

HIGH PEAK LOCAL PLAN LAND AT WOODHEAD ROAD - POLICY DS6

HERITAGE APPRAISAL JUNE 2015



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Section I - Heritage Assets – Statements of Significance

Each of the designated Heritage Assets has been considered individually and its significance assessed in accordance with Historic England guidance, set out in Conservation Principles (2008), pub. English Heritage, which identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential value. The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest.

Non-designated heritage assets include those that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering the application. Archaeological potential should not be overlooked simply because it is not readily apparent. Several non-designated heritage assets have also been assessed. These include the landscape within and surrounding the application site, which forms part of the setting of Old Glossop Conservation Area and Laneside Farm, which has been considered in the Cookson and Tickner Landscape Visual Appraisal, and the unlisted Roman Catholic All Saints Primary School.

Setting is not a designation in its own right and has been assessed in accordance with the Historic Environment Good Practice Guide (Note 3), published March 2015, the purpose of which is to provide information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the National Planning Practice Guide (PPG).

Good Practice Advice notes 1 (The Historic Environment in Local Plans) and 2 (Managing Significance in Decision Taking in the Historic Environment) have also been taken into account.

The following advice is particularly relevant where setting comprises large areas of landscape:

The Setting of Heritage Assets (Note 3)

The Extent of Setting

4.

.....Extensive heritage assets, such as landscapes and townscape, can include many heritage assets and their nested and overlapping settings, as well as having a setting of their own. A conservation area will include the settings of listed buildings and have its own setting, as will the village or urban area in which it is situated (explicitly recognised in green belt designations)

The setting of a heritage asset may reflect the character of the wider townscape or landscape in which it is situated, or be quite distinct from it, whether fortuitously or by design (e.g. a quiet garden around a historic almshouse located within the bustle of the urban street-scene).

Setting in urban areas, given the potential numbers and proximity of heritage assets, is therefore intimately linked to considerations of townscape and urban design and of the character and appearance of conservation areas. The character of the conservation area, and of the surrounding area, and the cumulative impact of proposed development adjacent, would suggest how much impact on the setting should be taken into account.

Setting is assessed in terms of a staged process. The first two stages are included in the assessment of the individual assets in this section. The third stage of assessment, to assess the effect of the proposed development is set out in section 3, following the assessment of Viewpoints.

1.1. Laneside Farm (grade II)

1.1.1 The farm buildings have been inspected and photographed from the public footpath that follows the approach drive and circles the northern part of the farm, but a detailed internal inspection of the farm buildings has not been carried out.

1.1.2 The main complex of farm buildings at Laneside Farm was built by the Howard Estate between 1906 (Glossopdale Estate map) and 1919 (3rd ed. OS), just before the sale of the estate in 1925. The estate sale of 1925 stated that it was the subject of a 7- year lease, perhaps indicating that it was complete in 1918-19.

1.1.3 The 20th century farm is detached from an earlier stone-built farmhouse and barn and located on slightly higher land. The very distinctive materials (dark red, brindled brick and red clay tiles tile) and details (ornate timberwork) are unlike anything else built by the estate in the area.

1.1.4 The list description entry is as follows:

II

Model farmhouse and farm buildings. c1899 with C20 alterations. Built for Lord Howard. Blue brick with red brick and ashlar dressings, plain tile roofs with overhanging eaves. STYLE: Swiss. EXTERIOR: 2 storey and single storey. Farm buildings ranged around 3 sides of courtyard with the farmhouse and dairy beyond to rear of east side. Prominent tower of 4 stages at north east corner. Square plan with double tier, bell canted, pyramidal roofs with weather vane finial, glazing bar windows to ground floor, single loft doors to granary above and single dormer to each face of lower roof, then wooden louvred ventilator top stage. Other extant buildings include large 2 storey shippon to east side, south front has central glazing bar window flanked by single cart entrances, above central round headed loft door flanked by single glazing bar windows. To west side of shippon, 2 walled pig styes, originally 5 and west range includes open 4 bay single storey cart shed with brick piers. Entrance to south has low curved walls and square gate piers with ashlar pyramidal caps. To north of north range remains horse gin. The farmhouse, L-plan with porch in angle. The dairy was originally intended to be thatched, and has hoodmoulds over window openings, an open verandah survives. The Smithy has been demolished. INTERIOR: not inspected, access denied.

1.1.5 Although described as 'Swiss', the details are more in the spirit of English Arts and Crafts vernacular. The tower with its dovecote is continental and French in spirit with its swept eaves and 'bell-canted' form. The massing of the other farm buildings has been broken up by different roof heights and stepped form, and the roofs are now the most dominant element of the cluster of buildings, particularly in long-distance views across the countryside.

1.1.6 The designer (at present unknown) would have been highly conscious of its impact in the wider landscape. The choice of robust semi-engineering quality bricks was probably an economic one and is typical of late model farms. The red, machine-made, clay tiled roofs stand out much more than the local gritstone slates and the tiered roofs and swept eaves of the Dovecote, finished with a pointed weathervane finial, all emphasise its presence from a considerable distance. It can be clearly seen from Shire Hill, Derbyshire Level and Whitfield (Viewpoints 2, 7, 10, 11, and 12), up to 1 kilometre across the valley. From the south (Whitfield) the paired gable ends of the large combination cowhouse and hayloft and the farmhouse are visible above the tree-line, in addition to the dovecote.

1.1.7 The earlier stone-built buildings date from the 18th century, and may have been built along the perimeter of a former open field. They share, with Wimberry Hill Farm to the west of the Woodhead Road, the characteristic form of post-medieval encroachments. These earlier stone buildings incorporate a long barn, which has been remodelled into a dwelling.



View of Laneside Farm, circa 1930, as seen from the access drive off Woodhead Road, with estate railings (reproduced by permission Glossop Heritage Trust)



View of Laneside Farm from the access drive in 2015, with post-and-wire fence. The difference in tree cover is dramatic

1.1.8 The description of the farm in the 1925 estate sale catalogue does not mention the dovecote, nor it being a 'model' farm. It is described as follows:

'The SUPERIOR FARMHOUSE...occupies a nicely sheltered position.... .Adjoining is a Bacon Curing House, with Drying Room and Dairy.

THE EXCELLENT FARM BUILDINGS are of similar construction, and comprise: Tying for 26, divided by feeding gangway and fitted with stone and iron divisions, and glazed brick mangers, Two-division Loft over; Five Pig Cotes and Mixing House; Detached Manure House with run; 4-bay Open Cart Shed; 6-stall Cart Horse Stable, Harness Room and Loft over; Slaughter House; Loose Box, Mixing House, Chaff House and 2-floor Loft over and Two Hen Cotes, Horse Gear; Tying for six; Barn, Shippon for twelve (the wooden divisions claimed by the tenant). THE SILO TOWER is the property of the tenant. TWO CAPITAL STONE BUILT COTTAGES.'

1.1.9 It was designed mainly for cattle rearing, possibly linked to supplying milk to the wider community, as many model farms of this period did. The form of the buildings is in two separate blocks; an L-shaped range comprising the working area for horses and terminating in the open cart shed at one end and the Chaff House with multi-stage tower and Dovecote at the other end, which the sale particulars refer to as a '2-floor loft'. The central, detached block is the large purpose-built cowhouse with loft over and it remains in this use today. During the time of its construction, cows were being tethered ('tying'), whilst modern farming operations tend not to tether cattle. The complex is interesting as not only did it contain multiple functions, rather than one specialisation, but also the buildings are particularly tall. Most model farms of this later period (turn of the 20th century) were still using covered foldyards and low multi-pitched single-storey buildings, where space permitted. Two-storey buildings were still present, as labour-saving means of moving fodder around, but it is rare to see three-storey buildings, or the equivalent, at this time unless they had some design purpose.

1.1.10 Notably, the views of the Dovecote from Woodhead Road incorporate the group at the back of the site and the cluster of roofs in one of the most picturesque compositions. An old postcard of "Lord Howard's Model Farm" illustrates this view before the trees had grown to maturity, shortly after the buildings were constructed. The photographer was standing roughly midway along the farm track approaching the buildings from Woodhead Road. Notably, there are few trees to the south of the track. The retention of the earlier stone buildings and the incorporation of these into the farm, with the original farmhouse converted into farmworkers cottages and the adaptation of the barn, may have been both a pragmatic and design choice. The attractiveness of the clustering of the buildings in views from Woodhead Road and the picturesque composition of old and new buildings, breaking up the massing of the red brick combination wings from the south, may not have been deliberate, but this is certainly the outcome. It appears that the designer was very well aware of the shape and form of the buildings and their place within the landscape. The aesthetic value of the buildings is therefore high.



View from the approach drive looking through the trees towards Beeley House and Old Glossop



The model farm group, from the public footpath

1.1.11 The large blocks of buildings to the south of the complex have lost some of their more delicate detail; e.g. overhanging open timber framework to the apex of the bargeboards. From a long distance the massing of the main combination barn would have been a prominent landmark but this was broken up by a detached, hipped-roof, Manure House, which has been demolished. The presence of the cowhouse has been largely lost as a result of recent tree planting. The large gable of dark brickwork was probably partially hidden from view in the immediate vista from Woodhead Road by the original stone barn retained to the south, which is now semi-derelict.

1.1.12 The four-stage Dovecote, although at the back of the site and complex has a very definite designed purpose, as an 'eye-catcher', and is entirely romantic in inspiration. The practical use of the structure as a dovecote would have been limited, as it was so tall and access was restricted to multiple internal ladders rather than a potence (a centrally pivoted rotating ladder); few model farms required a dovecote by this period, it being essentially a throwback to a type of high social status manor building found in Derbyshire estates in the 17th century. Its height is so significant that it is raised above the current tree canopy which has been planted and encouraged to grow around the modern agricultural sheds within the farmyard. It 'pops up' in views from very long distances.

The Setting of Laneside Farm and Contribution to Significance

The physical surroundings of the asset and its relationship with other assets

1.1.13 Laneside Farm is approached from Woodhead Road. This was a road created as a turnpike road following the 1792 Turnpike Act (Chapel to Enterclough Bridge)

"A few years ago an act was obtained for the making a new turnpike road, from Buxton to Chapel-en-le Frith through Hayfield, by Glossop to the Wood-head. From Chapel-en-le-Frith to the Wood-head it is completed. The road skims along the side of the Derbyshire hills halfway betwixt their tops and the Mersey. This road is principally intended for the advantage of those passing to and from Buxton into Yorkshire, instead of the wide circuit through Manchester. It is already much travelled, and will be still more so on its being known. A new turnpike road passes from Glossop to Mottram, through Hadfield, which by the effects of the cotton trade is much improved of late." J. Aitkin - Description of the Country Round Manchester - published 1795.



The dovecote and Chaff House, as seen from the public footpath

1.1.14 Burdett's map of Derbyshire of 1791 shows the landscape the year before the construction of the turnpike road, when the main route to Padfield struck across the landscape past The Heath and to the foot of Mouselow Castle.

1.1.15 The setting of the farm has changed since it was built. The 1921 Ordnance Survey map shows the site shortly after the construction of the 'model' farm. This map reveals that a large amount of earth-moving had taken place since the 1898 OS map, with a scarp created to the south of the farm, separating it from the fields to the south, and further scarps to the immediate north of the farm buildings, possibly to accommodate the 'horse-gear' identified in the sale particulars, and a regular, graded section probably a result of cut-and-fill, to create a level platform for the cowhouse range, and a level domestic lawn below this for the farmhouse. The 1921 OS map also shows a line of well-spaced mature trees on the south side of the approach drive, which would have provided some dappled shade, and a range of trees of different sizes within the boundary adjoining the field to the south, including fruit trees and larger deciduous trees. The alignment of the boundary had

changed since the 1898 OS map and the trees within the field immediately south of the farm were planted within a serpentine, irregularly shaped boundary. There was also a further small cluster of trees on the edge of the wooded clough to the south, at the junction of two field boundaries, providing greater irregularity in the boundary.

I.1.16 The main changes to this original setting have been the addition of a large number of trees to the south and south-west. The current trees which line the approach drive from Woodhead Road have been further embellished, but there is very little understorey and there are clear views through the trees to the immediate fields and beyond towards Old Glossop. The approach drive was embanked at some point, possibly by the time of the 1888 (pub.) 1:2500 OS map. This is a distinctive mound in views from the south. The historic relationship of the farm with the wider landscape to the south was an important one.

I.1.17 The landscape to the immediate north of the farm has been re-shaped with a new farm track and two modern farm buildings added to the north of the L-shaped block. These are now visible from the public footpath and the views of the farm are diluted through later alterations and modern buildings and the addition of trees. The picturesque Manure House visible in the black-and-white photograph, which broke up the massing of the group, has been demolished and to the immediate south of the farm a recently erected agricultural shed and a large bund of earth have been added, which has pushed the boundary of the farm further south into the field. This does not appear on the modern OS map. The bund has been planted with trees, which are still quite young. These are quite effective at screening the shed from wider views, although it can still be seen in winter months.

I.1.18 In wide views from public footpaths and higher level locations around Glossop, above the main developed parts of the settlement, the dovecote and to a lesser extent the farm buildings, can be seen as one of a number of notable landmarks within the landscape. The majority of these landmarks were erected by the Howard Estate. The relationship of the landmarks, which often rise above the tree canopy, was deliberate and creates focal points punctuating the wider landscape. The context is that of complete estate control over the land and influence over the design and location of new development until 1925.

The way the asset is appreciated

I.1.19 The setting of Laneside Farm has changed with the loss of its open relationship with adjoining fields, in views from Woodhead Road and from the south, although the extent to which the buildings were previously visible at close-hand is not known. The density of tree planting has certainly affected the setting of the listed buildings, in some cases enhancing its wider romantic landscape value, as the massing of the cowhouse block has been visibly reduced. Trees planted ca.1920 would have been probably planted with a view to their eventual mature form and canopy.

I.1.20 Whilst there has been some loss of impact of the main block in wider views, as a result of dense screening, the removal of, or enhancement of, the planted bund is feasible if the modern agricultural shed is removed, although it is unlikely that the mound of earth will be removed.

I.1.21 From a distance, the dovecote has a very romantic appearance rising above the tree canopy.

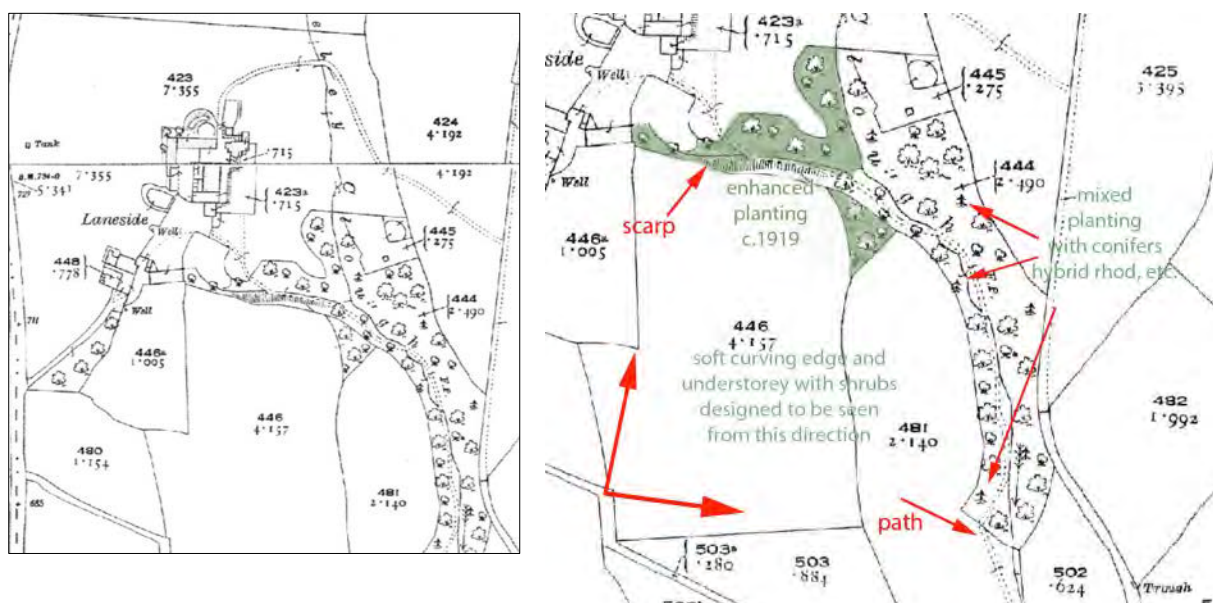
The asset's associations and patterns of use

I.1.22 The dovecote and the red-tiled roofs of the L-shaped ranges and particularly the cowhouse block are prominent in wider views. The wider landscape setting of the Beeley Clough and the tree-planting and re-shaping of the topography to the south of the farm were deliberate and carried out with a view to the aesthetic appearance of the farm in the landscape. These aspects of its setting make a particular contribution to its significance. The designed relationship has been damaged by the new bund, but not irreversibly harmed.



Laneside Farm, as seen from the public footpath leading to Cat Wood (Footpath no. 6 Glossop). The dovecote and red tiled roofs are typically the prominent features in long distance views.

1.1.23 The farm is still in agricultural use but the condition of the listed buildings is poor and only the buildings which are in active use appear to be regularly maintained. Nevertheless, the farmland associated with the farm, which was included within the 1925 sale and which extends as far south as “Backsitch” footpath No. 5, is still in agricultural use. The presence of the early 20th century farm group and the earlier, post enclosure farm in its rural and agricultural landscape which is largely unaltered since 1880, contributes to the significance of the asset, as it maintains the historic working relationship.



1921 Ordnance Survey map (1:2500), of Laneside Farm, shortly after construction with notes on planting - right

1.2 All Saints Roman Catholic Church, Old Glossop (grade II)

1.2.1 Designed by Matthew Ellison Hadfield (1812-1885) and John Grey Weightman, commissioned by the 12th Duke of Norfolk, and built in 1834-36¹, All Saints Roman Catholic Church is an uncompromisingly classical building. Described as 'Neo-Etruscan' in Pevsner's Buildings of England publication, it has four giant Tuscan Doric pilasters to the east gable elevation, with rusticated horizontal bands of ashlar and a central doorway with bracketed cornice. The building has a strong temple frontage to the east, with a massive triangular pediment, stone roundel to the tympanum and deep overhanging projecting timber cornice. The banded rustication and giant pilasters add a sense of strength and permanence. The pilasters return to the side flank to both gable ends. The detail is pared down on the west elevation, with just a pair of Tuscan pilasters and plain ashlar. In common with Etruscan architecture, the temple is raised on a platform (podium) above the surrounding ground level, specifically stepped to the east front. This is best illustrated by the early 20th century photograph of the Church, where the church appears to loom above the street. The bell-cote is much taller than it needed to be to accommodate the single bell and it is a tall structure, with square-headed open shaft to house the bell, stepped ashlar plinth, bracketed cornice and a cross finial, proportionate to the massing of the church, but nevertheless designed as a landmark.



East elevation – oblique view from the Church Street entrance.

Above right – pediment to west elevation and bell-cote with cross finial

1.2.2 The list description is as follows:

||

Roman Catholic church. 1836. By ME Hadfield & TG Weightman for the 12th Duke of Norfolk. Millstone grit ashlar and Welsh slate roof with deeply overhanging eaves which form pedimented gables. STYLE: Neo-classical. PLAN: nave and apsidal sanctuary set within rectangular plan with vestries to rear over basement. EXTERIOR: plinth and plain entablature. East, ritual west, entrance front has rusticated ashlar facade with 4 giant Tuscan Doric pilasters and central doorway with 6-panel double doors and overhead in moulded ashlar surround with bracketed

¹ Ref. Catholic Annual Register 1850, p.108

hood. Either side single windows with 10-pane casements in moulded ashlar surrounds with flat hoods. Above central recessed panel flanked by single 16-pane sashes in recessed plain surrounds. Above in pediment small circular window with ashlar surround. Side elevations each have pairs of giant Tuscan Doric pilasters at either end and 5 tall windows in shouldered ashlar surrounds, those to west with glazing bar sashes. West, ritual east front single giant Tuscan Doric pilasters at either end and single small 16-pane sash to left. Above in pediment small circular window with ashlar surround. Above again large ashlar bellcote has single round arched opening with bell, bracketed cornice and cross finial. INTERIOR: nave has coved plaster ceiling and gallery with open balustrade supported by large console brackets and reached from steps in internal porch. Sanctuary with elliptical arch flanked by doors to vestries has coved plaster ceiling. Furnishings include open-backed nave benches and more elaborate choir stalls with later sanctuary rails. Good set of early C20 stained glass windows with central figures of saints and martyrs in complex Renaissance surrounds.

1.2.3 M. E. Hadfield was local (born in Glossop at Lees Hall). His partnership with John Grey Weightman started formally in 1838. There is some doubt as to whether he designed All Saints Roman Catholic Church on his own or in partnership with Weightman, as the contemporary accounts cite both architects. They were part of a close-knit group of associates and architects. John Grey Weightman had completed his articles with Woodhead and Hurst Architects before he went to the offices of Charles Barry and C.R. Cockerell². Matthew Ellison Hadfield from 1827 to 1831 worked with his uncle Michael Ellison at Sheffield in the Norfolk estate office before in October 1831 being also articulated to Messrs Woodhead and Hurst of Doncaster, and after three years went to London as a pupil of P. F. Robinson³ before returning to Sheffield⁴. Woodhead and Hurst were the architectural practice responsible for the re-design of the Anglican All Saints parish church in 1832. Their design for the nave of the church survives in the Sheffield archives.⁵

1.2.4 Matthew Ellison Hadfield founded his practice in 1834, aged 22, four years before he went into partnership with Weightman in Sheffield. From 1834-36 Weightman appears to have had some form of association with Hadfield. They already knew each other from their time at Woodhead and Hurst.

1.2.5 The foundation stone of the church was laid in 1834 and the church opened in August 1837. It was described in Pigot's Directory of 1842:

"Glossop Hall, the property of the Duke of Norfolk's near the village. His Grace has erected here, at his own expense, a Roman Catholic chapel – a neat edifice, in the Tuscan order, capable of seating six hundred persons" (Pigot's Directory of Derbyshire 1842).

1.2.6 All Saints Roman Catholic Church, Glossop is one of the architects' earliest designs before they went on to develop a national reputation for designing Catholic churches. The practice is best known for its command of the Gothic Revival and the Early English style, directly influenced by Pugin. This church is one of two listed churches built by Hadfield and Weightman in a classical style; another Catholic church (slightly later date) with strong similarities attributed to them at St Werburgh's, Birkenhead has been significantly altered.

1.2.7 It is particularly pertinent that Hadfield would have known the area and its topography intimately; he would have had a detailed knowledge of the local footpaths and the long distance views, and he would have regularly visited Glossop Hall, where his maternal grandfather lived and his uncle was later based. This long, local association enhances its historic significance. The local knowledge and the impact of this on the design of the buildings and its appearance and setting could be seen to enhance its aesthetic significance. It is also particularly relevant that the landscape to the north of the church incorporated a 'stand' or 'clump' of trees, illustrated on the 1888 OS map,

² 150 years of architectural drawings: Hadfield, Caukwell, Davidson: Sheffield, 1834–1984 (1984) · S. Welsh, report at Sheffield Archives

³ Roderick O'Donnell - Oxford Dictionary of National Biography

⁴ Sheffield Archives notes

⁵ Sheffield Archives EBU 251 (1-2)

which are a device adopted for parkland. It is not known whether this fenced 'clump' and any associated wider landscaping of the fields to the north of the church were carried out in association with the construction of the church, but it is not inconceivable, as the clump is juxtaposed with the church in a number of views. The 'clump' now only has three of the original thirteen trees.



1880 Ordnance Survey map at 1:500 scale. Detail of All Saints R.C. Chapel and Royle House

1.2.8 All Saints is only 250 metres from the parish church of All Saints and there is a direct view of the spire of the latter from the east façade. The choice of the same name is also interesting and is occasionally found when new catholic churches were first being built, to assert equal importance. The reason for the difference in style is very likely to be a conscious one, to avoid comparison or visual competition with the parish church, which is located within sight to the east and for which the Duke had just commissioned a re-design in 1832 by Woodhead and Hurst, Hadfield and Weightmans' former employers.

1.2.9 The design of early Catholic churches of the 1830s often looked directly to Rome for inspiration, and a direct visual link to the papacy. Designed with a strong Roman Etruscan form, this is one of the earlier large catholic churches, built after the Act of Emancipation of 1829. This removed the strict control of the second Roman Catholic Relief Act of 1791, which legalised public worship and sanctioned church building. After 1829 architects were released from the requirement that a chapel should have no steeple or bell. At this time there were very few examples of Catholic churches in the area. One possible local building that may have influenced Hadfield is All Saints at Hassop (1816-18), near Bakewell, an early Catholic Tuscan church, which has a four column portico and large triangular pediment, with a roundel and a timber pedimented roof. Another possible influence is St. Paul's Covent Garden (Inigo Jones). Both architects were based in London for a time. The main difference between these churches and All Saints is the lack of a portico. Another significant element of the design is that the ritual east end contains the porch and the sanctuary is contained at the west end. This departure from the convention may have been influenced by the presence of the earlier presbytery on the adjoining plot to the west. The eastern entrance is therefore close to the boundary, with barely sufficient room for a full portico before the ground falls away, which would have been an indulgence given that the approach was from the southern flank. The result is quite an unusual departure from historic precedents.

1.2.10 The bell-cote is important – it is a positive affirmation of the presence and status of the church, which is made all the more significant because of the recent removal of this constraint upon Catholic church building.

Significance

1.2.11 All Saints Roman Catholic Church, Glossop, has the following specific values:

- Early date
- Association with a nationally significant patron or cleric
- Design by an architect of national or regional importance
- Completeness of an architectural/decorative ensemble

Historic Significance

1.2.12 M.E. Hadfield's maternal grandfather, the Duke's land agent (Matthew Ellison d.1834), was based at Glossop Hall, the seat of the Dukes of Norfolk in Glossop, the site of Manor Park, and located within the conservation area. His uncle, Michael Ellison (d.1861), continued as the Duke's agent from 1816 onwards.

1.2.13 There is a strong sense of M.E. Hadfield's awareness of the setting of the church, and intimate knowledge of the local topography and area. He was later the architect for the 'restored' and rebuilt tower and spire of All Saints Anglican parish church in 1854.

1.2.14 Following the Second Relief Act of 1791, a private catholic chapel was built to serve Royle Hall and in 1803 the Roman Catholic Parish of All Saints was established, based upon this private chapel and in the care of Father Barbé from France⁶. At this time, it seems likely that the presbytery was built, outside the grounds of Royle Hall and to the north of Church Street.

1.2.15 The Dukes of Norfolk had been a Catholic family, with strong values, shared with Matthew Ellison Hadfield, a devout catholic. The Duke's agent, Matthew and then Michael Ellison were also Catholic and the 12th Duke, Bernard Edward Howard, who inherited the Dukedom in 1815, shared similar values. It made it possible to building the Roman Catholic church, the presbytery and the later school, all in close proximity, just beyond the grounds of Glossop Hall.

1.2.16 The local prominence of the Catholic Ellison family, the presence of Catholic millowners Francis Sumner and the Daltons, and the new Catholic 12th Duke, all gave Catholics' status in Glossop, although numbers did not climb beyond about 7 percent of the population, approximately a thousand Catholics in the 1850s.⁷

1.2.17 There were, therefore, a small cluster of dedicated catholic buildings in this western section of Old Glossop, part outside the conservation area boundary and close to the entrance to Glossop Hall; of these, a building purportedly a convent on the corner of Church Street and Church Close is slightly removed from the group, but is within sight of the church. St Mary's Catholic Girls School built ca. 1844 within the conservation area, with connecting footpath between school and church, completes the ensemble.

Architectural and Aesthetic Significance

1.2.18 M. E. Hadfield and his practice with J. G. Weightman had their greatest body of work in Glossop and Sheffield. M. E Hadfield had a long and distinguished career as an ecclesiastical architect specialising in Catholic buildings. He has a national reputation but his buildings are predominantly located on the north of England, in the developing cities of Sheffield, Liverpool, Manchester and Salford and of course Glossop, not a city but rapidly expanding. They went on to design some of the best known Catholic churches in the north of England, such as The Cathedral Church of St. John the Evangelist (Salford) and St. Marie's Cathedral (Sheffield).

⁶ Glossop Heritage Trust – online historic notes

⁷ Ibid.

I.2.19 The RC Church of All Saints is a bold and strong building with a simple interior, of impressive, single-span, elliptical arch. It has a monumental presence when seen from the north but its impact from Old Glossop has been significantly damaged by housing development along Church Street. The building is a potent symbol of the accepted resurgence of Roman Catholicism in England in the early 19th century.

I.2.20 Of the large body of buildings in the Historic England database list from this practice, the vast majority are churches but there are relatively few listed from this early period. All Saints Church is the best-preserved church from the practice which departs from the Early English Revival and Gothic Revival styles. St. Werburgh's Roman Catholic Church at Birkenhead (1835-37, probably also by Hadfield) has similarities; it shares an adjoining presbytery and is a Roman temple form, but it has been altered and extended.

I.2.21 The building has very high aesthetic value, largely as result of its well-preserved appearance, with minimal external alterations, and its relationship with the immediate churchyard setting to Church Street, its well-preserved original boundary, lime avenue, steps and its northern landscaped setting where its monumental qualities are best appreciated.

Communal Significance

I.2.22 The church is a public building with continuity of use since 1837. It has high communal significance to local people and its design was in the spirit of monumental public buildings.

Group Value

I.2.23 The group value of the church, presbytery and the catholic school, built within sight of each other and linked by a private footpath, is a particular significance.

Listing Grade

All Saints R C Church is listed grade II. It was first listed in 1958. It is generally accepted that Roman Catholic churches are under-represented in the statutory list. This church is specifically singled out by Roderick O'Donnell, the foremost expert on historic Catholic churches in England, in the Oxford Dictionary of National Biography when specifically referring to the body of work of the architects. Given the national importance of both the architect and the patron, the level of preservation of the original design and its completeness, which is unusual for Catholic churches, which are often subject to internal alterations following changing liturgical practices advocated by the Papacy, and the fact that many of their later churches are grade II*, we consider that the significance of the church, as an early example of a post-emancipation Roman Catholic church which is largely complete, by nationally important architects, may warrant a grade II* designation. Its significance is arguably equivalent to that of many grade II* listed churches including others by the practice.

The Setting of All Saints RC Church and Contribution to Significance

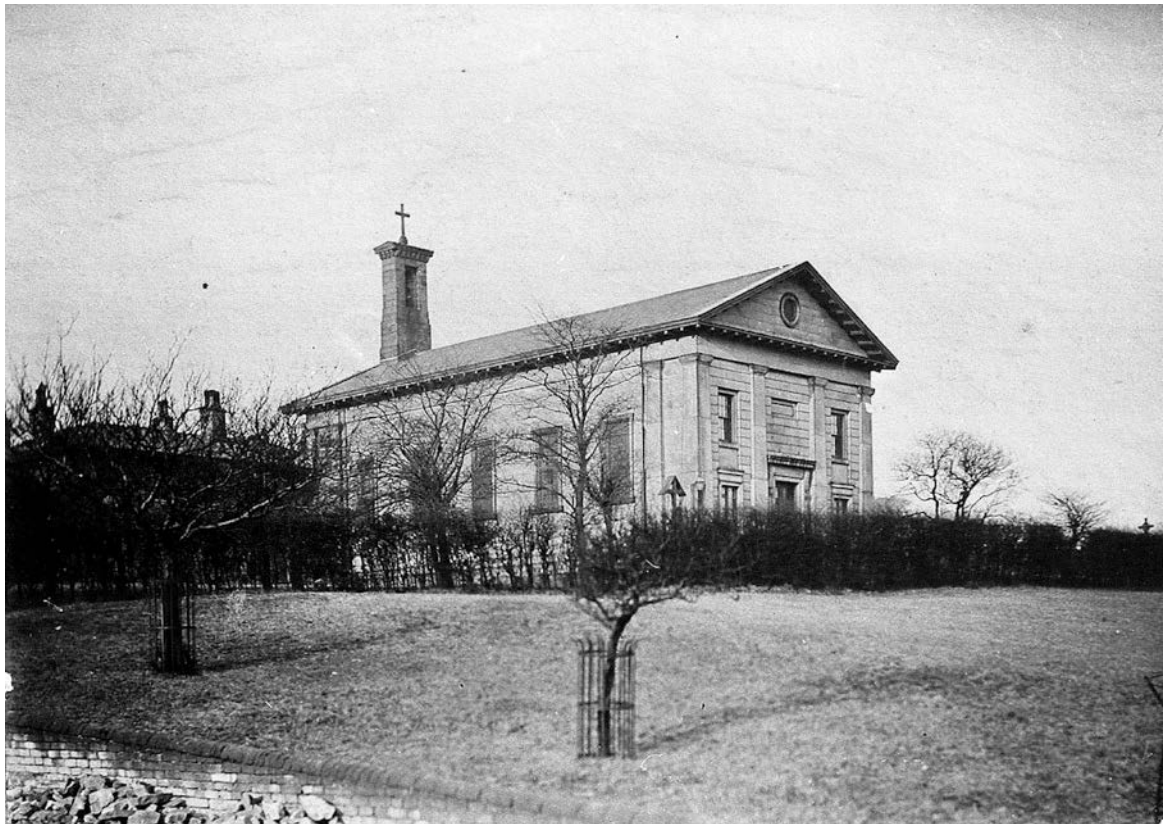
The physical surroundings of the asset and its relationship with other assets

I.2.24 All Saints RC Church was designed with an east-facing Tuscan temple front overlooking Old Glossop, where the architects made use of the natural topography, falling to the stream, to elevate the east elevation. The temple frontage was designed to be seen from the village but also from the much wider landscape, where it was a prominent landmark. It was approached from the southern side on Church Street, as it still is, along an avenue of lime-trees which lead to the east entrance. This southern aspect of its setting has not changed and is well-preserved. The eastern boundary of the churchyard has a number of self-seeded trees, such as elder. These have been allowed to grow although they have been coppiced in the past, and this has unfortunately partially obscured the main east elevation from wider views. This aspect of its setting has been significantly damaged by housing development from the 1930s (nos. 10-40 Church Street), which have largely removed the original impact of the design from the lower section of Church Street, pictured in an old photograph. There are now only occasional glimpses of the building and its bell-cote from this direction.

I.2.25 The north side of the church was a more confined space and is marked on the 1880

12

Ordnance Survey 1:500 plan as the 'burial ground'. There were only two small trees along the boundary between the church and the field to the immediate north and this boundary was relatively open. To the west of the church the garden of the presbytery was landscaped with many trees and there are a large number to the north of the house and a large outbuilding, masking the slightly awkward arrangement in views from the north.



All Saints Roman Catholic Church, as seen from Church Street circa 1900 prior to the construction of Nos. 10-40 Church Street (reproduced by permission Glossop Heritage Trust)



The Current View

Left – glimpse of the Church from Church Street 2015

Above – glimpse of the Church bell-cote from 28a Woodhead Road 2015

1.2.26 This part of the setting has changed as the church and the primary school both occupy part of the field to the north, with an extended school playing field and extended churchyard, and there is a new post and wire fenced boundary to the running roughly east-west. The boundary between the church and the field now contains sections of unmanaged hawthorn and the field contains some young trees and planted willow sculpture. However, despite this recent planting, there are still good views of the church from 'Backsitch' (footpath no. 5), particularly the higher levels of the footpath, where the monumental scale and the massing of the building is still very evident and its bell-cote is a prominent landmark above the expanse of green fields in the foreground.



Left - view from the north side of the Burial Ground through the hedge to the immediate fields north of the church

1.2.27 The bell-cote is still prominent in views along 'Backsitch' and from Thorpe Street and from the much wider landscape to the south and east of Glossopdale. The loss of the designed view from Thorpe Street and Church Street has increased the significance of the surviving views of the church from Thorpe Street and from 'Backsitch'.

The asset's associations and patterns of use

1.2.28 There is a close historic relationship between the church, the presbytery, the RC school, and former Glossop Hall, united by Catholicism and patronage. There were also close working relationships between this cluster of buildings, and the previous private chapel attached to Glossop Hall. They have a shared setting, although this may not be obvious to the passerby. In terms of Historic England's criteria for assessment of setting, the relationship is clear. The presence of a cluster of buildings, a small enclave of Catholicism, is very typical of the mid 19th century, where an estate could provide this level of financial support. The visual connections between these buildings has been diluted by housing along Church Street (Nos. 10-40) and Hall Meadow Road. There is nevertheless an important view from the front entrance of the Catholic Church directly to the parish church of All Saints. The spire of the latter is in direct line of sight, but there is no vice versa relationship.

The way the asset is appreciated

1.2.29 In the wider views from 'Backsitch' the relationship between the old parish church and its spire and the catholic church and its bell-cote is acute in these views and they could be said to be within each others setting, as they are experienced together. The detached nature of the Roman Catholic church and its elevated position has been exploited by the architects to create a monumental building within the landscape.



View of the Roman Catholic All Saints Church from 'Backsitch' footpath, 2015

1.2.30

Whilst the church is located outside the conservation area boundary, it is an important part of its setting. The outward views to the church from the village (now Old Glossop conservation area) were deliberately exploited. The orientation of the church, its location towards the back of the plot on the highest ground, and its imposing architectural design were all considered in the context of the village and views from both the village and the surrounding landscape. Now the temple front, the eastern elevation, can only be seen obliquely from Church Street, and is masked by self-seeded trees from Thorpe Street, and as a result the impact of its temple frontage is diminished from these locations. Its presence and setting from the north, however, is well-preserved, has not changed since it was first built, and makes a significant contribution to its setting. From this direction both its massing (its temple form) and its landmark bell-cote are prominent. The landscape setting on this northern side of the church is of very high significance.

1.3 Presbytery to the Roman Catholic Church – Royle House (grade II)

1.3.1 The presbytery is a classical building, a subservient structure to the main Roman Catholic Church, built with a hipped slate roof of shallow pitch, with wide overhanging eaves and sash windows to the east elevation. It steps forward from the flank of the church and has a deep footprint with a double-pile construction but it is significantly lower than the church. The list description states that it replaced an earlier 18th century presbytery, presumably built to serve the private Catholic chapel at Royle Hall, which was established after 1791. There is an earlier outbuilding on the site but there is no clear evidence of the earlier presbytery, which was presumably either demolished or encased within the present structure.

1.3.2 The presbytery was designed by M.E. Hadfield and J.G. Weightman to complement the church.



Royle House – presbytery to All Saints Roman Catholic Church

The Setting of Royle House and Contribution to Significance

1.3.3 The garden of the presbytery contained a large number of trees planted at high density by 1880, the date of the 1:500 OS map. A formal enclosed space was also provided to the north-west, probably a kitchen garden. There was no formal separation, fence or boundary, between the presbytery and the church, and there still is no physical separation, the flow and relationship between the church and the priest's residence being a traditionally open one, unlike the Anglican convention. Instead, the dense planting to the south of the house and the separate access drive provide the visual separation.

1.3.4 The setting has changed with the loss of a large number of trees to the south of the presbytery. Otherwise, the setting has changed little. The formality of the garden and grounds surrounding the church make a significant contribution to the setting of the presbytery particularly to the south where it is a shared setting. Views of the presbytery from the north are restricted by trees planted within the garden and by the low profile hipped roofline.

1.4 All Saints Catholic Primary School (unlisted)

1.4.1 Following the Act of Emancipation of 1829, Catholics were free to enter public life and could establish a Catholic education system.

1.4.2 The school was built by subscription in 1844 as St. Mary's Girls School, at a cost of about £500, and in 1857 it was under the care of the Sisters of Charity⁸, although it was purportedly founded by Miss Kate Ellison and designed by M. E. Hadfield⁹. According to "All Saints, Past and Present", a pamphlet published in 1986, contributors toward the cost of the school included the 12th Duke of Norfolk, Mr Francis Sumner, Father Fauvel and various members of the Ellison family. Miss Kate Ellison continued to administer the school until 1848, when an order of teaching sisters, The Sisters of Mercy, ran the school for several years, and then from 1853 the Sisters of Charity of St. Paul the Apostle.

1.4.3 The large stylized letters on a shield over the entrance door is the Sacred Monogram of the Blessed Virgin and consists of the stylised letters AMR, Ave Maria Regina (Hail, Mary Queen) - denoting Mary, the Mother of Jesus, Queen of Heaven. This and the large cross in the southern gable are the only positive Catholic associations. The school is illustrated on the 1880 1:500 OS plan by which time (after 1875) it had become a mixed school, catering for older pupils.



All Saints Catholic Primary School – built as St Mary's Catholic Girls School

1.4.4 The design of St. Mary's Girls School is a simple Elizabethan revival style, with quoined window surrounds and decorative scalloped bargeboards. It seems unlikely that it would have been designed by M.E. Hadfield, as it is unlike his body of Early English, post Pugin, work of this period. Nevertheless, the school is an important public building in the conservation area, despite not being mentioned in the conservation area appraisal, and was given its own grounds on a greenfield site.

The Setting of All Saints Catholic Primary School and Contribution to Significance

1.4.5 The school was built close to the eastern boundary of the site and had a large rear yard and was cut into the hillside. It is a large public building, compared with the domestic scale of the properties along Thorpe Street and within this part of Old Glossop Conservation Area. Nestling at the bottom of the valley, and lying close to the alignment of Beeley Clough, the school is a prominent building as seen from Thorpe Street. Its setting from Church Street has been altered, softened and screened with the introduction of a small group of trees at the junction with Church Street. Views of the school from the north are restricted by the topography and the roofs are visible for a short section of "Backsitch" but the building is not a major landmark, seen against a backdrop of trees within Manor Park. For the majority of Backsitch the school is not visible

⁸ 1857 White's Directory of Derbyshire

⁹ Stephen Welsh; Report of the Catholic Poor schools Committee 1852 appendix I, p.90

1.5 All Saints Parish Church (Anglican), Old Glossop - grade II

1.5.1 All Saints Church was rebuilt in multiple stages during the 19th and early 20th century by members of the 'Hadfield' architectural practice. It was an ancient church recorded in the 11th century (Domesday) under the Abbots of Basingwerk. Its tower and spire, which survived until 1854 and which is depicted in an early watercolour of the church by Woodhead and Hurst, reveals a short 14th century tower with corner buttresses and a broach spire.

1.5.2 Pigot's Directory of 1835 states:

"The church is an ancient structure: the body has been rebuilt and public worship was performed in it, for the first time after the repairs were completed, in September 1832. "

1.5.3 The architectural practice of Woodhead and Hurst of Doncaster were commissioned by the 12th Duke of Norfolk to replace the nave and main body of the church in 1832, leaving only the original 14th century tower and spire. This was eventually later replaced with a taller tower (with an additional stage) and a broach spire, to the designs of M.E. Hadfield and J.G. Weightman in 1854, in a fairly faithful reconstruction with a further stage to the tower to provide additional height. Their designs for the nave and other enlargements were not implemented but the practice, under C.M Hadfield, later during the 19th and 20th century rebuilt the nave, side aisles and chancel.

1.5.4 The Post Office Directory of 1855 states;

"His Grace in 1855, added a handsome stone tower and spire to contain 8 bells"

1.5.5 The 13th Duke's wife, Charlotte, was an Anglican and she persuaded her Catholic husband to build the first grammar school in Glossop, adjoining the parish church.



The 1854 church tower and spire by Hadfield and Weightman. (Tower and Spire of All Saints, The Builder, 16 Sep 1854, p.489)

1.5.6 All Saints served as the parish church for the whole of Glossopdale from the 11th century until the mid 19th century, when other Anglican churches were established in the valley bottom. It served a very widespread populace within 'Glossopdale'.

1.5.7 The Old Glossop Conservation Area Appraisal states:

"The church is typically the tallest building in Old Glossop and therefore visible from a number of vantage points. That the topography of the area directed its construction to a relatively low-lying plateau results in interesting views of its roof and tower from the higher streets to the north".

1.5.8 The 14th century spire would have been a prominent landmark to those approaching the church from the outlying hamlets (particularly Whitfield and Padfield), but the 1854 spire is notably taller.



Black-and-white photograph of Old Glossop (by permission Glossop Heritage Trust) from Woodhead Road during a sharp frost, undated, pre 1951. The spire of All Saints Church is a prominent landmark silhouetted against the fields.

The Setting of All Saints Parish Church and Contribution to Significance

1.5.9 The immediate setting of the church has changed since the 19th century, and has become much more enclosed, with the introduction of a large number of deciduous trees within the churchyard, many self-seeded. The removal of the openness and the increase in the tree canopy has meant that some views of the main body of the church are likely to have been lost, and as a result the church spire has become in many cases the only point of reference for the church and a focal point.

1.5.10 The church is located close to the Shelf Brook at heart of the late medieval nucleated settlement, probably lower in the valley than the Anglo Saxon settlement, as the other settlements were typically located at around the 200-220 metre contours. The church spire stands out in both glimpsed views and wide landscape views. It has a wide setting, largely seen against a backdrop of trees and fields (viewed from the south) or silhouetted against the distant hills (viewed from the north). At the lower levels of 'Bacsitch' the spire breaks the Kinder plateau horizon.

1.5.11 Historic views and postcards from Woodhead Road illustrate the settlement as a cluster set within a wide and dramatic landscape surrounded by the Kinder Plateau and Bleaklow. In these views, the spire of All Saints is a focal point, framed by a gap in the street frontage along Thorpe Street.

1.5.12 In old photographs, the mill buildings along the Shelf Brook have arguably equal prominence to the spire of the church, but this is reduced now as a result of the increased tree canopy. The spire of the church punctuates the views and contributes to the picturesque quality of the views. It is visible from a number of locations to the south and east of the settlement, within and outside the National Park, and from the Woodhead Road and "Bacsitch" footpath. The rural setting of the church is most evident in views from the south, where its spire rises above the canopy of trees within Manor Park and the graveyard, against a backdrop of fields to the north.

1.6 Old Glossop Conservation Area

1.6.1 Old Glossop was described in Pigot's Directory of Derbyshire of 1842 as follows:

'This village, which is populous, and of great manufacturing consequence, is situated on a rising bank, springing from one of the deepest valleys in the Peak. The country around is very pleasing, and many of the views may be considered romantic: plantations abound in the home scenery and the lands in the low grounds are fertile but the mountainous parts are less productive.'

1.6.2 Old Glossop was an Anglo Saxon settlement, mentioned in Domesday (1086), a small agricultural settlement, which adapted and expanded in the 17th and 18th centuries in association with farming sheep and spinning and weaving wool.

1.6.3 The Conservation Area Appraisal summaries the historic roots of the settlement as follows:

"The agricultural population remained dispersed throughout the area and the name Glossop was been assigned to one of ten small hamlets (townships) that comprised the Manor of Glossopdale. In the 11th century it was granted to William Peveril who cleared the forests and expanded the cultivated areas, creating sufficient wealth from the estate to build a Church, and with its construction the hamlet became the centre of the agricultural community. In 1157, Henry II gave the Manor to the Abbots of Basingwerke. During their stewardship the status of Glossop was further enhanced by its rights to hold a market and the annual fair (1290). The land was chiefly pasture and the pattern of agricultural development was for small farms, with a proportion of 'yeoman' farmers earning an additional living from other industries, such as wool spinning and weaving."

1.6.4 Pigot's description of 1842 pre-empted much of the industrial development of Howardtown and the late 19th and 20th century expansion of Glossop. It depicts the village of Glossop, which is now known as Old Glossop, and around which the conservation area boundary is drawn, just before the construction of the market hall (1844) and the railway (1845-47) in the valley bottom.

1.6.5 The villages and hamlets surrounding Glossopdale gradually expanded during the Industrial Revolution and the disparate settlements combined together to form the area today known as Glossop. To the south of Old Glossop, the village is still separated from the main part of the town both visually and physically by Manor Park, which forms a deep groove with a large park of mature trees.



Above - 1791 Burdett map of Glossop (DAS) and
Right - 1857 Poor Law map (Glossop Heritage Trust)

1.6.6 The earliest detailed map of the settlement dates from 1857 (the Poor Law map). There

was no enclosure in this part of Glossopdale, as the land was owned outright by the Howard estate. Burdett's County map of 1791 depicts Glossop as a small curving street, Church Street, around which buildings are ranged, prior to the construction of the 1792 turnpike (Woodhead Road).

1.6.7 The upland settlement located at 170 metres AOD, has much in common with the other small pre-industrial hamlets located around the bowl of Glossopdale, along the 200-220 metre contours. In most cases the historic cottage industries had been based on sheep farming and wool weaving. The land above the settlements was farmed, with large areas of common land for grazing above the productive fields. Beyond this layer are the moors, which from the 17th century were managed by the Howard Estate.

1.6.8 Old Glossop had been the main administrative centre for the Howard estate and contained the parish church, which served a widespread population. From the early 17th century, when the Howards married into the Talbot family and until 1925, when the estate was sold off and broken-up, the land and lives of the residents were benignly managed by the Estate.

1.6.9 The western side of the conservation area is dominated by Manor Park. Ralph Standish-Howard had built Royle Hall, as it was originally called, by 1734 with a view to it being his seat in Derbyshire. However, Royle Hall was used as a shooting lodge during the 18th century and was the residence of the Duke's agent until the 1840s. It was later surrounded by the park of Manor Park, which was developed in the 19th century. This was located in an area, which may have been emparked, known as "The Royle". Royle Hall came to be known as Glossop Hall in the early 19th century and was rebuilt in 1851 as the new Glossop Hall.

1.6.10 Old Glossop was the focus for the Howard family and, perhaps unlike the other upland settlements of Glossopdale, the family had a greater vested interest in the infrastructure of the village, as they would be based here on their occasional visits. Although absentee landlords for most of the history of the estate, eventually from 1851 to 1924 the 1st and 2nd Barons Howard of Glossop lived at Glossop Hall.

1.6.11 The Dukes of Norfolk were a staunch Catholic family and the highest-ranking, non-royal family in England, certainly the most prominent Catholic family in England. The Manor of Glossop came to the Howards in 1606 when Alatheia Talbot married Thomas Howard, 14th Earl of Arundel. The Howard family split up the estates but the Dukedom of Norfolk was eventually restored to the Glossop line in 1815.

1.6.12 The conservation area appraisal summary refers to the architectural importance of the '*range of domestic and early industrial vernacular buildings*' but fails to recognise the importance of the small enclave of high status Catholic buildings associated with the patronage of the Howard family, at the western end of the village, close to Manor Park and part within and part outside the conservation area. Complexes with a range of public buildings are common in many Catholic urban parishes and these combinations have recognised group value.

1.6.13 The land remained in Estate ownership until 1925 and until this time there was tight control over the use of the land. Plantations by the estate, which are depicted on the 1906 estate map (DRO D5162/21/21-31), still survive. The estate would have been conscious of the visual impact of these plantations, given the 'romantic' character of the setting described in contemporary accounts.

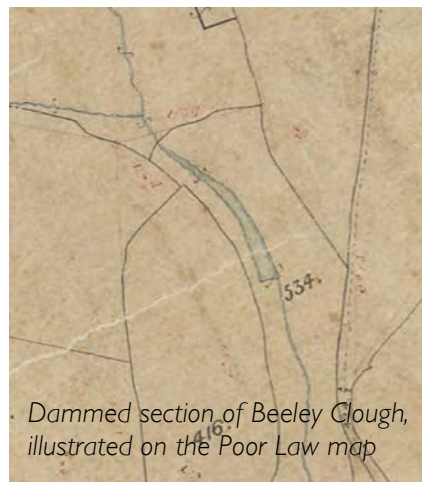
1.6.14 Between 1824 and 1851 Old Glossop expanded significantly with the construction of a further 333 houses¹⁰. New development did not result in the outward expansion of the settlement. New development largely took the form of infilling along the existing and long established streets within the core, together with the conversion and reuse of former industrial and public buildings. Thorpe Street appears to have been developed more-or-less in its present form by the 1830s. The previous appearance of this section of the conservation area is unknown. Speculative development was generally carried out piecemeal and hesitantly in Glossopdale.

¹⁰ Old Glossop Conservation Area Appraisal

Mel Morris Conservation - High Peak Local Plan: Woodhead Road (10.6.15)

1.6.15 The Howard family's policy over the farmed land they owned throughout Glossopdale was to let land on short leases. This, coupled with the small size of holdings, created a fragile agricultural economy, leaving farmers little security or opportunity to expand.

1.6.16 The fast flowing streams and tributaries of the Shelf Brook, and the Glossop Brook below this, provided the conditions needed for the use of water power to drive mills along the length of the major watercourses, but demand for drinking water/ power required supplementary sources of water and the estate were quick to build a number of reservoirs and goits to provide both a source of drinking water for the population, as well as storage capacity for supplying local mills. An early attempt to provide a head of water for drinking water supply may have been the impetus for damming a section of the Beeley Clough, depicted on the 1857 Poor Law map, and removed by 1888. A piped water supply was created for the town in 1852, leading from Swineshaw Reservoir, above Cat Wood. The line of the underground waterpipe is visible on the 1925 estate map (DRO D5162/16), where it runs to the east of the Catholic Primary School.



Dammed section of Beeley Clough, illustrated on the Poor Law map

Thorpe Street

1.6.17 Thorpe Street is one of only a handful of linear streets of tiered development, which were developed in the 19th century. Largely built in the early 19th century and part of an early wave of expansion of the village during the industrial revolution, the cottages along Thorpe Street fall short of the Beeley Clough, which has been a natural barrier to development. This is recognised in the conservation area appraisal which states:

"The pattern of building on only one side of the street along the majority of thoroughfares away from the core is a key feature of the townscape".

1.6.18 In discussing scale and density, the appraisal also refers to:

"4.32 The densely developed and compact core contrasts with the majority of later streets in the conservation area. Though the dense terrace form predominates in later development, the corresponding frontages more usually have an open aspect. This results in an openness of character not usually associated with industrial settlements".

This may be referring specifically to Thorpe Street and parts of Church Street.

1.6.19 These aspects of the linear settlement pattern are seen in two principal views – from Woodhead Road and "Backsitch", a footpath which is a continuation of Thorpe Street, where the views are progressive and kinetic, and from the car park adjoining the Catholic Primary School, where the view is fixed. Views from within Thorpe Street do not reveal the settlement pattern all at once and from within the settlement there is less appreciation of this linear aspect of its character, as the land rises and falls, where it follows the contours, and there are a series of short vistas.

1.6.20 Whilst the conservation area appraisal refers to the nucleated character of the conservation area, based around the medieval market cross and the parish church, this later phase of development along Thorpe Street and Castle Hill is characterised by its linear, ribbon pattern. This street is not discussed in detail in the appraisal, but is nevertheless highly attractive, has a strong identity and is very well-preserved, with very little appreciable change since the 1850s.

1.6.21 The cottages were developed piecemeal and largely speculatively, in common with all of the other hamlets of Glossopdale, interwoven with shared rear yards & narrow footpaths, which provide some channelled views. Thorpe Row (Nos. 23-35 Castle Hill), which is named on the 1888 OS map, built probably by George Thorpe circa 1820, is typical, with two groups of three cottages joined together and a larger pair attached to the north – 3 separate phases with 8 cottages. The Glossop Recorder (3.2.1826) described George Thorpe as leasing land known as Flat Meadow in 1826 and as having built 8 houses at 'Backsitch'. Thorpe's Row is recorded in the 1841 census with **22**

6 households. The cottages along Thorpe Row (the west side of Castle Hill) and Thorpe Street generally face west or south-west overlooking the fields to the west and up towards the Woodhead Road, with access to ancillary outhouses and privies from the east. They are generally well-spaced with small gardens; the cottages which front the street at Nos. 4-18 Thorpe Street appear to have had access to purpose-built allotments on the terraced land below.

1.6.22 Other cottages along the street are similar, built in short terraces of two to three, with stone slate roofs, narrow courses of local sandstone for walling, wedge or square stone lintels and stone jambs to doorways. The only embellishment appears to be an occasional horizontal raised stone band. These are uniformly workers cottages, of consistent simple details, tiered along the contours of the marginal land. The cottages are largely a low, two-storey form, with an occasional three-storey building straddling the steep gradient. The large retaining walls, enclosing small allotment gardens, are part of the strong character of enclosure. The conservation area boundary extends beyond the stream to the first formal fence line, although there is no difference in the character of the land on either side of the fence line. From Thorpe Street a section of the stream, the Beeley Clough, runs in a stone culvert. The path over the culvert continues as a shallow depression, or 'holloway', which is clearly visible on aerial photographs. The stream meanders in an open channel before being culverted at the edge of the field. A clump of three trees in the immediate field, within the conservation area, survive from a former 19th century planted group of 13 trees (illustrated on the 1880 OS map), a common feature of estate parkland



Left - extract from the 1880 Ordnance Survey Town Plan showing Thorpe Street and the junction with Church Street (DRO).

Above – the cottages along Thorpe Street survive in the same form and relationship in 2015

Below left – aerial photo showing the former path, a shallow depression or 'holloway' curving across the fields



1.6.23 63 Thorpe Street stands, along with Beeley House, as two distinct buildings located on the west side of Beeley Clough. 63 Thorpe Street is now a single detached dwelling but was formerly a row of terraced cottages. During the early 19th century it had been a block of 6 or 8 back-to-back cottages. The massing of the building is distinctive as it was built with a deep footprint to cater for the depth of back-to-back cottages; these developed piecemeal and the northern elevation still retains straight joints, with a block of four at the western end and two subsequent phases of additions. It has an unusual relationship with the stream; the site may have had an earlier use requiring access to the stream, as

the course is diverted into a long channel running along the east side of the track.



Short undulating vistas looking along Thorpe Street south and north



I.6.24 The scale of the domestic development along Thorpe Street is intimate and the planted allotments and gardens disguise the heavily-engineered nature of the streets and retaining walls. The developed frontage, punctuated by a couple of three-storey rear elevations, contrasts with the

openness of the fields stretching to the west. The land to the immediate west of the stream lies within the conservation area and acts as a foil to the developed frontage of Thorpe Street.

1.6.25 The landscape within both the conservation area and the allocation site holds local significance in the survival of its field pattern, footpath, planting and principal built features, which have survived largely unchanged since 1857. There is a distinct ornamental character to the landscape which remains legible and which could be enhanced and which contributes positively to the setting of the Old Glossop Conservation Area particularly in views from Thorpe Street. Views from Thorpe Street and Blackshaw Road provide an immediate connection between the historic settlement and its pastoral landscape which fills the foreground and middle ground in a deep horizontal band.

1.6.26 The uniform use of thinly-bedded local Millstone Grit as a building material for walls, roofs, boundaries, and floorscape is a strong feature of the character of the conservation area, and there is visual harmony arising from this limited palette. Occasional rendered buildings and red brick buildings, outside the conservation area, break this pattern but have a significant impact on the setting of the CA in wider views, particularly from Glossop and Whitfield.

1.6.27 The density and strong lines of stone structures contrast very dramatically with the smooth green field. This contrast is what defines its special character at this point. From this view the conservation area is a frontier of development.

1.6.28 The buildings along Thorpe Street largely date from the first half of the 19th century and have continuity of form and detail and represent the late Georgian expansion of the village before the focus moved away to sites further to the south. This aspect of its architectural interest is very well preserved at this point with domestic scale buildings and the larger landmark buildings of the Catholic Primary School (inside the conservation area) and Roman Catholic Church (outside the conservation area) set apart.

Setting of Old Glossop Conservation Area and Contribution to Significance

The physical surroundings of the asset and its relationship with other assets

1.6.29 The outward expansion of Glossop and the wider industrialisation of the valley along the Glossop Brook left the original settlement of Old Glossop, as it was eventually re-named, more isolated. The present appearance of the conservation area largely reflects its character in the mid 19th century. However, its setting has been altered since the mid 19th century and this is analysed in more detail below.

1.6.30 The setting of the conservation area is described in some detail in the Conservation Area Appraisal (2006):

4.34 Setting

The topography of the Old Glossop as a hillside settlement is a significant factor in the character of the conservation area. The land rises to the north resulting in many long distance views to the south and east. The rolling open countryside is therefore a key feature of its wider setting. Along the boundary of the area there are key locations where the open countryside fills the vista.

4.35 Within the settlement the topography draws attention to the roofscape with some roofs on eye level when viewed from the north. The increase in prominence of roofs increases their contribution, both in the impact of the materials used and in the detail of their form, to the character of the conservation area. Views of the roof of the parish church are also prominent and a key focal point particularly when viewed from the north.

4.36 The sloping topography has dictated the form of development and is a contributory factor in the case of those thoroughfares that have developed along only one side. The rise or fall of the

land away from the roadside along these thoroughfares creates a dynamic townscape.

4.37 General characteristics

- *The hillside setting of Old Glossop is a key part of the areas historic development and character.*
- *The legibility of the underlying terrain contributes significantly to the overall character of the area.*

I.6.31 The higher land located between Church Street and the former Union Workhouse has been progressively developed and infilled, removing the deliberately isolated status of the Union Workhouse (now Shire Hill Hospital), and the distinct, linear, ribbon-form of the historic 19th century development is largely lost to the north-east of Church Street. In practice, therefore, the separate nature and character of Old Glossop as an upland settlement, and one of the Glossopdale Domesday villages has been affected by 20th century development along its northern edge.

I.6.32 The landscape around Old Glossop is less open and windswept than the nearby settlement and conservation area of Whitfield, which lies at slightly higher contours, and at Old Glossop the landscape is more lush to the north of 'Bacsitch' and has been more actively farmed, rather than left for sheep grazing.

I.6.33 The historic and current character of land within the western edge of the conservation area, and its setting as far as Woodhead Road, also contributes to a broader mosaic of similar landscapes, which encircle Glossop, providing transition from the urban and industrial valley bottom to the upland moors. Whilst one of several examples, the shared characteristics of the upland conservation areas, with their former open fields located around and above the settlement, contribute to the overall landscape character and setting of the town, and of the different conservation areas within it, and is therefore significant.

I.6.34 The Roman Catholic Church is excluded from the conservation area. Whilst it has strong historic justification for being included within the CA, the visual cohesion has been lost through development of housing along the north side of Church Street. Outward views to the church from Thorpe Street and 'Bacsitch' are, nevertheless, very important.



View from Thorpe Street towards the Roman Catholic Church and its bell-cote on the horizon and the Catholic Primary School in the foreground



View north from Thorpe Street along Beeley Clough towards 63 Thorpe Street in the middle distance and Laneside Farm in the far distance

The way the asset is appreciated

I.6.35 The northern edge of Old Glossop is largely hemmed-in by 20th century housing development, along Bute Street, Shire Way and Kilmory Fold, which defines the staggered

conservation area boundary in this part of Old Glossop. Three and four-storey development along Blackshaw Road, outside the conservation area and built against the backdrop of an old quarry, is particularly prominent in wider views of the settlement from Shire Hill and affects the setting of the conservation area; the odd, horizontal multi-gabled form is a barrier to filtered views of the landscape. In approaching Old Glossop from the footpath network, along Broom Hill to the north, following Blackshaw Clough and descending Footpath no. 45 (Charlesworth), leading to Bute Street, there is the remains of Hawkshead Mill but little sense of the historic village.

I.6.36 Due north, from Footpath no. 6 (Glossop) descending the hill from Cat Wood, the settlement, most of which is outside the conservation area boundary, is contained behind a regular and continuous boundary which rises as far as Shire Hill Hospital, the former Union Workhouse. From this direction there is no real sense of the historic nature of the settlement or of the conservation area. The spire of All Saints Church is slightly lost amongst the trees and tends to merge against the backdrop of housing beyond Manor Park.

I.6.37 To the east of the settlement, the mills of Hawkshead and Meadow Mills and their proximity to the Peak District National Park boundary have contained development. In approaching Old Glossop from this direction, along Bridleway no. 134 (Glossop), leading to Hope Street and Shepley Street, there are long distant views towards the old settlement, but the views are dominated by modern housing and large industrial buildings and there is no particular sense of the age of the settlement or its early, pre-industrial origins. From the higher levels above Charles Lane the parish church, the dovecote at Laneside Farm and the bell-cote of the RC Church are prominent landmarks. The eastern boundary of the conservation area is defined tightly behind the domestic buildings fronting Hope Street and Wesley Street.

I.6.38 Manor Park and its dense tree canopy form a very large area and effectively separate Old Glossop from the main part of the town in many views (see Viewpoints 6 and 12). In views from the north-west of the conservation area, where parts of the old settlement can be seen clearly, Manor Park forms a large green baffle between the developed part of the town and Old Glossop.

I.6.39 The eastern side of Woodhead Road, where it meets Church Street, and along Hall Meadow Road form a suburban introduction to the conservation area, with large detached bungalows and semi-detached houses lining the road in landscaped gardens. In approaching Old Glossop from Manor Park Road to the south, the conservation area is part of a fully-developed street frontage on the east side of the street, contained by Manor Park to the west. There is little visible change in this character at this southern boundary of the conservation area and no sense of its separate rural, agricultural origins or identity.

I.6.40 Although the Conservation Area Appraisal is not specific, it states in 4.34 that: *“Along the boundary of the area there are key locations where the open countryside fills the vista.”* There are in fact only three locations where this takes place:

- alongside Hall Fold Farm, at Footpath No. 9 (Glossop), which leads south-east across the fields towards Shire Hill,
- adjoining All Saints Catholic Primary School and looking north (Viewpoint 1),
- along Thorpe Street following the route of Beeley Clough and from the edge of ‘Backsitch’ (Viewpoints 2-6).

I.6.41 63 Thorpe Street is located close to the northern perimeter of the conservation area. The boundary separates the older properties from later 20th century development. In terms of its character and setting, the trees, which thread through the little clough, screen new development along the west side of Castle Hill and they have no impact on the setting of the conservation area.

View of Thorpe Street and Beeley Clough, where it meanders through open landscape, as seen from the car park adjoining All Saints Primary School, one of the key locations where countryside fills the vista



I.6.42 In views from Woodhead Road and in approaching Old Glossop from 'Backsitch' footpath no. 5 (Glossop), the defensible line of terraced cottages running along Thorpe Street forms a strong edge to the settlement. The lane now represents very much a frontier of development, with only a couple of breaches – 63 Thorpe Street and Beeley House (built after 1991). The gap in the frontage where Thorpe Street meets Blackshaw Road leads to a direct view of the parish church, as seen from Woodhead Road and 'Backsitch'.



*Early 20th century postcard view of Glossop from Woodhead Road
(reproduced by permission Glossop Heritage Trust)*

I.6.43 From within the settlement, all along Thorpe Street, the views of the rolling landform of the land rising above Beeley Clough are contained and defined by the Woodhead Road which, with a broad band of land on the west side of the road, forms a tree-lined ridge (see Viewpoints 2-4). Views of the wider landscape are restricted from Thorpe Street but particular landmarks in the views are the bell-cote at All Saints Roman Catholic Church and its east-facing Tuscan temple frontage, filtered by trees, All Saints Catholic Primary School, and the 'eye-catcher' Dovecote at Laneside Farm.

I.6.44 In fact, views from 'Backsitch' and from Woodhead Road looking towards Old Glossop are 28

the best place to see the agricultural setting of the conservation area and to appreciate this essential part of its special historic interest, its pre-industrial character and village identity. As a result of the loss of connection between the historic settlement and its agricultural setting along the majority of the conservation area boundary, this area now has much greater value; here the agricultural, pastoral setting of the conservation area can now best be appreciated (see Viewpoints 6 and 8).

I.6.45 The boundary of the conservation area to the west of Beeley Clough appears arbitrary, informed by the convenience of the historic field pattern rather than by a full understanding of the relationship of Old Glossop with the local landscape.

I.6.46 The wooded corridor defining the eastern edge of the low-lying field (G8) is a prominent part of the landscape which is part of the progressive historic views into Old Glossop. The setting of the conservation area at this point is particularly well-preserved, of intrinsic historic landscape value, and of high significance, with only Beeley House interrupting the vista. The trees draw the eye along the landscape and towards Old Glossop and there is continuity in the vista. Residential buildings on the rising land (outside the conservation area) along the brow of the hill, at Castle Hill, are also seen as part of this huddled linear form in views from the north and west and partially screened by trees.

I.6.47 This part of the setting is best appreciated from Woodhead Road and Footpath No. 5 (Glossop). It is also very clear from Derbyshire Level (Viewpoint 11), within the National Park, to the south-east. Views from Thorpe Street and Blackshaw Road provide an immediate connection between the historic settlement and its pastoral setting which fills the foreground and middle ground in a deep horizontal band and green setting.

The asset's associations and patterns of use

I.6.48 The contrast between the openness of the landscape to the west of the Beeley Clough and the dense development along Thorpe Street and Castle Hill is evidence of the Howard Estate's careful management of the land and its tight hold on development and any outward expansion. To the north of the conservation area, the trees progress alongside Beeley Clough in a seamless, densely-planted and ornamented form.

I.6.49 In this context, the monumental presence of the Roman Catholic Church, outside the conservation area, is a significant landmark and bold assertion of the Duke of Norfolk's Catholic faith and All Saints Catholic Primary School is another major landmark, as seen solely from Thorpe Street.

I.6.50 Old Glossop Conservation Area is characterised by a sudden change in topography and contrast between the fields to the west of the Beeley Clough and the developed edge of Thorpe Street, which has a rigid structure, from a combination of tall stone retaining walls, the alignment of the lane and short terraces, often built along the edge of the road, all contributing to a trailing, linear form of tiered development. It has high aesthetic value. Within this linear form, the landmark spire of the parish church punctuates the views from the west and north-west of the conservation area. In the north-western part of the conservation area the present views, both inward and outward, date from the first half of the 19th century and are largely preserved in this form.

1.7 Mouselow Castle (SAM) - HER 6115

1.7.1 Mouselow Castle is a scheduled monument, which has been re-named as “Ringwork in Castlehill Wood”.

“Ringworks are medieval fortifications built and occupied from the late Anglo-Saxon period to the later 12th century. They comprised a small defended area containing buildings which was surrounded or partly surrounded by a substantial ditch and a bank surmounted by a timber palisade or, rarely, a stone wall. Occasionally a more lightly defended embanked enclosure, the bailey, adjoined the ringwork. Ringworks acted as strongholds for military operations and in some cases as defended aristocratic or manorial settlements. They are rare nationally with only 200 recorded examples and less than 60 with baileys. As such, and as one of a limited number and very restricted range of Anglo-Saxon and Norman fortifications, ringworks are of particular significance to our understanding of the period.” – Historic England description

1.7.2 Although locally known as Mouselow Castle, the site is in fact a ringwork, which is a medieval fortification built and occupied from the late Anglo-Saxon period to the later 12th century.

1.7.3 It incorporates an oval earthwork, constructed at the summit of a steep hill, enclosed on all but the south-west side by a ditch and a substantial counterscarp bank and dominated by trees. A bailey or outer enclosure may originally have extended to the south-west. The precise function of the ringwork is unknown but it commands wide views over the surrounding moorland and overlooks the confluence of Dinting Vale and the valley of the River Etherow.

1.7.4 The wider setting of Glossop is interesting as the town lies within a couple of miles of the Roman fort of Ardotalia, more commonly known as Melandra (SMR 6102; SAM 8). Melandra Fort was founded in the late 70s AD and was sited on elevated ground (140 metres OD) at the confluence of the Glossop Brook and the River Etherow, and guarded the Cheshire Plain and Chester from Brigantian incursions down the Longdendale valley. There is no recorded relationship between the two sites but they do show how the characteristics of the local upland landscape and the strategic position of Glossop have created conditions for these kind of defensive sites.

1.7.5 The tree-covered hill of Mouselow Castle is a highly prominent natural landmark, which has changed appearance over hundreds of years. From a distance the ringwork is hidden by the wood but the particular rounded shape of the wood does serve to emphasise the presence of the knoll in wider views.

1.7.6 The defensive nature of this site, its relative isolation, elevation and detachment, overlooking the valleys is of particular importance to its significance and setting. The open fields which skirt the monument enhance the sense of its historic importance and separate status.

Section 2 – Assessment of Viewpoints

This section assesses Viewpoints 1-6. Some of these views are historic and recorded in historic photographs or postcards but may not be known to a wide audience. Assessment of Viewpoints 1-6 broadly follows the guidelines established in the English Heritage document – Seeing History in the View (May 2011) but, in accordance with the methodology agreed with Historic England, has avoided a tabulated system of assessment or scoring system as the current appraisal is looking at principles of development rather than specific schemes.

Viewpoint 1

What the View Contains

A very large section of Old Glossop Conservation Area completely contained within the view

Trees along Beeley Clough in the background beyond the conservation area boundary, with mixed planting

Thorpe Street, a striking, long linear form of development with glimpses of buildings along Castle Hill

The Beeley Clough – the meandering line of the open stream and more rough vegetation along the course where the land is ungrazed

Smooth slope of the pasture field (site of GI 1)

To the left, the wall of the small outbuilding serving All Saints Catholic Primary School

Glimpse of Peak Naze in the distance

The History of the View

The view would have been created in this form with the establishment of the school in 1844, at which time this outbuilding was erected and the land was altered to accommodate access to the school. The view has not changed significantly since then, although the stone boundary walls to the west side of the allotments have deteriorated and partially collapsed.

Changing Aspects of the View

The leaf cover will change over the year and the field will be left for mowing at times and grazing at other times, with changes in the colour of the field and the character of the grassland and as a result of snowfall.

The significance of heritage assets in the view, their visibility and place

The Old Glossop Conservation Area dominates the entire view and contains a mixture of high contrasts, with the pale green of the unimproved agricultural land (grazed meadow) forming a very striking rounded form, which is in sharp contrast with the horizontal built form of the historic buildings and retaining walls. This contrast has a striking and immediate fortuitous beauty in the views. The view is largely unchanged since 1844.

Impact of development

Visual Effects

Development would irrevocably alter the perception of this part of the village, and potentially the majority of the village, from being part of an historic agricultural settlement to one of a large urban area and part of Glossop, as distinct from Old Glossop.

Development would fill the foreground and the built form would dominate and overpower the historic settlement in this view. Houses which face onto the field would overlook a large urban

area transforming their outlook.

There may be a glimpse of the terrace (Nos. 4-18 Thorpe Street) but the remainder of Thorpe Street would be removed from this view.

This part of the conservation area would be seen as an urban area and potentially misinterpreted as two developed sides of a street. The linear character of Thorpe Street would be removed from this view.

It is possible that the stream bed could be retained as an open channel / feature, unless development is truly intended to straddle this as indicated on GI 1, at which point it would need to be culverted. If retained as an open channel, the nature of the planting and its character is likely to change over time, with changes in the drainage patterns and increased surface water run-off. It may require alterations torevet the banks in time and it is likely to change appearance over time.

If road access is required from this viewpoint, the stream would be culverted and the character of the land would change completely to an urban and hard edged one dominated by the road.

Viewpoint 2

What the View Contains

The green fields within the conservation area boundary which are distinctive 'smooth shoulders', unimproved pasture with sedge leading down to the stream (known as Beeley Clough)

Land beyond this to the west which is a continuation of the same landscape, beyond the conservation area boundary rises in the form of poorly-drained and unimproved pasture, which follows a smooth transition over the land, with large billowing form.

A tall clump of three mature trees planted as a semi-parkland feature in the immediate field, break the horizon, with a tall birch dominating the foreground

The broad band of mature woodland and ornamented planting along the route of Beeley Clough connect with the clump of trees to the south of Woodhead Road and at the entrance to the farm

All Saints Catholic Primary School (unlisted heritage asset) in the foreground, with prominent gables

Footpath no 5 is a strong line with both a drystone wall in the lower section and a hedgerow lining and defining its route

Glimpses of houses along Woodhead Road and Kingsmoor Fields, prominent three-storey brick and white-painted render

All Saints Roman Catholic Church and its landmark bell-cote and cross finial – grade II listed building

Mature trees within the garden of the presbytery within the mid-ground

The Dovecote at Laneside Farm is a striking 'eye-catcher' in the predominantly rural views to the north.

63 Thorpe Street breaks the linear pattern of cottages running parallel with the stream

The History of the View

The platform above the retaining wall with allotments below allows a clear uninterrupted view across the landscape and this has not changed since the allotments and road were constructed, probably

in the early 19th century. The same relationship and details are preserved on the 1857 Poor Law map. This view has not changed significantly since 1857.

Changing Aspects of the View

The canopy of predominantly broadleaved trees and ornamental planting is so dense that the view does not significantly change during the winter months. This self-contained landscape, as seen from this view, separates Old Glossop from the wider upland landscape beyond Laneside Farm.

The wider landscape of the National Park is not evident in this view; the view is intimate in scale.

The significance of heritage assets in the view, their visibility and place

The bell-cote of All Saints RC Church is a prominent landmark and stands out against the sky, although its east-facing temple frontage has been diminished by self-set trees and housing development along the northern edge of Church Street. From this view its impact and original designed relationship with the rest of the village is much greater than from most of Church Street.

Old Glossop Conservation Area is characterised by a sudden break in form and contrast between the developed edge of Thorpe Street, and the immediate soft rolling landform in the view. This foil and outward rural view from the developed part of the conservation area is a significant part of its special interest, shared with a large number of vantage points along Thorpe Street. The lack of change to the landscape, in that the field boundaries have not substantially changed in this view since 1857, makes a strong contribution to its historic landscape setting managed by the Howard Estate, and its significance as a settlement with agricultural origins.

In this outward view, the agricultural setting of the conservation area can be appreciated. This contrast largely defines its special interest at this point. As a result of the loss of agricultural land around the early parts of the settlement, this is now the best place to see the agricultural setting of the conservation area.

There is no difference in the character or quality of the landscape to the west of Old Glossop between the part of the conservation that lies within the conservation and that outside. The line of the boundary simply follows a series of staggered field boundaries but does not relate to any pockets of separate character.

The relationship between the landmark heritage assets in the view is highly significant as both the Roman Catholic Church and the Dovecote at Laneside Farm are distinctive elements of a wider designed landscape.

Impact of development

Visual Effects

Development would completely transform this view. Whilst the landmarks would still be visible and evident, they would be largely seen within the context of an urban landscape and they would lose their agricultural setting and the cohesiveness of their place in the landscape. The architectural interest of the Dovecote and cluster of farm buildings at Laneside Farm is predominantly as buildings designed, grouped and clustered in such a way as to be seen and appreciated within a wider landscape. This aspect of significance would be affected by development within G8, which would have a harmful impact on its special interest and setting. Views of development edging the access track to the farm and hard up against the access road would be particularly intrusive on its historic setting. Access into the development from either Woodhead Road or via the farm track to Laneside Farm would require engineering works that would be a highly prominent and structured element within the wider soft pastoral landscape and visible from this viewpoint.

Removal of a large swathe of the agricultural setting of the conservation area would leave very little sense of the original village of Old Glossop as an historic agricultural settlement. This would be a major negative impact.

As a progressive (not fixed), and historic view which has not changed in a meaningful way since 1857, the impact would be very notable on the setting of the conservation area and the strong visual relationship and connection between the settlement, the agricultural nature of the setting and the wider ornamented landscape.

The detached relationship of the Roman Catholic Church and the settlement of Old Glossop, and the sense of the church being an imposing monumental building within a managed and ornamented landscape, would be significantly affected by development in close proximity. Whilst the development of G10 is located away from the boundary of the churchyard, development would be distracting and still cause harm to its isolated and monumental Etruscan character. Whilst the present planting around the church has diminished its impact, this aspect of its significance could be simply enhanced and restored by removing some of the self-set trees and larger shrubs around the northern perimeter of the burial ground and in front of the main elevation.

Viewpoint 3

What the View Contains

Nos. 39-41 Thorpe Street – pair of cottages (early C19) with two storey frontage to the street and three-storey elevation to the west.

Nos. 1-3 Blackshaw Road – pair of two-storey cottages (early C19)

Telegraph pole and street lighting column

Fields - large section of field (G11), most of G9, large section of G10, large section of G8

Mature field trees and blue-painted field shelter

Alignment of the public footpath 'Backsitch', defined at close hand by a drystone wall and hedge

The line of Woodhead Road rising, emphasised by trees along the western edge

Filtered view through the trees to the access drive to Laneside Farm

The History of the View

The buildings in the foreground and to the right are evident on the 1857 Poor Law map, whilst the terrace to the left was established by 1880. The view has remained substantially unchanged since 1880.

Changing Aspects of the View

The landscape changes colour and appearance over the year; both trees, which are mainly deciduous in this view (with some holly), and the fields themselves will change colour and lushness over the year

The significance of heritage assets in the view, their visibility and place

The historic buildings lining the street are domestic in scale and well-preserved, built with local materials. The view is striking with strong contrast between the built form and the natural landscape, both filling the view in a deep horizontal band. The buildings frame the view and lead the eye towards the landscape. The placing of the telegraph pole and lighting column spoils the view but when seen in the 'flesh', the positive impact of the landscape naturally draws the eye away from the poles.

The conservation area includes a large part of the foreground within G11, the pasture to the immediate west of Beeley Clough. This provides a strong connection between the settlement and its agricultural origins. The fields may have been part of an open field to the original settlement of

Glossop (observation and pers. com. with Roger Hargreaves). The field pattern is that of relatively small fields. The view has not changed significantly since the 19th century and field boundaries are the same, although trees will have matured and hedgerows may have matured, been replaced or partially lost.

Impact of development

Visual Effects

Although a narrow field of view, it contains a surprisingly large amount of the historic landscape setting, with parts of all allocation sites within the view.

Development within G11 would irrevocably change the nature of the view from one of a pastoral landscape to an urban one. The impact of the historic buildings would be diminished as a result of the distraction from new development. Development would overpower the historic character of the settlement at this point. It would be largely out of scale with the small domestic scale of historic cottages, unless the size and scale could be controlled through a very restrictive design palette. It will block views of development within G10 and the lower part of G8, which would be reduced to views of roofs.

Development within G9 would be very prominent in this view, masking the trees to the west of Woodhead Road and presenting a wall of development, with very notable visual impact, certainly on the higher ground closest to the road, which would have a very notable visual impact from any three-storey buildings and engineering works. It would fragment the view so that the relationship between the settlement and its agricultural setting would be diminished. A large part of the green setting would be lost.

Development of G10 would also create a large block of built form which is unrelated to the natural landscape, and a wedge into this view. It would fragment the landscape.

Development within G8 would be particularly prominent in this view, fragmenting the landscape and creating a rigid straight edge on the boundary of the conservation area, eroding the landscape setting.

Viewpoint 4

What the View Contains

Landmark bell-cote of All Saints Roman Catholic Church

Planted clump of deciduous trees, part of the ornamented landscape clump of trees, a semi-parkland feature

Unimproved pasture with sedge leading down to the stream (known as Beeley Clough)

Brick and rendered houses along the east side of Woodhead Road (three-storey), partially filtered by trees

63 Thorpe Street

The Beeley Clough – represented as a shallow depression, with a stone culvert, bridge and former path crossing the stream

The curving alignment of Thorpe Street and short terraces – flowing form

Continuous belt of trees along Beeley Clough, the edge of Laneside Farm and Woodhead Road, enclosing the space and framing the views so that they are contained to the immediate landscape

The History of the View

The view has remained largely unchanged since 1880, with the exception of the development of three-storey houses along Woodhead Road and the detached garage to Beeley House.

Changing Aspects of the View

The landscape is subject to considerable seasonal change, changes in colour and lushness, length of grass and the high impact of snowfall.

The significance of heritage assets in the view, their visibility and place

63 Thorpe Street and the short terraces are well-preserved groups of stone-built early 19th century workers cottages, intimate and domestic in scale.

The foreground is entirely dominated by the fields within the conservation area running to the west of the Beeley Clough. This outward rural view from the developed part of the conservation area is a significant part of its special interest, shared with a large number of vantage points along Thorpe Street. The lack of change to the landscape, in that the field boundaries have not changed in this view since 1857, makes a strong contribution to its historic landscape setting managed until 1925 by the Howard Estate, and its significance as a settlement with agricultural origins.

In this outward view, the agricultural setting of the conservation area can be appreciated. This contrast largely defines its special interest at this point. As a result of the loss of agricultural land around the early parts of the settlement, this is now the best place to see the agricultural setting of the conservation area.

There is no difference in the character or quality of the landscape to the west of Old Glossop between the part that lies within the conservation area and that outside it. The line of the boundary simply follows a series of staggered field boundaries but does not relate to any pockets of separate character.

Impact of development

Visual Effects

A broad field of view, it contains a surprisingly large amount of the historic landscape setting, with parts of all allocation sites within the view. The whole of G9 is visible, as is the whole of G10 and most of G11. A high proportion of G8 is visible.

Development within the upper section of G9 would be seen largely as an extension of the development along Woodhead Road, although would be increasingly prominent as it rose up the hill.

Development within G10 in isolation would have a major impact on the setting of the conservation area by presenting a block of development without a gentle transition

Development within G11 would fill the foreground and would compete visually with the Roman Catholic Church, and it would no longer be seen as a monumental building designed to be seen with a landscape, although the landmark bell-cote would still be visible.

Development within G11 would irrevocably change the nature of the view from one of a pastoral landscape to an urban one. The development boundary of G11 extends up to the boundary wall lining the west side of Thorpe Street and removes the stream and marginal land. Development would overwhelm the historic character of the settlement at this point and its outward facing views. It will block views of development within G10, which would be reduced to views of roofs.

As a progressive (not fixed), and historic view, the impact would be extreme removing the intrinsic characteristics of the landscape and the strong visual relationship and connection between the settlement, the Roman Catholic Church and the wider agricultural pastoral landscape. A highly significant historic view would be lost.

Viewpoint 5

What the View Contains

All Saints Roman Catholic Church and its bell-cote

All Saints Catholic Primary School

Broadleaved trees within Manor Park and at the junction of Church Street and Thorpe Street

Thorpe Street – winding route following the Beeley Clough

Former allotment gardens

View of Mare's Back at Coombes Rocks and Whiteley Nab within the National Park on the horizon

Foreground and middle ground dominated by the pasture at G11

Shallow depression and former path leading from the bridge over the brook towards the site of the Catholic Church

Three-storey buildings currently lining Woodhead Road have less impact in this view, as the landform within G11 reaches a plateau and they are grouped within extensive, mature landscaped gardens.

The History of the View

The view has not changed significantly since 1880, with only very slight and barely perceptible changes to the built form.

Changing Aspects of the View

There are significant changes in climatic conditions; e.g. mist, fog, rain and snow all make the wider landscape subject to frequent changes in impact, making the immediate landscape at times more intimate and the National Park less tangible or not visible at all.

The field will be left for mowing at times and grazing at other times, with changes in the colour of the field and the character of the grassland.

The significance of heritage assets in the view, their visibility and place

The church was built on an area of agricultural land, deliberately chosen for the opportunities it provided to exploit its landmark presence. This is partially obscured in this view by the clump of trees planted by the Howard Estate but is nevertheless very prominent over the rise.

All Saints Catholic Primary School and the Catholic Church are prominent whilst houses along Church Street are barely visible and limited to glimpses of their roofs.

The view contains a major part of the conservation area; the character of the stream, its meandering course, the broad flank of the field and the former footpath and the intimate scale of the natural environment contrast with the strong lines of built structures. The counterpoint creates a charming and picturesque scene.

Impact of development

Visual Effects

Allocations sites G8 and G9 are not visible from this viewpoint. Site G10 is only obliquely visible in this view.

Development within G11 would fill the foreground and the middle ground and is likely to remove All Saints Roman Catholic Church from the view and its bell-cote.

Development within G I I is likely to remove the view of All Saints Primary School, but a view corridor could be created to the school.

Development within G I I is likely to remove the view of the National Park, but view corridors could be created for occasional views of the wider landscape.

The development of G I I will remove the connections between buildings in the landscape.

Viewpoint 6

What the View Contains

The green fields within the conservation area boundary which are distinctive 'smooth shoulders', unimproved pasture with sedge leading down to the stream (known as Beeley Clough)

A long unkempt hedgerow, supplemented with a post and wire fence, following the alignment shown on the 1857 Poor Law map

A tall clump of trees planted as a semi-parkland feature within a 'stand' in the adjoining field, breaking the horizon

Landmark spire of All Saints parish church – listed grade II

Strong horizontal line of mature trees within Manor Park in the mid-ground

Shire Hill is a bold wooded natural landmark

Kinder Plateau forms a dark presence in the far distance defining the majority of the horizon, with small green fields separating the moors from the developed edge of the upland settlement above Whitfield

The ridge of the roof of the Catholic Primary School

Cottages ranged along Thorpe Street with strong lines of retaining walls and the backs of houses along Castle Hill, with a backdrop of mature parkland trees

All Saints Roman Catholic Church and its landmark bell-cote and cross finial – grade II listed building

Mature trees within the garden of the presbytery within the mid-ground

The History of the View

This is a very complex and highly picturesque historic view full of contrasts and elements. The view is represented in a number of old photographs and postcards of Old Glossop. The depictions vary and start from the Woodhead Road. The view is a continuation of the view leading from Woodhead Road, where the focus is very similar, with the spire of the Anglican church forming a focal point against the darker backdrop of the Moors and Kinder.

Changing Aspects of the View

The canopy of predominantly broadleaved trees and ornamented planting is so dense that the impact does not significantly change during winter months, and the separation of Old Glossop from the town is still clear from this viewpoint, separated very effectively by Manor Park.

There are significant changes in climatic conditions; e.g. mist, fog, rain and snow all make the wider landscape subject to frequent changes in impact, making the immediate landscape at times more intimate and the National Park less tangible.

The significance of heritage assets in the view, their visibility and place

The spire of the Anglican church and the bell-cote of the RC Church are both prominent landmarks and stand out against the moors and the sky respectively, although the form and massing of the RC church is much more distinctive from this location and the Anglican church is part hidden by development and trees.

The massing of the Roman Catholic Church is partially obscured by the hawthorn hedge but the massing becomes very clear as the view evolves along the footpath, where its monumental form, isolated position and high status is clear. It was placed on the edge of the open space, where there is a natural point of elevation, and the ground raised slightly to the east to form the podium and 'temple' frontage. Its monumental scale is very distinctive in contrast with the domestic scale of the houses within Old Glossop.

Old Glossop Conservation Area is characterised by a sudden change in topography and contrast between the field and developed edge of Thorpe Street, which has a rigid structure - a combination of tall stone retaining walls, the alignment of the lane and short terraces, often built along the edge of the road, a trailing linear form of tiered development.

The buildings along Thorpe Street largely date from the first half of the 19th century and have continuity of late Georgian form. The density and strong lines contrast very dramatically with the smooth green field, where the agricultural setting of the conservation area can now best be appreciated. This contrast and is what defines its character at this point. From this view the conservation area is a frontier of development. In fact, it is the best place to see the agricultural setting of the conservation area and to understand how this is an essential part of its village, pre-industrial identity.

The relationship between the heritage assets in the view, the separateness of the churches, and cluster of buildings around the parish church, and the isolation of the Roman Catholic church is highly significant.

Impact of development

Visual Effects

Whilst the landmark spire of the Anglican church may still be visible from the slightly higher land at Viewpoint 8, at this lower level the spire would disappear from the view and views of Thorpe Street would be largely blocked by development. The development would remove a large swathe of the agricultural setting of the conservation area leaving very little sense of the old village as an upland settlement. This would be a major negative impact.

As a progressive (not fixed), and historic view, the impact would be very notable on the intrinsic quality and setting of the conservation area and the strong visual relationship and connection between the listed churches, the settlement and the wider upland landscape. A highly significant historic view would be lost.

The detached relationship of the Roman Catholic Church and the settlement of Old Glossop, and the sense of the church being quite different and special, an imposing monumental building in the landscape, would be lost and the wide panoramic views of the parish church and the Roman Catholic Church would be lost by development within the foreground, effectively merging the buildings into an urban landscape. Glimpses of the landmarks may be feasible within new development at low density, but it would nevertheless be seen as part of a predominantly urban landscape, with houses and roads dominating the views. This would have a major negative impact on the special interest of the listed buildings.

Development would effectively remove the sense that Old Glossop has a separate, earlier identity from the rest of the town, and this would affect the sense of place.

Section 3 Assessing the Effect of the Proposed Development on Significance and Setting

Introduction - Planning Policy

National Planning Policy Framework 2012

Para. 129 of NPPF states:

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Para. 132 of the NPPF sets out the starting point for the process of assessment of development:

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

National Planning Policy Guidance for the Historic Environment states:

When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

Setting of a heritage asset: *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*

GPA3 The Setting of Heritage Assets (2015) – Historic England

The following extracts from GPA3 The Setting of Heritage Assets (2015) have been included here as they relate specifically to the consideration of the Woodhead Road allocation sites. The extracts have been quoted selectively where they are relevant.

The checklist contained within the Historic Environment Good Practice Advice - The Setting of Heritage Assets Note 3 (2015), was used for the assessment of potential attributes of a development affecting setting.

Views and Setting

5 *The contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, including a variety of views of, across, or including that asset, and views of the surroundings from or through the asset, and may intersect with, and incorporate the settings of numerous heritage assets.*

6 *Views which contribute more to understanding the significance of a heritage asset*

include:

- those where relationships between the asset and other historic assets or places or natural features are particularly relevant;
- those with historical associations, including viewing points and the topography of battlefields;
- those where the composition within the view was a fundamental aspect of the design or function of the heritage asset; and
- those between heritage assets and natural or topographic features, or phenomena such as solar and lunar events.

7 Assets, whether contemporaneous or otherwise, which were intended to be seen from one another for aesthetic, functional, ceremonial or religious reasons include:

- military and defensive sites;
- telegraphs or beacons;
- prehistoric funerary and ceremonial sites;
- historic parks and gardens with deliberate links to other designed landscapes, and remote 'eye-catching' features or 'borrowed' landmarks beyond the park boundary.

8 Particular views may be identified and protected by local planning policies and guidance. This does not mean that additional views or other elements or attributes of setting do not merit consideration. Such views include:

- views identified as part of the plan-making process, such as those identified in the London View Management Framework (LVMF, Mayor of London 2010) and Oxford City Council's View Cones (2005);
- views identified in character area appraisals or in management plans, for example of World Heritage Sites;
- important designed views from, to and within historic parks and gardens that have been identified as part of the evidence base for development plans, such as those noted during English Heritage's 2001 upgrading of the national Register of Historic Parks and Gardens; and
- views that are identified when assessing sites as part of preparing development proposals.

Setting and the significance of heritage assets

9 Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated (see below Designed settings). Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes pertaining to, the heritage asset's surroundings. The following paragraphs examine some more general considerations relating to setting and significance.

Cumulative change

Where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset. Negative change could include severing the last link between an asset and its original setting; positive change could include the restoration of a building's original designed landscape or the removal of structures impairing views of a building.

Change over time

Settings of heritage assets change over time. Understanding this history of change will help to determine how further development within the asset's setting is likely to affect the contribution made by setting to the significance of the heritage asset. Settings of heritage assets which closely resemble the setting in which the asset was constructed are likely to contribute to significance but settings

which have changed may also themselves enhance significance, for instance where townscape character has been shaped by cycles of change and creation over the long term.

Designed settings

Many heritage assets have settings that have been designed to enhance their presence and visual interest or to create experiences of drama or surprise and these designed settings may also be regarded as heritage assets in their own right. Furthermore they may, themselves, have a wider setting: a park may form the immediate surroundings of a great house, while having its own. Given that the designated area is often restricted to the 'core' elements, such as a formal park, it is important that the extended and remote elements of design are included in the evaluation of the setting of a designed landscape.

Setting and urban design

As mentioned above (para 3, The extent of setting), the numbers and proximity of heritage assets in urban areas mean that the protection and enhancement of setting is intimately linked to townscape and urban design considerations, including the degree of conscious design or fortuitous beauty and the consequent visual harmony or congruity of development, and often relate to townscape attributes such as lighting, trees, and verges, or the treatments of boundaries or street surfaces.

3.1 The effect of the proposed housing allocation sites on the Special Interest and Setting of Old Glossop Conservation Area

3.1.1 The findings of the assessment of significance conclude that:

- The cottages along Thorpe Street and Castle Hill were largely built in the early 19th century and are part of an early wave of expansion of the village during the industrial revolution. They fall short of the Beeley Clough, which has been a natural barrier to development. Development along Thorpe Street and Castle Hill is characterised by its linear, ribbon pattern. This street is not discussed in detail in the conservation area appraisal, but is nevertheless highly attractive, has a strong identity and is very well-preserved, with very little appreciable change since the 1850s.
- The scale of the domestic development along Thorpe Street is intimate and the planted allotments and gardens disguise the heavily-engineered nature of the streets and retaining walls which present a frontier of development.
- The developed frontages, and strong lines of stone structures, punctuated by a few three-storey rear elevations, contrasts with the openness of the fields stretching to the west and defines its special character at this point. The land to the immediate west of the stream lies within the conservation area and acts as a foil to the developed frontage of Thorpe Street.
- The landscape within both the conservation area and the allocation site holds local significance in the survival of its field pattern, footpath, planting and principal built features, which have survived largely unchanged since 1857. There is a distinct ornamental character to the landscape which remains legible and which could be enhanced and which contributes positively to the setting of the Old Glossop Conservation Area, particularly in views to and from Thorpe Street.
- The topography of Old Glossop as a hillside settlement is a significant factor in the character of the conservation area. The land rises to the north resulting in many long distance views to the south and east. The rolling open countryside is therefore a key feature of its wider setting. Along the boundary of the area there are key locations where the open countryside fills the vista.
- The historic and current character of land within the western edge of the conservation area, and its setting as far as Woodhead Road, also contributes to a broader mosaic of similar landscapes, which encircle Glossop, providing transition from the urban and industrial valley bottom to the upland moors. Whilst one of several examples, the shared characteristics of the upland conservation areas, with their former open fields located around and above the settlement, contribute to the overall landscape character and setting of the town, and of the different conservation areas within it, and is therefore significant.
- Views from 'Backsitch' and from Woodhead Road looking towards Old Glossop are the best place to see the agricultural setting of the conservation area and to appreciate this essential part of its special historic interest, its pre-industrial character and village identity. As a result of the loss of connection between the historic settlement and its agricultural setting along the majority of the conservation area boundary, this area now has much greater value; here the agricultural, pastoral setting of the conservation area can now best be appreciated (see Viewpoints 6 and 8).
- Views from Thorpe Street and Blackshaw Road provide an immediate connection between the historic settlement and its pastoral setting which fills the foreground and middle ground in a deep horizontal band and green setting.

- The contrast between the openness of the landscape along the stream bed and to the west of the Beeley Clough and the dense development along Thorpe Street and Castle Hill is evidence of the Howard Estate's careful management of the land and its tight hold on development and any outward expansion. To the north of the conservation area, the trees established first by the estate in the 19th and early 20th century progress alongside Beeley Clough in a seamless, densely-planted and ornamented form.
- Old Glossop Conservation Area is characterised by a sudden change in topography and contrast between the 'smooth shoulders' of fields to the west of the Beeley Clough and the developed edge of Thorpe Street, which has a rigid structure, from a combination of tall stone retaining walls, the alignment of the lane and short terraces, often built along the edge of the road, all contributing to a trailing, linear form of tiered development. It has high aesthetic value. Within this linear form, the landmark spire of the parish church punctuates the views from the west and north-west of the conservation area. In the north-western part of the conservation area the present views, both inward and outward, date from the first half of the 19th century and are largely preserved in this form.

3.1.2 The Good Practice Guide -3 - The Setting of Heritage Assets (Historic England) states:

"The Courts have held that it is legitimate in appropriate circumstances to include within a conservation area the setting of buildings that form the heart of that area (R v Canterbury City Council ex parte David Halford, February 1992; CO/2794/1991) and NPPF paragraph 80, for example, makes it clear that historic towns are regarded as having a setting. In primary legislation, the setting of conservation areas is not a statutory duty. However, the NPPF states that the setting of a designated heritage asset can contribute to its significance."

G11

3.1.3 The proposed development of G11 lies wholly within the conservation area. This part of the conservation area will be completely and irrevocably changed and the nature of the site will change from tranquil grassy meadows, with views out as far as Woodhead Road, to a housing site with internal roads. There is a degree of conscious design in the landscape, shared with elements of the wider setting; the presence of the 'clump' of trees which fall within the conservation area, which were enclosed within a protective boundary (railings or fence) in 1880 is notable (see Landscape Visual Appraisal – Cookson and Tickner, June 2015). There is certainly fortuitous beauty in the views arising from the contrasts between the built form and the immediate transition to pastoral landscape. The settlement does not turn its back on this landscape but embraces it and dwellings largely overlook this landscape even where they are built onto Castle Hill, as in the case of Thorpe Row. Notwithstanding the potential to create some public space within this area or to pull back the development away from the stream, the loss of the pastoral landscape, which is a significant part of the special interest of the conservation area at this point, will cause substantial harm to the conservation area.

G9 and G10

3.1.4 There is no difference in the nature of the land inside the conservation area (G11) and outside the conservation area (G10 and the eastern triangle of G9). The land is a continuation of the same landscape, as seen from Thorpe Street, 'Backsitch' footpath and from wider viewpoints, and as such it is part of the setting and contributes to the pastoral landscape setting and therefore the significance of the designated heritage asset. The harm to the setting of the conservation area is very great and this is a material consideration and would need to be assessed against the public benefits of the proposal under paragraph 134 of NPPF. The only difference in the nature of the land is that a post and wire fence with fragments of a hedgerow separates the fields between G11 and G10 along the conservation area boundary. The impact of development on the site immediately beyond the conservation area boundary but within the

same view corridor has the potential to cause great harm, as the site is part of the pastoral setting of the conservation area. The area of G10 makes arguably largely the same contribution to significance as the land inside the boundary as it is part of a landscape which has survived largely unchanged since at least the 1880s. It certainly affects the setting of the conservation area by creating a block of development in the pastoral landscape and affecting important outward views from the conservation area. The analysis of views considers the immediate views affected by sites G9, G10 and G11 and their impact on both the character and setting of Old Glossop Conservation Area. Viewpoints 1-5 look straight across G11 and Viewpoints 2, 3 and 4 also take in more parts of G10, G9 and G8 and Viewpoint 6 looks across G11 and takes in a section of G10.

3.1.5 It is our conclusion that all of the sites contained within Policy DS6 will cause harm, in varying degrees, to the special interest and setting of Old Glossop Conservation Area.

3.1.6 The degree of harm varies over the landscape but it is considerable; in the case of all of G11 and the majority of G10 and, and the eastern part of G9, it is highly damaging, and it is affected by the varied topography and the visibility of the conservation area and the allocation site from a number of viewpoints. There are no appropriate mitigation measures that could overcome or reduce the harm. It is the principle of development and the change in the nature of the pastoral landscape which causes harm.

G8

3.1.7 Development within Site G8 will also cause a high level of harm to the setting of Old Glossop Conservation Area. The landscape setting in this part of Old Glossop was also part of the wider ornamented landscape developed by the Howard Estate. The impact on the conservation area will be considerable in both the approaches to the settlement from Woodhead Road, which were historic views, embellished and partially manipulated, with views over railings, and in its wider impact on the ornamented landscape.

3.1.8 The development of G8 would create a large block of housing in full view from a number of viewpoints within the conservation area and abutting the boundary of the conservation area. The landscape makes a very high contribution to its setting at this point. If G8 were developed in isolation, development would fragment the landscape so that G11 on its own would seem to be a pocket rather than part of a much larger ornamented landscape. It would sever the relationship between the conservation area and its agricultural farmland and pastoral setting at this point. This is further enhanced by the relationship between the heritage assets in the views and the fact that this is a key, recorded, historic view. Development within the lower section of G8 would block a primary view from 'Backsitch' towards Old Glossop, one of the best preserved views of the historic settlement. The presence of old railings along this side of the footpath also suggest a conscious intention to enable views across the landscape.

3.1.9 In this instance, there has been no fundamental change to the setting of Old Glossop in this specific location since the 1880s. The allocation sites would sever the last link between the conservation area and the landscape and pastoral setting in this location. This would create harm to the setting of the conservation area. It is the principle of development here which causes harm, and the inevitable scale of that development within the steeply sloping landscape.

3.2 The effect of the Proposed Development on the Special Interest and Setting of Laneside Farm

3.2.1 The findings of the assessment of significance conclude that:

- The main complex of farm buildings at Laneside Farm was built by the Howard Estate between 1906 and 1919, just before the sale of the estate in 1925.
- The details are in the spirit of English Arts and Crafts vernacular. The tower with its dovecote is more continental and French in spirit with its swept eaves and 'bell-canted' form. The massing of the other farm buildings has been broken up by different roof heights and stepped form, and the roofs are now the most dominant element of the cluster of buildings, particularly in long-distance views across the countryside.
- The four-stage Dovecote, although at the back of the site and complex has a very definite designed purpose, as an 'eye-catcher', and is entirely romantic in inspiration.
- The red, machine-made, clay tiled roofs stand out much more than the local gritstone slates and the tiered roofs and swept eaves of the Dovecote, finished with a pointed weathervane finial, all emphasise its presence from a considerable distance. It can be clearly seen up to 1 kilometre across the valley.
- The designer was very well aware of the shape and form of the buildings and their place within the landscape. Although in poor condition, these are largely intact. The aesthetic value of the buildings is therefore high.
- The setting of the farm has changed since it was built. The landscape to the immediate north of the farm has been re-shaped with a new farm track and two modern farm buildings added to the north of the L-shaped block. These are now visible from the public footpath and the views of the farm are diluted through later alterations and modern buildings and the addition of trees. To the immediate south of the farm a recently erected agricultural shed and a large bund of earth have been added, which has pushed the boundary of the farm further south into the field.
- The dovecote, and to a lesser extent the farm buildings, can be seen as one of a number of notable landmarks within the landscape. The majority of these landmarks were erected by the Howard Estate. The relationship of the landmarks, which often rise above the tree canopy, was deliberate and creates focal points punctuating the wider landscape.
- The density of tree planting has affected the setting of the listed buildings
- The wider landscape setting of the Beeley Clough and the tree-planting and re-shaping of the topography to the south of the farm were deliberate and carried out with a view to the aesthetic appearance of the farm in the landscape. These aspects of its setting make a particular contribution to its significance. The designed relationship has been damaged by the new bund, but not irreversibly harmed.
- The presence of the early 20th century farm group and the earlier, post enclosure farm in its rural and agricultural landscape which is largely unaltered since 1880, contributes to the significance of the asset, as it maintains the historic working relationship.

G8

3.2.2 Development within Site G8 will cause a very high level of harm to the setting of Laneside Farm, which was developed by the Howard Estate as part of a wider ornamented

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landscape. The impact on Laneside Farm will be considerable in both the approaches to the farm from Woodhead Road, which were designed views, and in its wider impact on the ornamented landscape. Whilst setting is not a designation in its own right, the parts of the setting that fall within site G8 are part of an undesignated heritage asset, which was embellished in conjunction with the construction of the model farm. The value of this is recognised by Historic England when it states:

“Designed settings

Many heritage assets have settings that have been designed to enhance their presence and visual interest or to create experiences of drama or surprise and these designed settings may also be regarded as heritage assets in their own right.”

(Historic Environment Good Practice Advice - The Setting of Heritage Assets Note 3 (2015))

3.2.3 In the eastern section of G8, where the land is low-lying, development would sever the relationship between the landscape and the wooded backdrop running along the Beeley Clough, which was embellished and deliberately ornamented with mixed planting and shrubs, such as hybrid rhododendron. It would cause substantial harm to an undesignated heritage asset – the historic landscape, which will need to be assessed under paragraph 135 of NPPF.

3.2.4 The change to the general character of the landscape from a pastoral one to an urban one would harm the pastoral setting of the model farm, as seen in wide views from across the landscape, particularly in views from Thorpe Street (Old Glossop Conservation Area) and Derbyshire Level. In these locations the relative height of development, along the 190-200 metre contours AOD, ranged around the northern edge of the field in particular would distract from the romantic landmark form of the Dovecote and it would be highly conspicuous in the wider landscape.

3.3 The effect of the Proposed Development on the Special Interest and Setting of the Roman Catholic Church

3.3.1 The findings of the assessment of significance conclude that:

- The building has very high aesthetic value, largely as result of its well-preserved appearance, with minimal external alterations, and its relationship with the immediate churchyard setting to Church Street, its well-preserved original boundary, lime avenue, steps and its northern landscaped setting where its monumental qualities are best appreciated.
- It has high communal significance to local people and its design was in the spirit of monumental public buildings.
- It has a monumental presence when seen from the north but its impact from Old Glossop has been significantly damaged by housing development along Church Street. The building is a potent symbol of the accepted resurgence of Roman Catholicism in England in the early 19th century.
- The loss of the designed view from Thorpe Street and Church Street has increased the significance of the surviving views of the church from Thorpe Street and from 'Backsitch'.
- The detached nature of the Roman Catholic Church and its elevated position has been exploited by the architects to create a monumental building within the landscape.
- The outward views to the church from the village (now Old Glossop conservation area) were deliberately exploited. The orientation of the church, its location towards the back of the plot on the highest ground, and its imposing architectural design were all considered in the context of the village and views from both the village and the surrounding landscape.
- Its presence and setting from the north, however, is well preserved, has not changed materially since it was first built, and makes a significant contribution to its setting. From this direction both its massing (its temple form) and its landmark bell-cote are prominent. The landscape setting on this northern side of the church is therefore of high significance.

3.3.2 The analysis of Viewpoints demonstrates that the church is no longer the landmark that it was once from the south and east of Glossop and the bell-cote tends to merge into the backdrop of housing and trees. From Viewpoints 5 and 6 and to a lesser extent from Viewpoints 2 and 4, which are along Thorpe Street, the monumental presence of the church is acute and this aspect of its setting has very high significance. The views between Viewpoints 5 and 6, at 'Backsitch', are progressive and the presence of the church is not limited to these two locations, as it also present for a long length of the footpath just short of Viewpoint 8.

3.3.3 The proposed allocations sites G10 and G11 and the eastern triangular section of G9 would collectively cause a very high level of harm to the setting of the Roman Catholic Church by blocking views of its monumental form, and the landmark bell-cote within the landscape. Whilst the building would not be destroyed by blocking views and relationships, the pastoral setting would be largely removed and this makes a large contribution to its significance as the building was designed as a monumental structure within the pastoral landscape. Setting is not a designation in its own right but is a material consideration.

3.3.4 The degree of harm to the church would depend upon the density of development and whether any form of mitigation could be achieved, through the presence of public open

space adjoining the building, for example, or maintaining a series of views of the building within the landscape. Its monumental form is best appreciated from 'Backsitch', and has been significantly compromised in other views.

3.3.5 The development of site G9, in isolation, which is located further away from the Roman Catholic Church would remove a large proportion of the views towards the asset from 'Backsitch' footpath but would be further away from it than G10. The development of the higher level land within G9 located beyond the row of oak trees would block some views towards the Church from the footpath but the impact on its setting overall would be reduced here. The development of G10 in isolation would create a large block of development close to the church, on rising land, which would compete with or distract from the asset, although currently separated from it by a further field. This would detract from its special interest as a high status and relatively isolated monumental building in the landscape. The development of G11 in isolation would block views over a large part of the conservation area towards the church and would be very harmful.

3.3.6 Assessed collectively, the development of allocation sites G11 and large parts of G9 and G10 are very harmful to the special interest of the Roman Catholic Church, specifically its historic setting. The extent of development and position in relation to the landform, and the stepped form of development would block views from the footpath – 'Backsitch'. From Thorpe Street, the development will dominate key views of the church and will further visually isolate the church. The setting will change from a tranquil pastoral one to an active urban one. The development is permanent.

3.3.7 The Planning Practice Guide recognises:
'Negative change could include severing the last link to part of the history of an asset or between the asset and its original setting.'

3.3.8 Recent case law confirms that the level of harm depends upon the degree of loss of significance. Whilst the harm would not lead to total loss of significance or destruction of the asset, the impact would be considerable and it would lose its monumental identity and designed impact as seen from a large number of public viewpoints. The harm to the setting of the church would be very high. This is not the same as the direct physical impact on the listed building being 'substantial', so that it would lose its inherent special interest, but it would be diminished and this is taken in the same spirit that the NPPG adopts when it refers to the potential impact of wind turbines on the significance of designated heritage assets¹. The visual effect of development across the entire landscape because of the topography could be as great as, or greater than, that of a wind turbine. Setting is not a designation in its own right but in this instance the wide, open pastoral setting makes a significant contribution to the special interest of the listed building and it is clear that the church was located towards the back of the plot to take full advantage of this height and monumental potential. Its Etruscan temple design is specifically tailored to this location. Whilst there has been some minor filtering of views from increased planting, these are easily reversible and there is high potential for this to be enhanced. The level of harm is very great and needs to be assessed against the public benefits of the proposal in accordance with paragraph 134 of NPPF.

3.3.9 The development of the western half of G9 and the development of G8 does not cause very harmful impact to the setting of the Roman Catholic Church.

¹ Paragraph: 019 Reference ID: 5-019-20140306

How should heritage be taken into account in assessing wind turbine applications?

As the significance of a heritage asset derives not only from its physical presence, but also from its setting, careful consideration should be given to the impact of wind turbines on such assets. Depending on their scale, design and prominence a wind turbine within the setting of a heritage asset may cause substantial harm to the significance of the asset."

Section 4 – Maximising Enhancement and Minimising Harm

4.1 The consultant's brief included the requirement to consider ways of mitigation that might overcome the harm. This was, however, clearly a staged process and based on an assessment of the level of harm.

4.2 The landscape was considered and the likely impact of development based on the site factors. The nature of the land is such that a large part of it falls on steeply sloping ground, some of which is quite wet. There would need to be high levels of intervention to improve drainage and to engineer terraces to overcome the steep changes in level.

4.3 In order to design development within the topographical constraints, it is highly likely that the form and appearance of the development would have a notable visual impact. The need for this would vary over the landscape and according to different layouts but a proportion of the development would have a notable visual impact as a result of the steep landform (effectively some of the development would be three storeys). The change to the general character of the area would be suburban. The nature of the topography is such that this impact could not be mitigated by planting or landscaping.

4.4 Where harm is substantial, as in the case of the effect on the Old Glossop Conservation Area (GI I), there are considered to be no methods of mitigation to overcome the harm and it is the principle of development which causes harm. In the case of the eastern greater part of GI0 and the eastern third (triangle) of G9, where we discovered very high levels of harm to two designated heritage assets (Old Glossop Conservation Area and All Saints Roman Catholic Church), it was concluded that the harm was so high overall that development could not be designed in such a way as to avoid or significantly reduce the harm. Again, for the same reasons that development is harmful in GI I, it is the principle of development which causes harm. Development of a large part of G9 still has some harm to the pastoral setting of the conservation area, particularly in views from Thorpe Street and Blackshaw Road, in view of the steep slope, the need to create an access road, the implications of the engineering required to achieve this and the potential for three-storey buildings. The section of G9 which followed Woodhead Road had established the principle of development, provided that access is maintained from Woodhead Road but this would be limited without causing harm and fragmentation of the landscape setting of the conservation area.

4.5 In the case of G8 the harm was very high to both the setting of the conservation area, the setting of Laneside Farm and to the undesignated historic landscape and varied across the landscape. By removing large areas of G8 from the site allocation a degree of mitigation could be achieved. Nevertheless, there was no point at which the harm could be removed completely from all heritage assets. In this location, in particular, another factor comes into play and that is the wider impact on the National Park in creating a fragmented landscape in views from the National Park. In the case of G8, the lack of transition between Old Glossop and this site would increase its impact in wider views.

4.6 Paragraph 28 of Historic Environment Good Practice Advice - The Setting of Heritage Assets Note 3 (2015) that supports NPPF states;

'28 Options for reducing the harm arising from development may include the relocation of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements. For some developments affecting setting, the design of a development may not be capable of sufficient adjustment to avoid or significantly reduce the harm, for example where impacts are caused by fundamental issues such as the proximity, location, scale, prominence or noisiness of a development. In other cases, good design may reduce or remove the harm, or provide enhancement, and design quality may be the main consideration in determining the balance of harm and benefit.'

4.7 The specific characteristics of the application site, its topography, significant level changes across the site, legibility in long distance views across the landscape and across the town and from the National Park and its intrinsic qualities (historic landscape interest and significant contribution to the setting of multiple heritage assets), are all primary factors which prevent meaningful development from being achieved which does not cause harm to heritage assets.

APPENDIX I

Baseline Assessment of Views - Viewpoints

The Baseline assessment of views and impacts has been informed by a series of 12 Viewpoint Panoramic Photographs, prepared in accordance with the Landscape Institute Advice Note 01/11.

The location of each of these Viewpoint Photographs was agreed with High Peak Borough Council, Historic England and the Peak District National Park Authority.

In accordance with the Landscape Institute protocol, the landscape professional should carefully consider whether they are justified, or whether they would under- or over-represent likely effects, in the professional's opinion.

The viewpoints were recommended by Mel Morris as representative of the visual impacts of the allocation sites from visual and heritage receptors including the National Park: natural viewing points, physical landmarks, public rights of way, and the edge of the National Park. Viewpoint 3 was added at the request of High Peak Borough Council.

The objective of photography for visual and landscape impact assessment is to produce printed images of a size and resolution sufficient to match the perspective and, as far as possible, the detail in the same view in the field (SNH 2006, para C12-21) and which can also serve as an accurate aide-memoire once the observer has left the field.

There are no Photomontages, as there is no specific development to assess. This provides some limitations on the baseline assessment, as it is for the viewer to make a considered judgement about the extent and impact of development on that view.

In this instance, the field of view has varied from 80 degrees to 145 degrees reflecting the varied topography. Whilst images have been reproduced for printing at A3 size, for an accurate representation, much larger printed images would be required to fulfill the Landscape Institute guidelines and these would need to be curved so that peripheral parts of the image are viewed at the same intended viewing distance. All photographs, whether printed or digitally displayed, have a unique, correct viewing distance - that is, the distance at which the perspective in the photograph correctly reconstructs the perspective seen from the point at which the photograph was taken (SNH 2006, para A18-25). For this reason, impact assessment and considered judgements using stitched panoramic photographs can only be reached by way of a visit to the location from which the photographs were taken.

Selection of Viewpoints

Viewpoint	Reasons for selection of viewpoint
1	- View north-east from the car park and open space adjoining the Catholic Primary School looking through the western section of the conservation area, through the centre of allocation site G11 and towards the planted section of Beeley Clough - Public open space and natural viewing point. - Viewpoint from within the Conservation Area capturing the part of the site lying within the conservation area.
2	- View west from Thorpe Street across the allocation site and capturing all of the allocation sites within the view, with the Woodhead Road and its tree-lined fringe defining a large part of the horizon - A natural viewing platform on Thorpe Street, overlooking the site, from the public road - Viewpoint from within the Conservation Area
3	- Channelled view from the junction of Blackshaw Road and Thorpe Street. This view although a narrow field of view framed between buildings captures allocation sites G8, G9 , G11 and a small section of G10. - A glimpsed view from a public road within the Conservation Area.
4	- View north-west from the east side of Thorpe Street, looking north along the line of Thorpe Street and west across to Woodhead Road and as far south-west as the bell-cote on All Saints RC Church. - An open and expansive view from a natural viewing platform, overlooking the site, within the conservation area, before the lane drops down to the level of the stream. All of the allocation sites fall within the view.
5	- View south-west from the northern end of Thorpe Street capturing the part of the site lying within the conservation area. - Looking across site G11 and a section of G10 - A natural viewing place above the culverted stream, adjoining a field gate and located on the public highway.
6	- View south-east from Backsitch (Footpath no. 5, Glossop) looking across allocation sites G10 and G11, capturing the setting of Old Glossop Conservation Area - Popular public right of way

Viewpoint	Reasons for selection of viewpoint
	• Within the north-west extremity of the conservation area • An historic view illustrated in old photographs
7	• View north from Backsitch (Footpath No. 5, Glossop) capturing the northeast of the site and looking northeast towards the National Park boundary at Cat Wood • Popular public right of way
8	• View south from Backsitch (Footpath No. 5, Glossop) capturing the southern extent of the site against the backdrop of Old Glossop and Manor Park with land rising into the National Park to the south • Popular public right of way • Detached houses overlooking site on west (right side of photograph) along Woodhead Road
9	• View southwest from Cat Wood (Footpath No. 6, Glossop) capturing the setting of the site within the wider landscape context of Glossop with land rising to the National Park to the south • Popular public right of way • Viewpoint close to the boundary with the National Park and within green belt
10	• View northwest from Shire Hill (Footpath No. 7, Glossop) capturing the setting of the site to the north of the town • Popular public right of way associated with semi-ancient woodland of Shire Hill, a nature reserve • Viewpoint within green belt
11	• View northwest from junction of Footpath No. 195, Glossop and No. 37, Charlesworth on Derbyshire Level. Expansive view towards site placing it in the wider landscape context of the town and surrounding landscape • Popular public right of way • Viewpoint within the National Park
12	• View north towards the site from Cliffe Road, Whitfield on elevated ground besides a public road • View experienced by dog walkers, horse riders, motorists, bicyclists and local residents

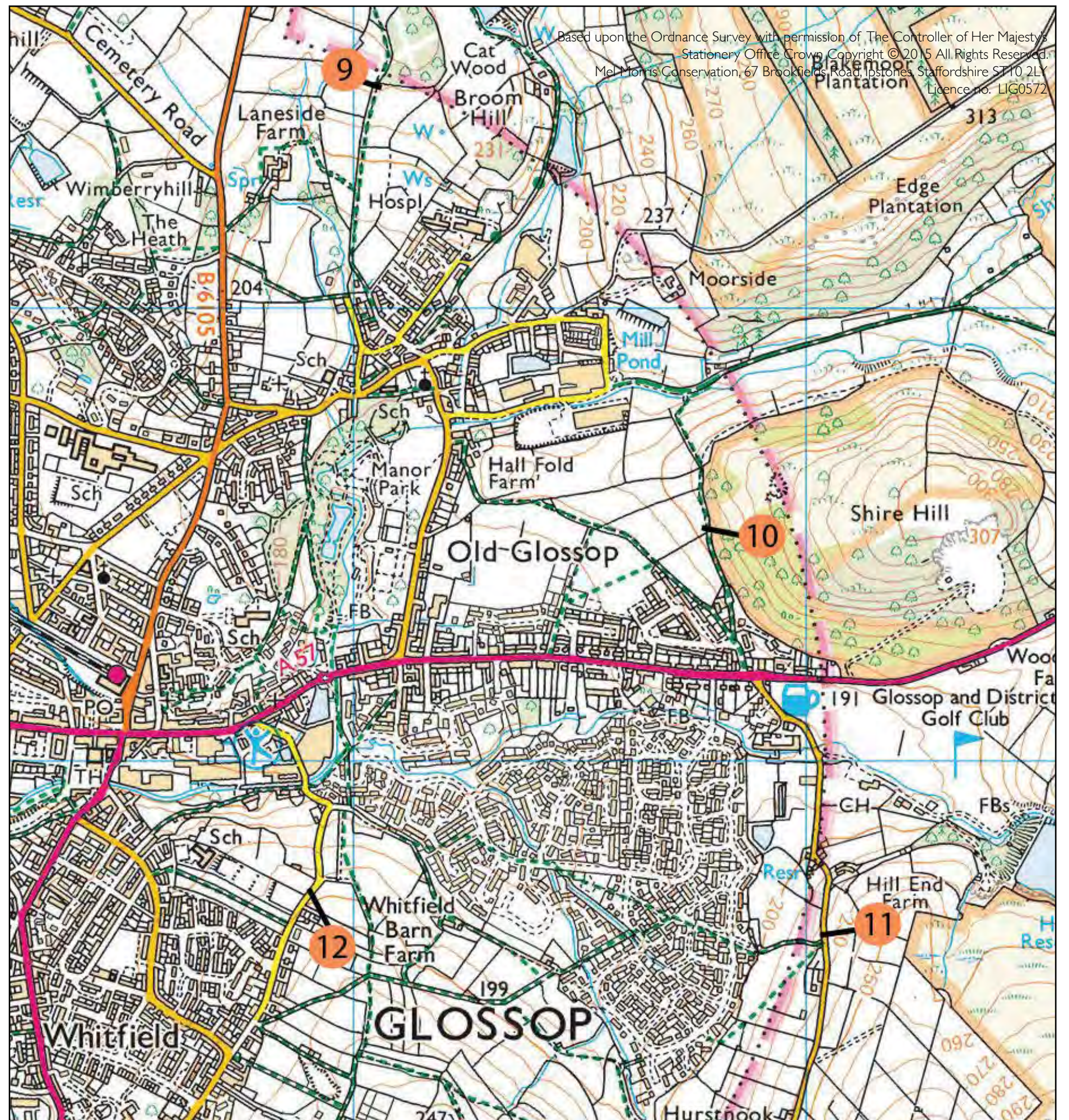


VIEWPOINT LOCATION PLAN

HOUSING SITES - G8, G9, G10 and G11 - GLOSSOP
HIGH PEAK LOCAL PLAN - LAND AT WOODHEAD ROAD, GLOSSOP

Scale - OS maps from Explorer series 1:25000 (not to scale)
Date: 15.5.2015

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