

Conservation Area Appraisal

September 2011

Cressbrook and Ravensdale



CRESSBROOK AND RAVENSDALE CONSERVATION AREAS APPRAISAL

CONTENTS

Page No.

INTRODUCTION

LIST OF FIGURES

1.0	CHARACTER SUMMARY	1
2.0	LOCATION AND POPULATION	2
3.0	HISTORIC AND ARCHAEOLOGICAL DEVELOPMENT	7
4.0	FORMER AND CURRENT USES	15
5.0	ARCHITECTURAL AND HISTORIC QUALITIES	17
6.0	PREVALENT AND TRADITIONAL BUILDING MATERIALS	22
7.0	THE RELATIONSHIP OF STRUCTURES AND SPACES	26
8.0	GREEN AND OTHER NATURAL LANDSCAPE FEATURES	34
9.0	CONSERVATION AREA SETTING	38
10.0	THE CONSERVATION AREA BOUNDARIES	40
11.0	POTENTIAL FOR IMPROVEMENT	41
12.0	PLANNING POLICY	43
13.0	LISTED BUILDINGS IN CRESSBROOK AND RAVENSDALE CONSERVATION AREAS	45
14.0	GLOSSARY	46
15.0	REFERENCES	48

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 currently available (2011) 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 National Park Authority's 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 National Park Authority's Tree Conservation Officer (on 01629 816200).

Parish Councils and local organisations can apply to the National Park 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 National Park Authority's Live & Work Rural Officers (on 01629 816200).

Projects that have sustainability as their principle objective may be eligible for a grant from the Authority's Sustainable Development Fund (SDF). For information please contact the National Park Authority's SD Officer (on 01629 816200). For advice on improving the energy efficiency of historic buildings please contact the National Park Authority's Cultural Heritage Team.

For further information about grant assistance within a Conservation Area, please refer to the National Park Authority's website: www.peakdistrict.gov.uk/grantsrr

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 controls apply to any building or land within a Conservation Area:

- Conservation Area Consent will be required to demolish:
 - (i) a building with a volume of 115 cubic metres or greater;
 - (ii) a wall, fence, gate or other means of enclosure 1 metre or more in height next to a highway (including a public footpath or bridleway), waterway or public open space, or 2 metres or more in height elsewhere;
 - (iii) a building constructed before 1914 and in use, or last used, for agricultural or forestry purposes.
- Planning permission will be required for some minor development.
- Planning applications for development within a Conservation Area will have to demonstrate that the proposed work will preserve, and where possible enhance, the character of the Conservation Area.

- Trees with a diameter 7.5cm, or more, in a Conservation Area are protected. Anyone proposing to cut down or carry out work on a tree in a Conservation Area is required to give the Local Planning Authority 6 weeks written notice of intent to do so.

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 East Midlands Regional Plan (2009), the Authority's Local Plan (2001), Design Guide (2007) and Landscape Strategy (2009). The relevant national guidance should also be taken into account, for example Planning Policy Statement 5: 'Planning for the Historic Environment'. These documents all include policies that help protect the special character of Conservation Areas and guide new development. The draft National Planning Policy Framework (NPPF) (July 2011), if adopted, will ultimately replace all current PPSs and PPGs.

The Cressbrook and Ravensdale Conservation Area Appraisal was adopted at the Peak District National Park Authority's Planning Committee on the 16 September 2011. Copies are available on request from the National Park Authority and on our website. Copies of this document have also been given to Litton 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 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.

LIST OF FIGURES

Page No.

- Fig. 1 Location of Cressbrook and Ravensdale Conservation Areas
- Fig. 2 Cressbrook and Ravensdale Conservation Area Boundaries
- Fig. 3 Aerial Photograph showing Cressbrook and Ravensdale Conservation Areas
- Fig. 4 Archaeological Sites Identified on the Derbyshire County Council Historic Environment Record (HER), within Cressbrook and Ravensdale Conservation Areas
- Fig. 5 Burdett's Map of Derbyshire, 1791
- Fig. 6 Ordnance Survey Map, 1880
- Fig. 7 Second Edition Ordnance Survey Map, 1898
- Fig. 8 Architectural Development within Cressbrook and Ravensdale Conservation Areas
- Fig. 9 Streetscape Features within Cressbrook and Ravensdale Conservation Areas
- Fig. 10 Views within Cressbrook and Ravensdale Conservation Areas
- Fig. 11 Landscape Features within Cressbrook and Ravensdale Conservation Areas

ACKNOWLEDGEMENTS

We would like to thank the following for their additional assistance with this appraisal:

Chris Gilbert, who was co-author of 'Behind the View, Life and times in Cressbrook – a Derbyshire Mill Village' (2005). This contains a useful account of the development of the village and has been consulted.

Joan Sinar, formerly Derbyshire County Archivist, made research notes on the development of the Mill site for the Authority when Cressbrook and Ravensdale were designated Conservation Areas in 1986 and her notes have been used extensively.

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.

In addition, there is a Glossary at the back of this Appraisal amplifying a range of historical and technical terms used within this document.

1.0 CHARACTER SUMMARY

1.1 The Authority's Landscape Strategy and Action Plan (LSAP, 2009) locates both Cressbrook and Ravensdale in the White Peak area of the National Park, and more specifically, the Limestone Dales. This is a landscape which is largely unsettled apart from occasional small mill settlements.

Cressbrook Conservation Area

1.2 Cressbrook was designated a Conservation Area on 4 July 1986 by the Peak District National Park Authority. The boundary takes in the whole village, and includes the mill in the valley bottom, the cottages climbing up the hillside and St John's Church at the northern extremity. Although the settlement is quite spread out, and the properties well spaced the overall feeling is one of tightly grouped houses.



P1.1 Cressbrook Mill and village

1.3 The mill is the reason for the settlement's existence and most of the property in the Conservation Area was constructed to house mill workers and dates from the early to mid-nineteenth century. Properties were built along the contours of the hillside to take advantage of the flattest areas of land. The cottages are in the main built in short terraces or symmetrical pairs. Typical architectural characteristics are diamond paned metal windows and decorative bargeboards. All properties are constructed of limestone with gritstone dressings to windows and door surrounds. Blue slate roofs and Staffordshire blue tile roofs are typical, as are limestone boundary walls with triangular coping stones.

1.4 Trees are a dominant feature in and around the village, but particularly to the south-eastern and south-western edges of the Conservation Area and around Cressbrook Mill where there are particularly dense areas of woodland. Trees contribute to the secluded feel of the settlement. The strongest sense of enclosure, however, is felt near the mill buildings which are surrounded by steep slopes on all sides.



P1.2 Trees contribute to the character of Cressbrook Conservation Area and its setting

1.5 There is a significant amount of ivy growing in the village, and also moss particularly on roadside walls. This, coupled with large amounts of yew, holly and conifer planting, ensures the village has quite a green appearance throughout the year.

1.6 There are good views looking south out of the village, from Top and Middle Row, but these obviously diminish progressively when heading downhill towards the mill. The cottages in Cressbrook are clearly visible from Monsal Head as they occupy a raised position above the treeline.

Ravensdale Conservation Area

1.7 Ravensdale was designated a Conservation Area on 4 July 1986 by the Peak District National Park Authority. The boundary takes in the mill workers' cottages and an area of land, incorporating gardens, to their east and west. The boundary roughly follows a drystone wall.

1.8 Ravensdale is an early-nineteenth century development consisting of 12 mill workers' cottages. They are constructed of two terraces with six cottages in each. The two rows face each other, and their front doors open onto a shared surfaced area. The cottages are built in a uniform style, constructed of limestone with gritstone dressings. Numbers 71-76 have stone slate roofs and 81-86 have blue slate roofs. They have gothic revival-style metal windows to their front elevations.



P1.3 Ravensdale Cottages in the shadow of Raven Crag

1.9 Ravensdale occupies a secluded location in the valley bottom at Cressbrook Dale. Steep-sided limestone crags to the east and wood-covered slopes to the west combine to create a sense of enclosure, particularly when standing between the two terraces.

1.10 Trees dominate both Ravensdale Conservation Area and its surroundings. In the summer months when trees are in leaf the cottages appear more secluded.



P1.4 Ravensdale Cottages surrounded by trees

1.11 At Ravensdale, the sound of wind in the trees is characteristic in certain weather conditions.

2.0 LOCATION AND POPULATION

2.1 The village of Cressbrook, Derbyshire is located at the junction of Cressbrook Dale and Millers Dale in the White Peak. The village occupies a secluded location with no major through-roads, reinforcing the feeling of isolation. It can be reached by turning off the B6465 (Ashford to Wardlow Mires road) at Monsall Head or by turning off the B6049 Blackwell to Tideswell road via Litton. It is approximately 6 miles (9.6 km) north-west of Bakewell and 2 miles (3.2 km) south-east of Tideswell.

2.2 Ravensdale is situated at the end of a single track which branches off the minor road which enters/leaves Cressbrook along its eastern edge. It can also be reached by footpath through Cressbrook Dale from the Litton direction.

2.3 The Authority's Landscape Strategy and Action Plan (LSAP, 2009) locates both Cressbrook and Ravensdale in the Limestone Dales area of the White Peak. Described as, "A steeply sloping dale landscape with limestone outcrops and extensive tracts of woodland and scrub intermixed with limestone grassland. In landscape where views are tightly controlled by landform and tree cover." This is the case in both Cressbrook and Ravensdale.

2.4 It should be noted that Cressbrook and Ravensdale are in the parish of Litton which also contains the settlement of Litton Mill. This appraisal concentrates on Cressbrook and Ravensdale and not the parish as a whole. Census figures provided do not make this distinction and cover the whole parish, not just Cressbrook.

2.5 The population of Litton parish grew steadily in the first half of the nineteenth century. The 1801 census records a population of 438. By 1811 this figure had risen slightly to 458. The 1821 census records a significant increase in population giving a figure of 710. The population continued to rise in 1831 and 1841 peaking in 1851 when the census records a figure of 945. This rise is attributable to the construction of the cottages at Cressbrook, Ravensdale and Litton Mill to accommodate mill workers.

2.6 The 'Vision of Britain' website includes some useful information on population figures for Litton and shows a steady decline from around 1921 up to 1961. This is possibly attributable to the two world wars, coupled with a decline in manufacturing industry.

2.7 The end of manufacturing at Cressbrook Mill in 1965 resulted in a massive change in village life as there was no longer a major source

of employment within Cressbrook and Ravensdale. Lack of employment coupled with increasing property prices led to a shift in population. There are few residents remaining who were born and raised in either Cressbrook or Ravensdale who can claim any long-standing connection. The village now contains some holiday and second homes.



P2.1 Former mill worker's Cottages at Ravensdale

2.8 The development of the Cressbrook Mill site which, towards the end of the twentieth and beginning of the twenty-first centuries, saw the creation of a significant number of dwellings, has resulted in a rise in population. The 2001 census recorded a population of 588 residents in the parish of Litton, but the new dwellings may not have been fully occupied when the survey was carried out.



P2.2 Cressbrook Mill

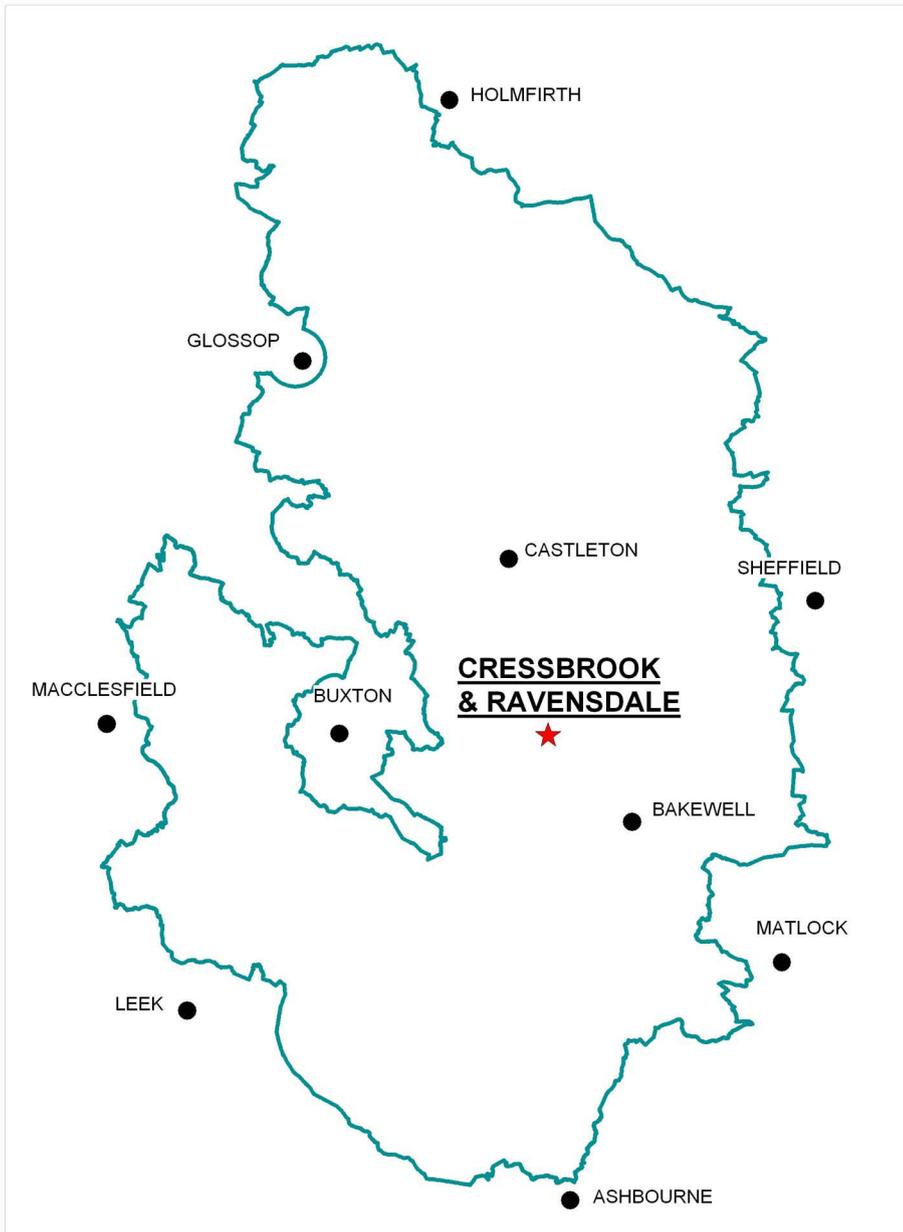


Fig. 1a. Location of Cressbrook & Ravensdale Conservation Areas

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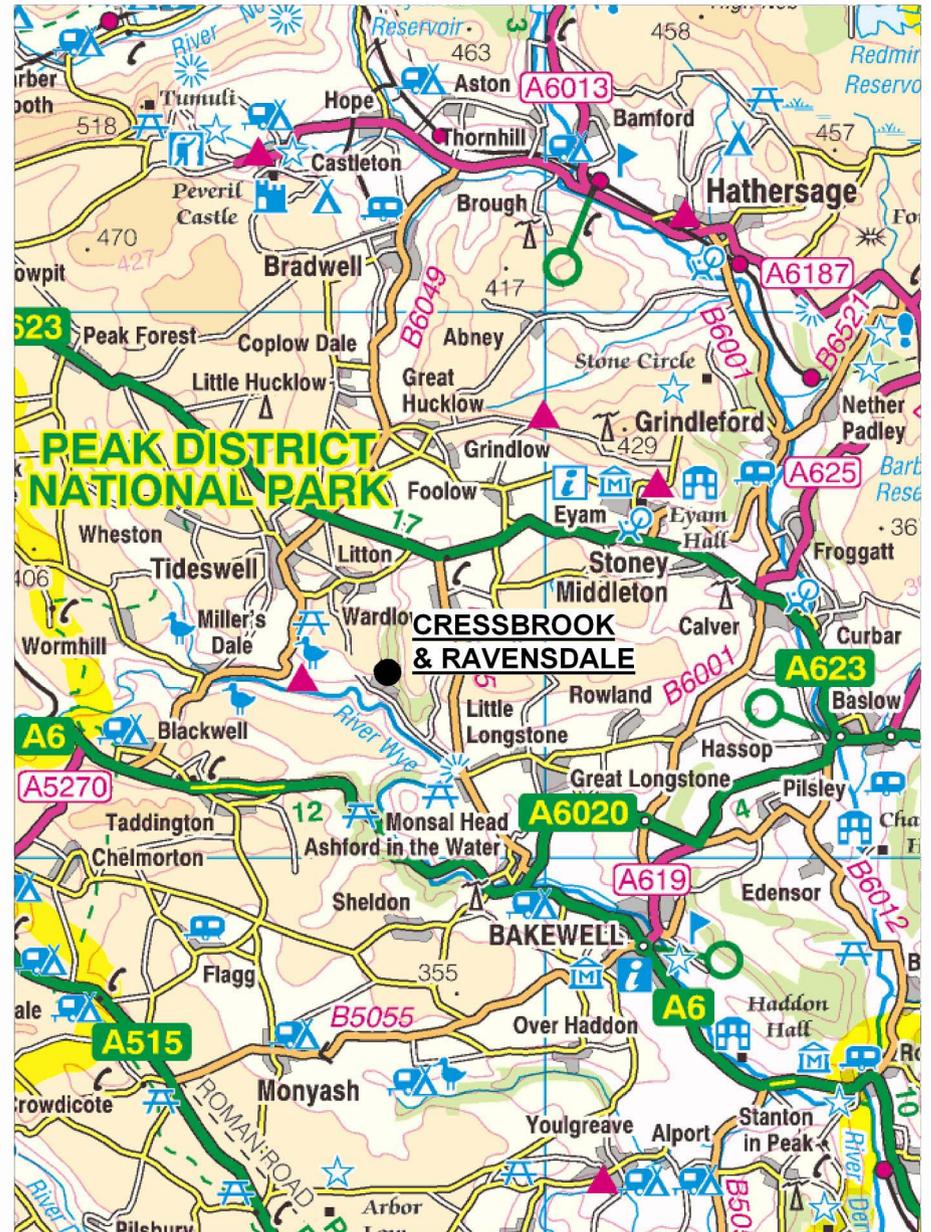
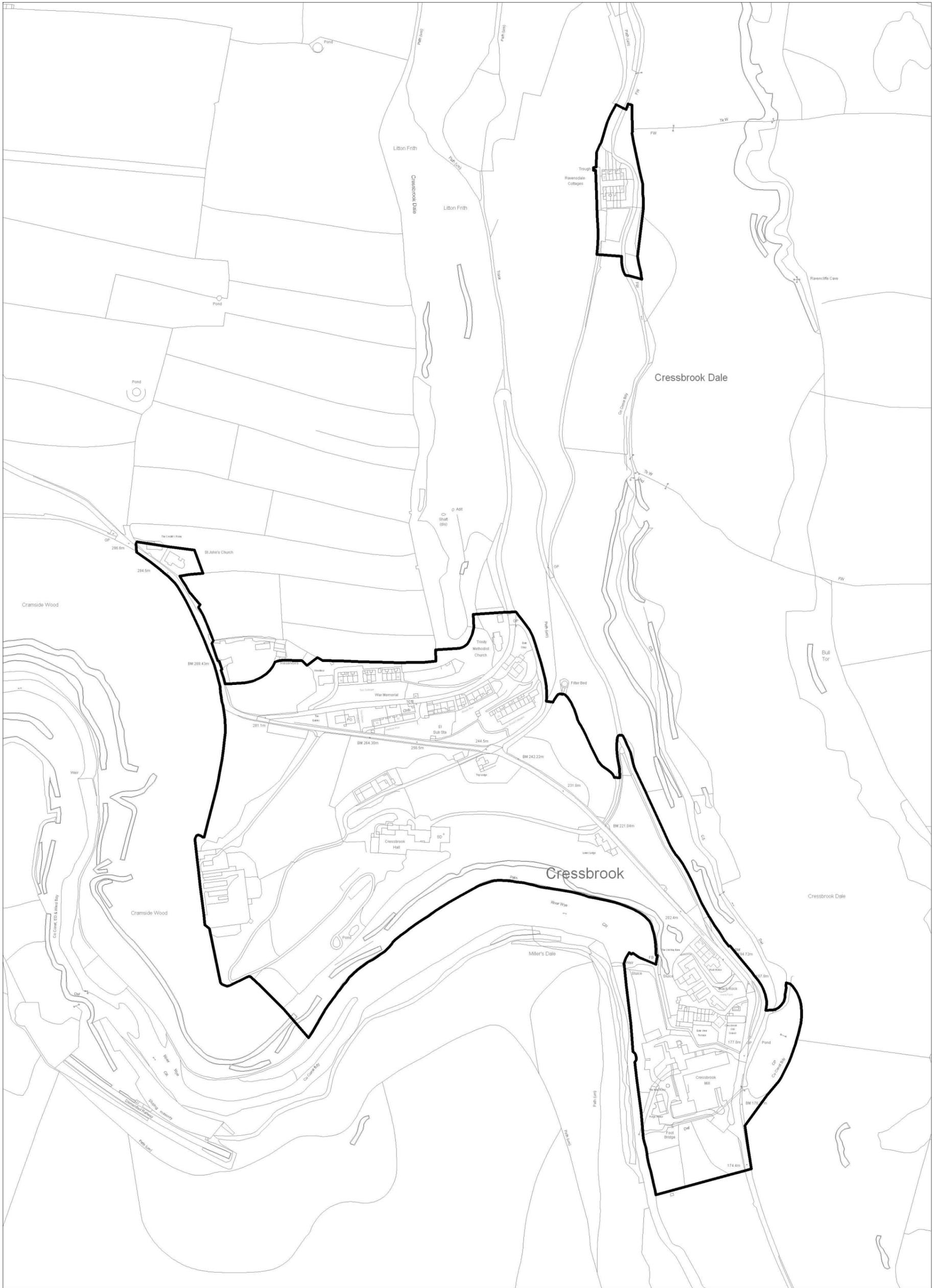
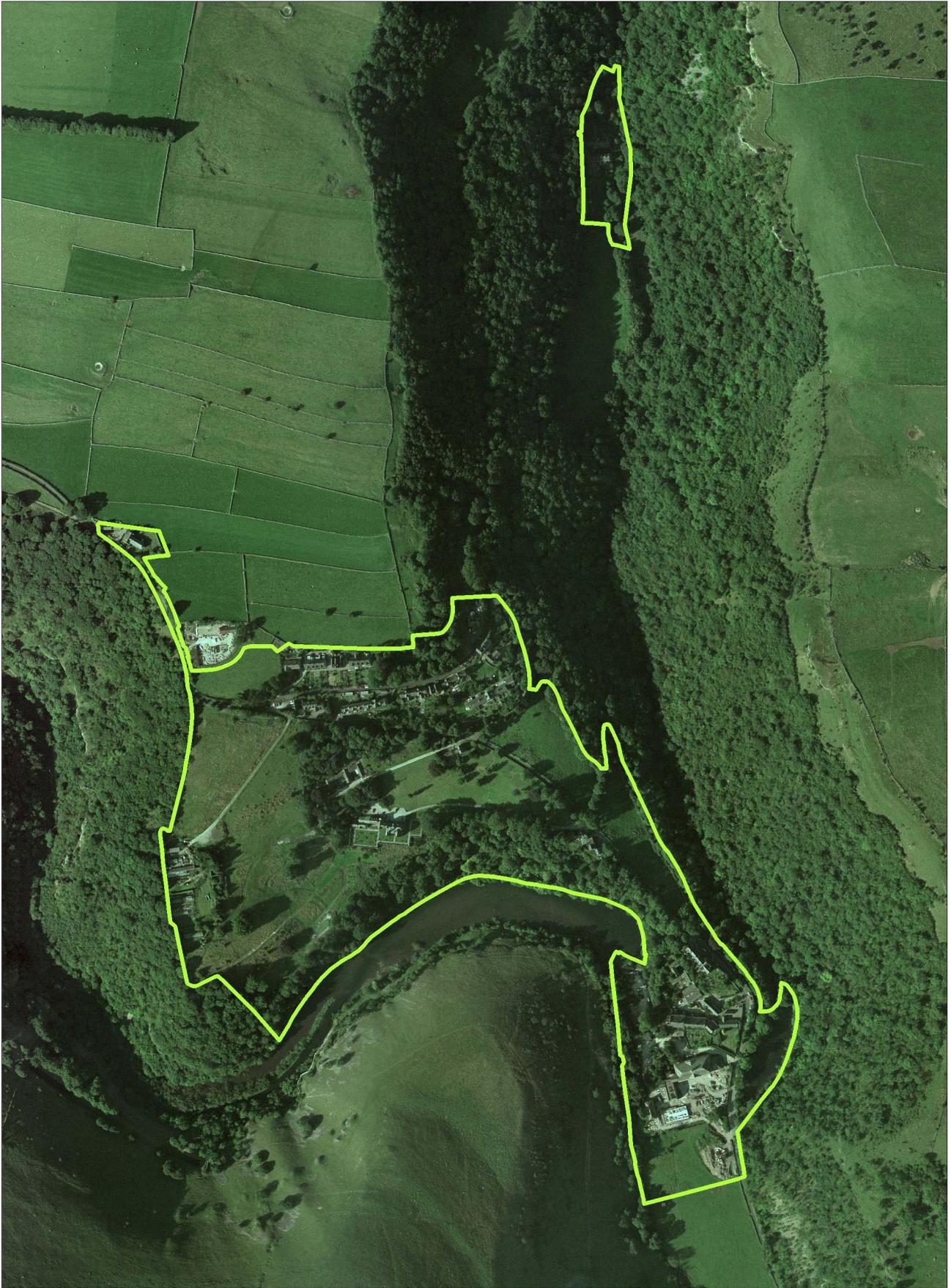


Fig. 1b. Location of Cressbrook & Ravensdale Conservation Areas

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3.0 HISTORIC AND ARCHAEOLOGICAL DEVELOPMENT

3.1 Cressbrook and Ravensdale are nineteenth century developments but within the surrounding area, there is archaeological evidence of a much earlier date. Twelve sites appear on the Derbyshire Historic Environment Record (HER). This does not indicate that there was an earlier settlement on the site of Cressbrook itself, it merely confirms that there was human activity in the area.

3.2 There are two HERs located within Cressbrook Conservation Area. Cressbrook Mill, (9403 – Grade II* listed) and St John’s Church (9428). Other HER sites nearby include Bronze Age round barrows to the north-west of the village between Cressbrook Dale and Hay Dale, strip lynchets (Romano-British) to the north-west and the remains of a Romano-British settlement at Hay Top to the south-east of the village.

3.3 There are also two Scheduled Monuments in the vicinity; these are two Bronze Age bowl barrows at Hay Dale to the east of Cressbrook (13382) and a Saxon Barrow at Lapwing Hill to the south (13385). Both are outside the Conservation Areas.

3.4 The history and development of both Cressbrook and Ravensdale are linked to the development of the mill site.

3.5 The earliest reference to Cressbrook is in 1345 with the spelling “Cresswalle” meaning spring. The spelling “Cressbrook” first appeared around 1604. It is thought to mean the stream where cress grows. The development of the village of Cressbrook, however, owes much to its proximity to the River Wye and the succession of mills, of which there are known to have been at least four. The earliest reference to a mill in this area, which was a water-powered corn mill, comes from a reference in an agreement for exchange of lands between the Countess of Shrewsbury and Steven and Anthony Longesden in around 1604.

3.6 Following the Enclosure Act of 1762 the commons of the manor of Litton were enclosed in 1764. At this time an area of woodland called Litton Frith lying between Water cum Jolly and the junction of the Cress Brook and the Wye was allocated to John Baker (head of a large family of hosiers). Baker developed this site as an agricultural venture. The Frith was let out to tenants – Richard Arkwright, the elder, and Ellis Needham. Arkwright’s connection is significant given his role in industrial history. Although the precise date of lease of the mill site is disputed it is likely that the first cotton spinning mill had been constructed by the early 1780s. The Mill

was built and run for the Arkwrights by William Newton but in 1785 it was destroyed by fire.

3.7 When John Baker died in 1783 leaving debts, his sons could not raise the necessary capital to buy his estate, and it was put on the market in 1786. Richard Arkwright acquired several parcels of the estate including the mill site. A cotton spinning mill was rebuilt and was leased to Barker Bossley of Bakewell Merces and Edmund Baker, a Hosier of Bakewell.

3.8 Following the death of Arkwright in 1792, his son sold the mill at Cressbrook to his brother-in-law Samuel Simpson, Bossley and Baker retaining the lease (Arkwright’s son was in the process of building up his estate at Cromford and needed to raise some capital). Edmund Baker’s son (also Edmund) was manager of the mill until he became ill in 1799 and the firm became known as Barker Bossley and Co. William Newton became the manager.

3.9 The early nineteenth century was plagued with economic problems associated with inflation, shrinking markets exacerbated by trading difficulties created by the Napoleonic wars. In addition, Arkwright’s spinning technology had become outmoded. Barker and Bossley became bankrupt in 1808.

3.10 Cressbrook Mill remained closed from January 1809 until May 1810. In March 1810 John Leigh and Francis Philips of a Manchester cotton-spinning company took on the lease of Litton Frith. William Newton was reinstated as the manager.

3.11 In 1814 Francis Philips bought Litton Frith from Samuel Simpson. The River Wye replaced the Cress Brook as the source of water for the mill under lease from the Duke of Devonshire (prior to this point, disputes with the Devonshire’s meant the Cress Brook had been the only available power source). Conditions were ripe for the site to develop.

3.12 William Newton, the mill manager oversaw the construction of a new mill, the Wye Mill in 1816, and the installation of modern machinery.



P3.1 The Mill constructed in 1816

3.13 In 1817 the Apprentice House was built. This was a comparatively simple two-storey building with one large room on each floor providing accommodation for male and female apprentices. A third mill was added to the site in 1823.



P3.2 Cottages at Dale View

3.14 The cottages at Ravensdale were also constructed in 1823 and became known as Newton's Folly. Due to their secluded and dark location these cottages were not popular with employees and became known locally as the Wick, shortened from the nickname "Bury-me-wick".



P3.3 Nineteenth Century photo of The Wick

3.15 William Newton died in 1830 and was succeeded by his son as manager until 1835 when the Estate was sold to Henry McConnel.

3.16 Henry McConnel, was experienced in cotton manufacturing and was a partner in McConnel and Kennedy of Ancoats, Manchester when he bought Cressbrook. He appears to have been a typical nineteenth century philanthropist. He commissioned the Sheffield Architects Weightman and Hadfield to design both a Country House for his private residence and mill workers' cottages.

3.17 In 1843 Cressbrook Hall (or House as it is called on the earlier maps) and the cottages at Top Row were built. In 1845 Middle Row was added and by 1847 Lower Wood Terrace. It is likely that alterations to the Apprentice House

(now Dale View Terrace) were also made at this time, and the castellated folly added to the west gable; this would act as an eyecatcher when looking down the valley from the direction of Cressbrook Hall, disguising the workers' dwellings.



P3.4 The eye catcher at the end of Dale View

3.18 Although the Lodges to the Hall are not marked on the 1847 Tithe Map they are likely to have been constructed towards the end of the 1840s. They appear on the First Edition Ordnance Survey map (1883).



P3.5 Lower Lodge to Cressbrook Hall

3.19 McConnel also improved links to and from the Mill, Hall and village. In the 1850s McConnel also constructed a new road from Cressbrook to Tideswell which improved communications with Manchester and enhanced trade. Access through the village was tolled. Link roads between the west and east access roads to the village were also made.

3.20 Bagshaw's Directory of 1846 described the newly constructed Cressbrook as "the handsome cotton spinning and manufacturing establishment of McConnel Brothers situated in a romantic glen on the banks of the Wye, the picturesque beauties of which are greatly increased by neat Elizabethan and Swiss cottages erected for work people on the brow of a lofty hill covered by luxuriant plantations. A

beautiful mansion, the residence of the proprietors, stands near the mill, which appears to be shut up on all sides by lofty hills, and might have remained a profound solitude to the present day but for the enterprising spirit in which stamps the British capitalist.”



P3.6 Cressbrook Hall from Water-cum-Jolly

3.21 Henry McConnel died in 1871 and the Mill was put in the hands of Trustees. Henry McConnel’s daughter, Mary Worthington appears to have inherited her father’s philanthropic interests. In 1878 she commissioned a village school and at the turn of the century Institute Row, now Hall View, was built.



P3.7 Hall View

3.22 In 1893 Matthew Dickie Jnr Ltd took over the lease for Cressbrook Mill. The change was then made from water power to turbine in 1920. Dickie eventually purchased the Mill in 1925. The mill operated under this ownership until its closure in 1965.

3.23 The two churches in the village were both constructed in the first part of the twentieth century. St John’s Church to the north-west of the village on the road to Litton was built in 1902 in neo-gothic style.



P3.8 St John’s Church

3.24 The Methodist Church, located at the north-eastern end of Cressbrook is attributed to J W Blackhurst architects of Sheffield and was constructed in 1931, (the Methodist Church is now a dwelling known as Trinity House).



P 3.9 Trinity House, the former Methodist Church

3.25 Cressbrook Hall remained the property of the McConnel family until the 1930s and was leased out to tenants. The mill was still owned by McConnel’s executors under the company name of Cressbrook Mill Company Ltd. The mill finally ceased production in 1965.

3.26 A study of the available map evidence reinforces the fact that the settlement of Cressbrook is a product of the mid-nineteenth century. Burdett’s map of Derbyshire 1791 does not show any buildings marked at Cressbrook, although it is known that this map omitted to record the presence of many significant industrial buildings. An undated map circa 1795-1815 shows a mill at Cressbrook, but no other buildings are marked at Cressbrook.

3.27 The Tithe Map of 1847 shows the Hall, the mill, Top Row, Middle Row and Lower Wood Cottages. There are no lodges, churches, school buildings or Institute Row marked on the map. The site of Top Lodge was occupied by a watering place and shed. A building was shown on the opposite side of the road to the Lower Lodge but no indication was given as to what this was.

3.28 By the time the First Edition Ordnance Survey was published in 1883 the lodges to the Hall and the school had been constructed. All roads were marked on the map as private.

3.29 There is little discernable change between the First (1883) and Second Edition (1921) Ordnance Survey maps. Both maps show the area currently occupied by Institute Row as allotments. Institute Row (now Hall View), would have been constructed after the area was surveyed for the Second Edition map. The same applies to St John's Church which was constructed in 1902. This is marked on the 1921 map as St John's Church but the footprint of the building shown is that of the former Mission School which appears on the First Edition map.

3.30 The Second Edition Ordnance Survey map shows twelve allotments to the area south of Nos 71-76. These were not marked on First Edition Ordnance Survey map.

3.31 Later twentieth and twenty-first century changes to the main village at Cressbrook and Ravensdale are limited to a couple of dwellings and various extensions. More significant development at Cressbrook took place with the conversion of the Mill site noted in paragraph **2.8** above.



P3.10 The Cressbrook Mill development

Key

There are no Scheduled Monuments

 HER site (area)

 Conservation Area Boundary

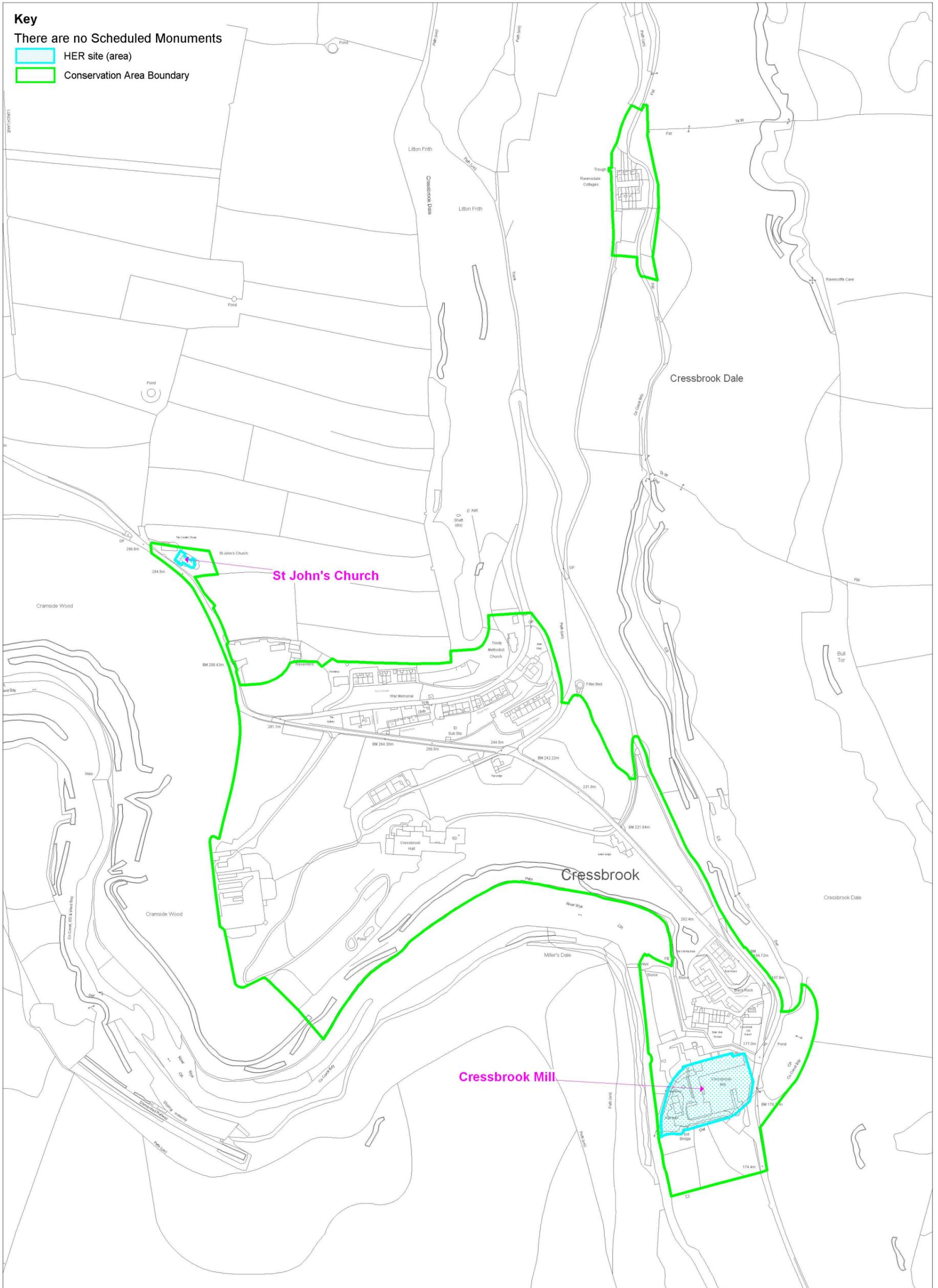


Fig. 4. Archaeological sites identified on the Derbyshire Historic Environment Record (HER) within the Cressbrook and Ravensdale Conservation Areas

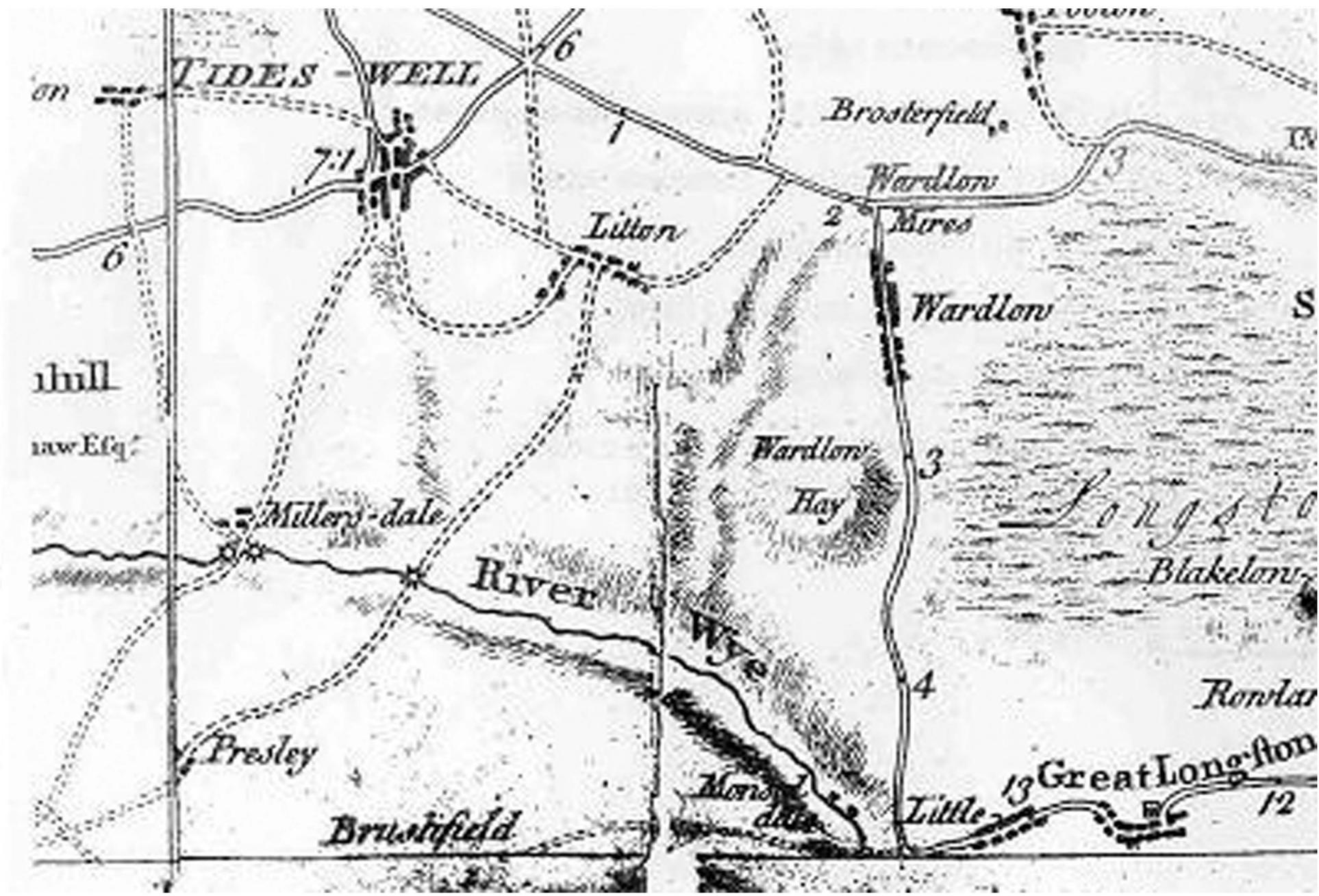


Fig.5. Extract from Burdett's Map of Derbyshire, 1791

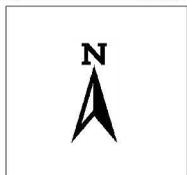
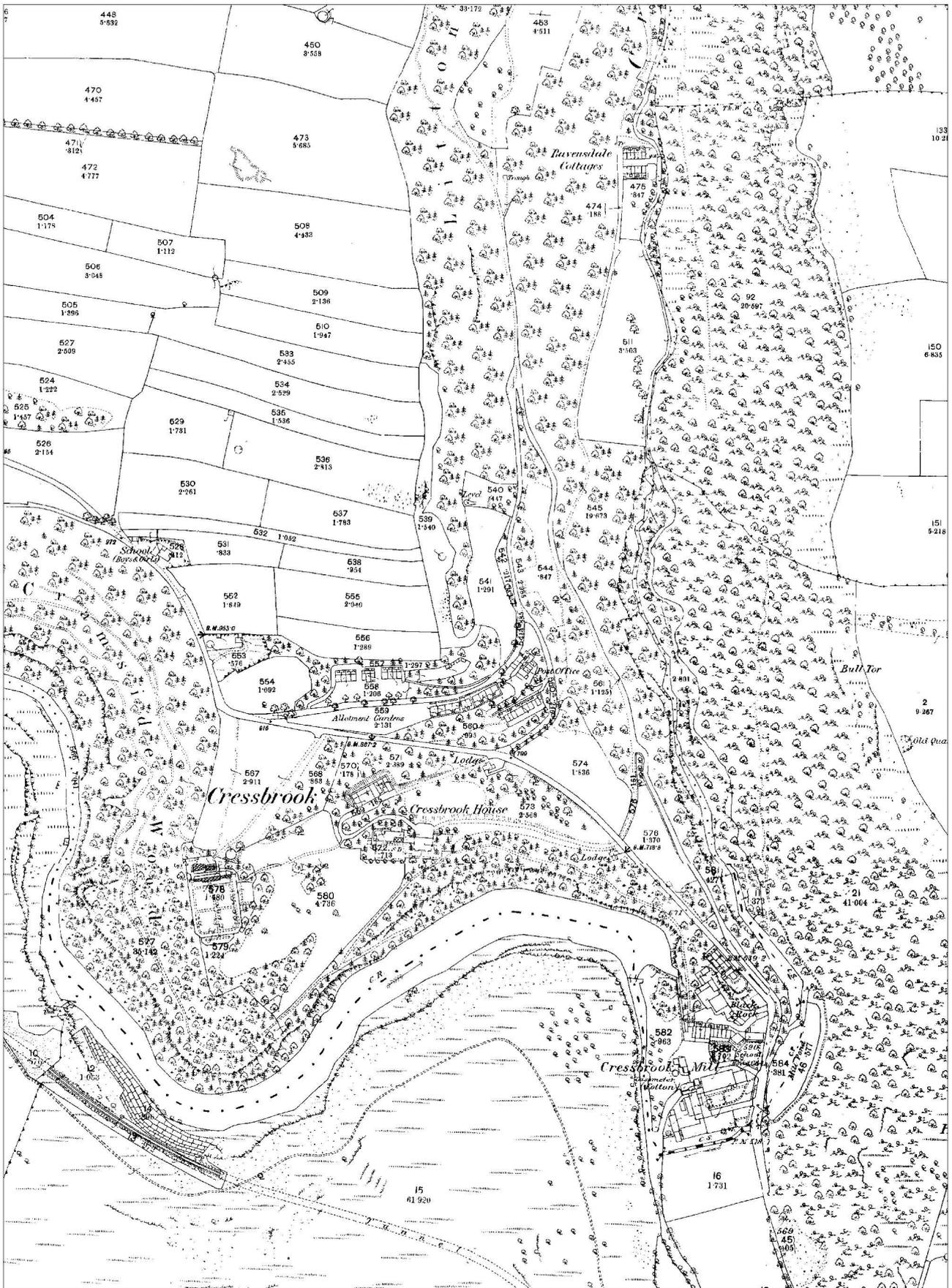


Fig.6. Ordnance Survey 1st edition, 1880.

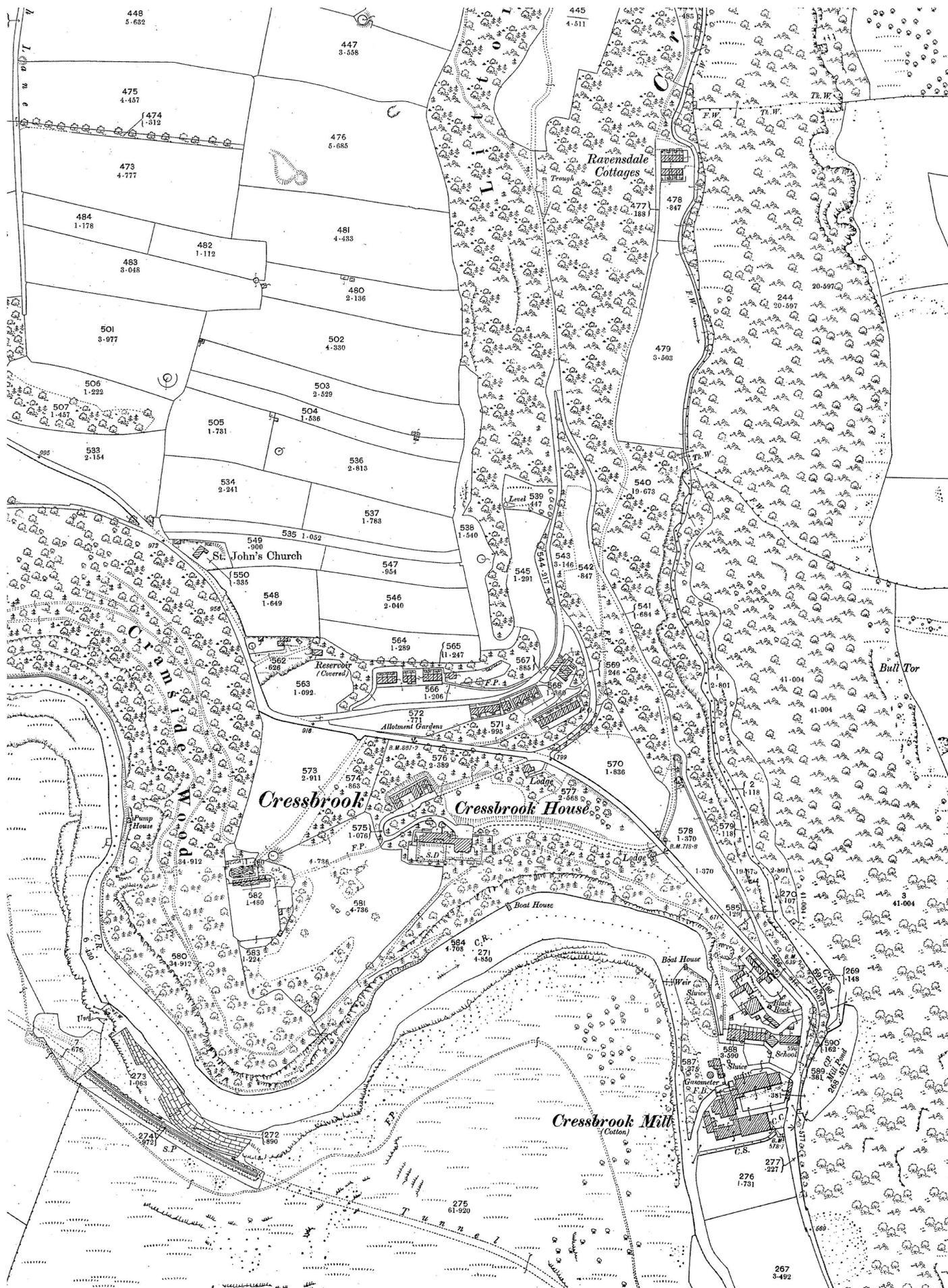


Fig.7. Extract from Ordnance Survey 2nd edition, 1898

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4.0 FORMER AND CURRENT USES

4.1 Prior to the establishment of the mill it is likely that there were farms and lead miners' cottages in the area. Some buildings with elements of earlier structures may survive outside the Conservation Area boundaries but there is no evidence to suggest much existed on the sites of the existing Cressbrook and Ravensdale hamlets prior to the nineteenth century.

4.2 The cottages at both Cressbrook and Ravensdale were purpose-built to provide accommodation for mill workers during the nineteenth century. As such, there are limited uses to discuss.

4.3 The Vision of Britain website includes a breakdown of population by employment for Litton parish for the year 1881. The information is based on census returns for that year. It confirms that the major specified occupation for both males (61) and females (59) was in textile fabrics.

4.4 The western end of Dale View Terrace was originally constructed in 1817 to house apprentices from the mill. It was later subdivided into individual dwellings.



P4.1 Dale View Terrace

4.5 The 1857 White's Trade Directory notes that Cressbrook supported a general shop, grocer, draper, druggist and ale and porter merchant. By 1881 Kelly's Directory states that there was also a post office, monumental mason, grocer/draper, a mine owner and a schoolmaster. It is however, impossible to locate where all these were within the village today.

4.6 The Old Toll House, as the name suggests, was the Toll House for the access road through Cressbrook. On the First Edition Ordnance Survey map (1883) it appears that this building may have been the Post Office. Cressbrook Cottage was formerly a grocer's and a photograph from the 1970s shows that it was the Co-operative Store.



P4.2 The Old Toll House and Cressbrook Cottage

4.7 There are no longer any shops in Cressbrook or Ravensdale, but St John's Church and the village club, known as The Cressbrook are still operational.



P4.3 The Cressbrook

4.8 Since the demise of the textile manufacturing industry in 1965, there is no longer a major source of employment within Cressbrook and Ravensdale. As previously discussed the Mill complex has been converted to residential use. (See 2.7 and 2.8 above).

4.9 The Methodist Chapel closed in the early 1970s approximately 40 years after its construction and is now a dwelling. The school closed in 1997 and has also been converted to a dwelling.



P4.4 The former Methodist Chapel

4.10 Cressbrook Hall operates as a restaurant and events venue with a number of holiday lets.



P4.5 Cressbrook Hall

4.11 A number of properties in Cressbrook and Ravensdale are second homes or let as holiday accommodation.

4.12 In terms of land use, in the eighteenth century the area known as the Frith was used for growing herbs, fruit and nuts but this does not seem to have been a large-scale operation and appears to have ceased during the nineteenth century. Farming has always been carried out within the surrounding area.

4.13 There were also allotments in both Cressbrook and Ravensdale during the nineteenth century none of which survive.

5.0 ARCHITECTURAL AND HISTORIC QUALITIES

Cressbrook Conservation Area

5.1 The main mill building at Cressbrook was constructed in 1816 and so pre-dates the cottages at both Ravensdale and Cressbrook. The mill is constructed in a polite architectural style and displays classical proportions typical of the early Georgian period. The original building is symmetrical with a central pedimented bay to front and rear elevations.

5.2 The majority of buildings in Cressbrook Conservation Area were commissioned by mill owner Henry McConnel and have been attributed to the Sheffield Architects, Weightman and Hadfield. The earliest building known to have been designed by Weightman and Hadfield is the Catholic Church of All Saints, Glossop. The practice was also responsible for works to Thornbridge Hall, Ashford in the Water.

5.3 McConnel was not unique in building a village for his workforce; this was common practice among successful industrialists. Building high quality, modern housing close to the mill would have been a good way to attract and retain a workforce.

5.4 The cottages were constructed close to, but out of sight of, McConnel's home at Cressbrook Hall. This was similar to the situation at the village of Edensor, also dating from the 1840s, which was built out of view of the Duke of Devonshire's residence at Chatsworth. The Hall although secluded from the village occupies a site which offers spectacular views of Monsal Dale.

5.5 The design of the cottages at Cressbrook owes much to the influence of the Picturesque style. In particular, J C Loudon's 'Encyclopaedia of Cottage, Farm and Villa Architecture and Furniture' published in 1833. "This is a standard book if one wants to see what ideals and what styles of the past English country houses followed, chiefly in the 1840s." (Fleming et al, 1991).

5.6 Well known architects of the day such as Richard Norman Shaw and Eden Nesfield "... were to adopt Picturesque compositions and vernacular styles, and to mix them in a new manner known as Old English. In this style tall chimneys, gables, tile hanging, mullioned and transomed windows, timber framed elements and leaded lights combined in a revival of native English domestic forms" (Curl, 1990). Some, but not all, of these elements were used at Cressbrook and it is likely that this style was an influence but not slavishly copied.

5.7 Weightman and Hadfield incorporated vernacular characteristics into the cottages, and by keeping them small-scale and constructed of limestone they appeared harmonious with the landscape. They were also built to make effective use of the hillside location.



P5.1 Top Row

5.8 The cast iron windows used in the cottages at Cressbrook and Ravensdale are not typical of the Peak District, but examples can be found elsewhere. The proportions of the window openings, and the fact that they were incorporated into gritstone surrounds, some with mullions and drip moulds, reflect the vernacular tradition.

5.9 Other features typically found in Cressbrook include vertically boarded doors set in stone surrounds, some with bracketed hoods, vermiculated quoins at the ends of terraces, ventilation slots in gable walls, oversized ashlar chimney stacks and wooden barge boards with finials. It should be noted that barge boards are not typical of Peak District vernacular buildings.



P5.2 Typical windows and door on Top Row

5.10 The terraces are constructed in a symmetrical composition for instance Top Row has three short terraces comprising of four, three and four cottages. The two rows of four, (Nos 59-62 and Nos 66-69) are identical and are of

one and half storeys with a dormer in the attic. The central row of three (Nos 63-65) provides a visual contrast as the cottages are two storeys and have gabled bays facing towards the road. The central cottage is the dominant building in both Top Row and the village as a whole; it is taller than the other properties and especially as its roof is flanked by two huge chimney stacks, it can be identified from as far away as Monsal Head. The properties at Top Row have large south facing gardens to the front, and small yards at the rear.

5.11 Middle Row has a similar symmetrical composition of four, two and four, the central two properties being two storeys with attics. The properties at Middle Row are not as prominent as those at Top Row, occupying a less visible location. They are below the level of the road and largely screened by a stone boundary wall and are reached by stone steps leading onto a shared flagged surface. They share some of the same details as Top Row, notably the metal windows in gritstone surrounds, but they are much simpler in design and do not have the mullions, drip moulds or bracketed hoods over their doors. These properties have small south facing yards to the rear.



P5.3 Typical windows and door on Middle Row

5.12 Lower Wood Cottages, Rock House and Rock Cottages share some of the characteristics of Top and Middle Row, such as oversized chimney stacks and lattice cast iron windows.

5.13 Lower Wood Cottages have decorative gritstone open-fronted porches over their front doors. The cottages have comparatively large gardens leading down to the road, which are bounded by limestone retaining walls. Properties at Lower Wood, particularly to the south-west end of the terrace have lost original windows and in some cases mullions too. This has resulted in a significant loss of original character.



P5.4 Lower Wood Cottages

5.14 Rock House and Rock Cottages cannot be clearly seen from public rights of way. Their rear elevations have gabled dormer windows and some of the original lattice windows survive.



P5.5 Rock Cottages glimpsed through trees

5.15 Hall View, formerly Institute Row, is of a later construction date. These properties have larger window openings and simpler architectural detailing than the nineteenth century buildings. For example they have metal windows but of a much simpler design with a single horizontal glazing bar across the centre. To their front elevations they typically have four-panelled doors with gritstone surrounds, and dormer windows.



P5.6 End of terrace property at Hall View

5.16 Dale View Terrace does not share the same features as other properties in Cressbrook. This is because the western end of the terrace, constructed in 1817, pre-dates the Hadfield and Weightman Scheme. The eastern end, was built after the scheme was completed towards the end of nineteenth century.



P5.7 Dale View Terrace

5.17 The only remaining public buildings in Cressbrook are St John's Church and the Cressbrook. The Methodist Church and School have now been converted to dwellings. Cressbrook Mill has also been converted into apartments.

5.18 As the village was conceived and constructed as a whole, not many properties stand out as key buildings. The most obvious one is Cressbrook Mill which dominates the landscape when approaching the village from the south. St John's Church to the north-west of the village and Trinity House and The Old Toll House to the north-east are prominent and they mark the main entrances into the village. The two lodges are also key buildings marking the entrances to Cressbrook Hall.

5.19 No 64 Top Row, being one of the tallest buildings and occupying a central location, is also significant in the street-scene. The western end of what is now Dale View terrace was built as a castellated eye catcher. This was a later embellishment constructed at the same time as the Hall to disguise the view of the apprentice houses. This is a key building as it is quite prominent in views from footpaths in Monsal Dale.

5.20 The war memorial was erected around 1920 by Boden of Matlock and commemorates the local men who fell in first world war. It is set back from the road and into the hillside, so it does not dominate the street-scene, however, its style is in contrast to the architecture of the rest

of the village which marks it out as a key structure.



P5.8 The war memorial

5.21 At first glance, there is relatively little late twentieth and early twenty-first century new development in Cressbrook. However, the conversion of Cressbrook Mill was a major development resulting in the creation of flats and other dwellings on the site.

5.22 There has also been a series of developments at Cressbrook Hall since the late 1980s involving the conversion and restoration of buildings for holiday accommodation. The buildings in the former Victorian walled garden have not been shown on Figure 5 as these are not clearly visible from public rights of way. However, some of the buildings have nineteenth century origins with twentieth and twenty-first century alterations and additions.

Ravensdale Conservation Area

5.23 There are two terraces of six cottages at Ravensdale, which date from 1823. Strictly speaking there are two adjoining rows of three cottages in each terrace. There is a pronounced step down in the middle of each row, particularly noticeable along the roofline, due to the gradient of the slope on which they are built. The gradient means that front doors to some properties are reached by stone steps.



P5.9 Ravensdale Cottages

5.24 Front doors are the simple vertical boarded type, typically 7 planks in each. Doors are contained within a flush stone surround with hoodmoulds to their lintels. The windows to the front elevations are responsible for creating the character of the cottages. A typical ground floor window to the front elevation has a stone surround with a hoodmould and chamfered mullion with a pair of metal casement windows. Each casement has 15 panes, the top three having gothic tracery detail. In each case, the right hand window contains an opening light of four panes, typically situated on the right-hand side of the window. First floor windows have twelve panes but are detailed in a similar way. Windows to the rear elevations do not have hoodmoulds over their lintels.



P5.10 Typical windows and door at Ravensdale

5.25 At Ravensdale front doors of the cottages open straight onto a shared space. All properties have small private gardens to the rear.

5.26 There is limited twentieth and twenty-first century development in Ravensdale and this is confined to rear extensions and garden outbuildings. Very few of the cottages are unaltered.

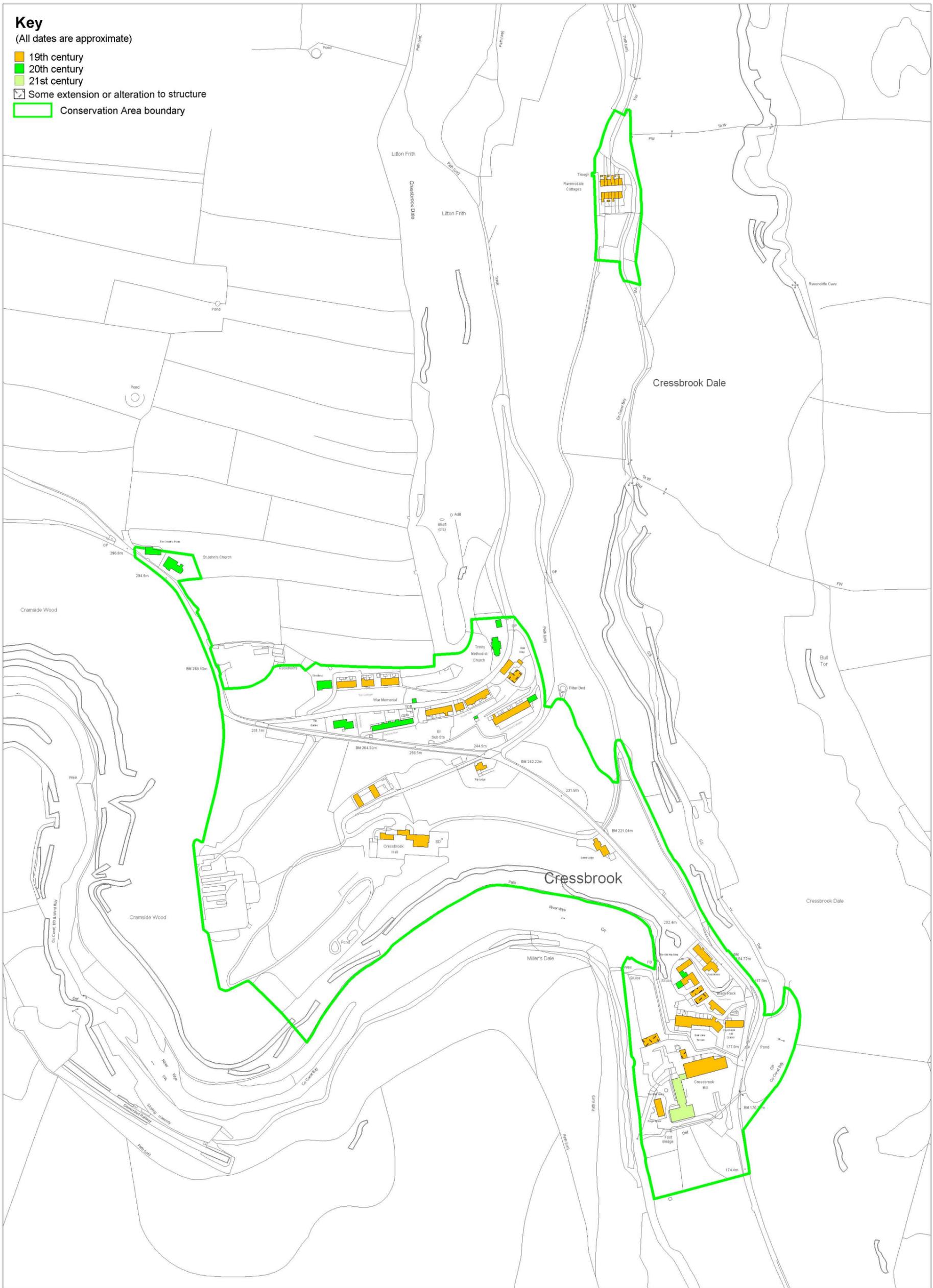


*P5.11 Extensions to the rear of 81-86
Ravensdale*

Key

(All dates are approximate)

- 19th century
- 20th century
- 21st century
- Some extension or alteration to structure
- Conservation Area boundary



6.0 PREVALENT AND TRADITIONAL BUILDING MATERIALS

6.1 In Cressbrook, buildings are constructed of coursed, squared limestone with gritstone dressings and quoins. The majority of dwellings are built in either pairs or short terraces. Cottages in Cressbrook have either blue slate or Staffordshire blue tile roofs.



P6.1 Staffordshire blue tiles on Top Row



P6.2 Chamfered fishscale blue slates on Top Lodge



P6.3 Blue slate roofs on Middle Row

6.3 In Ravensdale the cottages are constructed of rubble limestone brought to courses and have gritstone dressings to windows and doors. There are stone slate roofs on Nos 71-76 and blue slate on Nos 81-86.



P6.4 Stone Slate roofs found on 71-76 Ravensdale



P6.5 Blue slate roofs found on 81-86 Ravensdale

6.4 In Cressbrook large decorative ashlar chimney stacks are typical, although some have been replaced, prior to the properties becoming listed, with smaller, simpler designs.



P6.6 Large chimney stacks in Cressbrook

6.5 In Ravensdale chimney stacks are constructed of limestone rubble brought to courses with gritstone drip moulds. Each property has a ridge chimney stack, but the four end properties have gable stacks. See P6.7 below.



P6.7 Typical limestone chimney stack in Ravensdale

6.6 In Cressbrook and Ravensdale, metal casement windows are the prevalent types. At Cressbrook these original windows were diamond-paned cast iron casements (although the Old Toll House has some square-paned casement windows). At Ravensdale predominant window type is cast iron fixed casements with square panes and gothic tracery to the top section. Some windows are inset with a small square opening light.



P6.8 Original Windows in Middle Row, Cressbrook



P6.9 Casement with inset opening light, Ravensdale

6.7 In Cressbrook simple, heavy boarded doors are typical and a few originals survive. Four-panel doors are found at Hall View.



P6.10 Original boarded door at Cressbrook

6.8 At Ravensdale front doors have flush gritstone surrounds with decorative hoodmoulds to lintels. Some front doors are reached by stone steps. The front doors themselves are the boarded type.



P 6.11 Doors and windows with hoodmoulds

6.9 Garden boundary walls in Cressbrook are limestone, often with roughly triangular coping stones. Some boundary walls are limestone rubble retaining walls as at Top Row and Lower Wood. There are some examples of railings in Cressbrook, examples can be found between properties on Middle Row, and around the memorial Solly Seat. A more modern example can be found alongside the concessionary footpath by Cressbrook Mill.

6.10 The two lodges have elaborate rustic fencing to their roadside boundaries. These are not typical of the village or the area as a whole.



P6.12 Rustic Fence at Top Lodge

6.11 The predominant surface treatment in both Conservation Areas is tarmac. There are no formal pavements. There are some stone kerbs at the edge of the road to the north side of the car-park in Cressbrook.

6.12 In the public domain at Cressbrook there are stone setts in front of the Cressbrook. There are stone steps down to Middle Row, and stone flags in front of some cottages. The area in front of Top Row is not surfaced.



P6.13 Stone flags and railings, Middle Row

6.13 The surface dressing in front of the cottages at Ravensdale does not have any historic significance; it was applied in 2001, with assistance from the Peak District National Park Authority.

6.14 The most significant item of street furniture in Cressbrook is the Solly Seat, which is a stone seat located approximately half-way between Rock Cottages and Lower Lodge on the north side of Bottom Hill Road. It was constructed towards the end of the nineteenth century in memory of Charles Solly, a former mill manager who died in 1898. Some restoration work was carried out to the seat by the Peak District National Park Authority in 1989.



6.14 The Solly Seat

6.15 Other items of street furniture in Cressbrook include a simple wood and concrete bench, on Bottomhill Road opposite the entrance to Home Farm. Adjacent to the Club car park is a wooden bench giving views over Monsal Dale. There are also seats on the Green. Grit bins and dog bins can be found in Cressbrook, which are functional, not aesthetic.

6.16 There is minimal street lighting in Cressbrook; it is modern and unobtrusive, particularly as they are painted a recessive matt dark-green.

6.17 The street lamp attached to the end of the terrace in Ravensdale is modern, of a traditional design. It was erected in 2001 with the assistance of the Peak District National Park Authority.

6.18 There is a Grade II listed K6 telephone kiosk located near Cressbrook Club. There is also an unlisted twentieth century letter box at the side of the road, near the Cressbrook.



P6.15 K6 phone box



P6.16 Letter box

6.19 At Ravensdale there is a well to the north-west of the cottages which has some historic significance, as it is likely that it was installed when the cottages were constructed in the early nineteenth century. The well trough was restored in 2001 with financial assistance from the Peak District National Park Authority.

6.20 There is a cast-iron bollard near No 81 Ravensdale which was installed at some point in the twentieth century.



P6.17 Cast-iron bollard at Ravensdale



P6.18 The well at Ravensdale

7.0 THE RELATIONSHIP OF STRUCTURES AND SPACES

7.1 Cressbrook and Ravensdale Conservation Areas have a strong sense of uniformity because buildings were constructed within a short space of time and to a particular style. Most properties have historical associations with the mill and the Hall. For ease of description, however, the Conservation Area at Cressbrook is broken down into four main sections referred to as The Mill, The Hall, Access Roads and The Main Village. Ravensdale is comprised of one area and is discussed separately.

7.2 Trees contribute significantly to the character of both Cressbrook and Ravensdale Conservation Areas but it should be noted that their impact changes with the seasons. Leafless trees obviously create a less dense effect.



P7.1 A leafless Cressbrook in early spring.

The Mill

7.3 The Mill area in the valley bottom consists of Cressbrook Mill, the mill pond, Dale View Terrace, Home Farm, Rock House, Rock Cottages, the former school and the footpath along the Wye Valley. There is a strong sense of enclosure here, produced by the density of large trees and the steep hillsides which create a bowl effect. This is particularly noticeable when standing in the mill pond enclosure. There is a wide flat area immediately in front of the mill to the south but the overall feeling is still one of enclosure due to its valley bottom location. The sound of running water is a characteristic element in parts of this area particularly by the mill pond and along the footpath to Water-cum-Jolly.

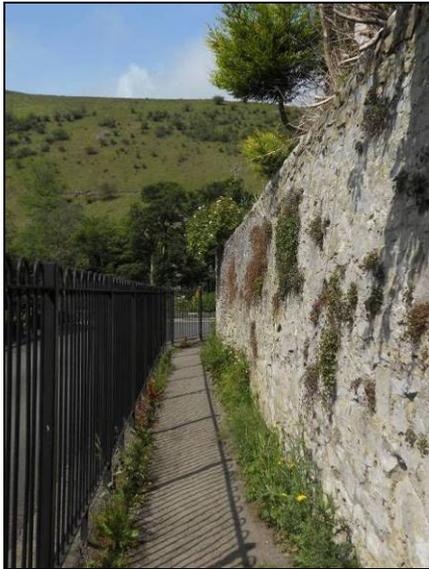


P7.2 The mill pond area, through the gate has a strong sense of enclosure

7.4 The sense of enclosure in the mill area is emphasised by the presence of high limestone walls, particularly along the roadsides. Buildings appear in layers built one on top of another stretching up the hillside; this contributes to the feeling of enclosure.



P7.3 A combination of built and natural features contribute to the sense of enclosure.



P7.4 Concessionary path at the side of the mill, has a strong sense of enclosure

7.5 A concessionary footpath along the side of the mill leads to Water-cum-Jolly and footpaths along the banks of the River Wye. The footpath on the north bank of the river forms the Conservation Area boundary. The views along this path are restricted given the steepness of the bank-sides and presence of trees. When heading west along this footpath, there is little evidence of any settlement being nearby. When heading east, there are glimpses of Cressbrook Mill and other buildings, indicating that there is a settlement ahead.



P7.5 Cressbrook Mill glimpsed from the north bank of the River Wye

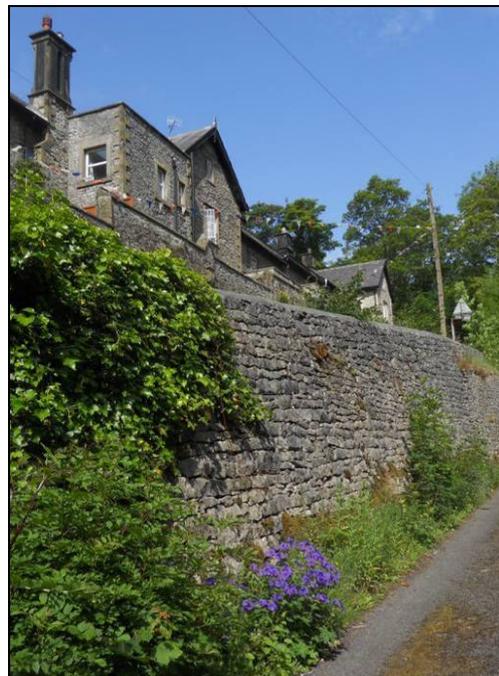
7.6 Apart from the Mill buildings, none of the property in the Mill area is clearly visible to the public due to trees, topography and high stone walls. Glimpses are gained from various vantage points. Dale View Cottages turn their back on the Mill and front on to a private courtyard. The School is also quite well screened by surrounding walls and buildings. Properties at

Home Farm are set well back from the road and tucked behind a stone boundary wall; their rear view is screened by trees when viewed from the mill footpath.



P7.6 The former school partially screened by walls

7.7 Rock House and Rock Cottages tower high above Bottomhill Road and cannot be clearly seen from it. The best view of these properties is gained from the link road between Bottomhill Road and the other access road to Cressbrook, which passes the entrance to Ravensdale.



P7.7 Rock Cottages from the link road

The Hall

7.8 Cressbrook Hall, occupies a secluded cliff-top location affording spectacular views across Miller's Dale. Although the Hall can't be clearly seen from public viewpoints in the village, its presence is signified by its boundary walls running alongside Bottomhill Road. In addition,

there are two Lodges punctuating the wall at the upper and lower entrances to the Hall. The Hall is visible from public footpaths in Miller's Dale where it occupies a commanding position above the River Wye.



P7.8 Cressbrook Hall occupies a commanding precipice position above Miller's Dale

Access Roads

7.9 When approaching the village from the north-west the first indication of the settlement's presence is the Curate's Room and St John's Church. These are a short distance from the main village, which is first seen when turning the sharp bend at 'Stone Pit Corner' to the south of these properties. From this vantage point there are good clear open views across Monsal Dale looking over to Monsal Head.



P7.9 St John's Church and the Curate's Room mark the western entrance to the village.

7.10 As the main village is approached the road forks and there is a choice of continuing along into the village or bearing right onto Bottomhill Road and heading down to the Hall and the Mill.



P7.10 The fork in the Road at the top of the village.

7.11 Bottomhill Road is long, straight and steep but views along it are interrupted by overhanging trees. There are slight bends and rises in the road which also interrupt the views up and down its length. There are turns off into Dale View, The Hall, Lower Wood Cottages and two link roads which join the other main access road to the village and Ravensdale.



P7.11 Looking up Bottom Hill Road

7.12 At the southern end of the settlement near the Mill there is a similar fork in the road. Bearing left leads up Bottomhill Road into the village and the right fork follows a sinuous tree-lined route which has a turn off to Ravensdale. The road twists round a series of bends to enter the west end of Cressbrook main village.



P7.12 The fork in the road at the bottom of the village.

The Main Village

7.13 Cressbrook village is comprised mainly of former mill workers' dwellings, The Cressbrook, the former Methodist Chapel, as well as some twentieth century dwellings. St John's Church and The Curate's Room are slightly divorced from the main settlement.

7.14 The cottages are built in terraces which follow the contours of the hillside. They are built along a triangle of roads and the main thoroughfare through the village is flanked by Top Cottages and Middle Row. All properties have long-ranging open views when looking south over the Mill. From the road through the village, the views are glimpsed between the terraces of Middle Row.



P7.13 Views are glimpsed between terraces on Middle Row

7.15 Top Cottages occupy the most elevated and visible position in the village. These properties have long sloping gardens leading down to the road. The gardens have a dense boundary hedge at the roadside, but this does not screen the cottages from view.

7.16 Views along the main road through the village are restricted by a combination of curves in the road, overhanging trees, buildings and boundary walls. The cottages on Middle Row are below road level. Hall View and The Cressbrook are also below road level and set back from it. These properties are all fronted by stone boundary walls so partially obscured from view.



P7.14 Restricted views along the main thoroughfare



P7.15 Hall View is set back from and below the road

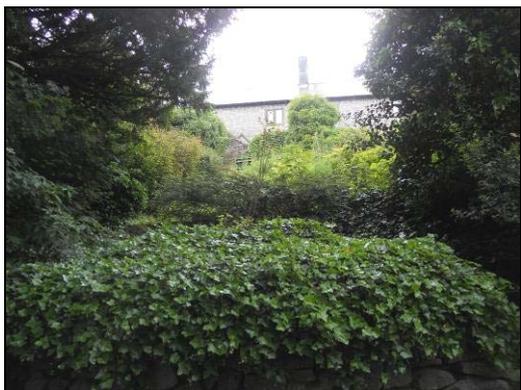
7.17 The eastern entrance to the village is marked by a cluster of buildings which includes Trinity House, Cressbrook Cottage and The Old Toll House. These buildings are slightly separated from the main village, which only comes into view as the corner is turned past the Old Toll House.



P7.16 The Old Toll House marks the eastern entrance to the village

7.18 Lower Wood Cottages are built on a road which links Bottomhill Road with the eastern entrance to the village. It is shrouded by dense planting including some evergreen trees and ivy which give it a dark, cool feel all year round. The cottages are set back from the road with gardens in front. The rear of the cottages is visible from

the green but again, views are obscured as they are built into the hillside and are flanked by trees.



P7.17 Evergreen planting to the front of Lower Wood Cottages



P7.18 The rear of Lower Wood Cottages from the Green, partially obscured from view.

7.19 The Green is a small open public space flanked on all sides by buildings and trees creating a strong sense of enclosure. From this space there are some restricted views over the roofs of Lower Wood Cottages to the wider landscape. Views into the village are restricted by the sloping topography and stone boundary walls and trees.



P7.19 Views from the green are restricted by buildings, walls and trees

Ravensdale

7.20 Ravensdale is approached down a long single track road flanked by tree-lined slopes. The vehicular access terminates to the south of the cottages and becomes a footpath which passes the west gable ends of the terraces.

7.21 There is no public right of access in front of the cottages, and no reason to enter this space unless it is specifically to visit one of the properties. There is no focal point or attraction to draw the visitor to the eastern end of the terraces and the presence of a limestone wall reinforces the fact that there is no through way. This is more obvious in winter when the vegetation has died down.



P7.20 In winter a stone wall emphasises there is no through way

7.22 When standing between the two rows of cottages the feeling is of being enclosed on all sides by hills and trees. The limestone crag to the south dominates the view and significantly overshadows the cottages.



P7.21 The limestone Raven's Crag overshadows Ravensdale Cottages

7.23 Access to Ravensdale from the north is gained along a public footpath through Cressbrook Dale which emerges through the trees at the west end of the cottages.



P 7.22 The tree-lined footpath to Cressbrook Dale

7.24 Whether approaching Ravensdale from the north or south the eye is naturally drawn through and onwards. Looking north is the gap between the trees and the footpath to Cressbrook Dale; and south is the surfaced road which leads up and out of Ravensdale. The eye is also drawn to an open green space in the valley bottom in the direction of Cressbrook Mill, but there is no footpath in this direction, and dense vegetation, and a gate act as a barrier to it.



P7.23 Looking south towards Cressbrook Mill



P7.24 looking south along the vehicular access

Key

- Blocked view
- Long-ranging view
- > Steep slope (pointing downhill)
- ☀ Viewpoint
- ✕ Pinch point
- ▭ Conservation Area boundary

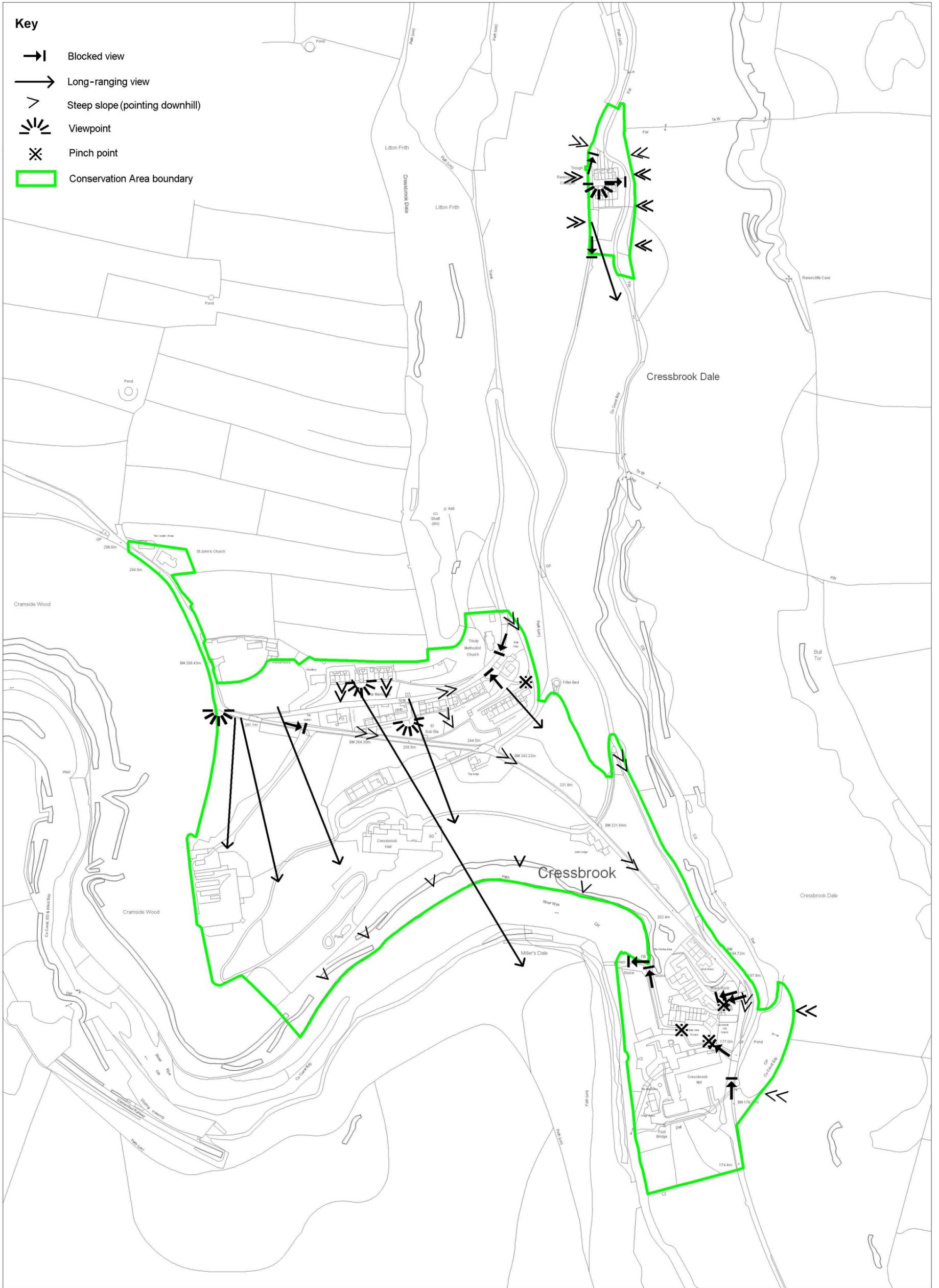


Fig.10. Views within Cressbrook and Ravensdale Conservation Areas

8.0 GREEN AND OTHER NATURAL LANDSCAPE FEATURES

Cressbrook and Ravensdale Conservation Areas

8.1 Trees have a significant impact on both Cressbrook and Ravensdale Conservation Areas and contribute greatly to their character and wider settings. There are vast areas of woodland to the south, east and west of the villages. Although the majority are outside the Conservation Area boundaries they impact greatly on their settings. The planting is of uneven age but consists mainly of mature broadleaved trees.



P8.1 The eastern access road to Cressbrook and Ravensdale is lined with mature trees

8.2 Cressbrook Dale to the east and Monsal Dale to the west are both Special Protection Areas under Policy LC17. They are both Sites of Special Scientific Interest (SSSI) and Special Areas of Conservation (SAC). These contain predominantly broadleaved planting of mixed age, typically containing mature Beech, Sycamore, Ash and Hazel. There are also some elements of Larch and Elm and some standing deadwood. The area of trees called Cramside Wood between Cressbrook Hall and the River Wye is the site of ancient woodland.

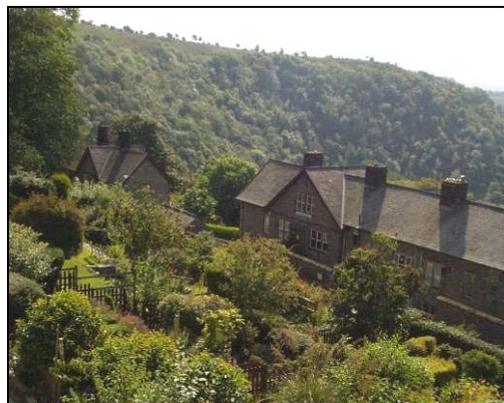
8.3 The Authority's LSAP states that, "Tree cover is a key feature of the dales ... some dalesides, like those in the Wye valley ... are extensively wooded with large tracts of semi-natural woodland dominated by Ash and Hazel". It goes on to say, "Overall the woodland cover, coupled with steep sided valley sides, can create a strong sense of visual containment."

Cressbrook Conservation Area

8.4 Cressbrook contains a significant amount of planting, much of it evergreen including holly, yew, ivy and specimen conifers including some Corsican Pine. This is typical of the Victorian taste, popular in the mid-nineteenth century when Cressbrook village was constructed. It is likely that some of these trees are remnants of the original landscaping scheme for the model village. Species would have been chosen for their picturesque qualities to complement the cottages. It is important to note that many varieties of conifer would have been newly introduced to this country in the 1840s, they would have been considered both exotic and fashionable.



P8.2 Evergreen trees near Lower Wood Cottages



P8.3 The view from Top Row shows how trees impact on the village and it's wider setting

8.5 The only open public green space in the village is The Green which occupies a sloping site between Lower Wood Cottages, Cressbrook Cottage and Middle Row. This is a secluded location, and is not obvious from the street as it is below road level. It is however accessible by footpaths from the north, east and west, access to the village shop was gained from these paths. Although the area has a long history of communal use, it was only formerly registered as common land in 1990 by Cressbrook Community Group. The area contains a variety of memorial seats, a millennium memorial and a well-dressing site.

8.6 There are fields to the south of Cressbrook Mill, they stand out because they are comparatively large and flat. This open space provides a striking green foreground to the mill when approached from the south. Another open green space is found near the Solly Seat which overlooks fields.



P8.4 Open green space by the Solly Seat

8.7 The mill pond enclosure is surrounded by steep tree-covered slopes with a mixture of mature broadleaf species.



P8.5 Mature broadleaf trees surround the Mill pond

8.8 The grounds of Cressbrook Hall contain mixed specimen tree planting. The gardens to the Hall are significant as they were designed by Edward Kemp in the mid-nineteenth century for Henry McConnel the then mill owner. Kemp was a notable garden designer who had trained under Joseph Paxton at Chatsworth and was responsible for the design of Birkenhead Park, Liverpool. Kemp was also the author of "How to lay out a Garden" (1850). The gardens are in private ownership but are occasionally opened to the public.

8.9 The walled garden to Cressbrook Hall can be seen from the top end of the village at 'Stone Pit Corner'. Trees are not so dominant in this part of the Conservation Area.



P8.6 A distant view of the Hall's walled garden trees form a backdrop

8.10 Boundaries of note include an Elm hedge to the rear of Hall View and a Holly hedge forming part of the boundary to the gardens at Top Row. There is also privet hedge along the roadside near The Cressbrook.

Ravensdale Conservation Area

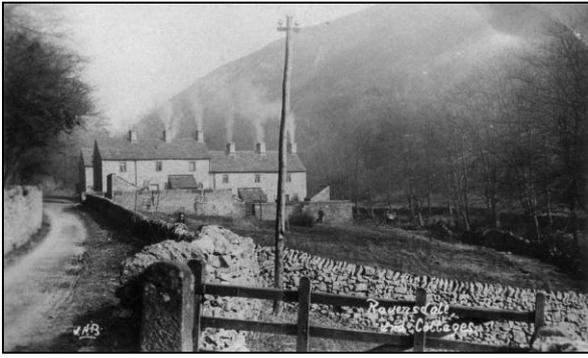
8.11 There is a dense mixture of mature broadleaf tree planting in every direction surrounding the Ravensdale Cottages.



P8.7 The cottages are surrounded by trees

8.12 There is no open green public space within the Conservation Area although there is a parking space for residents and visitors. There is surfaced open space in between the cottages which is for residents use only and is not a public space.

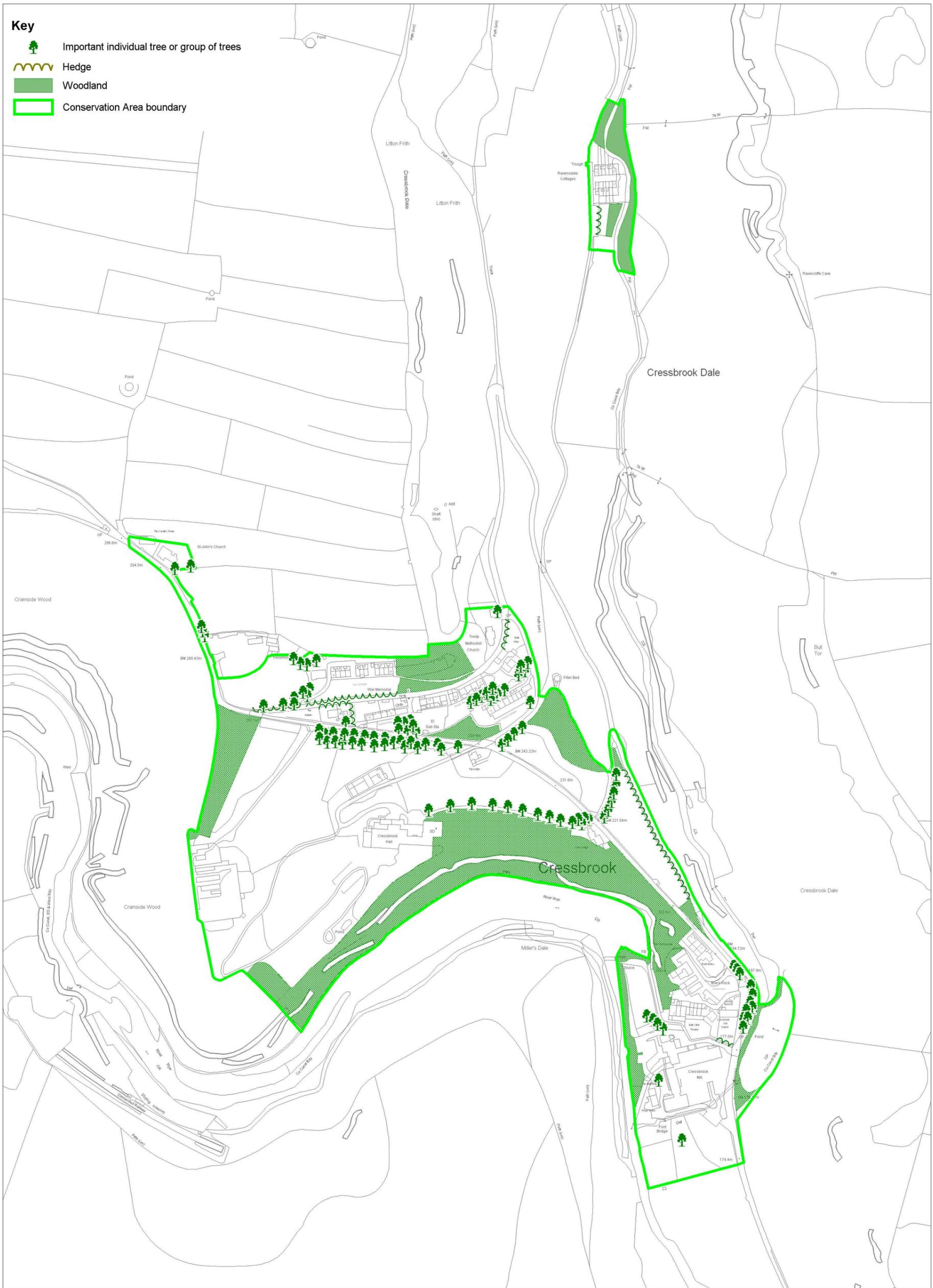
8.13 The area identified as allotments on the Second Edition Ordnance Survey map (1921), is now a mass of vegetation, particularly during the summer months. A photo, presumably from the early twentieth century shows the area looking comparatively barren. As the picture was taken in winter, it is difficult to tell whether the allotments were there. However it does show that the trees surrounding Ravensdale Cottages were relatively immature and so quite recently planted, indicating that the area was less densely planted than it is now.



P8.8 The view over the allotment area in the nineteenth century



P8.9 The same view in the twenty-first century



9.0 CONSERVATION AREA SETTING

Cressbrook and Ravensdale

9.1 Cressbrook and Ravensdale are surrounded by dales and they provide the predominant landscape setting, Cressbrook Dale to the east, Monsal Dale to the south and Miller's Dale to the south-west.



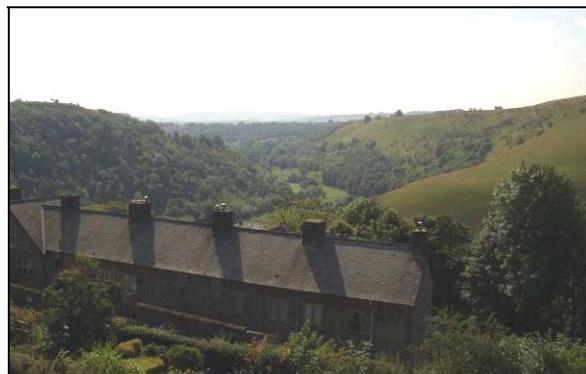
P9.1 Monsal Head, looking towards Cressbrook.

9.2 The National Park Authority's LSAP locates both Cressbrook and Ravensdale within the Limestone Dales area of the White Peak. The LSAP states that, "This is a landscape with a prominent topography, characterised by the steeply sloping, in places vertical, valley sides cut deeply into the underlying limestone bedrock. Many of the dalesides have frequent outcrops of greyish white limestone, sometimes forming precipitous rock buttresses with scree slopes" (p13).

The setting of Cressbrook Conservation Area

9.3 The main village is situated above the Monsal Dale and from certain vantage points in the village there are views over and into the dale. The majority of the cottages have some view over the mill and into the dale.

9.4 Trees are very important to the character of both Cressbrook itself and its wider setting, this is well illustrated by the view from Monsal Head. The significant areas of mixed woodland to the south, east and west of the village are noticeable from this vantage point. The views change throughout the year as the broadleaf trees shed or grow leaves. In the summer months the view changes and is partially obscured by trees in full leaf.



P9.2 Looking over Middle Row into Monsal Dale

9.5 Immediately north of Top Cottages at Cressbrook, the landscape changes dramatically and becomes comparatively flat and treeless. This is more characteristic of the limestone farmland found at Litton.



P9.3 To the rear of Top Cottages, the landscape changes dramatically

9.6 When approached from the north Cressbrook appears quite secluded and the first indication that a village is close is the presence of the Church of St John the Evangelist and the Old School House on the left hand side of the road. From the south, Cressbrook is visible from Monsal Head, but as the road drops down into the valley bottom it disappears from view until the Mill building is reached. From here glimpses of the cottages are gained when looking up the hillside.

The setting of Ravensdale Conservation Area

9.7 Ravensdale in its valley bottom location feels very isolated and secluded. The immediate setting is comprised of steep limestone crags and wooded slopes. The cottages lie within Cressbrook Dale which runs north to meet Tansley Dale and south towards Monsal Dale.



P9.4 The cottages are set amongst wooded slopes

9.8 Further north into Cressbrook Dale landscape feels more open with less tree growth on the valley sides.



P9.5 Looking south along Cressbrook Dale towards Ravensdale

9.9 Heading south Cressbrook Mill is reached and the setting of this area is described above.

**10.0 CRESSBROOK AND RAVENSDALE
CONSERVATION AREA BOUNDARIES**

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

10.2 There are no proposed amendments to the Ravensdale Conservation Area boundary.

11.0 POTENTIAL FOR IMPROVEMENT

11.1 The intention in this section is to examine the special character and appearance of the Conservation Areas and to discuss possible opportunities for improvements.

11.2 Conservation Area Management Plans for Environmental Improvements for Cressbrook and Ravensdale were drawn up following designation in 1986 and 1987 respectively.

11.3 The following works identified from the Cressbrook Management Plan have been carried out: the removal of overhead wires, the restoration of the Solly Seat, landscaping around the War Memorial and tidying the car park. Projects relied on successful partnerships between the Peak District National Park Authority, Stanton Estates, Derbyshire County Council and the Parish Council, British Telecom and East Midlands Electricity Board.

11.4 The following works identified in the Ravensdale Management Plan were carried out: the removal of overhead wires, the restoration of the trough, resurfacing and improving the drainage in front of the cottages and clearing the footpath.

11.5 As a lot of enhancement work has been undertaken, there is limited scope for further projects beyond continued maintenance.

11.6 The Conservation Areas are in comparatively good condition, with few neutral or negative areas or elements requiring enhancement. However, there are some improvements which could be made if the opportunity was to arise. Some of the issues mentioned below could be addressed by the Peak District National Park Authority and/or the Derbyshire Dales District 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 both Cressbrook and Ravensdale could easily be spoiled if they were to become over-manicured.

Improving modern development

11.7 The small areas of twentieth-century housing within Cressbrook and Ravensdale Conservation Areas and the few twentieth century developments within the settlements have been constructed relatively sympathetically. This has resulted in a harmonious or neutral impact on the character of the Conservation Areas. Any new development needs to be designed with care to ensure that it does not detract from the character of the Conservation Areas.

Repairing historic buildings and structures

11.8 Buildings within the Cressbrook and Ravensdale Conservation Areas are in relatively good condition. However, buildings need continual maintenance and repairs. Listed and other historic properties in the Conservation Areas 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 Authority's Cultural Heritage Team (on 01629 816200), or refer to the Peak District National Park Authority's website. (www.peakdistrict.gov.uk)

Avoiding unsympathetic repairs and replacement of traditional features

11.9 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. Within the Cressbrook and Ravensdale Conservation Areas, some traditional windows and doors have been replaced with more modern materials and designs, and this significantly detracts from the character and integrity of the settlements' historic properties. An owner wishing to replace any type of window should contact the Authority's Cultural Heritage Team for further advice.

11.10 The original metal casement windows contribute considerably to the character of Cressbrook and Ravensdale, but some of these have been replaced with modern casements.

11.11 The use of non-traditional materials, such as concrete render and imported and/or artificial materials, such as concrete roofing tiles should be avoided, as this detracts from the historic character and architectural quality of the buildings. The use of modern materials in new developments within the Conservation Areas will only be considered in exceptional circumstances. In these instances, the materials and detailing should be of a high quality.

11.12 Modern boundary types such as timber post and rail or concrete post and timber boarded fences would have a detrimental impact on the character of both Conservation Areas and should be avoided. Stone boundary walls should be retained and where necessary repaired or reinstated throughout the Conservation Areas.

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

11.14 The Authority's Design Guide has further information on materials, alterations, extensions and enhancement to unsympathetic developments. See the Peak District National Park Authority's website for further details (www.peakdistrict.gov.uk).

11.15 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 the Authority's Planning Services (on 01629 816200), before installing any such item.

Sustainability

11.16 Conservation Areas are inherently supportive of sustainability, as they promote the re-use of traditional buildings, encourage repair over replacement and the use of local materials and ensure the protection of trees. There is always potential to improve sustainability within a Conservation Area. This can be achieved by improving the energy efficiency of buildings and reducing their energy consumption and carbon footprint. These issues shall be considered in more detail in any future Conservation Area Management Plan.

Protecting trees and shrubs

11.17 Trees and shrubs make an essential contribution to the character of Cressbrook and Ravensdale and their removal would have a negative impact on the Conservation Areas. 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.

11.18 The areas of woodland at Cressbrook and Ravensdale contribute to their overall character and appearance and setting, and careful management of the trees will positively benefit the Conservation Areas.

Maintaining spaces and streetscape

11.19 The Green in Cressbrook is a well used communal area. Litton Parish Council are discussing enhancements to the Green with the National Park Authority.

11.20 The appearance of the car park in Ravensdale could be improved by changing the boundary from a post and rail fence to a hedge of native species or a stone wall.

Conserving traditional paving

11.21 There are a variety of floor surfaces, old and new, in both the Conservation Areas. Traditional treatments such as stone kerbs, flags and setts survive in some areas, but the floor treatment to the majority of the public realm comprises tarmac. Wherever possible, traditional stone surfaces should be retained.

Improving street furniture

11.22 The standard of street lighting in Cressbrook could be improved, however the lights are not obtrusive and they do not detract from the Conservation Area.

11.23 The street lamp attached to the end of the terrace in Ravensdale is a modern addition but of a traditional design.

12.0 PLANNING POLICY

12.1 The planning policy outlined below was applicable at the date of adoption of the Conservation Areas Appraisal. Always check to ensure that it is still current.

12.2 The development plan policies affecting Conservation Areas include those in the East Midlands Regional Plan 2009 and the saved policies of the Peak District National Park Local Plan 2001. Government has also accepted that the former Peak District Structure Plan remains material in offering context and explaining the intent of Local Plan policies. This use of the Structure Plan will remain until the new Local Development Framework Core Strategy is adopted. This is anticipated to be in October 2011.

12.3 When drawing up policies for Conservation Areas, the Authority is informed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and Planning Policy Statement 5 (PPS 5): Planning for the Historic Environment. The Authority aims to preserve and where possible enhance the character or appearance of Conservation Areas by the prevention of harmful development under East Midlands Regional Plan Policies 26 and 27 and Local Plan Policy LC5.

12.4 Development within Conservation Areas is controlled by the Planning (Listed Buildings and Conservation Areas) Act 1990, the Town and Country Planning (General Permitted Development) Order 1995 and the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008. There are currently no Article 4 Directions, removing certain permitted development rights, in either Cressbrook or Ravensdale Conservation Areas. Assessment of any development proposals will take place within the context of approved development plan policies and this Conservation Areas Appraisal.

12.5 PPS 5 sets out the Government's objectives for the historic environment and the reasons for its conservation. PPS 5 is dominant in plan making and individual planning decisions. Through this planning process we can identify and define the interest and character that the historic environment brings to the area and conserve that value. An area's heritage can also provide a reference point for the design of new development. Assessment of any development proposal will take place in the context of PPS 5 policies and the developer's assessment statement on the effect on the historic asset.

12.6 The Local Plan has not identified Cressbrook and Ravensdale as a Local Plan Settlement (policy LC2). Only in exceptional circumstances would development be permitted and policy LC5: Conservation Areas applies.

12.7 There is an area to the south of the main village and below the Hall which is classed as natural zone and LC1 applies. This is part of the north bank of the River Wye in Miller's Dale.

12.8 The Conservation Areas are surrounded by land which is currently classed as Recreation Zone 2. Under Local Plan Policy LR1, 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. With regard to car parks LT14: Parking Strategy and Parking Charges will also apply.

12.9 It is the intention that the Local Development Framework Core Strategy will be followed in 2013 by a Development Management Policies Development Plan Document. This document will replace the 2001 Peak District National Park Local Plan. In combination with the Core Strategy, these two documents will discontinue the use of Recreation Zones and place more emphasis on the Landscape Strategy to determine whether proposals for development for recreation are appropriate.

12.10 There are 29 listed buildings and structures in Cressbrook and Ravensdale Conservation Areas. Development that affects the character of these historic assets shall be assessed against national guidance and policies LC6 and LC7. Additionally, the proposed conversion of any building of historic or vernacular merit within a Conservation Area will have to take into consideration the points set out in policy LC8.

12.11 Two sites in Cressbrook Conservation Area appear on the County Council's Historic Environment Record (HER) (see Section 3.2). Development affecting these sites or any other areas of archaeological potential, will only be permitted if in line with policies LC15, LC16 and 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.

12.12 A number of sites in and around Cressbrook and Ravensdale Conservation Areas are of regional importance for their biological and wildlife interest. Local Plan Policy LC17 states that development which would detrimentally affect the value to wildlife will not be permitted, other than in exceptional circumstances.

12.13 It is possible that protected species, as identified in the Wildlife and Countryside Act 1981 (as amended), may be found. Development proposals may therefore require specialised surveys, such as bat surveys, as part of a planning application. Trees, particularly mature trees may include features suitable for roosting bats, and developments leading to the loss of mature trees may also require a bat survey. Water voles should be considered when completing any works in the vicinity of watercourses within the Conservation Areas.

12.14 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).

12.15 In the Conservation Area, trees with a trunk over 75mm in diameter are protected, and the felling, lopping or topping of these trees may not be permitted without prior agreement. Some hedgerows are protected from destruction or damage under the Hedgerows Regulation 1997. Anyone considering work of this nature should contact the National Park Authority for advice.

12.16 All wild birds, with the exception of those defined as game or pest species, are also protected under the Wildlife and Countryside Act 1981 (as amended). Natural England therefore recommends that: 'No tree or shrub 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 require tree, shrub and hedgerow removal. Development proposals for areas where protected bird species exist must include, and implement, a scheme for safeguarding the future survival of the protected bird species and their habitat, as a requisite condition of any planning permission. Development proposals affecting habitats of importance are covered by East Midlands Regional Plan policies 26, 29 and 30 and Local Plan policies LC17 and LC20.

12.17 Cressbrook and Ravensdale are not located on any major routes and policies LT1 and LT2 state that the Authority will discourage the use of the lowest category of roads in favour of strategic and secondary routes. East Midlands Regional Plan Policies 43 and 44 will also apply.

12.18 Although not classified as Policy, the Authority has published a number of documents that recommend, directly or indirectly, actions to safeguard the character of the Cressbrook and Ravensdale Conservation Areas. These include

the Cultural Heritage Strategy (2005) and the Landscape Strategy and Action Plan (2009). The Peak District National Park's Climate Change Action Plan 2009-2011, which addresses energy conservation and climate change within the Park, is also of relevance.

www.peakdistrict.gov.uk/climatechange

13.0 DESIGNATED HERITAGE ASSETS IN CRESSBROOK AND RAVENSDALE CONSERVATION AREAS

With exception of the Cressbrook and Ravensdale Conservation Areas, all the designated assets within the Conservation Area boundaries are listed buildings. All are located within Litton Parish. These are as follows:

No.	Address	Parish	Grade	List Entry Number	Date
1.	Top Lodge and Garden Wall, Cressbrook Lower Lane	Litton CP	II	80953	1843
2	Lower Lodge, Gates and Garden Walls, Cressbrook Lower Lane	Litton CP	II	80954	1843
3	Cressbrook Hall, Cressbrook Lower Lane	Litton CP	II	80955	1843 ext. 1851
4	59-62 Top Cottages, Cressbrook Upper Lane	Litton CP	II	80956	c1843
5	63-65 Top Cottages, Cressbrook Upper Lane	Litton CP	II	80957	c1843
6	66-69 Top Cottages, Cressbrook Upper Lane	Litton CP	II	80958	c1843
7	Cressbrook War Memorial, Cressbrook Upper Lane	Litton CP	II	80959	c1920
8	40-43 Top Middle Row, Cressbrook Upper Lane	Litton CP	II	80960	c1845
9	44-45 Top Middle Row, Cressbrook Upper Lane	Litton CP	II	80961	c1845
10	46-49 Top Middle Row, Cressbrook Upper Lane	Litton CP	II	80962	c1845
11	The Old Toll Cottage and Cressbrook Cottage	Litton CP	II	80963	c1845
12	7-9 Dale View Terrace, Upperdale Lane	Litton CP	II	80977	1817
13	Cressbrook Mill, Upperdale Lane	Litton CP	II*	80978	1814-15
14	K6 Telephone Kiosk	Litton CP	II	352009	20 th c
15	71-76 Ravensdale Cottages, Ravensdale Lane	Litton CP	II	80975	1823
16	81-86 Ravensdale Cottages, Ravensdale Lane	Litton CP	II	80976	1823

The above information is from the National Heritage List for England, produced by English Heritage. This can be accessed on the following web-site <http://list.english-heritage.org.uk> .

14.0 GLOSSARY

Agrarian	Of the land or its cultivation.
Ancillary	In architectural terms this usually refers to a secondary structure, for instance stables or outbuilding.
Ancient Monument	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.
Ashlar	Masonry that has been carefully cut, dressed and squared, to be employed as facing stone in finely jointed level courses.
Coped gables	Gable walls that have a course of flat stone laid on top.
Curtilage	Area attached to a house and forming one enclosure with it.
Dormer window	Window placed vertically in the sloping plane of a roof (Pevsner, 2002).
Double pile plan	The building is entirely two rooms in depth (Brunskill, 2000).
Drip moulds	A horizontal moulding for throwing water off and so protecting the windows immediately below. Drip moulds are also used on chimneys.
Enclosure Award	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.
HER	Historic Environment Record (HER)
Holloway	A sunken track worn down over time, with slightly raised sides.
Hood mouldings	Projecting moulding above an arch or a lintel to throw-off water (Pevsner, 2002).
Kneeler	Horizontal decorative projection at the base of a gable (Pevsner, 2002).
Lintel	Horizontal beam or stone bridging an opening (Pevsner, 2002).
Mullion	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.
Neolithic	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.
Parish	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.
Pediment	The classical equivalent of a gable, often used without any relation to a roof. Often used over an opening, particularly doorways.

Picturesque	Originally a landscape or building which looked like it had come out of a picture in the style of Claude or Gaspar Poussin. In the late eighteenth century it was defined in a long controversy between Payne Knight and Uvedale Price as an aesthetic quality between the sublime and the beautiful, characterised ... in architecture by interesting asymmetrical forms and variety of texture'. (Fleming et al, 1991) The Picturesque influence was strongly evident in the buildings of the mid-nineteenth century Domestic Revival in England.
Pinch point	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.
Polite	A polite building is one which has been 'designed by a professional architect ... to follow a national or even international fashion, style or set of conventions, towards an aesthetically satisfying result; aesthetic considerations will have dominated the designer's thoughts rather than functional demands.' (Brunksill, 2000).
Quoins	Dressed stones at the (exterior) angles of a building.
SBI	Site of Biological Importance (SBI) is the name given to the most important non-statutory sites for nature conservation and provides a means of protecting sites that are of local interest and importance.
SSSI	Site of special scientific interest. 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).
Strip field	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.
Tithe map	Shows the boundaries of land and property within the Tithe area. A tithe was a tenth of a person's produce or income given voluntarily or as a tax to the church.
Vernacular	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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