the seating area next to the shop and a row of gritstone posts on the west side of The Green, which may be of some age.

**6.14** Street lighting is modern and utilitarian in appearance. There are a number of timber seats on the public open areas which are of a purely functional nature.



P58 Timber seating

**6.15** Tarmac is the predominant surfacing material, although some gritstone kerbs can be found around The Green. The lane on the north side of The Green has a naturalistic, lightly-gravelled surface.



P59 Gritstone kerbs around The Green



P60 Gravelled surface around The Green



P61 Coursed + uncoursed rubble limestone walls



P62 Fishscale clay roof tiles



P63 Engineering blue brick chimney stack



P64 Red brick chimney stack



P65 Plain clay roof tiles



P66 Welsh slate roof



P67 Stone slate roof



P68 Limestone setts by the shop

## 7.0 THE RELATIONSHIP OF STRUCTURES AND SPACES

### General

7.1 The buildings within Parwich village are clustered in a horseshoe around the western and eastern slopes of Parwich Hill, and around its base to the south.

7.2 There is a fairly uniform colour palette through the Conservation Area with various shades of grey, from soft pale limestone, through blue-grey roof tiles, darker grey tarmac and sandy-coloured gritstone surrounds.

7.3 Almost all of the lanes are edged by stone walls – boundary walls and the walls of the buildings themselves where these directly front the street. These stone walls follow the contours of the land and the curves of the lanes, providing a continuity that links the buildings and spaces through the whole Conservation Area.



P69 Stone walls linking structures and spaces

7.4 Many properties were originally farmhouses with associated outbuildings and land, and consequently have relatively large plot sizes. There are few areas within the village where buildings directly face each other on both sides of a lane, the exceptions being Croft Avenue, and Chestnut Cottages and Sycamore Cottages (just outside the Conservation Area boundary).

7.5 Where buildings are oriented gable on to the main routes through Parwich, their front elevations are only visible from one direction when travelling through the village, with their rear, largely blank elevations visible from the other direction. Similarly, some of the properties face away from the main routes through the village, with only their rear or side elevations visible.

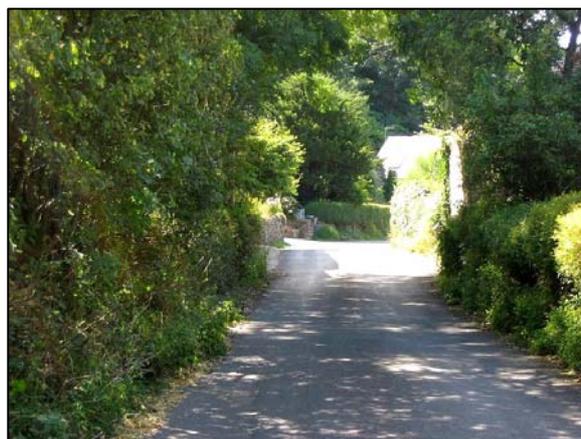
7.6 The orientation of properties within the village, together with the loosely planned layout of buildings along the lanes, creates a sense of openness, informality and asymmetry that characterises the Conservation Area.

7.7 The remainder of this section has been divided into 5 key areas, to simplify description: the north-west; the west and south-west; the central area; the east and south-east; and the north and north-east.

### North-West

#### *Smithy Lane*

7.8 Smithy Lane leads downhill into Parwich, but there is no view of the village itself from the lane.



P70 View looking down Smithy Lane

7.9 The buildings on the western side of the lane are loosely spaced and Poolcroft and The Vicarage, which are set back from the road, in large grounds with high hedges to the boundary, are barely visible from the lane in summer. The gardens and vegetation surrounding Poolcroft, The Vicarage and The Rookery have a greater impact on the public domain than the buildings themselves.



P71 Boundary wall and hedge to Poolcroft

7.10 Bends in the road restrict visibility along the lane in both directions. Looking up the lane from below The Rookery, the stone boundary wall of Truncliffe House and the front wall of Crown Cottage lead the eye up to the blind corner. Looking down the lane from this point, the walls of Rookery House and the ivy-covered boundary wall of Close Farm almost appear to

converge at the bend, which acts as a visual pinch point.



P72 Blind corner beyond Crown Cottage



P73 Pinch point beyond Rookery House

**7.11** A sense of enclosure is created by the high stone retaining wall to the rear of Rookery House and by the cliff beyond Rose Cottage, with the trees on the hill above dominating the skyline to the east.



P74 Retaining wall + trees above Rookery House

**7.12** Parwich Hall can be glimpsed over the rear gable end roof of Wheatsheaf Cottage, before Smithy Lane opens out beside the stables.

*Parwich Hall area*

**7.13** This area links the houses above on Smithy Lane with the village centre below, but is

screened from the main area of the village and feels separate from it.

**7.14** Parwich Hall's decorative wrought iron gates, high stone boundary wall and beech hedge have a more immediate impact on the Conservation Area at this point than the Hall itself, which is set well back from the road in an elevated position.



P75 Boundary walls to Parwich Hall

**7.15** The high stone boundary wall to the stables, opposite the Hall, are an imposing feature and block views of the village to the south. Only the upper storey of Lilac Cottage, on Lenscliffe Hill, and the ridge to the south are visible over the wall.



P76 High stone boundary wall to stables

**7.16** Kiln Lane links the north-western and north-eastern areas of the Conservation Area, but appears to lead out of the village into the countryside, as it runs up the hill and round the corner past the Hall.

**West / South-West**

*Dam Lane (west end)*

**7.17** Entering the Conservation Area from the south-west, a group of grey rubble limestone buildings with gritstone dressings, typical of the Conservation Area, cluster around the base of the Lenscliffe hill ahead, which blocks views into the rest of the village.



P77 Dam Lane from the south-west

**7.18** In the summer, the view to the east along Dam Lane is blocked by a wall of green vegetation as the road turns the corner beyond Staines Cottage, forming a pinch point. A densely tree-clad rocky outcrop rises to the south of the road, with the Lenscliffe hill on the opposite side creating an enclosed feel in the summer months.



P78 Pinch point beyond Staines Cottage

**7.19** The pedestrian stretch of Dam Lane beyond Flatts Stile only becomes visible once the lane has turned the corner into Station Road. The squeezer stile at the entrance to the pedestrian lane acts as a pinch point, with the dense tree cover along the path obscuring views ahead in summer. There is little indication that this path leads to the village centre.



P79 Squeezer stile on Dam Lane

## *Lenscliffe*

**7.20** The lane which runs along the western edge of the Lenscliffe hill is very narrow, and has the look and feel of a private lane or track. The buildings are widely spaced and oriented gable on to the lane, with plant-covered stone boundary walls forming an attractive edge to the eastern side of the lane.



P80 Plant-covered boundary walls on Lenscliffe

**7.21** The lane continues up the hill at a lower level than the ground on both sides, so that views west are obscured.

**7.22** The lane is at a higher level at the summit of the hill beside Knowle Cottage, and views open out to the south and south-west to the ridge on the opposite side of the valley above Dam Lane. The view west is limited by trees at the far side of the field.



P81 View to the south-west from Knowle Cottage



P82 View to the west from Knowle Cottage

**7.23** The lane becomes more enclosed to the north of Knowle Cottage, with an ivy-covered wall leading down to the gable end of Lilac Cottage, and trees overhanging the lane on the western side. The enclosed feel here is accentuated by a bend in the road which blocks all views ahead, acting as a pinch point.



P83 Ivy-covered wall leading to Lilac Cottage

**7.24** Views open out across the village from the north end of the lane, with the roof of Ferndale visible. The pinch-point beside the gable end of Lilac Cottage blocks views to the south from this side. The large area of tarmac to the north side of Lilac Cottage is in sharp contrast to the more private, rural feel along the lane.



P84 Looking north to Lilac Cottage



P85 Tarmac drive at north entrance to Lenscliffe

### *Mount Pleasant*

**7.25** Mount Pleasant rises steeply around the bend above New Cottage, so that as it straightens out, it is level with the roof of New Cottage. Glimpses of Parwich Hall can be seen alongside the belfry of the school, the red brick contrasting with the grey limestone.



P86 Glimpses of Parwich Hall and the school

**7.26** A high beech hedge along the south-western boundary of New Cottage obscures views to the north-east. Beyond this hedge, good views open out across the village to Hallcliffe and Parwich Hill, with the grey tiled roofs and limestone walls of the village buildings in the foreground, and occasional glimpses of the red brick of Parwich Hall.



P87 Views across the village to Hallcliffe

**7.27** A single-storey garage belonging to The Mount forms a sharp angular edge cutting into the lane as it curves around the corner. This sits incongruously alongside the more subtle, naturalistic edges created by the curving stone walls and vegetation along the rest of the lane.

**7.28** A notable feature of Mount Pleasant is the different levels at which buildings can be seen: those on the lane itself are raised above the level of the road, the houses on The Square are visible below the level of the road, with Parwich Hall up at a higher level beyond. The

upper floors of Walnut Cottage on Station Road are just visible below the south-eastern end of the lane.



P88 Garage jutting into lane on Mount Pleasant

*Pedestrian Lane to The Square*

**7.29** There is a distinct contrast in character between the western and eastern sides of the pedestrian lane to The Square.

**7.30** On the west side, the stone walls with rounded copings continue from Mount Pleasant, and the buildings and gardens of Honeysuckle and Hideaway Cottages provide a connection between the two lanes.

**7.31** The eastern side of the pedestrian lane, however, has little of historic or architectural merit, except for the stone wall, with vertical coping stones at the southern end and rounded copings at the northern end.

**7.32** There are good views from the pedestrian lane to the ridge south of Dam Lane.



P89 Views to ridge south of Dam Lane

**7.33** The high privet hedge at the northern end of the pedestrian lane encloses the lane at this point.

**7.34** Looking north from this end of the lane, the corner of the shop and the line of buildings running up the east side of Main Road frame the view up to Parwich Hill.

*The Square*

**7.35** The landscaped area with stone setts to the east of the shop is an attractive public open space, with a central feature tree.

**7.36** The line of buildings running up the east side of Main Road are of different heights with varying rooflines, creating variety in the street

scene. The red-brick south-facing gable of Rosemary Cottage, projecting above the grey buildings to its south, adds further to this non-uniformity.



P90 Framed view of Parwich Hill



P91 Non-uniform buildings looking north from The Square

**7.37** The cluster of buildings behind the shop, including Hideaway Cottage and Honeysuckle Cottage, have a strong sense of privacy, with only their gable ends visible above the wall beyond the tarmac'd courtyard beside the shop.

**7.38** There are clear views of Parwich Hall from this point and from beside the school, framed by hedges and trees, but views to the north-east are obscured by vegetation within gardens on the north side of The Square.



P92 View of Parwich Hall from the school

*Shaw Lane/Station Road*

**7.39** Shaw Lane is characterised by buildings running lengthways along the edge of the road.

**7.40** Looking north-east along Shaw Lane from the bottom of Mount Pleasant, Shaw Lane House and Shaw Cottage on the north-west side of the road restrict visibility of the approaching T-junction on Main Road, and the trees on Hallcliffe appear to tower over Shaw Lane House, blocking views to the north-east.



P93 View north-east along Shaw Lane

**7.41** Looking south from Rock House, the road appears to terminate at the grassy ridge ahead, which blocks views to the south. The bend in the road to the west, and the pedestrian section of Dam Lane to the east are not visible.



P94 View south from Rock House

**7.42** The gable end of Rock House rises above Pear Tree and Cliff Cottages when approaching from the south-west.



P95 Rock House beyond Pear Tree Cottage

**7.43** The south-eastern edge of the Lenscliffe hill rises up behind the cottages, its appearance softened in summer by trees, which tower over the roofs of the cottages.



P96 Lenscliffe Hill behind Cliff Cottage

**Central Area**

*The Green*

**7.44** The Green, located next to the church in the centre of the village, is a key focal point within the Conservation Area.

**7.45** The properties on the north side of The Green are set back a short distance behind small walled front gardens, and in the summer months the mature, informal shrubs and trees to the gardens partially obscure the houses behind.



P97 Properties to north of The Green

**7.46** The area to the south of The Green is characterised by former farm buildings interspersed with barns, most now converted to residential dwellings, with buildings gable on to the road.



P98 Former farm buildings gable on to road

**7.47** Church Gate House and Dam Farm together form a gateway into and out of the village centre. From The Green, the rear barn-like elevation of Dam Farm together with the relatively blank rear elevation of Church Gate House on the other side of the road, frame the entrance to the southern area of the village. From the south, the two gateway buildings frame the view of Flaxdale House, giving a first indication of the impressive eighteenth century farm buildings that form the core of the village. The two buildings are balanced symmetrically on either side of the road, both rising from one to two storeys, with a third taller bay at the point furthest from the road.



**7.52** Looking north-east from Japonica, the building line of Dam Farm and Church Gate House leads the eye along to the Church.



P100 View north-east from Japonica

**7.53** The garden to the rear of Dam Farm forms a link between Dam Lane and the properties to the north of The Green.



P101 View north across Dam Farm garden

P99 Gateway - Church Gate House & Dam Farm

**7.48** The church is only visible from The Green in conjunction with the rear elevation of Church Gate House, which leads the eye in through the churchyard towards the church.

**7.54** The entrance to Dam Lane here is narrow, enclosed and dark, particularly in summer, forming a pinch point. This pedestrian path follows the brook as it flows to the west, with trees overhanging it on both sides and glimpses of gardens beyond. Numerous bends in the path prevent views ahead but changes in the light create a sense of expectation as each new bend is approached.

**7.49** To the west the road closes in past Fernlea, with the shop and the house on the corner of The Square forming a pinch-point, blocking views ahead.

#### *Sycamore Inn area*

**7.50** The orange-red brick and yellow-painted render of the gable ends of the Sycamore Inn contrast with the predominantly grey colouring within the rest of the Conservation Area. The Inn is a focal point within the Conservation Area, reinforced by the fact that it is the only pubic house still remaining.

**7.51** The north gable walls of Japonica dominate Dam Lane at this point, rising directly up from the brook.



P102 Dam Lane from the east

**7.55** The village is more open to the south and east of the Sycamore Inn, and historically this area was open water meadow with few buildings. Sycamore Cottages, although not included within the Conservation Area, dominate views into and out of the Conservation Area at this point, preventing open views to the countryside beyond. The buildings of Smithy Close, also outside the Conservation Area, are more successfully screened from view by mature trees, particularly during the summer months.

#### *Church Walk*

**7.56** There are no open views into Church Walk from The Green, and the entrance to the lane has an enclosed feel, accentuated by the largely blank rear walls of Church Cottage, edge on to the road, on one side.



P103 Enclosed feel at entrance to Church Walk

**7.57** Open views to The Green from Church Walk are restricted, particularly in summer, by the large specimen Copper Beech tree on The Green itself.



P104 The Green from Church Walk

**7.58** The churchyard and orchard to the east of Church Cottage allow open views of the hills to the south above the roofs of Sycamore Cottages. There are good views of Parwich Hill to the north from within the churchyard.

**7.59** The HER linear earthwork (11527) which extends from the north-east corner of the churchyard can clearly be seen running from west to east across the orchard next to Orchard Croft, and across the upper part of the scrubby

grassed area to the north of Nethergreen Farm, opposite Orchard View.



P105 Open views to south across churchyard



P106 HER linear earthwork visible in orchard

#### **East / South-East**

##### *Nethergreen*

**7.60** Nethergreen is physically and visually separated from the rest of the Conservation Area, both by the Local Authority housing on Main Road (outside the Conservation Area), and by the large area of open green space between the church and Creamery Lane. The brook provides the main visual and historic link with the central and western areas of the Conservation Area, and Creamery Lane provides a physical connection to the eastern side of the Conservation Area.

**7.61** This part of the Conservation Area is low-lying, open and flat, reflecting its origins as meadowland. The built structures are widely dispersed with little physical relationship to each other, with large open green areas to either side of Main Road in front of Blanche Meadow Farm and Nethergreen House. There are unobstructed views across the surrounding countryside, particularly to the south and east.

**7.62** The medieval fields known as The Wings are clearly visible to the north-east, above the roof of Clarendon Cottage, with their hedges rising up to converge at the top of the hill.

**7.63** At the junction between Creamery Lane and Main Road there are good views up to Knob Hall, the Gibbonsbank area and Parwich Hill. The twin gables of Knob Hall are clearly reflected

in the design of the eaves dormers to the Gibbonsbank properties and the projecting gables of Rathbourne Hall above, providing a visual symmetry in the built form rising up the hill.



P107 View south from Nethergreen



P108 The Wings from Nethergreen



P109 Gables of Knob Hall and Rathbourne Hall

**7.64** Views along the main road to the south-east from this junction are blocked by the bend in the road beside The Cottage, and by the dense trees to the south side of the road.

**7.65** Looking west from this corner of the Conservation Area, the views ahead are wide open, with Sycamore Cottages partially screened from view by the chestnut trees lining the road.

#### *Creamery Lane*

**7.66** There are generally good views to Knob Hall, the Gibbonsbank area and Parwich Hill from the lower half of Creamery Lane.

**7.67** Looking south-east down Creamery Lane from above Orchard View, the projecting

pavement with bollards creates a pinch-point, restricting access and interrupting the flow of Creamery Lane (the main route out of Parwich to the south-east, from this side of the Conservation Area), both visually and physically.

**7.68** From Croft Avenue, there are clear views of The Wings to the east. Looking south along Creamery Lane from here, the bend in the road to the west, the gable end of Orchard View and a large sycamore tree to the south of West View (outside the Conservation Area) block views to the south-east.



P110 View south from Croft Avenue

**7.69** Looking up the lane, the large lime tree on the triangular green below Creamery Cottage emphasises the fork in the road created by Monsdale Lane and leads the eye to the top of Parwich Hill above. There are long-range views of the hills to the south. However, during the summer months, the lime tree blocks views to the south-east from beside Creamery Cottage.



P111 View north towards Creamery Cottage

**7.70** Further up the lane, the ground rises to either side and the lane narrows and feels enclosed. There are open views to the south and south-east, particularly in winter.

**7.71** A sharp bend near the top of the lane creates a pinch point, accentuated by the steep rise in level as the lane meets Kiln Lane.

#### **North / North-East**

##### *Kiln Lane*

**7.72** Kiln Lane is at a lower level than the ground to either side, suggesting that it may be

an ancient holloway, although it may have been cut more recently. The sunken nature of the lane is accentuated by the high walls of Parwich Hall to the north, the stone walls along the southern edge of the lane, and the hills rising above in both directions.

**7.73** At the top of the hill, just beyond the grounds of the Hall, the roof of Knob Hall can be glimpsed to the south-east, and there are impressive open views of the eastern elevations of Parwich Hall and grounds. Views of the village, however, are blocked by the rising land of Hallcliffe on the south side of the lane.



P112 View of Parwich Hall to west

**7.74** At the eastern end of Kiln Lane, a triangular area of grass is thought to be an original village green. The upper storeys of the north gable of Knob Hall appear immediately below the eastern edge of the green, and there are extensive open views to the south and south-east, and north-east to Gibbonsbank.



P113 Knob Hall visible above the green

**7.75** The top of Kiln Lane by Knob Hall is very narrow and steep with a sharp bend down towards Knob Hall.

#### *Gibbonsbank Area and Monsdale Lane*

**7.76** This north-eastern corner of the Conservation Area is characterised by open views to the south, south-east and south-west, particularly from the lane leading up to and in front of Gibbonsbank itself. Few locations within

the Conservation Area allow such extensive views of the village itself.

**7.77** Both Rathbourne Hall and Gibbonsbank are significant non-listed buildings within the Conservation Area, as they are highly visible from the eastern areas of the Conservation Area, and from outside it to the south.

**7.78** Rathbourne Hall is largely obscured from view here due to a large, dense hedge of shrubs along its southern boundary.

**7.79** Beyond Orchard Farm, on Monsdale Lane, ridge and furrow field patterns are clearly visible on the ridge to the south/south-west of the Conservation Area, and rising up the fields of the Wings to the south-east.

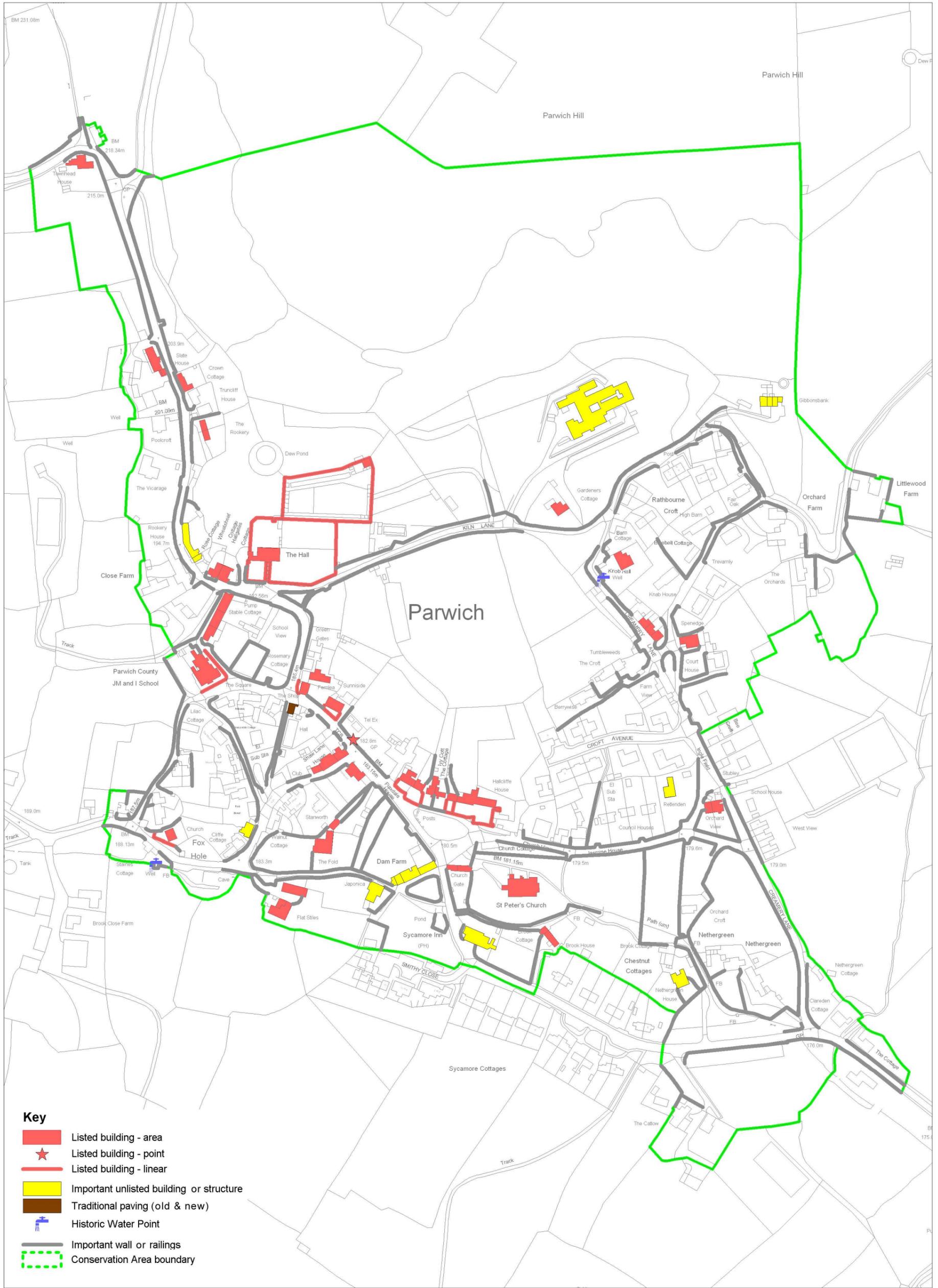
**7.80** Monsdale Lane is the only direct entry point into the Conservation Area from the north-east, but this narrow, wooded lane is infrequently used by traffic, with grass growing up the centre of the tarmac. As a result, the north-eastern part of the Conservation Area is a tranquil backwater, slightly remote from the main hub of the village to the south-west.



P114 View south-west from Gibbonsbank

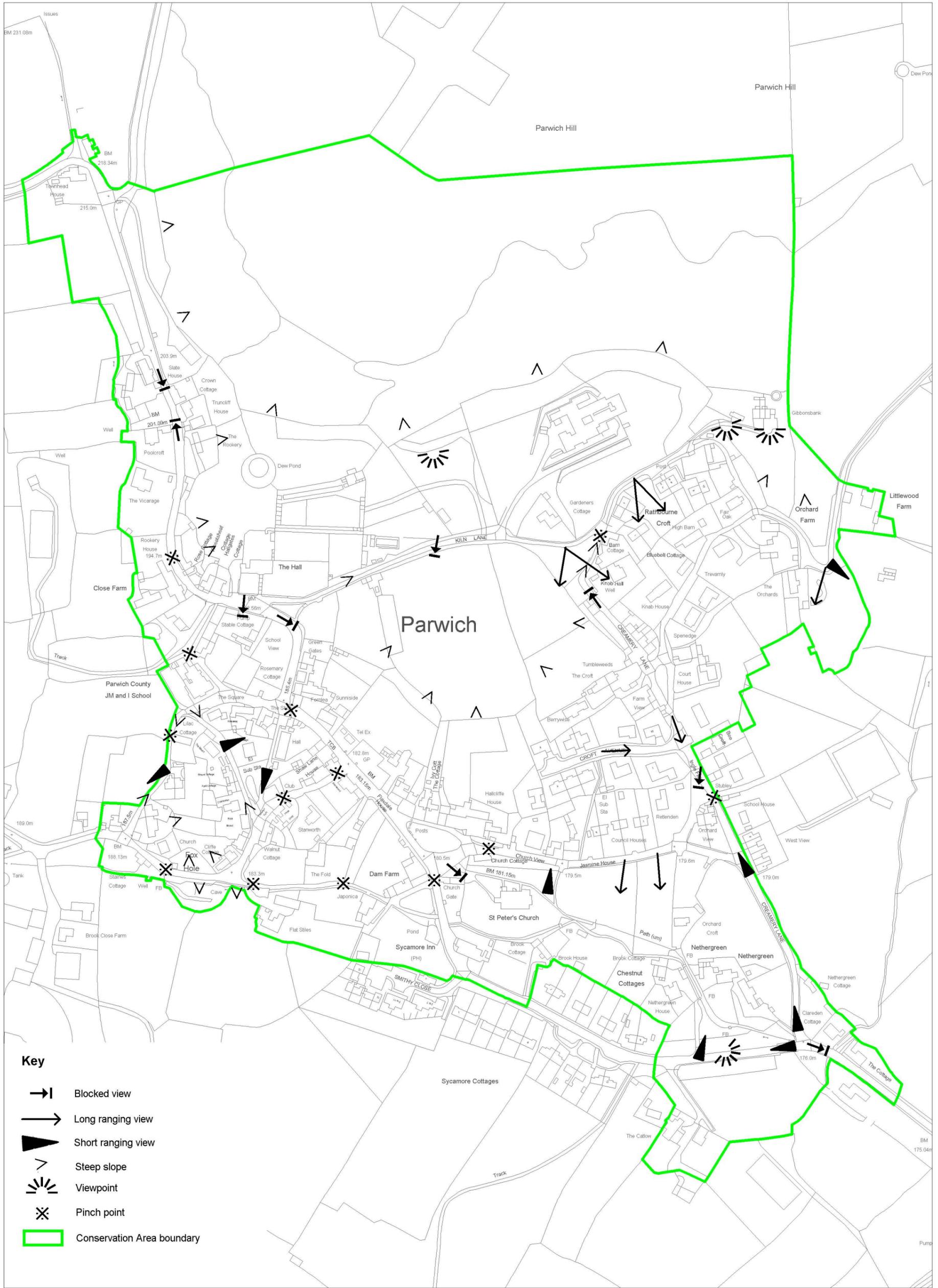


P115 Monsdale Lane



**Key**

- Listed building - area
- Listed building - point
- Listed building - linear
- Important unlisted building or structure
- Traditional paving (old & new)
- Historic Water Point
- Important wall or railings
- Conservation Area boundary



**Key**

-  Blocked view
-  Long ranging view
-  Short ranging view
-  Steep slope
-  Viewpoint
-  Pinch point
-  Conservation Area boundary

**Views within Parwich Conservation Area**

## 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.



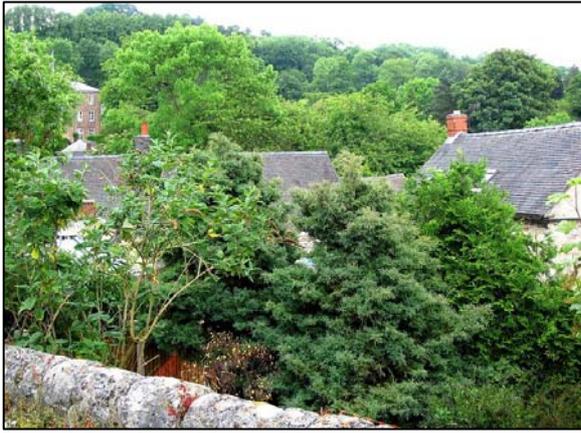
P118 The Green



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

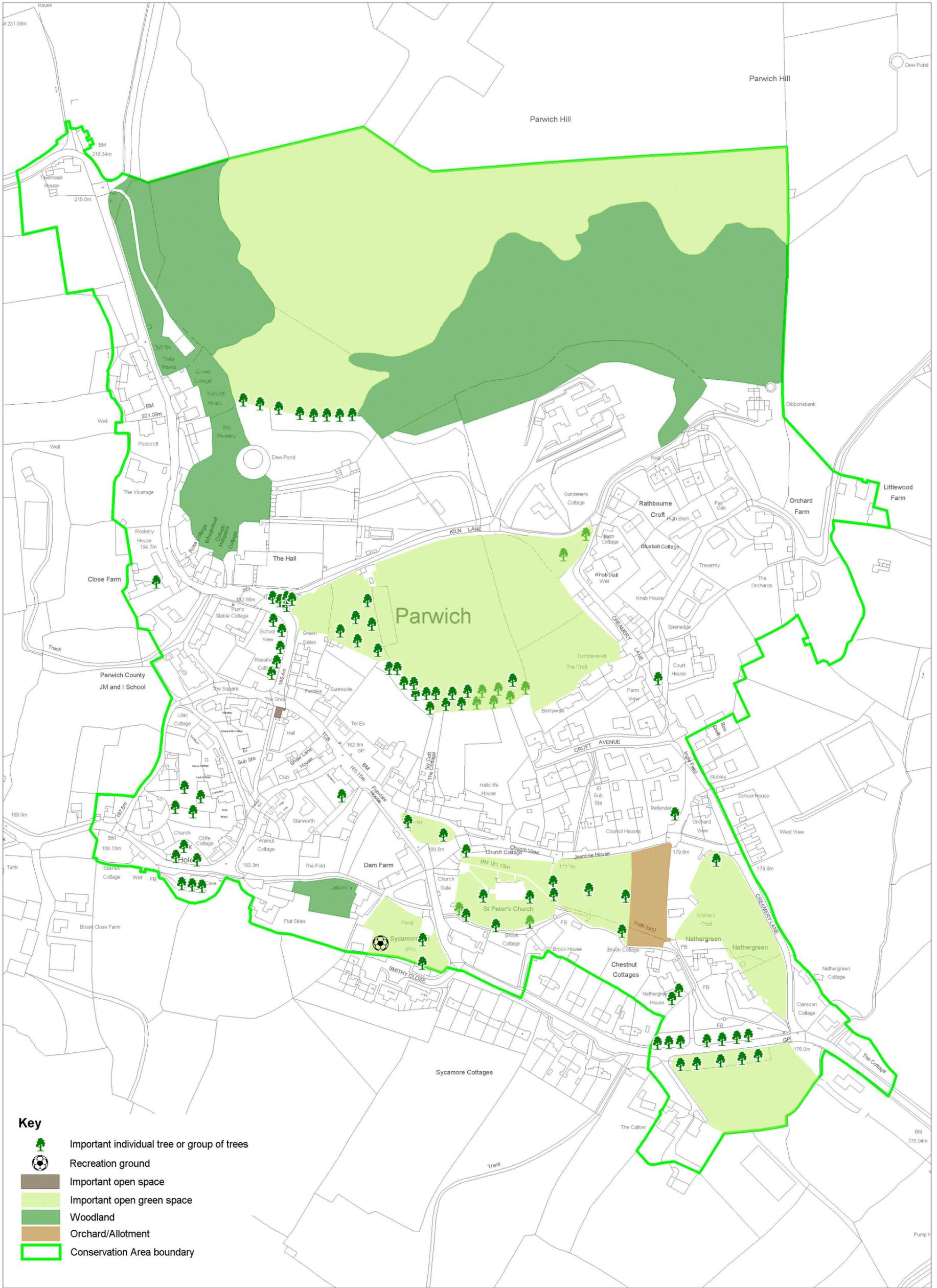
**8.14** Three Monkey Puzzle trees, two to the southern boundary of Nethergreen House and one to the rear of Close Farm, provide an exotic touch to the otherwise essentially English landscape of the Conservation Area.



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.

### 13.0 LISTED BUILDINGS IN PARWICH CONSERVATION AREA

No.	Address	Grade	Date
1	Orchard View. Creamery Lane	II	Late C18 <sup>th</sup>
2	Creamery Lane Cottages. Creamery Lane	II	Late C18 <sup>th</sup>
3	Church Farmhouse. Creamery Lane	II	Late C18 <sup>th</sup>
4	Flatts Stile Farmhouse. Dam Lane	II	Late C18 <sup>th</sup>
5.	Barn to north of Flatts Stile Farmhouse. Dam Lane	II	Late C18 <sup>th</sup>
6	Methodist Chapel, attached wall and railings. Dam Lane	II	1847
8	Church of St. Peter, The Green	II*	1873-4
9	Flaxdale House, attached outbuildings, garden wall and gate piers. The Green	II	1756
10	Ivy Cottage and The Cottage. The Green	II	Late C18 <sup>th</sup>
11	Willow Cottage and garden wall. The Green	II	Late C18 <sup>th</sup>
12	Hallcliffe House and garden wall. The Green	II	1776
13	Church Gate House and Church Gate Cottage. The Green	II	Mid C18 <sup>th</sup>
14	Gardeners Cottage. Kiln Lane	II	Late C18 <sup>th</sup>
15	Knob Hall. Kiln Lane	II	Mid C17 <sup>th</sup>
16	The Fold. Main Street	II	Mid C18 <sup>th</sup> / Early C19 <sup>th</sup>
17	Outbuilding to north of The Fold. Main Street	II	C17 <sup>th</sup>
18	Brentwood. Main Street	II	C19 <sup>th</sup>
19	Fernlea. Main Street	II	C18 <sup>th</sup>
20	Sunniside, garden wall, gate piers and railings. Main Street	II	Early C19 <sup>th</sup> c
21	Brook House and Brook Cottage. Main Street	II	Late C18 <sup>th</sup> / Mid C19 <sup>th</sup>
24	Shaw House and attached outbuilding. Shaw Lane	II	C17 <sup>th</sup>
25	Shaw Lane Cottage. Shaw Lane	II	C17 <sup>th</sup>
27	Townhead House. Smithy Lane	II	Mid C18 <sup>th</sup>
28	Slate House. Smithy Lane	II	C17 <sup>th</sup>
29	Crown House and attached outbuilding. Smithy Lane	II	Late C18 <sup>th</sup>
30	The Rookery. Smithy Lane	II	Late C18 <sup>th</sup>
31	Wheatsheaf Cottage and Hallgates Cottage. Smithy Lane	II	Mid C18 <sup>th</sup>
32	Parwich Hall. Smithy Lane	II*	1747, 1910, 1931
33	Garden terraces, walls and entrance gates. Smithy Lane	II	c1905
34	Summerhouse at Parwich Hall. Smithy Lane	II	c1905
35	Stabling and attached cottage opposite Parwich Hall. Smithy Lane	II	Mid C18 <sup>th</sup>
36	House and garden wall to south-west of Fernlea. The Square	II	Mid C18 <sup>th</sup>
37	School, former schoolmaster's house and retaining wall. The Square	II	1861
38	K6 Telephone Kiosk	II	1935

#### Summary:

0 Grade I Listed Buildings

2 Grade II\* Listed Buildings

32 Grade II Listed Buildings

NB: There are other listed buildings in Parwich Parish but they are outside the Conservation Area.

## 14.0 GLOSSARY

<b>Agrarian</b>	Of the land or its cultivation (Oxford Dictionary).
<b>Ancillary</b>	In architectural terms this usually refers to a secondary structure, for instance stables or outbuilding.
<b>Ancient Monument</b>	Ancient monuments are legally protected archaeological sites and buildings designated under the Ancient Monuments and Archaeological Areas Act 1979. It is an offence to carry out works to them without the written consent of the Secretary of State.
<b>Ashlar</b>	Masonry that has been carefully cut, dressed and squared, to be employed as facing stone in finely jointed level courses.
<b>Baffle Entry</b>	Also referred to as lobby entry, this is when there is a lobby area on entering a building with a fireplace directly in front, usually serving two rooms, obstructing the route straight through the dwelling.
<b>Coped gables</b>	Gable walls that have a course of flat stone laid on top.
<b>Cruck Frame</b>	Constructed primarily in the north and west of England from the medieval period through to the 19 <sup>th</sup> century (Brunskill 2000). This method of timber-framing is based upon two curved timbers, known as blades, positioned in an A shape. These paired timbers are usually cut from a single tree. The blades are joined at the apex and roof loads are transferred along roof purlins, then directly to the ground via the blades. A tie beam and collar assist the restraining of the structure whilst the base of the cruck sits on a soleplate, padstones or on a plinth.
<b>Curtilage</b>	Area attached to a house and forming one enclosure with it. (Oxford Dictionary 1996).
<b>Dormer window</b>	Window placed vertically in the sloping plane of a roof (Pevsner 2002).
<b>Dormitory</b>	Commuter settlement or suburb.
<b>Double pile plan</b>	The building is entirely two rooms in depth (Brunskill 2000).
<b>Drip moulds</b>	A horizontal moulding for throwing water off and so protecting the windows immediately below. Drip moulds are also used on chimneys.
<b>Enclosure Award</b>	Between the mid-18th and late-19th centuries a large amount of waste and common land was enclosed in England and Wales. This enclosure movement was undertaken under the strong belief in the need for agricultural improvement amongst landowners at the time. To enclose land the distribution of the newly enclosed fields had to be approved. This approval could be via an Act of Parliament, the central courts or private agreement between local landowners. In all legally ratified cases, and some privately agreed examples, an enclosure award setting down the agreed extent and layout of the enclosure in writing and a corresponding plan was drawn up. The level of accuracy and detail that allotment boundaries were planned to is usually good, but in many cases the subdivisions into individual fields were not shown. Their coverage therefore varies from one area to another. In the case of Parliamentary Awards these were often done on a parish by parish basis.
<b>HER</b>	Historic Environment Record (HER)
<b>Holloway</b>	A sunken track worn down over time, with slightly raised sides.
<b>Hood mouldings</b>	Projecting moulding above an arch or a lintel to throw-off water (Pevsner 2002).
<b>Kneeler</b>	Horizontal decorative projection at the base of a gable (Pevsner 2002).
<b>Lintel</b>	Horizontal beam or stone bridging an opening (Pevsner 2002).
<b>Lime kiln</b>	In the Medieval period, from at least as early as 1100 AD, Peak District villages were surrounded by large strip fields (often referred to as 'open fields' – in upland areas it is debatable whether some parts of them remained open for long and thus the term strip field is preferred). While often bounded at their edges by banks and ditches, internally they were initially divided into a large number of unfenced cultivation strips. The use of strips allowed a fair distribution of different grades of land between lord and villagers. This system was designed to favour the needs of arable cultivation. It seems to have been introduced into the area from the lowlands of the Midlands. In the Peak District, pastoral farming was of equal or greater importance, and individual strips or parcels of

strips were enclosed from an early date. Others, in less favourable locations in what are known as 'outfields', may have only been used in an intermittent way.

<b>Mullion</b>	Vertical posts or uprights dividing a window into 'lights' (Pevsner 2002). Mullions can be shaped or chamfered which can give an indication as to age.
<b>Neolithic</b>	The prehistoric period which comes between the Mesolithic (Middle Stone Age) and the Bronze Age, dating roughly from 4000 to 2000 BC. This was the time of the adoption of the first agricultural practices, including cereal cultivation, but more importantly the rearing of domesticated animals, including herds of cattle and flocks of sheep. In the beginning, farmers moved around the landscape with their herds, much as they had in the Mesolithic (except they took animals with them rather than following wild game). It was only after more than a thousand years that they settled in more 'permanent' farms which they surrounded by hedged fields. They built impressive ceremonial monuments, often used to establish traditional right to the use of land, by burying the bones of the ancestors to overlook pastures.
<b>Parish</b>	The smallest unit of local government is the civil parish. In some areas this covers the same area as an ecclesiastical parish which is the area of jurisdiction covered by the parish church. Ecclesiastical parishes are almost always the remains of Medieval manors especially in rural areas and many have remained unaltered in their boundaries since the Medieval period. However, in the Peak District many parishes became defined by the boundaries of Townships.
<b>Pediment</b>	The classical equivalent of a gable, often used without any relation to a roof. Often used over an opening, particularly doorways.
<b>Pinch point</b>	A visual effect which suggests a narrowing of the street scene. It is typically caused by a bend in a road and the proximity of buildings on either side.
<b>Quoins</b>	Dressed stones at the (exterior) angles of a building.
<b>SAC</b>	Special Areas Of Conservation (SACs). Sites of international importance for wildlife, protected under the European Habitats Directive and the Habitats Regulations. Any proposal which might have a significant effect on a SAC must be formally assessed and if likely to damage the interest, can only go ahead if there are no reasonable alternatives, there are significant overriding reasons and compensatory measures are provided.
<b>SSSI</b>	Site of special scientific interest (SSSIs). Sites of national importance for their wildlife or geological interest, protected under the Wildlife & Countryside Act 1981 (and subsequent amendments). Owners/occupiers must consult Natural England if they wish to carry out operations which might damage the interest of the site, and public bodies have a duty to take reasonable steps to further the conservation and enhancement of SSSIs (e.g. when considering planning issues).
<b>Staffordshire Blue Bricks</b>	These dull, dark purple bricks, known as engineering bricks, are made from Etruria Marl burnt at a high heat which produces a material that is strong and impervious.
<b>Strip field</b>	In the Medieval period, from at least as early as 1100 AD, Peak District villages were surrounded by large strip fields (often referred to as 'open fields' – in upland areas it is debatable whether some parts of them remained open for long and thus the term strip field is preferred). While often bounded at their edges by banks and ditches, internally they were initially divided into a large number of unfenced cultivation strips. The use of strips allowed a fair distribution of different grades of land between lord and villagers. This system was designed to favour the needs of arable cultivation. It seems to have been introduced into the area from the lowlands of the Midlands. In the Peak District, pastoral farming was of equal or greater importance, and individual strips or parcels of strips were enclosed from an early date. Others, in less favourable locations in what are known as 'outfields', may have only been used in an intermittent way.
<b>Tithe map</b>	Shows the boundaries of land and property within the Tithe area. A tithe was tenth of a person's produce or income given voluntarily or as a tax to the church.
<b>Vernacular</b>	An indigenous building constructed of locally available materials, to local detail, without the benefit of an architect. Vernacular architecture can be defined as dwellings and 'all other buildings of the people' (Oliver, 2003).

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