

Dethick, Lea & Holloway

Conservation Area Character Statement



Please remember that the conservation of the environment
is more easily achieved with your co-operation
and the Borough Council is here to help you with advice and information.

Produced and adopted by Amber Valley Borough Council January 1996

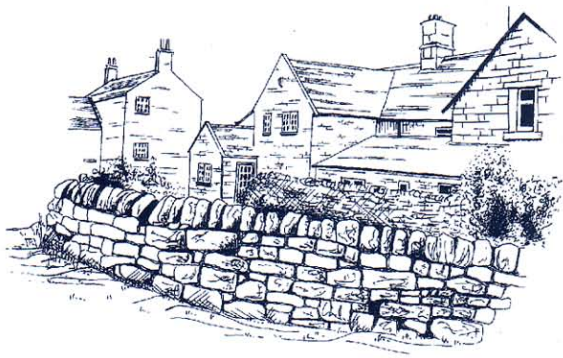
Further advice can be found in the
Supplementary Planning Document
Listed Buildings and Buildings in Conservation Areas
April 2007

WHAT IS A CONSERVATION AREA?

Conservation Areas are defined in the Listed Buildings and Conservation Areas Act 1990 as, "areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance."

Designation of such areas is a recognition, not of the value of individual buildings, which is the purpose of listing, but of the area as a whole. Evidence of the special historic character or appearance of an area can be seen in features such as how buildings are grouped together, and the detailing of the buildings themselves. Other features such as established trees, hedgerows, walls, and degrees of enclosure, also contribute to an area's special character, and the purpose of Conservation Area status is to protect and enhance these features. Within Conservation Areas, a number of more rigorous planning policies apply which seek to ensure that any new development is in keeping with the Areas' special qualities.

However, designation cannot guarantee the preservation or enhancement of the area. This can only realistically be achieved through positive joint action by the Borough Council, local residents, land owners and developers.



*Farm cottages at the Woodlands,
off The Hollow, Holloway.*

BACKGROUND

Once designated, a key duty for the planning authority is to periodically "formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas." The Borough Council is therefore producing leaflets of this kind for each of its Conservation Areas in order to provide positive advice to ensure that their character and appearance is preserved and enhanced.

The current Conservation Area of Dethick, Lea & Holloway was established on 23 December 1996, and this leaflet was adopted as Council Policy on that date. The leaflet complements and expands upon the Council's Design Guidance Note 3 "Listed Buildings and Buildings in Conservation Areas," by providing a description of the character and appearance of the area, drawing attention to its special qualities and providing guidance for those considering development proposals.

FOUR AREAS OF CHARACTER

Dethick

Set back off Mill Lane and surrounded by trees, Dethick lies high on a gritstone edge. The hamlet developed during the 13th Century when its first Lord of the Manor, Sir Charles Dethick, built the Manor House and Church of St John the Baptist to save him the long journey from the main church in Ashover.

The Manor House was replaced in the 16th Century by three farmhouses and their outbuildings, all of which are Listed. Traces of the Manor remain, however. For example, the massive open fire place, chimney and oak beams survive in Manor Farmhouse. A fine 16th Century barn adjoining Church Farm was also built from some of the Manor House remains and displays the Babbington Coat of Arms.



St John the Baptist Church

The Anglican Church remains completely intact, extended and renovated through the centuries, particularly by Sir Anthony Babbington, who between 1530 and 1532 enlarged the Church to its present size by raising its roof, inserting the clerestory windows and adding the distinctive perpendicular styled lantern tower.

The Church and Manor Farmhouse are both Grade II* Listed and are constructed from ashlar blocks and coursed rubble gritstone. The 16th Century Barn and early 19th Century Church Farmhouse are each Grade II Listed, the latter for its group value. Both are constructed from coursed squared gritstone. The remaining buildings are Listed Grade II and date from between the 18th Century and 19th Century, built from coursed rubble sandstone.

At Cross Lanes, on the edge of Dethick Common is a large millstone with an enlarged hole in the middle. Said to be the base of a gibbet (a post with an arm on which convicted

criminals were formerly hung) the structure was possibly the successor to the Death Oak from which Dethick possibly got its name.

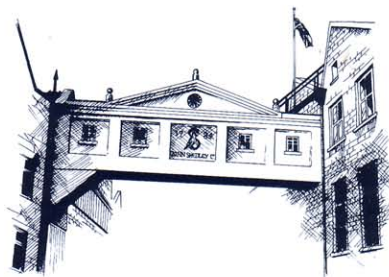


Manor Farmhouse

Lea Bridge

Situated near to the valley floor of Lea Brook, Lea Bridge was one of the first areas where the industrial revolution took hold. The lead smelting works was introduced by the Quaker Company of North Wales in 1698 and flourished during the 18th Century, particularly following the development of the nearby canal cutting. This canal was opened in 1784 by Peter Nightingale, and used to transport the lead after smelting to High Peak rail junction. The remains of the slag heaps and settling lagoon from the smelting works are still visible today.

The year 1794 saw the setting up of a Cotton Mill powered by Lea Brook. The Mill design was based on the famous Arkwright Mill of 1785, and indeed Peter Nightingale was successfully sued by Arkwright for breach of copyright. The Nightingales however continued their involvement in clothing and set up a Hat factory for Soldiers and Gentlemen in the same year. The Hat factory was later used for storing wool, before finally becoming a mineral water factory owned by Joseph Else. The remains of this factory, which was closed in 1906, can still be seen. In 1812 Lea Mills was leased to John Smedley and was eventually bought by the Smedley family in 1893, who concentrated on spinning wool. Today, John Smedley & Co is a renowned knitwear company.



Link Bridge, Lea Mills

The Smedley family believed in looking after their workforce, and a number of cottages and a factory hospital were built near to the mills. These are now known as the Post Office Cottages. The Cottages, Grade II Listed, are constructed from coursed squared gritstone with quoins. The mill buildings dominate this part of the valley, and are a strong reminder of the booming heyday of the textile industry.



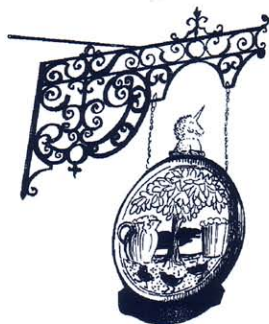
Post Office Cottages

Lea Village

Lea Village or Upper Lea as it is sometimes known forms a linear settlement climbing up above Holloway near to the top of the gritstone edge. Upper Lea was known as the home of local gentlemen of business and property and, as a result, a fine range of stately buildings intermingle with workers' cottages. Lea also has a large village green which is currently used as a recreation area. The green gives an attractive open feel to the centre of the village.

There are a number of noteworthy buildings which front Lea Moor Road. These include Lea Hall, part of which dates from the 14th Century, and was formerly home of the first Lord of the Manor. It is believed that nearby are the remains of a monastery complete with monk's pathway. Lea Green, another fine building, was originally a large farmhouse and dates from the 15th century. It is now a handsome Elizabethan style building, formerly the residence of the Wass family. It was sold to Mr John Marsden-Smedley, the owner of Lea Mills, and he extended the house in the same style in 1908. Other significant buildings found along Lea Moor Road include the Jug and Glass public house, Grade II Listed and dating from 1782, Lea Methodist Church dating from the early 19th Century, and a range of farms and outbuildings from the late 18th Century and early 19th Century.

The predominant building material is locally quarried gritstone and most of the other buildings in Lea are constructed from this material, though the methods of tooling vary considerably. For example, Lea Hall is constructed from ashlar gritstone, the Jug & Glass from coursed squared gritstone, whilst the adjoining properties Nos 1-2 The Row are made from coursed rubble gritstone. The buildings also exhibit other features including sash and traditional flush casement window types, and stone slate roofs.



The Jug and Glass

Holloway

Holloway forms the largest of the four settlements within the parish.

The Hollow forms perhaps the most attractive lane in the village, as it winds its way up the hill towards Upper Holloway. The sense of enclosure is strong, maintained by late 18th Century and early 19th Century terraced cottages constructed from regular coursed, dressed sandstone. These cottages line the road on the right hand side, whilst to the left a low gritstone wall, between the cottages and the roadside, adds interest.

Mill Lane is interesting for different reasons, with mature trees lining the road and adding a sense of enclosure. Lea Wood Hall is of significant interest, Listed Grade II* and a good example of Domestic Revival architecture. Turning right off Mill Lane on to Church Street, the road is flanked on the right by 20th Century semi-detached housing and on the left by modern maisonettes. Although these houses do not contribute positively to the character of the area, in December 1996, the Conservation Area boundary was amended to include them. This reflects guidance from English Heritage to avoid leaving unprotected islands without Conservation Area status. However, further down Church Street are more traditional stone buildings including the attractive Trinity Methodist Church dated 1852 and Grade II Listed.

The two turnings off Church Street, Little London and The Hollins, also have traditional characteristics and give fine views across the valley. Unfortunately, many of the buildings within this part of the Conservation Area have been subject to inappropriate alterations, and the planning authority has an ongoing commitment to improve this part of the Conservation Area through encouraging the reinstatement of traditional features.

Still further on along Church Street, between Holloway and Lea is the Grade II* Listed Christ Church dating from 1901, which forms an important landmark. Designed by PH Currie, a famous church architect, it is of Gothic Style and constructed from rubble gritstone, randomly coursed with quoins and a plain tiled roof. Repton House (The Vicarage) built in 1905 was also designed by PH Currie and reflects

the 18th Century vernacular style, constructed from rubble gritstone with intermediate ridge stacks. The building is Grade II Listed for its group value. Other interesting buildings in this area include the present primary school, dating from 1859, and Old School House (the former village school) at Common End dating from 1808.



Old School House

The Conservation Area also extends south of Holloway to include Lea Hurst, which is Listed Grade II and was the home of the Nightingale family. This also includes the hillside towards Crich and a cliff edge known as Leashaw and Leashaw Brow, an area of significant landscape value and important setting to Holloway.



Trinity Methodist Church

PRESERVATION AND ENHANCEMENT

Conservation of the built environment involves a two fold process of preservation and enhancement. In this process, careful regard should be given to those features which give Dethick, Lea and Holloway its special character and appearance. The Area's distinctly rural nature derives from a number of features including:

- pockets of low density built development, scattered in a rolling landscape consisting of large areas of natural woodland, parkland and enclosed pastures.
- the many hedgerows and traditional dry-stone boundary walls which bound roads, building plots, and fields throughout the Area.
- the few widely spaced narrow and winding lanes;
- the quiet nature of the area, with little more than background traffic noise.



The Hollow

- the general lack of economic land uses other than those associated with agriculture, the only significant industrial development being the textile mills at Lea Bridge.
- the gradual historic development and evolution of Dethick, Lea and Holloway over time, contributing to a harmonious range of traditional building styles, plot sizes and layouts.
- the mixed positioning of historic buildings, so that in the older parts of the Area there is a variety of plot shapes and sizes, consistent frontages do not exist and not all buildings are aligned with the road.
- the spacious setting of many of the larger properties in well stocked gardens.



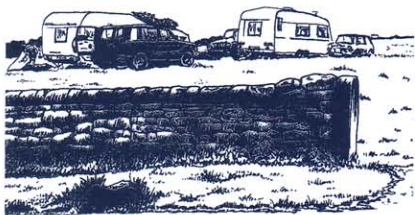
Varied plot layouts add interest

These qualities can only be protected if development of an urban character is avoided. Some relatively recent residential developments - for example Nightingale Close, Lea Bridge, are not consistent with the Area's essential character because they appear modern and suburban, but are located in close proximity to more historic buildings. In general, all new development should respect the character and styling of existing adjacent or nearby buildings which pre-date the 20th Century, rather than more recent developments. In all aspects of the built environment there is a need to ensure a high degree of harmony whilst taking care to avoid excessive conformity and repetition. In this

respect a sensitive variety of traditional building designs, layouts, and natural materials in new development will be encouraged. Within the Conservation Area, the following principles should be followed:

THE LOCATION OF NEW DEVELOPMENT

- The open character of the Conservation Area is important, and the settlements of Dethick, Lea and Holloway should remain distinct and physically separate. Therefore, no further development should occur outside the built framework of the existing settlements, although some scattered infill development within the settlements may be acceptable.
- Development will not be acceptable if it encroaches on the Special Landscape Area, the setting of Listed Buildings, important landmarks e.g. Christ Church, or those important areas of open space and general vistas, as marked on the attached plan.
- New developments which make extensive use of open space and affect general vistas, like caravan sites, will be resisted throughout the Conservation Area, as will any development likely to generate noise, or light pollution, or significantly increase traffic flows.



Caravan sites can intrude upon the countryside

THE DESIGN OF NEW BUILDINGS

- New buildings should take on a traditional form. Most historic houses in the Conservation Area have a simple rectangular floor plan, are of two-storey gable-roofed design, and are either detached or built in short terrace rows. Variations may be acceptable, but non-traditional house types like bungalows, 'semis' and staggered terraces should be avoided.
- Any housing estate developments where a standard design for plot layout or building design is repeated with little or no variation should be avoided, even where that standard design is based on a traditional local example. Developers should aim for a sensitive degree of variety which reflects local themes and a well spaced setting for all new buildings.
- The use of non-local, or synthetic building materials, for example brick, or concrete, should generally be avoided. The principal material for any

new buildings, including extensions and outbuildings to historic houses, should be natural gritstone, with roofs of slate or Staffordshire Blue clay tiles. Rendered, painted and cladded finishes will normally be discouraged.



Original slate roof

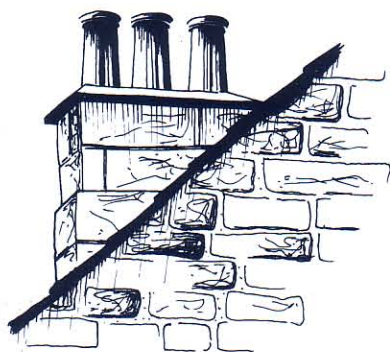
THE ALTERATION OF HISTORIC BUILDINGS

- Any extension to a historic building should be similar in form to the original building but clearly subordinate in scale; this can be achieved for example, by a recessed frontage and lower roofline. In general, extensions to the rear of properties will be preferable to any at, or visible from, the front.
- If historic buildings are to be converted for new uses, e.g. barn conversions for craft workshops, holiday lets, or private homes, it is important that the original character of the building is not lost. Existing window and door openings should be retained, the original roof-line should be preserved, and the provision of new openings and chimney stacks will be resisted.

ARCHITECTURAL DETAILS

- Traditional architectural details should be retained on historic buildings, and incorporated in the design of extensions and new buildings. Features such as bargeboards, flat roofs, dormer-extensions, projecting rooflights, and non-recessed windows and doors will be discouraged.
- The use of traditional details such as stone sills, lintels and mullions, will usually add to character, but care should be taken to avoid a fussy appearance. In this respect, features which do not tend to be traditional in this area such as prominent quoins (enlarged cornerstones) and gablet windows should normally be avoided. Usually, new buildings or extensions should reflect the features of historic buildings in the immediate locality.
- Most historic houses in the Conservation Area retain original chimney stacks, and these are often of brick rather than gritstone which forms the principal building material. Such chimney stacks add interest to the skyline and contribute to the character and appearance of original houses. Similar stacks,

appropriately detailed with protecting oversailing courses, should therefore be incorporated in the design of new houses. Original chimney stacks, oversailing courses and pots should also be retained.



Traditional Chimney Detail

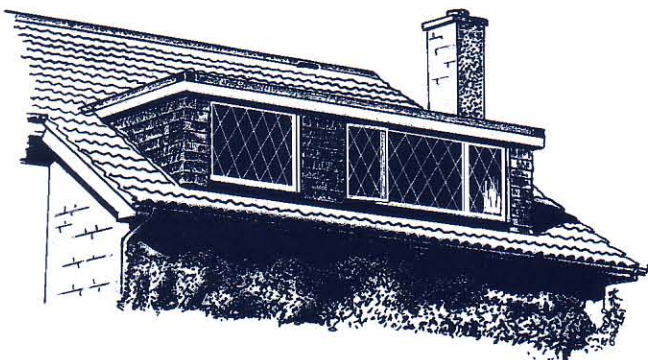
WINDOWS AND DOORS

Windows should be recessed by at least 75mm from the face of the wall. Traditional timber sash or flush fitting side-hung casement designs are most appropriate, and any glazing bars should be no thicker than 18-20mm. Modern window designs and materials such as PVCu should be avoided, and the use of leaded windows, glazing strips, stained glass and bull's eye panes will be discouraged. All woodwork should be painted and not stained.

External doors should also be recessed and of timber construction with a paint finish. Simple vertical plank or panel designs are traditional to the area. Any glazed area within an external door should be small and confined to the upper half of the door. Detailed information on the design of windows and doors is available from the Borough Council's Conservation Officer.

RAINWATER GOODS, FLUES AND OTHER FIXTURES

All rainwater goods should be of traditional cast-metal design, painted black or another dark colour. In designing new buildings or extensions, care should be taken to minimise the impact of guttering and down pipes which can appear untidy if haphazardly arranged.



Inappropriate glazing.

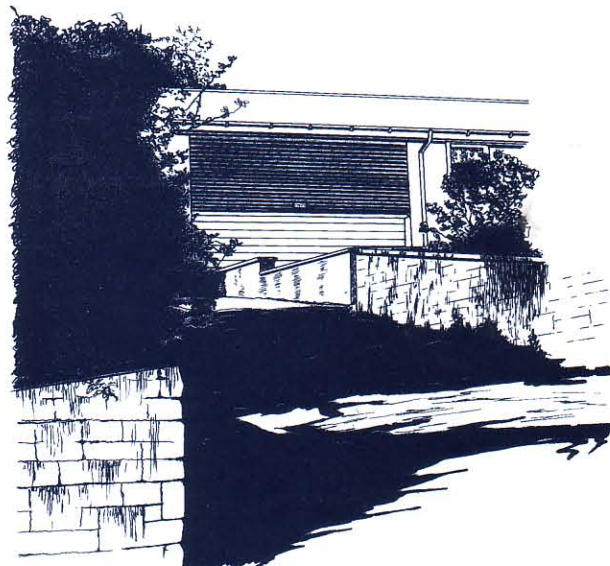
- Externally mounted extractor fans, flue outlets, TV aerials and satellite dishes should always be designed and located to be as unobtrusive as possible. Permission may be required for the installation of satellite dishes. Please ask the Conservation Officer for advice.
- Waste pipes should normally be located within a building rather than externally. However, if this is not possible, then they should be sensitively designed and positioned with care.

GARAGES

- In recent years growing car ownership has increased the demand for private garages. Double garages in particular can appear bulky and not in keeping with the Conservation Area's character. Special efforts should therefore be made to reduce the impact of new garages on individual buildings and on the street-scene as a whole. It is often more sensitive to an original building's form to construct a detached garage outbuilding rather than a garage extension.
- Wide openings for double garage doors should be avoided, with separate single width openings for each vehicle. Garage doors should be recessed and of painted vertically planked timber or metal construction.

ACCESS TO NEW DEVELOPMENT

- The more historic parts of the Conservation Area (like The Hollow) have an informal character owing much to the narrow lanes which do not have separate pavements. In any new small scale residential development, an informal shared public space, used by vehicle and pedestrians, is therefore preferable to segregated access by means of a separate roadway and pavements.
- In all new development, the provision of signs, street lamps, and other roadside equipment should be kept to a minimum and sensitively designed and positioned.



Modern garage doors detract from local character

- Large areas of hard-surfacing for off-road parking and manoeuvring should be avoided where possible.
- If practicable caravans should be parked at the rear of properties, so that the impact on the Conservation Area is minimised.

OTHER DEVELOPMENTS

- Prominent signs and advertisements, either free-standing, or on buildings, will be discouraged as they detract from the rural character of the area.
- Throughout the Conservation Area the retention of hedgerows, original gritstone boundary walls and stone gateposts will be encouraged. In considering the means of access to new development, care should be taken to minimise alteration to existing walls and hedgerows and consideration should be given to building new walls and planting new hedges, where this would preserve or enhance the sense of enclosure in a particular locality.
- Special care should be taken to ensure that any new developments blend into the landscape, and in this respect tree planting schemes, particularly involving native species will be encouraged where appropriate. Non-native species may also add interest if carefully distributed, but the planting of species such as Leyland Cypresses which can spoil the landscape and cause problems for neighbouring properties should generally be avoided. The felling and pollarding of existing trees, particularly those which form important backdrops to the Conservation Area will normally be discouraged. If existing trees have to be removed for any purpose, it is important that their replacement by the planting of appropriate species in the vicinity is encouraged.



Trees contribute a great deal to Conservation Areas.

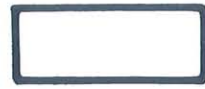
Whilst seeking to ensure that new development respects the essential character of the Conservation Area, the Borough Council is also keen to enhance that which already exists and in particular wishes to encourage:

- repairs and maintenance to traditional buildings, natural stone walls, footpaths, stiles, gates, and gate posts.

- the reinstatement of traditional joinery, especially window and door types where modern replacements have appeared.
- the removal of render and paint from walls, to reveal brick or stonework, if this was not part of the original design.
- the recovering of roofs with Welsh slate, stone slate, or Staffordshire Blue clay tiles, as appropriate.

CONSERVATION AREA CHARACTER STATEMENT MAP NOTATION

BASED UPON THE 1990 ORDNANCE SURVEY MAPPING WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. © CROWN COPYRIGHT RESERVED. UNAUTHORISED REPRODUCTION INFRINGES COPYRIGHT & MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS. LICENCE No. LA 076996



CONSERVATION AREA boundary



VIEWPOINT to distant object



GLIMPSE fleeting glance e.g. down lane or through gateway



VISTA general view



INAPPROPRIATE DEVELOPMENT (Scale, Use, Materials Etc)



LANDMARK



SKYLINE INTEREST



ENCLOSED SPACE



BUILT UP AREA



DEFLECTED VIEW the eye is led around a corner inviting exploration



SPECIAL LANDSCAPE AREA

IOS

IMPORTANT LANDSCAPE AREA

