

# Conservation Area Appraisal

January 2010

# Castleton



# CASTLETON CONSERVATION AREA APPRAISAL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Other works that may require permission include:

- Cladding a building.
- Installation of a satellite dish or domestic micro-generation equipment.

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

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

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

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

Conservation Area Appraisals should be read in conjunction with the East Midlands Regional Plan Policy, the Peak District National Park's Local Plan, the Design Guide (2007) and the Peak Park's Landscape Strategy and Action Plan (2009). The relevant national guidance should also be taken into account, for example Planning Policy Guidance 15: 'Planning and the Historic Environment' and Planning Policy Guidance 16: 'Archaeology and Planning'. These documents all include policies that help protect the special character of Conservation Areas and guide new development.

Once adopted, Appraisals will be available on request from the National Park Authority and on our website. Copies will also be sent to the relevant Parish Councils and local libraries.

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

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

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

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

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

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## **ACKNOWLEDGEMENTS**

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

Peter Harrison, Chair of Castleton Historical Society.

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

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



## 1.0 CHARACTER SUMMARY

1.1 The Castleton Conservation Area was designated on 23<sup>rd</sup> January 1976. The existing Conservation Area boundary covers the built-up historic core of the settlement, together with Peveril Castle immediately to the south of the village. It excludes peripheral areas of late-nineteenth and twentieth century housing along How Lane / Weaving Avenue and Buxton Road, as well as two large car parks and part of the Visitor Centre on Buxton Road. This Conservation Area Appraisal proposes five amendments to the existing boundary, detailed in Section 10 of this document.

1.2 Part of the special interest of the Castleton Conservation Area lies in its setting at the boundary between the gritstone 'Dark Peak' to the north and the limestone 'White Peak' to the south. The village itself is situated on the shale floor of the Hope Valley, surrounded on three sides by hills. Hills can be seen above or between the buildings within most of the Conservation Area, and Castle Hill provides an ever-present backdrop at its southern edge, dwarfing the relatively small-scale buildings within the village.

1.3 Castleton originated as an early planned settlement some time in the twelfth century, and is therefore of considerable archaeological and historical significance (Stroud, 2002). The settlement was laid out in a gridiron pattern with the church and Market Place at the centre, and the basic grid-like layout of the main streets still exists: the church, churchyard and Market Place are still at the physical centre of the settlement, with properties beyond the central gridiron mostly located along the historic trackways into and out of the village.

1.4 The buildings within the Conservation Area are traditionally constructed from local limestone and gritstone, reflecting the settlement's location on the border between two geologically distinct upland areas. Walls are typically of limestone with gritstone dressings and quoins and gritstone slate roofs. This consistent use of local building materials gives the Conservation Area a unified appearance, enabling it to blend harmoniously with the surrounding landscape.

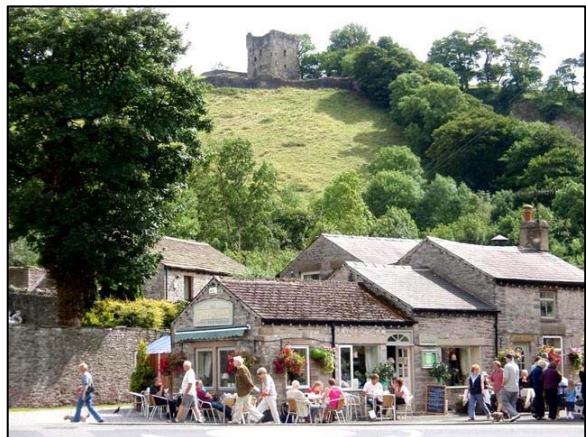
1.5 With the exception of only a relatively small number of former agricultural or industrial properties, cottages typically present their frontages onto the lanes. This orientation of frontages towards the public domain, together with the grid-like layout of the central area, creates an impression of openness and accessibility that characterises the Conservation Area.

1.6 Today Castleton is one of the most popular tourist centres in the Peak District

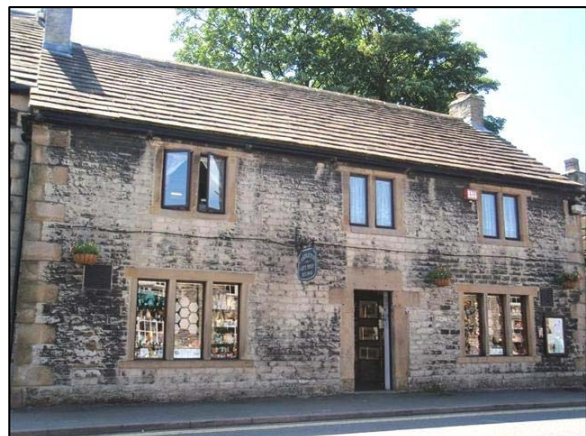
National Park. Visitors are attracted not only by the village itself and the numerous tourist shops along the main streets, but also by Peveril Castle and by the various show caves nearby. The A6187 passes through the centre of the Conservation Area, and this facilitates visitor transport to the settlement and focuses the main commercial activity along Cross Street. As a result, the original centre of the settlement around the Market Place and church remains relatively peaceful and traffic-free.



P1 Hills visible above the buildings



P2 Castle Hill provides a backdrop to buildings



P3 Buildings constructed from local materials and facing onto the street

## 2.0 LOCATION AND POPULATION

**2.1** The Castleton Conservation Area lies in the north-west of Derbyshire at the western end of the Hope Valley. It is located on the boundary of the northern gritstone 'Dark Peak' and the southern limestone 'White Peak'. Losehill ridge, to the north, with Mam Tor at the western end, marks the beginning of the gritstone and shale beds rising to the high moorland plateaux of the Pennines. The village itself lies on the shale and clay floor of the Hope Valley.

**2.2** The village is located within a landscape area characterised as Valley Farmland, within the Derwent Valley regional landscape character area (Peak District National Park Authority, 2009). This is a settled pastoral landscape, often with low-lying topography associated with a network of streams and damp hollows. The southern edge of the Conservation Area, including Peveril Castle, lies within an area characterised as Limestone Hills and Slopes, which forms part of the White Peak regional landscape character area (Peak District National Park Authority, 2009). In contrast, the southern edge of the Dark Peak regional landscape character area, a sparsely settled area of gritstone uplands, lies just outside the Conservation Area, immediately to the north-west (Peak District National Park Authority, 2009).

**2.3** Castleton is located approximately 16 miles (25.75km) west of Sheffield, 12 miles (19km) north-west of Bakewell, 10 miles (16km) north-east of Buxton and 28 miles (45km) east of Manchester. The A6187 from Sheffield runs through the village, becoming an unclassified road as it leaves the western edge of the Conservation Area and runs up through Winnats Pass, in the direction of Chapel-en-le-Frith.

**2.4** There are a number of caves within the limestone cliffs immediately to the south and west of the Conservation Area. Some of these are natural, others have been developed as a result of mining activities. Numerous mineral veins outcrop on the limestone, and there is a long history of mining in the area. Lead has probably been worked since at least Roman times. The decorative Blue John fluorspar has been worked since the eighteenth century (Stroud, 2002), originally for making items such as large vases, fireplace surrounds, etc., and later for making jewellery and small ornaments.

**2.5** Early census figures for population cover the whole parish, including Edale. The diocesan census of 1563 provided a figure of 97 households in the parish of Castleton, suggesting a population of 485 (Stroud, 2002). The Hearth Tax of 1664 gives a total of 154 households, suggesting a population of between 693 and 770 (Stroud, 2002).

**2.6** The population appears to have remained fairly static in the late seventeenth and early eighteenth centuries, increasing through the second half of the eighteenth century (Stroud, 2002). Pilkington's census of 1788 recorded 182 households in Castleton itself, suggesting a population of between 820 and 910. The population had risen to 843 by the first census of 1801, and continued to rise through the first part of the nineteenth century, reaching 996 by 1831. The population then steadily declined through the second half of the century, and Kelly's Directory of 1895 recorded a population of only 541 for 1891, with approximately 2,908 acres of land, mostly in pasture. The diminishing population in the second half of the nineteenth century reflects the decline of the lead mining industry.

**2.7** Castleton's population began to rise through the first half of the twentieth century. By 1921 it had risen to 646 and by 1971 it had reached 730, before stabilising (Stroud, 2002).

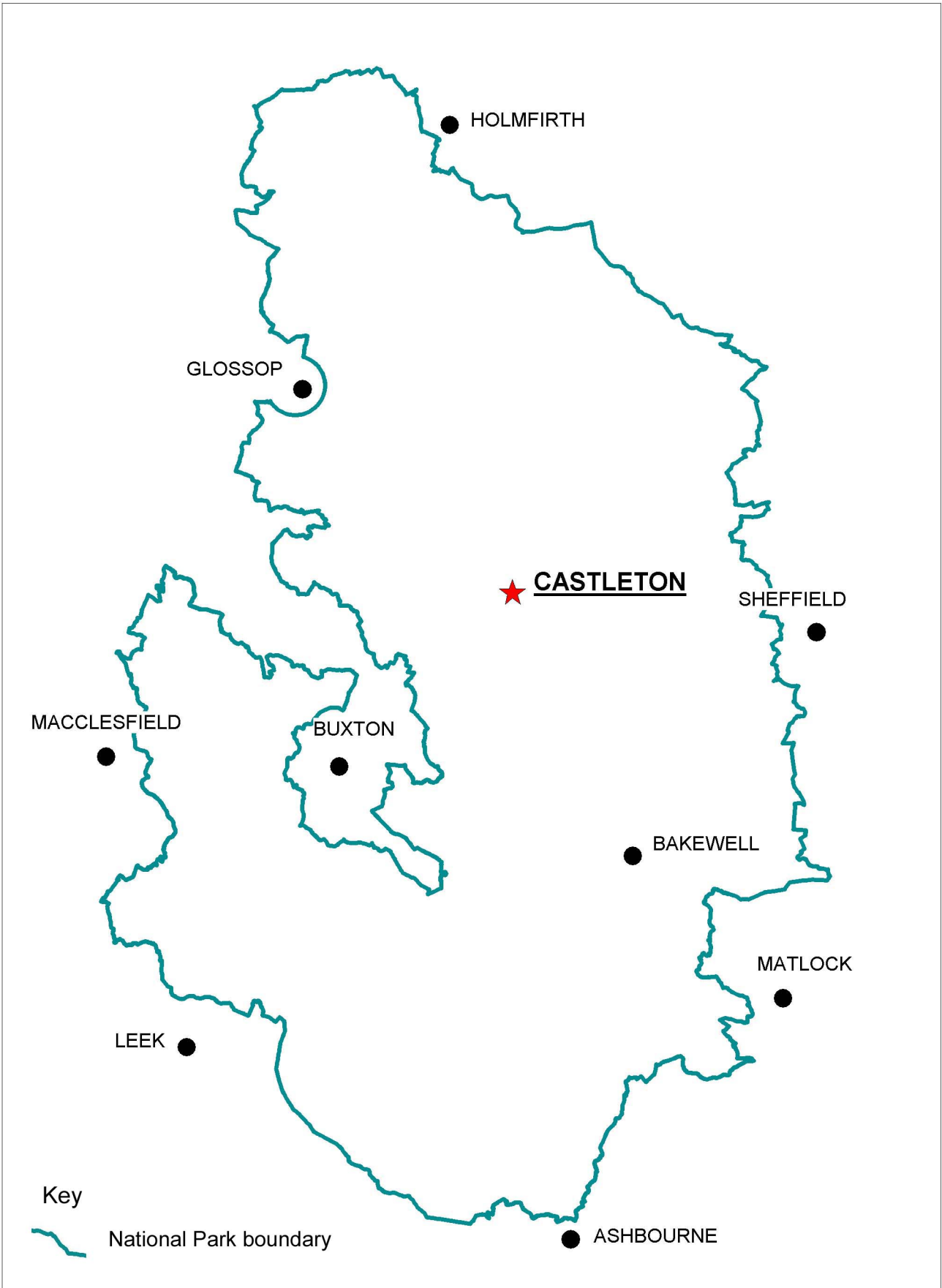
**2.8** The mid-year census estimate for the 2007 census shows a population figure of 694 for the village of Castleton.

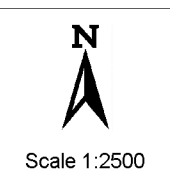


P4 Mam Tor






P5 Castleton lies on the floor of the Hope Valley, with the limestone White Peak to south





**Castleton Conservation Area**  
 Designation date 23rd January 1976. Boundary Extension and Exclusion 15th January 2010  
 Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, DE45 1AE  
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**Key**

-  Conservation Area boundary
-  Proposed Conservation Area extension
-  Proposed Conservation Area exclusion



### 3.0 HISTORIC AND ARCHAEOLOGICAL DEVELOPMENT

**3.1** There are a number of important archaeological sites in and around Castleton, including two Scheduled Monuments (covering four sites) within the Conservation Area itself: Peveril Castle and the outer bailey to the west (13268); and the two remaining sections of the medieval Town Ditch on Cross Street and at Town Head (29937).

**3.2** Seventeen sites within the Conservation Area are identified on Derbyshire County Council's Historic Environment Record (HER). Seven of these are located within or close to the boundary of Peveril Castle, including part of a Neolithic stone axe (3325), flint and chert scrapers (3301), Roman coins (3326 and 3321), Saxon lead coins (Stycas of Aethelred (3320)), a possible Romano-British stone head (3350), a looped socketed axe (3313) and a pinfold (3374). Two HER sites are located close to Peak Cavern, including a rope walk at the entrance to the cavern (3356) and Peakshole Sough (3377). Other HER sites within the Conservation Area include Neolithic/Bronze Age barbed and tanged leaf-shaped arrowheads (3311), three undated earthwork enclosures at Goosehill Hall (3349), St Edmund's Church (3337 – Grade II\* Listed), the former Corn Mill (3331), Bean Hill Farm (3395 – Grade II Listed), the Old Vicarage (3352), a building which may originally have been the tollhouse (3357) and the house adjoining the Rambler's Rest (3358). The original 1758 turnpike road through Castleton via Winnats Pass is also registered on the HER (99017 – referred to as Sparrowpit Gate Road).

**3.3** There is clear evidence of early human activity in the area around Castleton from the Neolithic period onwards, with Neolithic and Bronze Age finds both within the Conservation Area and outside its boundaries, including within Treak Cliff Cavern (HER 3303) (Stroud, 2002). There is little conclusive evidence of Iron Age activity within the Conservation Area itself, although earthwork enclosures have been identified nearby which may be Iron Age in date (Stroud, 2002) and the major Iron Age hillfort of Mam Tor, which shows signs of earlier Bronze Age occupation (Stroud, 2002), lies only 1.5 miles (2.5km) to the north-west.

**3.4** Evidence of activity in the Roman period has been found both within Castleton itself and from the surrounding area. Roman finds within the Castleton Conservation Area, including coins, have mostly been recovered from the area around Peveril Castle. The Romans were attracted to the Peak District for its lead and are believed to have extracted lead nearby at Bradwell (3 miles or 4.8km to the east), although there is no clear evidence of Roman lead workings closer to Castleton.

**3.5** The first documented castle at Castleton, known as the 'Castle of the Peak', was built as a hunting lodge by William Peverel in around 1085. This was the only castle within north Derbyshire mentioned in Domesday Book (AD 1086). The stone keep was built in 1176 over the site of the original west gate, as the western bailey, which still retains its original bank and ditch, was no longer in use (Barnatt and Smith, 2004). By this time the castle was one of the main administrative centres and gaol for the Royal Forest of the Peak (Barnatt and Smith, 2004).



P6 Peveril Castle

**3.6** The castle gradually fell out of use from the fourteenth century (Barnatt and Smith, 2004), although parts of it still functioned as the headquarters of the Peak estate. The keep was used as a courthouse, but other buildings were dismantled and the material used elsewhere, and the bailey served only as a pound for stray cattle and sheep in the Royal Forest. The castle is thought to have been a ruin by the seventeenth century (Stroud, 2002).

**3.7** There may already have been a settlement at Castleton before Domesday Book. Nothing is known of this original settlement and the only evidence of early medieval activity is the HER find of Stycas of Ethelred (3320), dating from between 979-1016, mentioned in 3.2 above.

**3.8** Domesday Book records a settlement described as 'In Pechefers', which formed part of the estate of William Peverel. The name is likely to refer to Peak Cavern, which was known as Peak's Arse (Stroud, 2002).

**3.9** It is thought likely that the present settlement at Castleton was deliberately laid out as a planned town shortly after the Norman Conquest (Barnatt and Smith, 2004). The streets were set out in a grid-like pattern, with the church and churchyard at the centre, a large Market Place immediately to the south and a bank and ditch around the outside of the town. This boundary earthwork, known as the Town Ditch, would have restricted the outward development of the settlement, and may have functioned not only as a defensive structure but also as a

means of controlling the collection of taxes and tolls (Stroud, 2002).



P7 Part of the Town Ditch on Cross Street

**3.10** The earliest reference to the new settlement was as 'de cremento burgi de Alto Peck', in the Pipe Rolls in 1196, and the town was referred to as 'Villata de Pecco', or Town of the Peak, in 1210. The settlement is first referred to as 'Castilton' in a document of 1275, possibly taking its name from the castle which overlooked it (Cameron, 1959), or perhaps originating from Eleanor of Castile's association with the settlement from 1254 (see section 3.13 below).

**3.11** St Edmund's Church (Grade II\* listed), built around 1100, was known as the Church of Peak Castle until the fourteenth century (Clarke, 2009). The Norman chancel arch remains, as do some of the nave walls. There is some evidence to suggest that a church may have existed here since Saxon times: there is a Saxon piscina located near the front of the church, the font is thought to have a Norman top mounted on a Saxon plinth and it has been suggested that the chancel arch may be pre-Norman, built in the Norman style between 1042 and 1066 (Harrison, 2008).



P8 St Edmund's Church

**3.12** The Hospital of St. Mary in the Peak was founded half a mile (0.8km) to the north-east of Castleton in the twelfth century, by the Peverel family. The hospital was dissolved after 1542 (Stroud, 2002).

**3.13** The estates of the Peverel family, including Castleton, were forfeited to the crown in 1155, during the reign of Henry II, and essentially remained with the Crown after that time, despite various short periods when they

were bestowed as gifts, for example to Eleanor of Castile in 1254, Simon de Montfort in 1264 and John of Gaunt in 1372.

**3.14** Castleton was granted a market charter in 1222, although it is probable that a market was already being held by that time (Stroud, 2002). By 1255, 43 burgages and 71 stall holders were recorded in the settlement (Hart, 1981), suggesting a thriving market town. There is no recorded evidence that markets were still being held by the later medieval period and early maps of Castleton show that the original large open Market Place became partly infilled by shops, houses and yards (Stroud, 2002).

**3.15** There is reference to a corn mill at Castleton in 1243-4 (Bryant, 1990), but its exact location is not known. There is further reference to a watermill in 1472 (Clarke, 2009) and again in the sixteenth century, and a mill is known to have existed in Castleton by 1797. A corn mill and saw mill are clearly marked on the First Edition Ordnance Survey Map of 1880, near Trickett Bridge. Watermill sites are often long-lived, and it is possible that the corn mill shown on the 1880 map, which is still in situ, may occupy the site of the original medieval mill (Stroud, 2002).

**3.16** There is reference to 'Halle de Castilton' in 1336 (Cameron, 1959). This suggests the existence of a medieval manor house within the town, although its exact location is not known.

**3.17** The medieval town had open fields and meadows lying in the valley to the east, north and west, with commons and waste on the higher ground to the south above the fields. There were at least two open arable fields: Mamsitch Field to the north-west, referred to in 1378; and Spittlefield to the north-east, documented in around 1300 (Stroud, 2002). Evidence on the ground survives in the form of earthwork ridge and furrow on the outskirts of the village, and in the fossilisation of strips by later field walls (Stroud, 2002).



P9 Medieval ridge and furrow near Castleton

**3.18** The first enclosures around Castleton, of 'wastes in the forest of the High Peak' (Clarke 2009), were made by Queen Isabella in 1319. In 1691 some of the common pasture was enclosed, but much of the open fields survived until as late as 1698.

**3.19** There are a number of ancient trackways running along the hills and down into the valleys around Castleton (Clarke, 2009). One of the earliest routes was the trackway down Winnats

and along the back of Speedwell Cavern to the Earl's Road on Cowlow, which led up to the castle (Clarke, 2009); this zigzag track can still be seen on the hillside. The other early route from the village to the castle and on to the south was up Goosehill, continuing up the Earl's Way to the original castle gatehouse at the top of the hill (Clarke, 2009); this then ran from the outer bailey of the castle across the open commons to settlements within the estate to the south-west (Stroud, 2002).

**3.20** The route from Castleton to Edale ran along the Hollowford Road, first mentioned in 1455 as 'Le Holofothe' (Cameron, 1959), then via a deep holloway to Hollins Cross, part of an ancient packhorse way (Clarke, 2009). The route south was through Cavedale (Clarke, 2009). Another ancient track ran south-east from Townhead towards Pindale and then south along the Siggatt, or Side Gate, via Litton; this may have been a main medieval, and later drovers way from Castleton and Hope to Bakewell, Matlock, Derby and Nottingham (Stroud, 2002).



P10 Ancient trackway up Goosehill



P11 Ancient route south through Cavedale

**3.21** A number of trackways leading into the village across common land had gates which

prevented animals entering the cultivated land by the village. For example: access into the village from Edale via Hollins Cross was through the Trickett Gate – it is thought that Trickett Gate House may have been the original gatehouse (Clarke, 2009); the main entrance into the village from the east and south via Cavedale was through the Bargate (Clarke, 2009). It should be noted that 'gate' is also an early term referring to a road, or route.

**3.22** The main east-west route through Castleton to Chapel en le Frith via Winnats Pass was one of the old salt routes between Cheshire and Yorkshire, which ran from Macclesfield and Rainow to Sheffield.



P12 Winnats Pass – part of the old salt route

**3.23** The 1758 turnpike road between Sheffield and Sparrowpit followed the old salt route through Winnats Pass. This would have considerably improved access to the village, and was an important early link between Sheffield and Manchester, enabling a stagecoach service to be established between the two towns. In 1812 the turnpike road was improved and diverted up Mam Tor, avoiding Winnats. Now the A625, this newer section of the road has been permanently closed since 1979 due to land slippage on Mam Tor, and the road has reverted to the original route via Winnats.

**3.24** The earliest reference to an alehouse in Castleton was in 1577 (Clarke, 2009). Following the building of the 1758 turnpike road, coaching inns flourished along the main route through Castleton, with the three substantial inns along Cross Street and one on How Lane (now Ye Olde Cheshire Cheese, known as The Butchers Arms until 1876 (Clarke, 2009)).

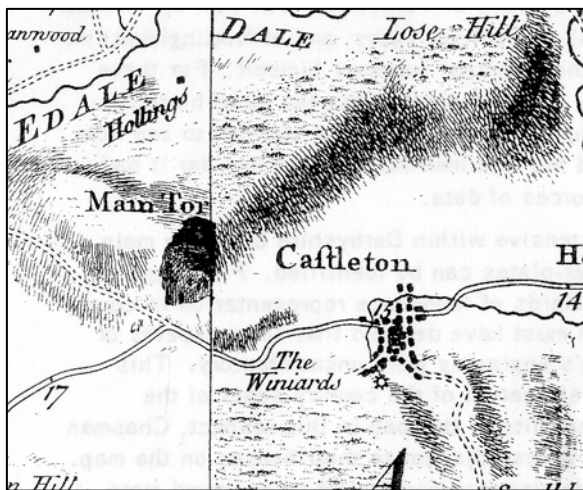
**3.25** From the mid-eighteenth century, and probably for some time before this, the Ropewalk at the entrance to Peak Cavern was being used by twine and rope makers. Two cottages were built within the mouth of the cave (Evans, 1948). The Ropewalk was in use until the 1970s.



built within the mouth of the cave (Evans, 1948). The Ropewalk was in use until the 1970s.

**3.26** The first school in Castleton is recorded in 1687 (Clarke, 2009), and the Bagshaws of Goosehill Hall are recorded as giving Castleton 'The Schoolhouse' in 1721 (Clarke, 2009). By the nineteenth century a number of buildings within the village, including some former barns, were being used as school rooms (Clarke, 2009) and in 1862 the existing purpose-built school was erected on Back Street (Bulmer's Directory, 1895).

**3.27** The grid-like pattern on which Castleton was laid out can be clearly seen on Burdett's Map of Derbyshire (1791), which shows the town to be a compact, nucleated settlement, with buildings spreading out from the centre along the old trackways out of the village. The 1758 turnpike through Winnats Pass is clearly visible.



P13 Burdett's Map of Derbyshire, 1791

**3.28** The Castleton Tithe Map of 1841 and the First Edition Ordnance Survey Map show buildings lining the northern and western sides of the churchyard. By the end of the nineteenth century, however, the buildings along the south-west half of the churchyard had been demolished, as shown on the Second Edition Ordnance Survey Map of 1898, and the area was not redeveloped.

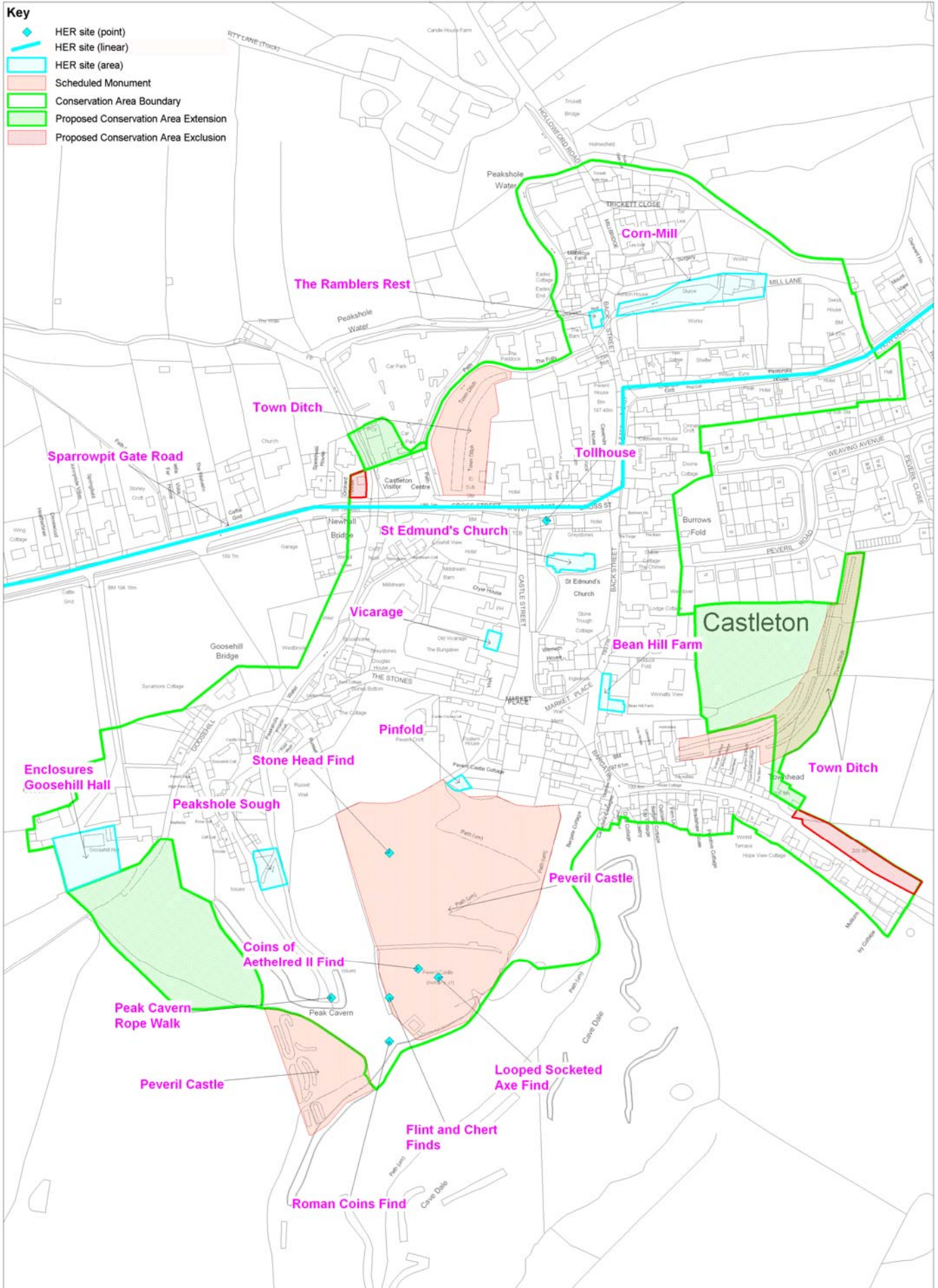
**3.29** The First and Second Edition Ordnance Survey Maps also show a number of non-conformist churches. Castleton was known for non-conformist religion in the nineteenth century and five existing buildings have at one time served as chapels. A Wesleyan chapel was built in 1809 on Back Street and a Primitive Methodist chapel, now a private house, was built in 1833 at Townhead (Bagshaw's Directory, 1846).

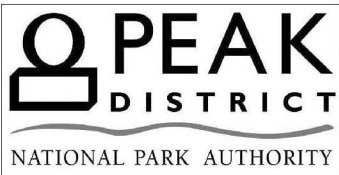
**3.30** Apart from a few minor individual in-fill properties and some small developments north of Mill Lane, most of the late nineteenth and twentieth century development has occurred outside the Conservation Area boundaries. These mostly consist of small-scale development

to the rear of the older properties along Back Street and How Lane and some linear expansion towards Hope along How Lane and towards Winnats Pass along Buxton Road. Although not within the Conservation Area, these developments have reduced, to some extent, the historic physical and visual demarcation between the original medieval town and its surrounding fields (Stroud, 2002).



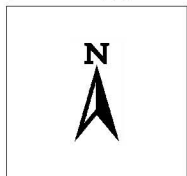
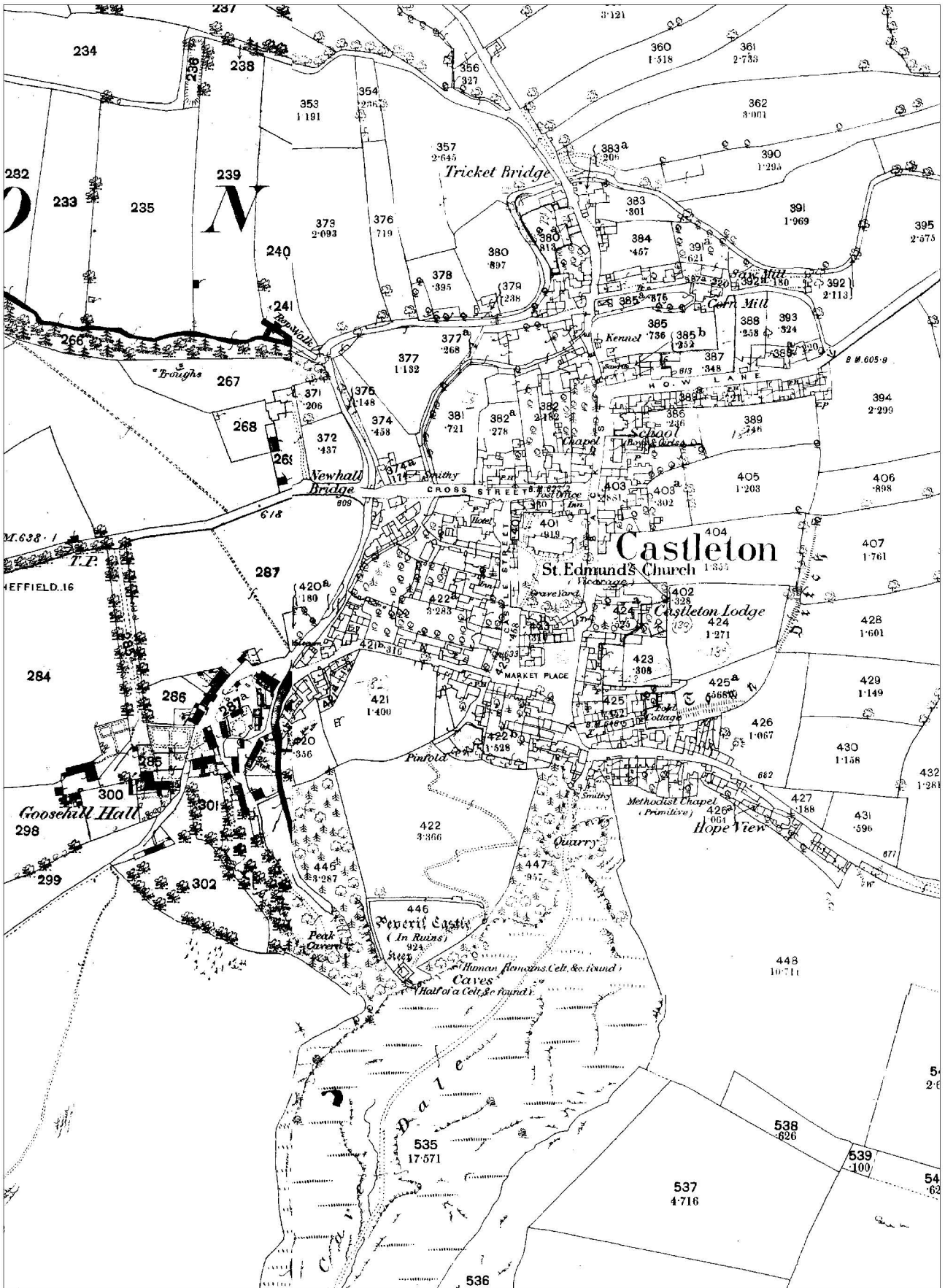
P14 Former Wesleyan Chapel on Back Street





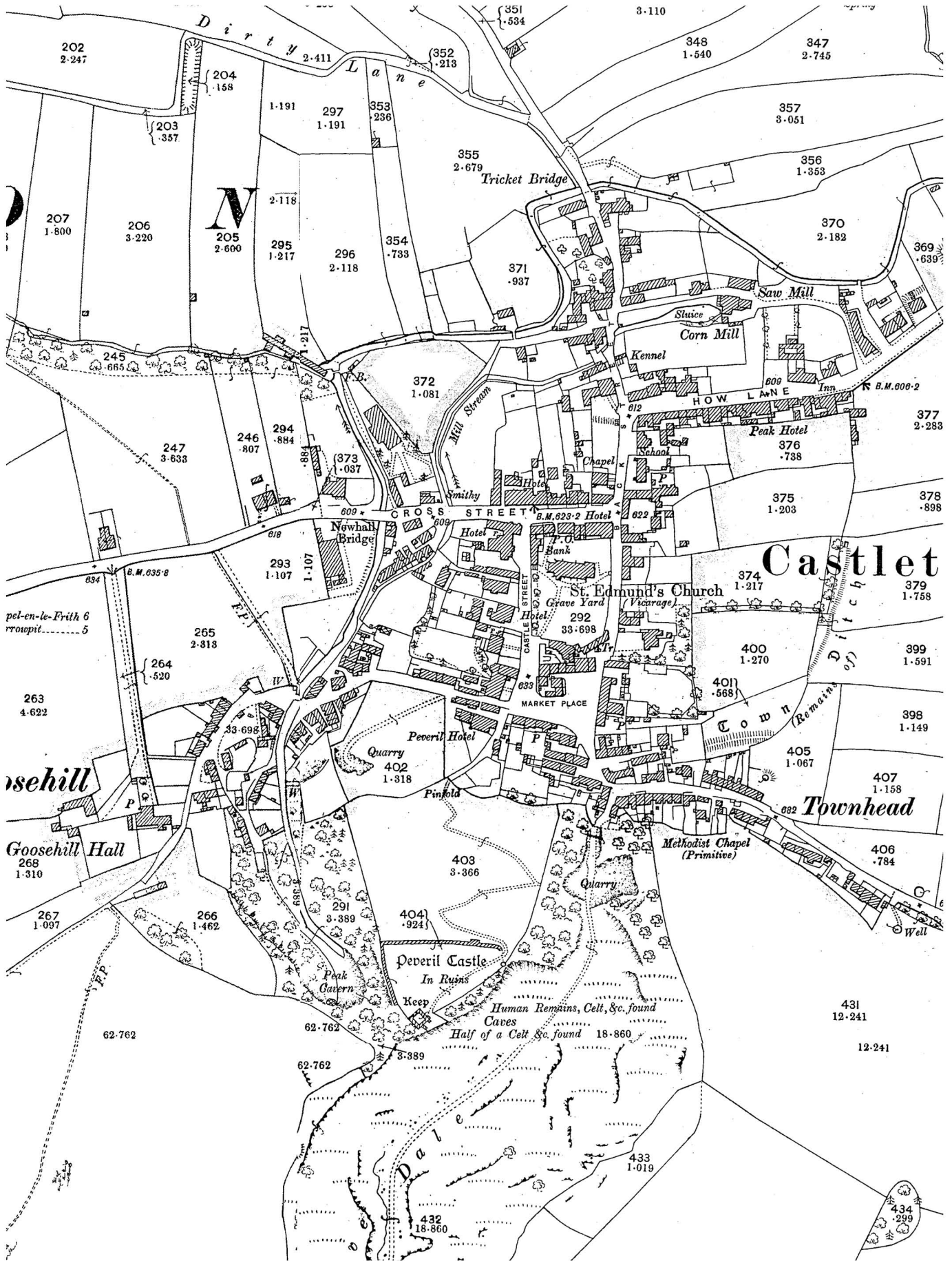
Castleton Tithe Map 1841

(Awaiting permission of DRO)



First Edition Ordnance Survey Map 1880

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#### 4.0 FORMER AND CURRENT USES

4.1 Historically the primary occupations within Castleton were lead mining and farming (Stroud, 2002). Evidence of medieval open field farming is still visible in the surrounding landscape.

4.2 Indirect evidence suggests that lead mining was taking place at Odin Mine to the north-east of Castleton as early as the mid-thirteenth century (Stroud, 2002), and the mine is known to have been worked from around 1663. The heyday for lead mining in the area was between 1700 and 1850, and it had almost ceased completely by the late nineteenth century (Clarke, 2009).

4.3 By the mid-thirteenth century Castleton was a thriving market town, suggesting the presence of a variety of tradesmen and craftsmen (Stroud, 2002). Other early recorded industries in the area include corn milling, lime burning (the remains of lime kilns can still be seen at Pindale), cotton weaving, needle making, candle making and rope and twine making (Clarke, 2009).

4.4 In addition to lead, a decorative variety of fluorspar, known as Blue John, was also extracted from Treak Cliff. This was used to make items such as vases, jewellery and ornaments and formed an important part of the settlement's economy from the eighteenth century. By the middle of the century there were around 25 working Blue John mines, with museums and manufactories opening in the village (Stroud, 2002).

4.5 There was tourist interest in Peak Cavern in medieval times and the cavern was listed as one of the Seven Wonders of the Peak in the seventeenth century (Stroud, 2002). This attracted parties of visitors to Castleton and tourism started to make an increasingly important contribution to the local economy from the late seventeenth century. Tourism was further increased with the opening of the turnpike road in 1759 and the Sheffield to Manchester railway line in 1894. Further caves opened as tourist attractions from the beginning of the nineteenth century.

4.6 According to the 1851 census, Castleton was primarily an industrial village, with more lead miners and mill workers than farmers (Stroud, 2002). There were also associated mining trades such as rope making and candle making. Glover's Directory of 1829 gives a breakdown of the village population by trade. These include: a manufacturer of spar ornaments, a mining surveyor, lead smelters and miners, a tallow chandler, a miller and corn flour deckers, a cotton spinner, blacksmiths, a carpenter, shoemakers, a tailor, butchers, shopkeepers, farmers, twine spinners, a rope, sack and twine manufacturer, a vicar and a solicitor. There were

reputed to be three cotton mills, a saw mill and corn mill at Mill Lane (Stroud, 2002). Two licensed alehouses are recorded in 1577 (Stroud, 2002), but by 1829 this had increased to seven (Glover's Commercial Directory, 1829). This mix of occupations is evidence of a thriving and sustainable village.

4.7 Many buildings within Castleton have had a variety of different uses over time. For example, Postern House on the Market Place is now in private use but was The Ship Inn from 1828 and later became a hotel, then a bank; Biddock Fold was shown on The Town Survey Map of 1819 as the first recorded school in Castleton (Clarke, 2009); Mayfields, in Goosehill, and Burrows Fold on Back Street, originally barns, were also used as schools in the nineteenth century (Clarke, 2009); Little Rose Cottage on Lunnon's Back was a Brew House and Chandler Cottage on How Lane was the Poor House before 1880 (Clarke, 2009).



P15 Postern House, formerly The Ship Inn



P16 Mayfields, Goosehill - former school



P17 Little Rose Cottage, formerly a Brew House

**4.8** Castleton is now one of the major tourist centres within the National Park, attracting an estimated two million day visitors to the Show Caves, the village and the castle, and also acting as a base for outdoor pursuits in the surrounding countryside (Stroud, 2002). There is now a purpose-built Visitor Centre, on the edge of the Conservation Area, as well as numerous hotels, B&Bs, holiday cottages, cafes, restaurants, public houses, gift shops and outdoor pursuit shops.

**4.9** There are no longer any working farms within the village and the only remaining industrial unit within the Conservation Area is the Cambion Works at Mill Bridge, which manufactures electrical components. The settlement still retains a primary school, a general stores and two churches.

## 5.0 ARCHITECTURAL AND HISTORIC QUALITIES

**5.1** Castleton was originally laid out as a nucleated settlement in a grid-like pattern, centred around the church and Market Place. The basic grid-like layout of the main streets still exists and the church, churchyard and Market Place are still at the physical centre of the settlement. Although the buildings which originally lined the south-western side of the churchyard had disappeared by the end of the nineteenth century, buildings still surround the Market Place and, with the exception of Bean Hill Farm on the east side and Cherry Tree Cottage on the north side, properties generally face towards the marketplace.

**5.2** Beyond the central gridiron, properties are still mostly located along the historic trackways into and out of the village.

**5.3** There is no common orientation of buildings through the Conservation Area, but in general properties tend to face onto the street, with some of the older properties directly fronting the street or pavement, running along the edge of the lane and sometimes curving to follow bends in the road. Some buildings, particularly those which originally had agricultural or industrial uses, face inwards towards former farmyards or folds, with either their gable ends or largely blank rear elevations facing onto the lane. A few of the higher status buildings, including Goosehill Hall, Cryer House and Peveril House, face towards the south, in order to maximise sunlight.



P18 Former agricultural building facing inwards towards former farmyard on Back Street

**5.4** The properties on the south side of the marketplace, some of which may be former agricultural or minor industrial buildings, are aligned in short rows, on an east-west orientation facing towards the Market Place. These rows are offset behind each other with their east gable ends facing onto Bargate, so that they all have a frontage facing the Market Place.



P19 Properties aligned in rows facing onto south side of Market Place

**5.5** Density of built form varies across the Conservation Area, with the highest density along Cross Street where properties are in continuous terraces lining both sides of the street; this is one of the few areas within the Conservation Area where groups or rows of buildings face each other on both sides of the street. Density is also high to the south of the marketplace, but diminishes along Castle Street and Back Street where larger, detached properties are more loosely spaced. Building density is high along the south side of How Lane, leading into the village, with a continuous terrace of adjoining properties, but few properties remain on the north side. Groups of adjoining properties also line Pindale Road at various points, but gaps created, for example, by the larger plot occupied by The Hollies or the area which includes the former Primitive Chapel, reduce overall density along this route.



P20 Rows of buildings face each other on Cross Street



P21 Continuous terrace of adjoining properties on south side of How Lane



**5.6** In general, buildings within the Conservation Area are relatively small-scale, two-storey structures. The three public houses in the village centre, and a few of the higher status and former industrial properties, such as Castleton Hall, Peveril House, The Lodge and Carlton House on The Stones, are slightly larger scale, some being three storeys, but only the church and the twentieth century Cambion Works are of any significant size.



P22 Carlton House on The Stones

**5.7** Peveril Castle (Grade I Listed) and the Grade II\* Listed Church of St Edmund are the earliest surviving structures within the Conservation Area. Peveril Castle is the only stone castle in the Peak District, although it may originally have been built of timber, with the eastern bailey later remodelled in stone (Barnatt and Smith, 2004). The stone keep was built in 1176 and retains its round-headed Norman windows. The north and west curtain walls retain some Early Norman herringbone masonry.



P23 Stone keep at Peveril Castle

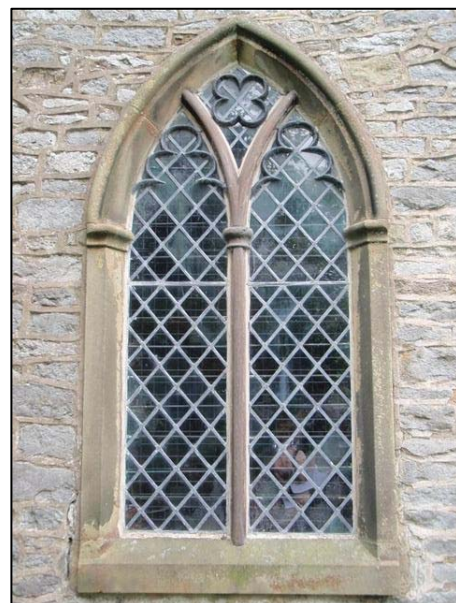


P24 Early Norman herringbone masonry at Peveril Castle

**5.8** St Edmund's Church was built in the early twelfth century, with a fourteenth century tower and nineteenth century alterations. The chancel arch which remains inside retains typical Norman zigzag decoration. Externally, the building displays elements of gothic architecture, much of it dating from restoration in the early nineteenth century, including diagonal buttresses, battlements and pinnacles, bell openings with hood moulds and a four-centred arched window to the west tower, and lancet windows with Y-tracery and hood moulds to the nave. Seventeenth and eighteenth century box pews remain in situ and still retain the names of the occupants for whom they were installed.



P25 St Edmund's Church, displaying elements of gothic architecture



P26 Lancet windows with Y-tracery

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

**5.10** Windows and their surrounds are good indicators of a building's age and some buildings in Castleton still retain their original surrounds, if not their original windows. For example, Doone

Cottage, at Burrows Fold, has blocked window openings with chamfered timber mullions, likely to date from the sixteenth century, to the second floor in the north and south facing gables. Lodge Cottage on Back Street has a seventeenth or early eighteenth century double-chamfered window on its south elevation.



P27 Seventeenth / early eighteenth century window at Lodge Cottage

**5.11** In many cases, however, window openings have been changed over time, or external walls have been rebuilt, masking or removing earlier window features. In Castleton, in particular, so much alteration appears to have occurred to these features that in some cases, even where a building appears to be sited in a historic location and orientation, it is unclear whether an older property has undergone more recent alterations to its visible exterior, or a newer property has replaced an older property, in the same position.

**5.12** A few buildings in Castleton have a date-stone. For example, Bray Cottage on Market Place has a date of 1755 above the front door and Ivy Cottage on Pindale Road, which has double-chamfered window surrounds and hood moulds typical of the late seventeenth and early eighteenth century, has a date-stone which reads 1729, although this is located on a more recent porch.

**5.13** A date-stone is not always an accurate indicator of the original date of the building, however: some date-stones may not be authentic while others may relate to later additions or alterations. For example, Oatcake Cottage on Pindale Road has a date-stone of 1690, but there is no external evidence that this is a seventeenth century building and the date-stone itself is new, located on a recently constructed dormer gable to the frontage. St Edmund's Church and Cryer House have decorative lead rainwater hoppers which include the date on which alterations were made: 1831 on the church, and 1833 with the initials RHH above, at Cryer House.

**5.14** Other buildings are known to have earlier sections internally or are mentioned in early documents, even though their existing physical evidence might suggest a slightly later date. For

example, Castleton Hall has an early eighteenth century Baroque façade with bold classical detailing including giant pilasters, heavy stone surrounds, keystones and pediments to the windows and a continuous band linking the ground floor lintels, but was first mentioned in 1614 and has a much older wing internally and a cellar reputed to date back possibly to the thirteenth century (Clarke, 2009). The Castle Hotel displays early eighteenth century architectural characteristics, with a boldly projecting hood-mould to the central window above the door on the east-facing elevation and a stone door-case with pilasters and pediment to the south-facing elevation, but was mentioned as an inn in the seventeenth century (Clarke, 2009). The George Hotel is listed (Grade II) as being a nineteenth century building, but the premises were licensed in 1743 (Clarke, 2009) and there are two- and three-light mullioned windows, possibly early eighteenth century, on the internal rear walls.



P28 Baroque features to Castleton Hall facade



P29 Early eighteenth century projecting hood-mould, The Castle Hotel

**5.15** Medieval buildings in the village would have been timber framed. Some of the earliest stone buildings still retain surviving evidence of earlier timber cruck-framed structures at their core. For example, The Castle Hotel has one remaining cruck in the end bay of the rear wing; Toll Bar Cottage, on Cross Street, has one complete truss and the remains of two further cruck trusses; Castle Close Cottage, off the Market Place, has a pair of raised crucks. The Cruck Barn on Cross Street, Wilson Eyre

Cottage on How Lane and Causeway Cottage and Lodge Cottage on Back Street are also reputed to retain evidence of crucks (Clarke, 2009).

**5.16** Before the middle of the eighteenth century many of the humbler cottages would have had thatched roofs. No thatched roofs remain, but there is visible evidence on some of the older buildings of altered rooflines, raised eaves and so on, such as on the east-facing gable of The Old Tea Room, on the south side of the Market Place.



P30 Altered roofline at The Old Tea Room, Market Place

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

**5.18** Owners of higher status buildings were generally the first to afford the more robust materials. For example, Cryer House, Goosehill Hall and Castleton Hall were constructed, or rebuilt in local stone in the mid-late seventeenth century / early eighteenth century (Clarke, 2009). Most of the surviving inns in the village were also constructed in the seventeenth and eighteenth centuries.

**5.19** Some of the earliest lower-status stone buildings in the Conservation Area may have originated as single-storey structures with a second storey added when the cottages were rebuilt in stone. Causeway House and Stone Trough Cottage were thought originally to have been one-storey, with a second storey added in the mid-late seventeenth century (Clarke, 2009). Tricket Gate House is thought to be a typical Derbyshire Long House, built before 1455, with the roof raised in the seventeenth century and the building separated into two cottages (Clarke,

2009). It should be noted, however, that from the outside these properties only show evidence of eighteenth or nineteenth century construction.

**5.20** A number of small-scale two-storey houses within the village have eighteenth century external features to the frontages, including square section flush surrounds to the windows and doors. In some cases windows still retain flush mullions and side-opening casements, and the symmetry and detailing characteristic of Georgian architecture is evident in places, with a central doorway and windows on each side to each floor, for example at Looe Cottage (Grade II listed) on How Lane.



P31 Eighteenth century features at Looe Cottage

**5.21** The eighteenth century properties within the village, both the larger and the smaller houses, typically have stone coped gables with moulded kneelers, flush quoins and gable end stone chimney stacks. Where original windows remain, these are either side-hung casements or timber sashes.



P32 Stone coped gable and moulded kneeler

**5.22** Square section timber gutters are a typical feature within the Conservation Area, and many of these are supported on moulded stone corbels.



P33 Square section timber gutters supported on moulded stone corbels

**5.23** A number of the buildings display individually unique characteristics. The Old Vicarage (or Nether Hall), built in 1762 (Clarke, 2009), has a tall tier of lights illuminating the stairwell to the rear of the building, a characteristic feature of many eighteenth century Derbyshire houses.



P34 Tall tier of lights to stairwell at Old Vicarage

**5.24** Peveril House, an important unlisted building within the Conservation Area, displays high status late eighteenth or early nineteenth century features of Italianate design, including an overhanging gritstone eaves course to the east elevation, with coursed ashlar gritstone, outer bead mouldings around the windows and a decorative railing to the south facing frontage.



P35 Italianate design features at Peveril House

**5.25** Hope View, on Pindale Road, is unique within the Conservation Area as its quoins, window surrounds, stone gutter brackets, kneelers, gable end coping stones and chimney-stacks are all rusticated (see photograph P36).

**5.26** The Rambler's Rest on Back Street, also an important unlisted building in the Conservation Area, has a recessed and ornately moulded door surround, with a keystone and

console brackets, and a shallow moulded canopy above.



P36 Rusticated window surrounds to Hope View

**5.27** Some buildings within the Conservation Area have curved corners to one of the walls. In some cases the curve follows a bend in the road, such as at Cavendish House on Cross Street and Stone Trough Cottage on Back Street. In other cases, such as at Bargate Cottage, which has a curved corner to the western end at the front, and 1 Nag's Head Coach House on the Market Place, the curve may have been intended to allow easier passage around the building, possibly to stables or other agricultural buildings.

**5.28** With the exception of St Edmund's Church, the existing public buildings in the Conservation Area were constructed in the nineteenth century. The Grade II listed school, built in 1862, includes some features typical of mid-Victorian gothic architecture, including four-centred arched doorways with drip-moulds over, as well as a tall polygonal bell turret with pyramidal top above the central projecting external chimney-stack at the front.



P37 Gothic architectural features at the school

**5.29** The Grade II Listed Type K6 telephone box at the north end of Castle Street was designed in 1935 by Sir Giles Gilbert Scott.

**5.30** Most of the original ancillary farm buildings within the Conservation Area have now been converted for residential or commercial use. A number of buildings, including Barnby

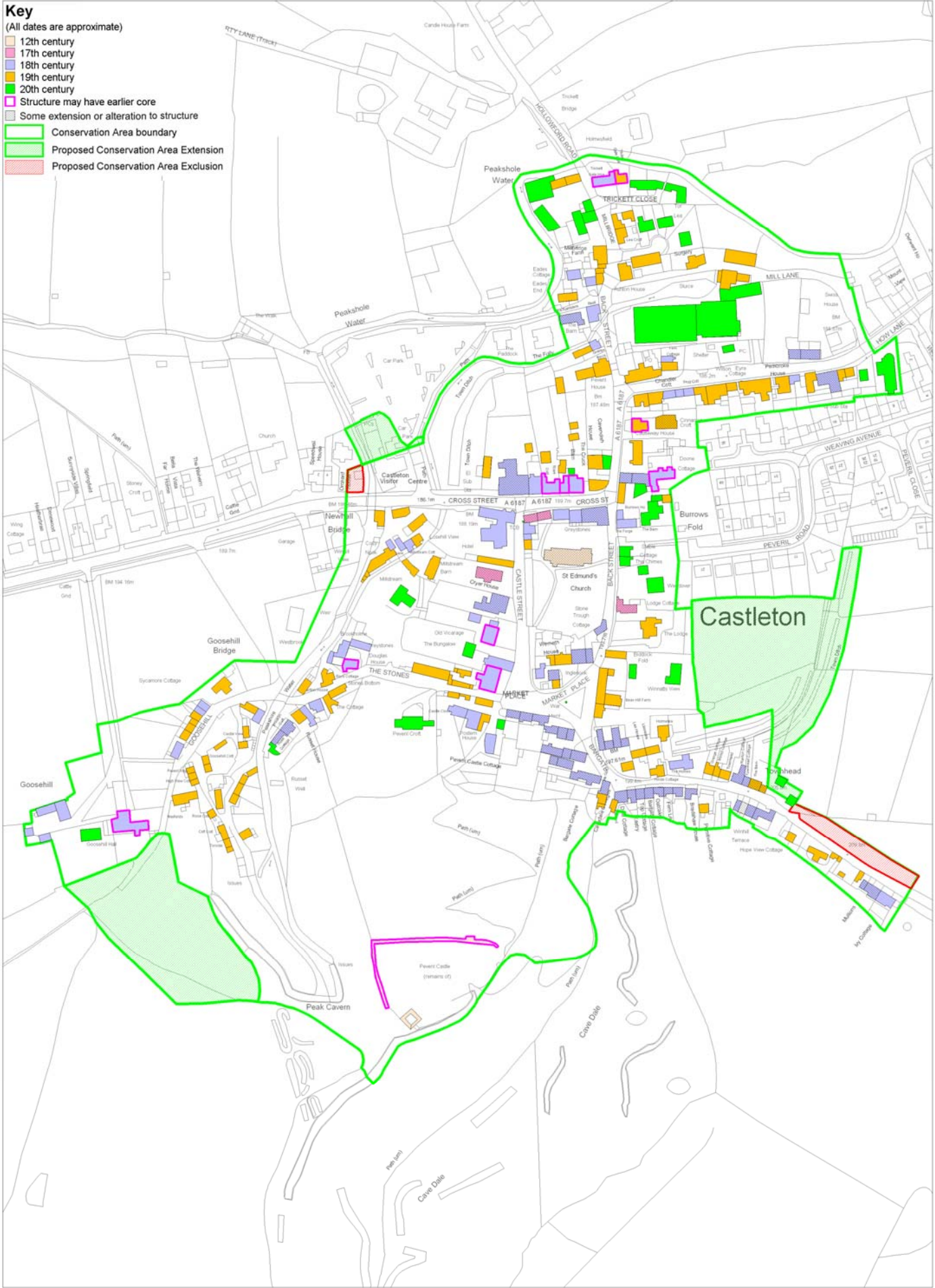
Buildings on How Lane (the Fudge Shop), Cavendish House on Cross Street, 2 Nag's Head Coach House and The Old Barn (now a gift shop) on the Market Place, retain the curved arches to blocked former entrances; these may have been cart entrances to former agricultural buildings, or possibly carriage entrances associated with former coaching inns.



P38 Blocked cart or carriage entrance to Barnby Buildings

**5.31** Some modifications to properties have led to historic features being obscured or lost. For example, original window openings have been altered, various forms of double glazing and u-pvc have been introduced and some of the shops on Cross Street and Castle Street have bow windows, which are a non-traditional feature in the area. These alterations, together with the addition of external porches and dormers to a number of properties, have compromised the historic value of many unlisted properties, and risk negatively affecting the overall historic and architectural character of the Conservation Area.

**5.32** There are 17 Grade II listed buildings and structures within the Conservation Area, Peveril Castle is Grade I listed and St Edmund's Church is Grade II\* listed.



## 6.0 PREVALENT AND TRADITIONAL BUILDING MATERIALS

6.1 The buildings within the Conservation Area are traditionally constructed from local limestone and gritstone, typically limestone walls with gritstone dressings and quoins and gritstone slate roofs. This consistent use of local building materials gives the Conservation Area a unified and harmonious appearance.

6.2 The limestone and gritstone would have been extracted from local quarries and some of the limestone may have been reused from Peveril Castle when it became a ruin in the seventeenth century. The local limestone in the area has a particularly high fossil content, and fossils can be seen in the walls of many buildings within the Conservation Area. Blue John, the distinctive fluorspar mineral mined locally, is also occasionally visible within the external walls of some of the older buildings, such as Trickett Gate House.



P39 Fossils and Blue John in the exterior walls of Trickett Gate House

6.3 Walls are generally of rubble limestone (coursed, roughly coursed or occasionally uncoursed), or roughly squared limestone (coursed or roughly coursed). A few properties, such as Russet House on The Stones and some along How Lane, are constructed from coursed squared gritstone rather than limestone, which is unusual within the Conservation Area. Ashlar gritstone is used to face the south-facing elevation of Peveril House and certain areas of St Edmund's Church, and still remains on parts of the keep at Peveril Castle.

6.4 The gritstone dressings to the buildings generally include full window and door surrounds

to pre-nineteenth century and to some later buildings, or just heads and cills, particularly on properties from the later nineteenth century. Gritstone quoins and moulded gritstone corbels supporting square section timber gutters are also typical throughout the Conservation Area. Many of the eighteenth century buildings and some of the nineteenth century buildings also have gritstone gable coping stones and kneelers.



P40 Eighteenth century gritstone window surrounds

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

6.6 A few properties have rendered walls, while there is evidence on others that they were rendered in the past. Much of the existing render is a modern cement-rich mix rather than a traditional wet dash or lime render. On a few buildings, the external stone walls have been painted. Some of the newer properties in the Mill Bridge area have rendered walls, while others are of modern Davy-block construction.



P41 Painted stonework and render to Bray Cottage

6.7 Many pre-nineteenth century buildings in the Conservation Area retain traditional gritstone slate roofs, although these have been replaced with Welsh slate or plain Hardrow concrete roof tiles in places, and most of the post-nineteenth

century properties are roofed with Welsh slate or Hardrow.

**6.8** Most of the buildings within the Conservation Area have limestone chimney stacks, although these have been replaced with red brick or blue engineering brick in a few places. A few of the larger buildings, such as The Castle Inn and The Bull's Head, have limestone stacks dressed with gritstone quoins. Ashlar gritstone stacks can be seen on occasion, for example at Peveril House and to the rear of Fern Cottage on How Lane.



P42 Limestone chimney stack dressed with gritstone at The Castle Inn

**6.9** Traditional rainwater goods in the area are either square section timber gutters or cast iron with half-round profiles, with cast iron downpipes. Plastic has superceded traditional materials for gutters and downpipes in a number of places.



P43 Cast iron rainwater goods

**6.10** Most of the traditional windows that remain are timber sashes or casements. Windows on earlier cottages may originally have been cast iron, such as at Ivy Cottage on Pindale Road, but few examples now remain. Many traditional windows have been replaced with u-pvc, which is now prevalent within the Conservation Area.

**6.11** Boundary walls are usually of coursed, roughly coursed or uncoursed (random) rubble limestone construction, both dry-stone and mortared, or are of coursed roughly squared limestone. A variety of both limestone and gritstone coping stone details, including rounded, moulded, flat and triangular, can be found.



P44 Coursed, roughly coursed and uncoursed boundary walls with different coping stone details

**6.12** A few buildings have iron railings with gritstone piers above the boundary walls. There is evidence that railings existed above the boundary walls to a number of other properties within the Conservation Area, with stone piers still remaining but the railings themselves no longer in situ, for example at the Old Vicarage (or Nether Hall) on Castle Street and Hope View on Pindale Road. Peveril House has a decorative iron balcony to its south-facing elevation.



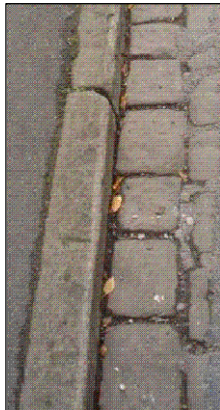


P45 Decorative iron balcony at Peveril House

**6.13** There is little street furniture of particular merit in the Conservation Area, although gritstone flags or setts occur in small areas fronting individual properties near the war memorial and at Cross Street, Goosehill, and Goosehill Bridge.

**6.14** Street lighting is mostly modern, although a few original gas lamps, now converted to electricity, remain within the Conservation Area. There are a number of timber seats on the public open areas including circular seating around the central lime tree in the Market Place.

**6.15** Tarmac is the predominant surfacing material. However, the footpath along Back Street opposite the church has a narrow stone kerb with a stone-setted gutter. Stone kerbs line the edge of The Stones outside Peveril Croft and surround the triangular war memorial area at the Market Place.



P46 Stone setts at Peakshole Water; gritstone kerb and stone setts to gutter on Back Street



P47 Coursed rubble limestone walls



P50 Stone slate roof



P48 Roughly coursed rubble limestone walls



P51 Welsh slate roof



P49 Gritstone quoins



P52 Limestone chimney stack

## 7.0 THE RELATIONSHIP OF STRUCTURES AND SPACES

### General

**7.1** Part of the special interest of Castleton lies in its setting on the valley bottom surrounded on three sides by hills. This means that from almost any location within the village, hills can be seen above or between the buildings. Castle Hill provides an ever-present backdrop at the southern edge of the Conservation Area, dwarfing the buildings within the village itself and blocking all views to the south.

**7.2** Two broad tree belts, radiating north-west and north-east from Peveril Castle, sweep down the hill, providing a natural boundary to the southern edge of the settlement.



P53 Tree belts radiating from Peveril Castle

**7.3** The settlement's location on the border between two geologically distinct upland areas is reflected in the colour palette through the Conservation Area, with pale grey limestone, darker buff-brown stone roof slates and sandy-coloured gritstone dressings, along with Welsh roof slates and darker grey tarmac.

**7.4** Buildings within the Conservation Area are generally fairly small-scale. Cottages typically present their frontages onto the lanes, with only a relatively small number of former agricultural or industrial properties, particularly in the Back Street, Millbridge and Mill Lane area, presenting blank rear or side elevations to the street. This orientation of frontages towards the public domain, together with the grid-like layout of the central area, creates an impression of openness and accessibility that characterises the Conservation Area.

**7.5** In most places the lanes are edged by stone walls, either boundary walls or the walls of the buildings themselves. These stone walls provide a continuity that links the buildings and spaces through the Conservation Area.

**7.6** The remainder of this section has been divided into 4 key areas to simplify description: the south-east, the central area, the north-east and the west.

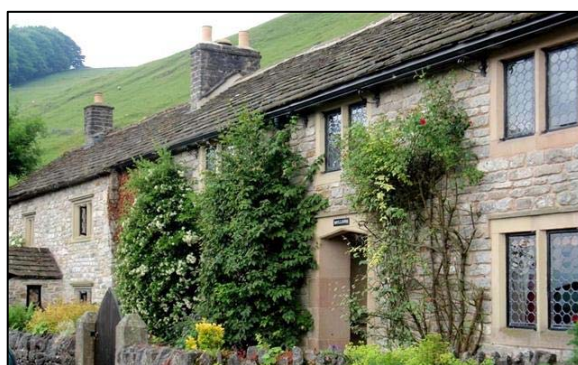
### South-East

**7.7** This is a linear extension of the village, running eastwards and then south-east from the Market Place. Building density gradually decreases further away from the village centre,

with properties only lining the south side of the lane beyond Townhead.

### *Pindale Road*

**7.8** At the south-eastern corner of the Conservation Area on Pindale Road, the limestone ridge rises immediately behind the buildings along the south side of the road and is visible above the rooflines, providing a green backdrop to these properties and blocking views to the south and south-east. In contrast, a low drystone boundary wall edges the north side of the lane, beyond which the ground slopes away, allowing panoramic views across the valley to Losehill Ridge, with Lose Hill visible to the north-east. Views of the rest of the village from here are limited to the roofs of properties on How Lane at the bottom of the hill to the north.



P54 Limestone ridge above roofline, Pindale Road

**7.9** Residential properties are interspersed with former barns at this point, and the contrast between the domestic and agricultural nature of these buildings is emphasised by their differing orientations: the residential properties face onto the lane and are set back behind low boundary walls, while the more agricultural buildings are oriented gable onto the edge of the road. The former barn to the west of Mullions narrows the lane at the entrance to the village.



P55 Former barn to west of Mullions

**7.10** The plot of land to the south of Hope View is overgrown with trees and vegetation. These tower above the road and obscure the derelict Hope View Cottage within, presenting an

impenetrable barrier, both physically and visually, and obscuring all views of the limestone ridge behind. Large trees and shrubs rise above the boundary wall along the opposite side of the lane at this point, so that views to the north are also obscured. From Hope View, the vegetation on either side of the road both encloses the lane and frames the entrance into the main part of the village, as the first properties at Townhead come into view.



P56 Vegetation frames view towards Townhead

**7.11** Looking east from Townhead, the bend in the road beyond Hope View Cottage blocks views up the lane and the Conservation Area appears to terminate visually in a bank of trees.

**7.12** The bend in the road near The Barn closes in the view ahead along the lane in both directions, although there are long-range views from Hope View Cottage of the hills to the north-west, above the rooftops at Townhead.

**7.13** From Townhead, Mam Tor can be seen above the rooftops. The Copper Beech at the bottom of the hill in front of Castleton Hall is clearly visible, and signals the village centre.



P57 Mam Tor + Copper Beech at Castleton Hall, from Townhead

**7.14** Properties to the west of Townhead along Pindale Road are set back slightly from the road behind low stone boundary walls, which edge and enclose the lane.

**7.15** The former Primitive Chapel is positioned higher up the hill than other properties along the lane and is easily visible from the centre of the village. Its elevated position is a

reminder that this was formerly a significant public building within the settlement.

**7.16** There are no views of Peveril Castle itself from the Pindale Road side. From lower down Pindale Road, the frontage of Cavedale Cottages and the gable end of Bargate Cottage, together with the trees rising up Cavedale and Castle Hill behind, obscure views to the south-west and prevent views into the Market Place.



P58 Views into centre blocked by Bargate Cottage + trees

**7.17** The bottom of Pindale Road broadens out into Bargate and has a less enclosed feel than higher up the lane. The row of houses at the south-west end of Pindale Road are set back slightly from the lane and the row curves towards Cavedale.

**7.18** The entrance to Cavedale is enclosed by trees, forming a dark tunnel and creating a pinch point at the boundary of the Conservation Area. There are no views into the Market Place from here and Honeysuckle Cottage terminates the view ahead.

#### *Bargate*

**7.19** Bargate is a relatively wide, open area leading downhill into the Market Place. Bargate Cottage, facing down towards the Market Place, is set back from the main thoroughfare up the hill, forming the southern boundary to the space. A series of gable ends face on to the west edge of Bargate, adding to the open feel here and leading the eye down into the Market Place.



P59 Series of gable ends facing Bargate

**7.20** Looking down into the Market Place from Bargate, the Market Cross and the Lime tree in the centre dominate the view ahead.

**7.21** There are long-range views, through the gaps between the houses on the south side of the Market Place, of the hills to the north-east, north-west and west. Mam Tor forms a backdrop above the roofs of the buildings on the west side of Bargate and the track to Hollins Cross can clearly be seen zigzagging up the hill in the distance.

### Central Area

**7.22** This is the core of the village, centred around the church and Market Place, with the more or less rectangular grid-iron pattern a reminder of the planned origins of the settlement. The southern part of the area opens out into the Market Place, the northern section is more formal and used primarily for commercial and social purposes and the church lies in between the two.

#### Market Place

**7.23** Entrance into the Market Place from the north-east and west is tightly constrained, in contrast to the open space within the Market Place itself. The north-west and south-east entry points, from Castle Street and Bargate, are more open with both lanes broadening out gradually into the Market Place. The main route through Castleton bypasses the Market Place and this, together with the constricted entrances at two corners, means that vehicular traffic through the area is limited: although busy with pedestrians, the area feels quieter and more of a backwater than the main commercial through-route along Cross Street.

**7.24** The Market Cross, the Village War Memorial and the Lime tree in the centre of the Market Place together create a focal point for the area and are landmark features.



P60 Market Cross, War Memorial + Lime tree create focal point

**7.25** The cluster of properties on the north side of the Market Place are positioned in an L-shape and the enclosed garden area, which occupies the space between them, creates a sense of privacy.

**7.26** From the south-west side of the Market Place, the curved wall adjacent to Farran House at the corner of Castle Street and the walls of Cherry Tree Cottage lead the eye into the centre of the Market Place, although the outbuildings to Bean Hill Farm block views to the east.

**7.27** From the south-east corner of the Market Place the long, continuous, relatively blank elevation of the Bean Hill Farm outbuildings leads the eye down to Stone Trough Cottage on Back Lane and gives an agricultural feel to the east side of the Market Place. Stone Trough Cottage forms a pinch point as it juts into Back Lane, preventing visibility down the lane from the Market Place, although Losehill ridge is visible above the roof of the cottage.



P61 Bean Hill Farm leads eye to Stone Trough Cottage

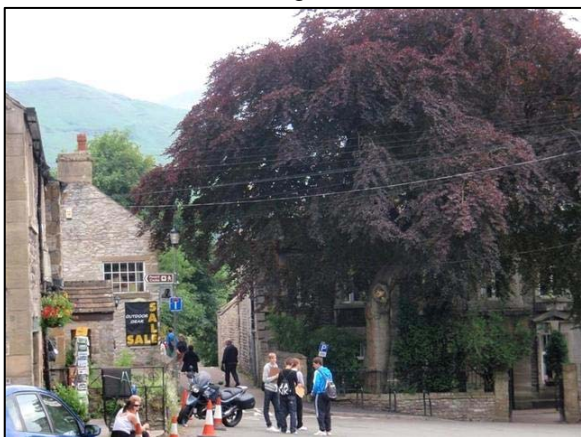
**7.28** Views to the south-east are blocked by the sharp corner at the junction of Bargate and Pindale Road which creates a visual pinch-point, with no views into Pindale Road. Castle Hill and the trees along Cavedale block views to the south, and the Lime tree in the centre prevents views of Peveril Castle from the east side of the Market Place during the summer.



P62 Pinch-point at junction of Bargate and Pindale Road

**7.29** The former barn at the north end of Castleton Hall, gable onto the Market Place, restricts views to the north along Castle Street from the south-west corner of the Market Place, although there are open views up to the churchyard from the bottom of Castle Street, with Losehill ridge visible in the distance.

**7.30** In the summer months, the large Copper Beech tree to the front of Castleton Hall virtually obscures the frontage of the building and has more of an impact on the Conservation Area than the building itself. The tree provides a canopy overhanging the entrance to The Stones, and creates a dark space at the south-western corner of the Market Place. The bend further down The Stones obscures views ahead down the lane, which appears to terminate in a bank of trees, with Mam Tor rising above.



P63 Copper Beech at entrance to The Stones

**7.31** The trees rising up Castle Hill tower over the cottages to the south of the Market Place and form a dark green backdrop in summer, contrasting with the grey rooftops and stonework of the buildings below, and in particular with the light render of Bargate Cottage.

#### *Church and Churchyard*

**7.32** The church is geographically in the centre of the settlement, but feels slightly isolated from the active centre of the village, as properties to the north along Cross Street and to the south fronting the Market Place turn their backs on the churchyard, and trees within the churchyard and along its boundaries visually separate the churchyard from the surrounding streets. As a result, the church and churchyard are partially hidden from view, creating a sense more of a private than a public space, a peaceful and tranquil oasis in the centre of the busy tourist town, protected by the buildings to north and south.

**7.33** From within the churchyard, the church, the trees at the north end of the churchyard and the houses at the north-east corner of Castle Street together frame views of the hills to the north. The George Hotel and the Old Vicarage

on Castle Street frame views of the hills to the west.

**7.34** The south-west entrance gate allows more open views into and out of the churchyard, with views south to Castle Hill and the properties on the south side of the Market Place.



P64 View of hills to north from within churchyard

#### *Castle Street*

**7.35** The churchyard is raised above Castle Street itself and the ground within is level with the top of the boundary wall along the eastern side of Castle Street. As a result the gravestones and the base of the church are at head height when standing on Castle Street, and views into and across the churchyard from Castle Street are limited.



P65 Churchyard raised above Castle Street

**7.36** Building density is lower on Castle Street than in most other areas of the Conservation Area, with the churchyard on one side of the lane and large, detached buildings set back from the road in wide plots, with significant space around them, on the other side. Cryer House, the Old Vicarage and Castleton Hall are separated from

the public domain by boundary walls, topped by railings in the case of Cryer House.

**7.37** Trees lining the churchyard tower above the road, leading the eye up the lane from the north end towards the wide opening into the Market Place, with views further to the south dominated by Castle Hill and Peveril Castle.

**7.38** The gable end of the Castle Hotel, edge-on to the road at the junction with Cross Street, forms a visual pinch-point as it projects into the road.

*Back Street (south)*

**7.39** Back Street twists and turns as it approaches the Market Place, and these bends are accentuated by buildings gable onto the lane, restricting views ahead, enclosing and narrowing the lane and constricting access.

**7.40** The corner of Stone Trough Cottage, the boundary wall of The Lodge and the white rendered gable of Biddock Fold create a visual and physical pinch-point which blocks views ahead and adds to the narrowing of the entrance into the Market Place.



P66 Pinch-point beside Stone Trough Cottage

**7.41** The curved corner of Nag's Head Cottage at the south-west corner of Back Street and the north-facing gable of the Bean Hill Farm outbuildings together form a gateway into the Market Place from the north.



P67 Nag's Head Cottage + Bean Hill Farm form gateway into Market Place

**7.42** The Lodge is larger in scale than most of the surrounding properties, but is set well back from the lane in its own ground behind a wall and

is partially obscured during the summer months by a hedge, trees and shrubs within the garden. As a result, the boundary wall and railings to the property have more of an impact on the Conservation Area than the building itself. This creates an open feel at this point, in contrast to the more enclosed feel to the north and south of The Lodge and on the opposite side of the road, with buildings gable on to the road.

**7.43** Peveril Castle is visible above the roof of Stone Trough Cottage.

**7.44** Trees along the boundary of the churchyard overhang the lane, but building density on the opposite side of the lane is lower here and the enclosed feel along Back Street is reduced. The hills to the west can be glimpsed through the trees, across the churchyard.

*Cross Street*

**7.45** This is the commercial centre of the village and takes the main flow of through traffic. The properties are arranged in almost continuous terraces on both sides of the street, front-on to the pavement or with a small front garden with low boundary wall edge-on to the road, with few spaces between.

**7.46** The three inns on Cross Street are of a larger scale than the smaller cottages along the street and enclose and define this key commercial area.

**7.47** The Bulls Head Hotel and Ye Olde Nags Head Hotel are prominent and important unlisted buildings in the Conservation Area.

**7.48** The Bulls Head Hotel and the Castle Hotel together form a gateway into and out of the central area of the village at the western end of Cross Street, and this is emphasised by the tall limestone and gritstone projecting chimney stacks on the outer face of each building, mirroring each other across the road. From the east, these buildings frame the view of Mam Tor and from the west, the two buildings frame the view ahead into the commercial area.



P68 Gateway created by Bulls Head Hotel and Castle Hotel

**7.49** The properties on the south side of Cross Street are mostly adjoined to each other, but each building is individual, with differing heights and positions so that the building frontages are not flush with each other. This adds variety to the street scene and the buildings are further differentiated by the widely varying shops along the row. This provides a contrast with the more-uniform appearance of The Cruck Barn and Rose Cottage on the opposite side of the road.

**7.50** The gennel beside Toll Bar Cottage, once part of an ancient route into the churchyard from the north, allows a glimpse of the church tower and the graveyard from Cross Street, emphasising the sense of privacy within the churchyard.

**7.51** The property edge-on to the road at Burrows Fold terminates the view to the east along Cross Street.

**7.52** Toll Bar Cottage is angled slightly away from the road at its western end, creating a more open entrance into Castle Street.

### North-East

#### *Back Street (central)*

**7.53** Castle Hill and Cavedale dominate views to the south from this part of Back Street. The trees along the eastern boundary of the churchyard restrict views ahead towards the Market Place and appear to merge with the line of trees running down Cavedale.

**7.54** Approaching Cross Street from the north along Back Street, the curved corner of Cavendish House and the angled corner of Ye Olde Nags Head Hotel create an open approach into the main commercial shopping area, both physically and visually.



P69 Cavendish House + Ye Olde Nags Head Hotel at corner of Back Street and Cross Street

**7.55** The west side of Back Street is bounded by the high stone wall of Peveril House and in

the summer months the trees along the boundary within the grounds partially overhang the road. Losehill Ridge is visible above the roofs further to the north.

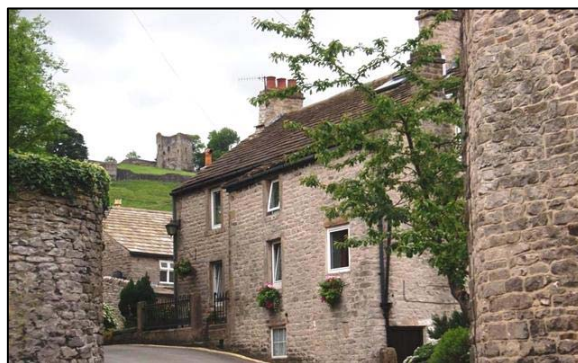
#### *Back Street (north), Millbridge + Mill Lane*

**7.56** This area is characterised by former agricultural buildings and small industrial complexes, including a former cotton mill, corn mill and saw mill. Although many have now been converted to residential use the location, orientation and form of the buildings still retain a sense of their original uses.

**7.57** Buildings are typically oriented gable onto the lane, facing south onto inner courtyards which are generally open to the lane. These open inner spaces, together with the leat supplying water to the original corn mill on Mill Lane, mean that the development in this area is more fragmented than in much of the rest of the Conservation Area.

**7.58** The remaining industrial area along Mill Lane is well screened by walls and trees.

**7.59** Trees along Peakshole Water define the northern limit of the settlement and of the Conservation Area. Peveril Castle can be seen above the rooftops from most parts of this area.



P70 Peveril Castle visible above rooftops

#### *How Lane*

**7.60** Peveril Castle and the limestone ridge to the south of the Conservation Area dominate the view ahead at the north-eastern entrance to the Conservation Area along How Lane.



P71 Views of Peveril Castle + limestone ridge from How Lane



**7.61** The south side of How Lane is characterised by properties which front directly onto the road. Most of these buildings adjoin each other and are generally similar in size and scale, but each building is different, adding variety to the street scene.

**7.62** The boundary wall of Peveril House and the line of trees running along the other side of the wall mark the end of How Lane where it turns sharply into Back Street, blocking views ahead to the west.



P72 Junction of How Lane and Back Street

### West

**7.63** This area follows the line of Peakshole Water from Peak Cavern to Newhall Bridge on Buxton Road, with a small offshoot up the hill at Goosehill to the south-west and along The Stones leading into the Market Place. It is thought possible that the early settlement described as 'In Pechefers' in Domesday Book (see Section 3.8) may have been located in the area close to Peak Cavern.

**7.64** The area does not form part of the planned gridiron street layout at the centre of the village and as a result there is less formality and organisation to the positioning and orientation of buildings.

**7.65** The mill leat and gardens to the rear of properties on the west side of the Market Place and Castle Street physically separate this area from the rest of the settlement, with buildings on The Island further isolated by the mill leat and high wall to its boundary. Although these factors serve to detach this area slightly from the rest of the village, the general built form and use of building materials, consistent with the rest of the settlement, are unifying elements.

**7.66** With the exception of Goosehill Hall and Peveril Castle, properties are clustered at The Island, around Peakshole Water at Goosehill Bridge and towards Peak Cavern, and around Goosehill Green.

### *Peveril Castle*

**7.67** Space and greenery characterise the area occupied by the castle. The keep and bailey are surrounded by curtain walls enclosing the top of the hill. The remainder of the area is predominantly open.

**7.68** The primary significance of Peveril Castle within the Conservation Area is its impact from within the village itself, prominent above the rooftops and creating a dramatic backdrop to the rest of settlement.

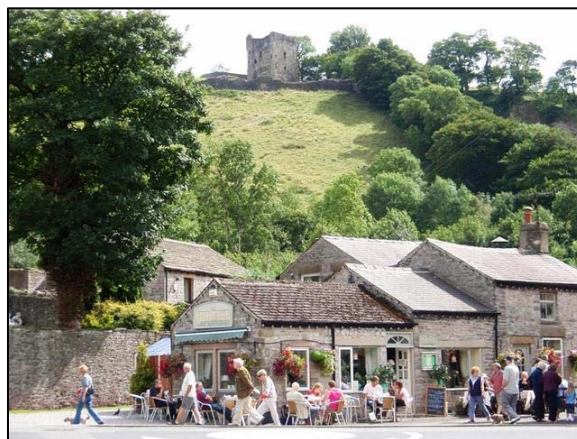
### *Newhall Bridge Area + The Island*

**7.69** Looking east towards Cross Street from Buxton Road beside The Island, the various roofs of the Castle Inn rise up behind each other, with the top of the church tower visible above framed by the trees in and around the churchyard. The rise in land towards the centre of the village means that the buildings along Cross Street are only partially visible from here.



P73 Church visible above Castle Hotel rooftops

**7.70** To the south, Castle Hill and Peveril Castle are framed between the buildings on The Island and the trees leading up to the top of the hill provide a natural boundary to the west side of the Conservation Area.



P74 Peveril Castle above rooftops of The Island

**7.71** Losehill Ridge can be seen above the trees at the north end of the green space containing the Town Ditch. Trees partially obscure the buildings beyond, so that there appears almost uninterrupted landscape between the Town Ditch area and the hills to the north. This is one of the few areas with a soft (i.e. not built-up) edge to the Conservation Area, which appears to blend into the surrounding countryside.

**7.72** Trees line the west bank of the stream to the south of Newhall Bridge and lead the eye around to the steep cliffs above Peak Cavern and up to Peveril Castle. The trees overhang the stream and together with Watercroft, edge-on to the stream by the bridge, enclose this natural feature at this point, creating a sense of tranquillity close to but separated from the bustle nearby.

**7.73** The buildings at The Island are clustered together around a central open area. There are entry points into this area to both sides of the Island Gift Shop building, and this creates a high level of physical and visual permeability at the north side of The Island, with open views out to the Visitor Centre, to the Town Ditch area and to Losehill Ridge in the distance. Entry to The Island from the south is more constricted as the path narrows to follow the stream and the high boundary wall of Mill Stream Close juts into the path, creating a pinch point and constricting views ahead in both directions.

*Peakshole Water and The Stones*

**7.74** The path beside Peakshole Water from The Island is overshadowed and enclosed by the high boundary wall along its eastern edge and by trees overhanging the west bank of the river. The sharp bend near the weir creates a pinch-point and prevents views in both directions, with no indication of what lies ahead. The sound of the water rushing over the weir dominates any more distant sounds of vehicular traffic or people.



P75 Pinch-point beside weir

**7.75** To the south of the sharp bend the path is less enclosed, with the river widening out and the wall on the eastern edge of the path at a lower level. The buildings at The Stones come into view and Peveril Castle appears above the chimney stack of Riverbank Cottage, with the cliffs above Peak Cavern also visible.

**7.76** The view opens out further beyond Riverbank Cottage. Carlton House, towering above the path, divides the view ahead into two separate parts, with Goosehill and the limestone ridge on the west side of the building, and The

Stones and the sheer, tree-clad cliffs at Peak Cavern on the east side.



P76 Carlton House divides the view to the south

**7.77** Views to the north-east along The Stones from Peakshole Water are blocked by the boundary wall beyond Douglas House, which follows the edge of the lane as it bends to the east.



P77 Views blocked to north-east along The Stones

**7.78** Further along The Stones, the angled wall to the rear of Castleton Hall narrows access into the Market Place and limits views ahead. The copper beech tree at the front of Castleton Hall can clearly be seen above the roofs of the property.

**7.79** Entering The Stones from the Market Place, the lane is enclosed by the high walls of Castleton Hall on one side and the properties edge-on to the lane on the other. The view ahead is dominated by the overhanging area of trees on the south side of the lane, with Peveril Croft hidden from view within, and by the largely blank elevation of the former stables behind Castleton Hall. As the lane dips down towards Peakshole Water, the fields beyond the western boundary of the Conservation Area and the tree-lined drive leading up to Goosehill Hall can be seen above the rooftops of the low-lying properties beside Peakshole Water.

**7.80** With the exception of Carlton House, the area around Goosehill Bridge and the bottom of

The Stones is characterised by small cottages clustered together in short rows or tight-knit groups. Most face onto the public domain, with the exception of Riverbank Cottage and Greystones which, together with Waterside Cottage and Douglas House, originally formed part of a farming complex known as Bradgate Fold (Harrison, 2008). Carlton House is on a much larger scale than the surrounding cottages and its tall gable ends dominate the landscape here.

**7.81** The large trees overhanging Peakshole Water on its western bank obscure views from Goosehill Bridge of the stream and path to the north beyond the weir. Losehill Ridge and the roofs of buildings on Cross Street can be seen, however, framed between the tops of the trees and the north-west corner of Carlton House.

**7.82** Views from Goosehill Bridge towards Peak Cavern are enclosed and framed by the blank gable end of Hawthorne Cottage, rising directly from the west side of Peakshole Water, and the south-west corner of Rose Cottage on the east side.

**7.83** The sheer limestone cliff rising in a semi-circle above Peak Cavern, and the bank of trees running down their western edge, enclose and form a dramatic backdrop to the Conservation Area at its south-western corner, blocking long-range views to the south.



P78 View towards Peak Cavern from Goosehill Bridge, with cliffs above

**7.84** Carlton House blocks views north-east from the south-west corner of The Stones, but there are long-ranging views to the north-west across Goosehill Bridge.

**7.85** There is a contrast in character between the two sides of the stream to the south of Goosehill Bridge. On the east side the path is wide and open, the stream edged by low-growing plants and with cottages set back behind low boundary walls partially obscured by shrubs and plants. In contrast, the western bank of the stream is edged with a boundary wall and the narrow path is enclosed on its west side by

Bridge Cottage and by a high retaining wall, with the hill rising steeply above it.

**7.86** The sound of rushing water dominates near Hawthorne Cottage and the sharp corner in front of it creates a pinch-point, forcing the path to turn sharply to the west. The trees and cliffs above Peak Cavern, visible above the roof of the cottage, create a sense of expectation as the path continues around another blind corner, enclosed and hemmed in on the east side by the row of properties edge-on to the path and on the west by the properties on Goosehill high on the hill above, before the view finally opens out beyond the corner of Rock Bound.



P79 Pinch-point by Hawthorne Cottage

**7.87** The moulded kneeler, gable end coping stones and chimney stack of Peak Cavern House edge the view into the ravine ahead.



P80 Peak Cavern House edges view into ravine

**7.88** Beyond Torside, the land opens out towards the mouth of Peak Cavern and the air feels damper and cooler, bird calls echo in the trees above the cavern and the dense bank of dark trees rising in a horseshoe above Peakshole Water encloses the way ahead. There are views of Losehill Ridge to the north-east from here.

## Goosehill

**7.89** Goosehill rises steeply to the south-west of the Conservation Area, allowing long-range views to the north, north-east and north-west. Trees along the western boundary of the Conservation Area appear to merge into the landscape beyond.

**7.90** From Peak Cavern, a series of buildings in different orientations and at different heights rise up the slope to Goosehill. From the bottom of Lunnon's Back the bend higher up the lane and the gable end of Mayfields, above the level of the lane, prevent views ahead. Lunnon's Back rises steeply from Peak Cavern Walk and dips again before Goosehill, so that only the roofs of the buildings on the west side of Goosehill can be seen from the bottom of the hill, and only the upper part of Little Rose Cottage at the bottom of the lane is visible from the top of the hill.



P81 View from top of Lunnon's Back

**7.91** The buildings on the south-west side of Lunnon's Back are at a higher level than the lane, while on the south-east side building density is reduced and properties are at a lower level, allowing views across to Losehill Ridge.

**7.92** Looking down Lunnon's Back from Goosehill, the steep cliffs above Peak Cavern miniaturise the small cottages at the bottom of the hill and there is a stark contrast between the white painted elevations of Little Rose Cottage and Cliff Cottage and the dark bank of trees in the ravine beyond.



P82 Dark trees and white painted elevations

**7.93** Goosehill Hall is largely cut off from the village by high stone walls, and its buildings have little visual impact on the Conservation Area.

**7.94** The open green area at Goosehill, known as Goosehill Green (Clarke, 2009), is overlooked by properties rising up the western side of Goosehill and has the feel of a village green. This is an unusual feature within the Conservation Area, where the only other open green areas, with the exception of the churchyard and private gardens, are on the outskirts of the built environment. The largely blank rear elevations of Castle View Cottage and the barn-like building to its south-west, give the Green a rural feel.

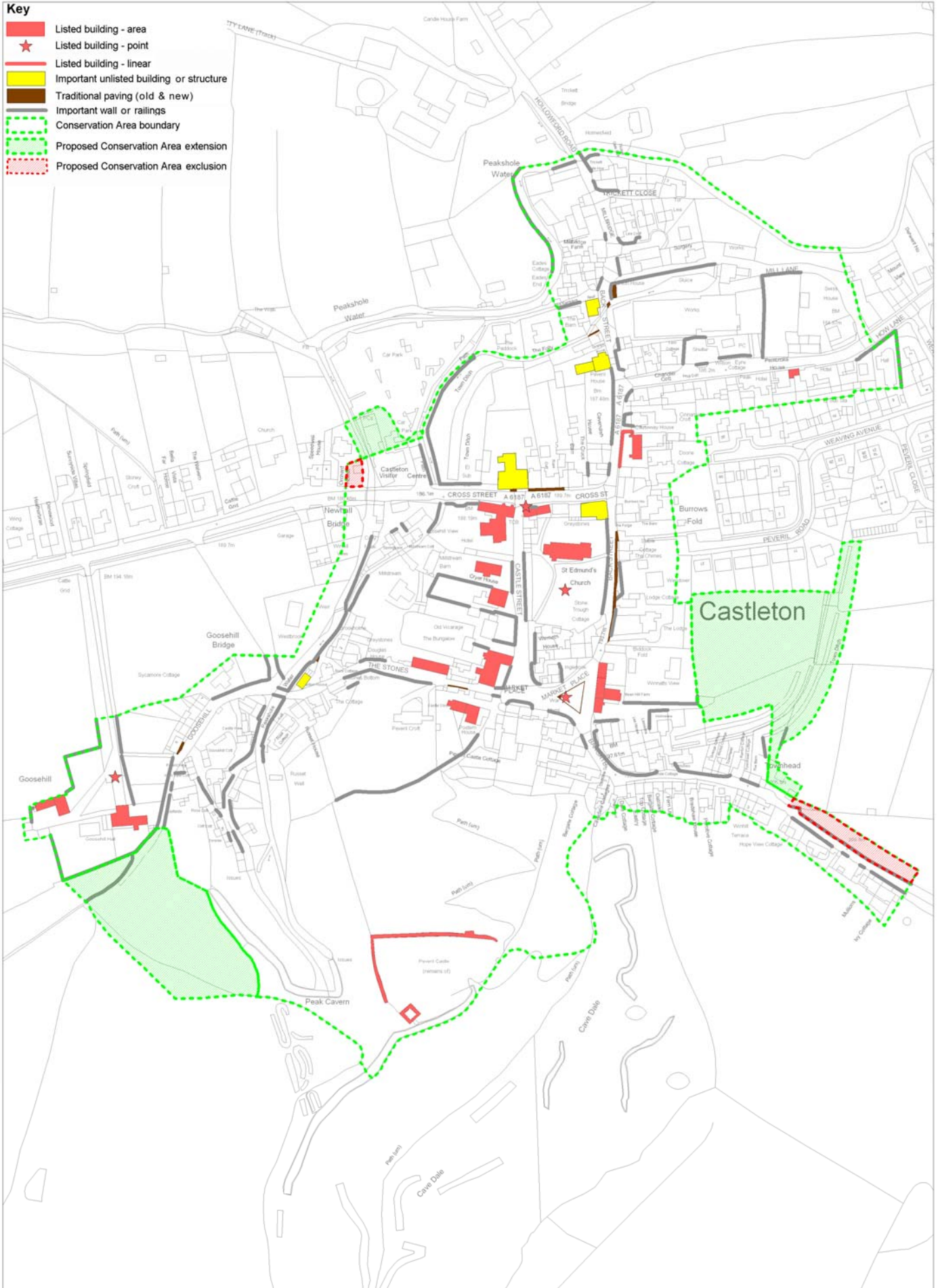
**7.95** The properties on the west side of Goosehill are oriented to face the Green, arranged in a terrace behind neat front gardens, stepping up the hill as it rises towards Goosehill Hall.

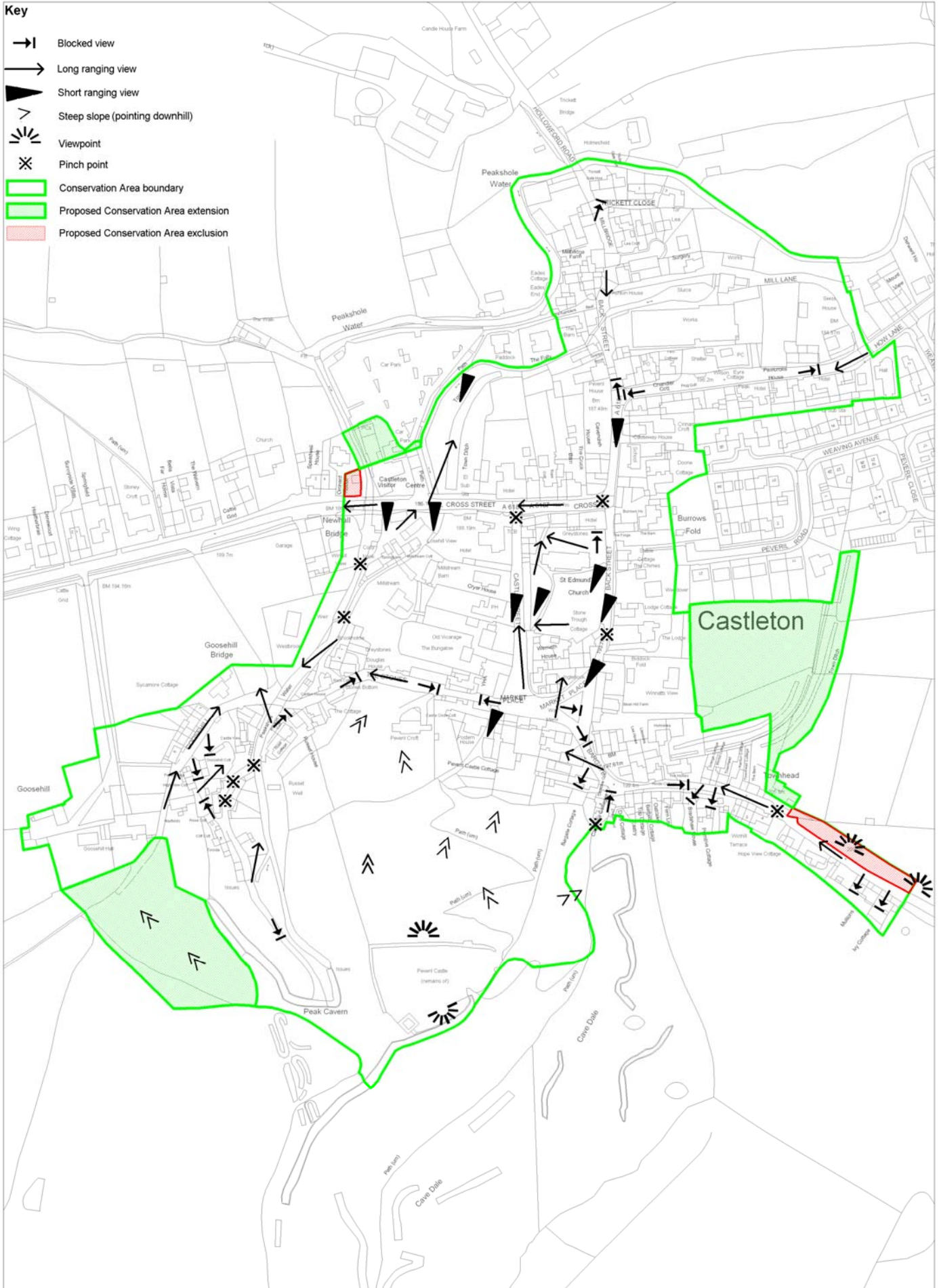
**7.96** Trees further down the hill and along the river bank obscure the roofs within the settlement below during the summer months, and there appears to be a continuity of greenery from Goosehill Green across to the hills to the north beyond. Hollins Cross is visible above the roof of Sycamore Cottage from here.



P83 Continuous greenery from Goosehill Green to hills in north

**7.97** From the bottom of the hill, the limestone ridge to the south of the Conservation Area appears just above the roofs of the properties at the top of the hill, and the bank of trees that clothe it form a dark green backdrop during the summer months. The limestone cliffs at Peak Cavern rise above the roofs of buildings on the east side of the Green, preventing views to the south and south-east.





## 8.0 GREEN AND OTHER NATURAL LANDSCAPE FEATURES

**8.1** Castleton's distinctive character is not solely derived from its buildings. Trees, hedges, gardens, areas of woodland, open green spaces and other areas of natural landscape make an important contribution to the historic and aesthetic qualities of the place.

**8.2** The southern edge of the Conservation Area is dominated by the steeply rising limestone slopes of Castle Hill and by the sheer limestone cliffs above Peak Cavern. This large area of undeveloped natural landscape contrasts with the gridiron planned settlement below and provides a dramatic backdrop to the Conservation Area.

**8.3** The grassed slope leading up to Peveril Castle is a significant open green space within the Conservation Area and provides a spectacular setting to the castle ruins at the top of the hill.

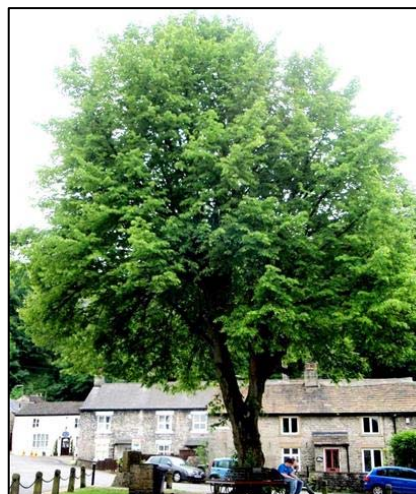
**8.4** There are a limited number of open green spaces within the village itself, but these make an important contribution to the character and appearance of the Conservation Area, providing a contrast to the relatively dense development along the streets. The churchyard is an important open space at the centre of the village, enclosed on its eastern boundary by mature Elms and on its western boundary by a variety of species including Holly, Sycamore, Corsican Pine and Yew. Goosehill Green and the large field containing the Town Ditch on Cross Street are also important open green spaces.

**8.5** Generally speaking, trees and wooded areas are integral to rural Conservation Areas as they form enclosures, screen structures and are part of a historic landscape. They also help maintain rural character and provide a harmonious transition from open countryside to built environment.

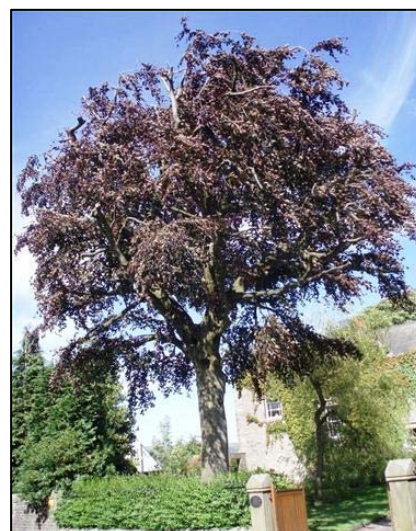
**8.6** A variety of tree specimens are found within the Conservation Area and its immediate surroundings. These include Ash, Beech, Sycamore, Birch, Rowan, Lime, Holly, Cherry, Cedar, Oak, Larch, Scots Pine, Laburnum, Chestnut, Copper Beech, Mountain Ash, Yew, Cypress Pine, Elm and Conifer. These trees are important to the character of the Conservation Area, enclosing and providing a backdrop to buildings and spaces. During the winter months the village has a more open character than in the summer, when the trees are in full leaf.

**8.7** A number of individual trees act as focal points and add to the Conservation Area's character. Of particular note is the mature Lime on the small triangular landscaped area in the centre of the Market Place, which was planted in 1897 to commemorate Queen Victoria's Jubilee.

Other significant individual trees are a mature Copper Beech in the front garden of The Lodge on Back Street, which is clearly visible from the Market Place, and a mature Copper Beech and Birches in the front garden of Castleton Hall.



P84 Lime tree in Market Place



P85 Copper Beech in front of The Lodge

**8.8** An important group of mature trees within the grounds of Peveril House, including Lime, Horse Chestnut and Elm, is a prominent feature when approaching the village centre along How Lane.

**8.9** A number of small wooded areas make a significant positive contribution to the Conservation Area along its southern edge. Groups of mature mixed woodland, consisting mainly of Ash, Beech and Sycamore, dominate the steep limestone slopes of Castle Hill; a broadleaf and mixed conifer plantation, including Larch, Scots Pine, Ash, Beech and Sycamore, runs down the hill on the western side of Peak Cavern; and dense groups of self-sown mixed woodland, including Yew, edge the cliffs above the cavern. These wooded areas provide a natural boundary and enclose the Conservation Area here, providing a backdrop to the buildings within the village on this side.



P86 Mixed mature woodland on Castle Hill

**8.10** Narrow, linear areas of mixed woodland, including Elm, Ash, Lime and Horse Chestnut are concentrated at various points along the course of Peakshole Water, enclosing the stream and defining the boundaries of the Conservation Area to the north and north-west.

**8.11** Groups of trees are successful in screening less attractive parts of the Conservation Area. Beech, Scots Pine and Sycamore soften and add interest to the bus turning area on How Lane. The car park on Cross Street is screened from the open area beside the Town Ditch by mature, self-sown Ash running along the stone boundary wall beside the mill stream. Two areas of planted trees help to screen the Cambion Electronic Works at Mill Bridge from the public domain.

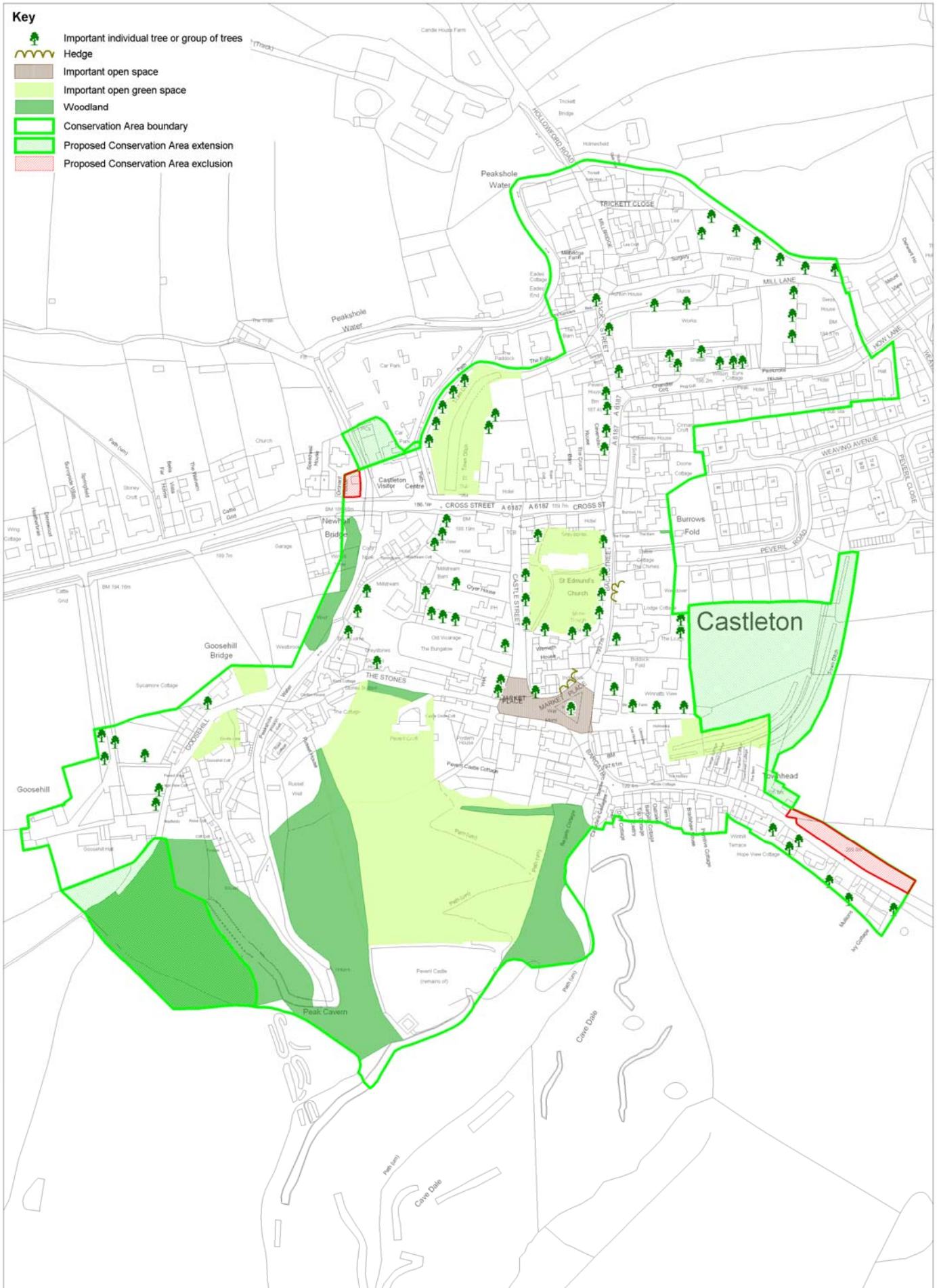


P87 Trees screen car park from Town Ditch area



**Key**

-  Important individual tree or group of trees
-  Hedge
-  Important open space
-  Important open green space
-  Woodland
-  Conservation Area boundary
-  Proposed Conservation Area extension
-  Proposed Conservation Area exclusion



## 9.0 CONSERVATION AREA SETTING

**9.1** The Castleton Conservation Area is located at the western end of the Hope Valley, where the gritstone ridge to the north and the limestone ridge to the south converge at Treak Cliff. When approaching from the direction of Hope in the north-east, the valley appears to narrow ahead and the hills on either side of the valley, which form a backdrop to the village, appear to meet in the distance, beyond the settlement.

**9.2** Views into the village from the valley floor are limited, but Peveril Castle dominates views into the Conservation Area from both the north-eastern and south-western approaches along the A6187.

**9.3** There are no views into the settlement when approaching from Pindale in the south-east, and the limestone ridge running along the south side of the road prevents views of Peveril Castle from here. There are open, long-ranging views across the valley to the Losehill Ridge in the north from this direction.

**9.4** The whole of the Conservation Area is visible from Hollins Cross, on the top of Losehill Ridge. In summer, the many trees within and around the edges of the settlement partially obscure the buildings within the village. The sheer cliffs above Peak Cavern are a dominant feature at the south-western corner of the Conservation Area, but Peveril Castle is a less prominent feature from here: from the valley floor, the Castle appears to be positioned on the top of the hill, its ruined walls silhouetted against the sky, whereas from Hollins Cross, the limestone hill rises above the Castle, which appears to blend with the various natural limestone outcrops occurring nearby.



P88 Peveril Castle from Hollins Cross

**9.5** The ancient enclosures to the north-west of the Conservation Area are clearly visible from Hollins Cross, with fossilised medieval strip fields marked by drystone boundary walls and with earthwork ridge and furrow still visible within some of the more outlying fields, a reminder of the settlement's agricultural origins. Cultivated

fields surrounding the settlement appear to cover the valley floor, running right up to the edges of the ridges on both sides of the valley, with rough pasture and open moorland on the slopes above.



P89 Cultivated fields cover valley floor

**9.6** All views of the Conservation Area from the north, north-west and west incorporate the Lafarge Cement Works, located to the south-east of the settlement. Positioned at a slightly higher level than the village itself, the tall, pale chimney of the Works rises starkly above and beyond the roofs of the village. In contrast, the predominance of local building materials within the Conservation Area enables the settlement to blend more easily into the surrounding landscape and the trees within the settlement and around its boundaries soften the edges of the built environment.



P90 Cement Works + Castleton

**9.7** Peveril Castle, the cliffs above Peak Cavern, the tree bank running down the western edge of the hill and the low-lying cluster of buildings at Goosehill Hall are the first elements of the Conservation Area to come into view when approaching the Conservation Area boundary along Buxton Road. The rest of the Conservation Area only comes into view near Newhall Bridge.

**9.8** Peveril Castle offers panoramic views: west and north-west to the head of the valley near Winnats Pass and Mam Tor; north and north-east across the valley to the Losehill Ridge, including Hollins Cross, Back Tor and Brockett Booth plantation, and Lose Hill at the eastern end, with the land dropping gently beyond to the junction with the Vale of Edale; and to the moors above the Derwent Valley and Win Hill further in the distance to the north-east.

**9.9** The outskirts of the settlement along How Lane and Buxton Road are characterised by late nineteenth and twentieth century

developments. These are outside the Conservation Area, but mask the historic boundaries of the medieval settlement, so that the entry points into the Conservation Area along the A6187 are less clearly defined than elsewhere.

## **10.0 PROPOSED AMENDMENTS TO THE CONSERVATION AREA BOUNDARY**




**10.1** The existing Castleton Conservation Area boundary was tightly drawn around the castle and the historic core of the settlement, including the connecting land between the two. Five amendments to the boundary are proposed, as follows:

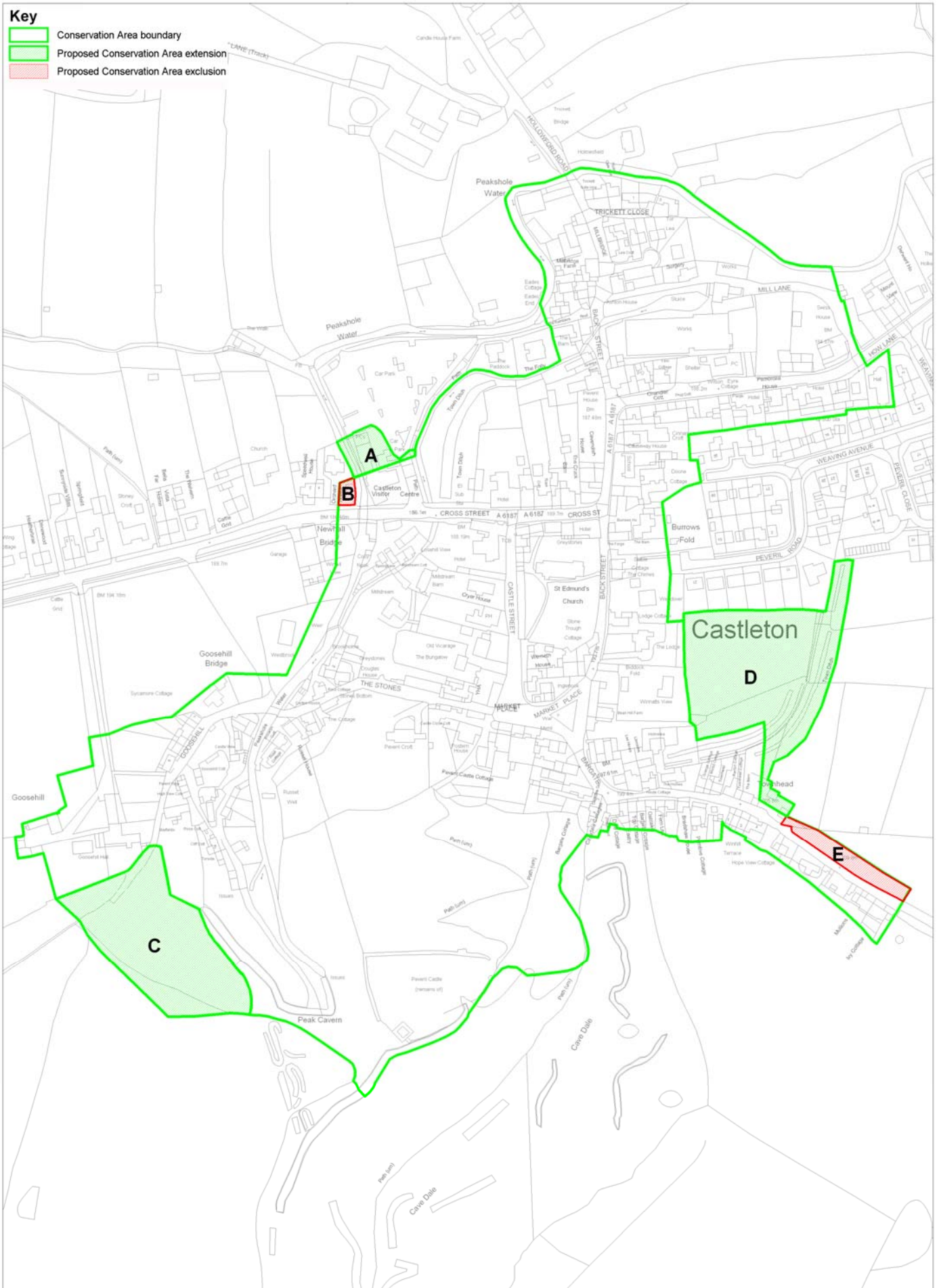
**Amendments A & B:** The existing Conservation Area boundary now cuts through the middle of the extended Visitor Centre building and therefore needs to be modified. It is proposed to amend the boundary in order to include the whole of the Castleton Visitor Centre within the Conservation Area, as parts of the building are of some historic value. The amended boundary will follow the western bank of Peakshole Water beside Orchard House **(A)**, excluding the property's garden and garage **(B)**.

**Amendment C:** The existing boundary cuts through the middle of the plantation to the west of Peak Cavern. It is proposed to extend the boundary to include the whole plantation.

**Amendment D:** The existing boundary excludes a remaining section of the original Town Ditch, which runs north from Townhead to the new housing development at Weaving Avenue. This is a scheduled monument and is of historical importance to the settlement. It is proposed, therefore, to amend the boundary to include this section of the Town Ditch, together with the field which bounds it to the west, at the rear of Bean Hill Farm, Biddock Fold, The Lodge and the new properties on Peveril Road. It is also proposed to extend the boundary here to include the new garage buildings to the east of The Barn.

**Amendment E:** At Townhead on Pindale Road, the existing boundary incorporates a portion of the field beyond the boundary wall on the north side of the lane. This is felt to be of little benefit and it is proposed to exclude it by letting the boundary follow the outer edge of the roadside wall.

- Key**
-  Conservation Area boundary
  -  Proposed Conservation Area extension
  -  Proposed Conservation Area exclusion



## **11.0 POTENTIAL FOR IMPROVEMENT**

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

**11.2** A Conservation Area Management Plan was drawn up for Castleton in 1983 by the Peak Park Joint Planning Board and the Parish Council in collaboration with the local community. This led to a number of improvements, including: landscaping of the main public car park (just outside the Conservation Area) in the mid 1980s; removal of some overhead wires; provision of wall-mounted street lighting; landscaping the triangular green area in the centre of the Market Place in 1984 and 2004; and cleaning the War Memorial in 2004.

**11.3** In 2003, a Village Action Plan was drawn up in conjunction with the Peak District National Park Authority, and a number of further environmental improvements were identified.

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

### **Improving modern development**

**11.5** The small areas of twentieth century housing within the Castleton Conservation Area and the few twentieth century infill developments within the settlement have been constructed relatively sympathetically. This has resulted in either a harmonious or neutral impact on the character of the Conservation Area. Any new development needs to be designed with care to ensure that it does not detract from the character of the Conservation Area.

**11.6** Some of the Conservation Area's traditional stone walls have been replaced with modern substitutes, for example timber post and rail or concrete post and timber boarded fences. These modern boundary types have a detrimental impact on the Conservation Area's character. Stone boundary walls should be retained and where necessary repaired or re-instated throughout the Conservation Area. Works to boundary walls within the Conservation Area may be entitled to grant aid from the Authority, subject to the eligibility of the proposed work and the availability of resources. For

further information on grants contact the Authority's Cultural Heritage Team (on 01629 816200), or refer to the Peak District National Park Authority's website ([www.peakdistrict.gov.uk](http://www.peakdistrict.gov.uk)).

### **Repairing historic buildings and structures**

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

### **Avoiding unsympathetic repairs and replacement of traditional features**

**11.8** Unsympathetic alterations and repairs can have a detrimental impact on a property's aesthetic and structural qualities. Minor works, such as the installation of windows and doors that are inappropriate in design and/or materials (e.g. u-pvc), or the use of cement-based mortars and strap pointing, soon accumulate and erode the special character of a place. Within the Castleton Conservation Area, many traditional windows and doors have been replaced with u-pvc, and this significantly detracts from the character and integrity of the settlement's historic properties. Any owner wishing to replace any type of window should contact the Authority's Cultural Heritage Team (on 01629 815200) for further advice.

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

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

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

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

### **Protecting trees and shrubs**

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

**11.14** The areas of woodland within the Conservation Area contribute to its overall character and appearance, and careful management of the trees within these areas will positively benefit the Conservation Area.

### **Maintaining spaces and streetscape**

**11.15** The open public spaces within the Conservation Area contribute significantly to the village's character. Demand for parking may put pressure on these spaces, but their removal would be detrimental to the character of the Conservation Area.

**11.16** The bus turning area on How Lane is an open area of tarmac, which includes a utilitarian toilet block. This area does not make a positive contribution to the Conservation Area, and could benefit either from some improved landscaping or screening.

**11.17** Overhead wires were removed at Goosehill, Pindale and along Back Street and Castle Street in 1986/87. However, overhead telephone wires still have a detrimental impact at Millbridge, along Back Street and around the Market Place and the Conservation Area would benefit if these were laid underground.

### **Conserving traditional paving**

**11.18** There is a variety of floor surfaces, old and new, in the Conservation Area. Traditional treatments such as stone kerbs, flags and setts survive in some areas, but the floor treatment to a majority of the public realm comprises tarmac and concrete kerbs. The replacement of concrete

kerbs to footways with traditional gritstone kerbs should be encouraged.

### **Improving street furniture**

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

## **12.0 PLANNING POLICY**

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

**12.2** The Peak District National Park Authority's Local Plan (adopted 2001) and the East Midlands Regional Plan (adopted by GOEM in 2009) combine to set out the policy position on Conservation Areas. When drawing up policies for Conservation Areas, the Authority is informed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and Planning Policy Guidance 15: Planning and the Historic Environment. The Authority aims to preserve and where possible enhance the character or appearance of Conservation Areas by the prevention of harmful development under East Midlands Regional Plan Policies 26 and 27 and Local Plan Policy LC5 respectively. Diagram 4 of the East Midlands Regional Plan shows some, but not all historic assets. However all historic assets are covered by the Policy and a footnote explains that advice on the location of individual Listed Buildings, Conservation Areas and Archaeological features can be provided by individual Local Planning Authorities.

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

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

**12.5** The Castleton Conservation Area is classed as Recreational Zone 2 in the Local Plan. Under policy LR1 recreation and tourism-related development is encouraged provided that it is appropriate in form, character, location and setting and will not have an unacceptable impact on the valued characteristics of the area. Such development may include, for example: picnic sites, small car parks and facilities linked to walking, cycling and riding with the reuse of existing buildings preferred to new build.

**12.6** Cave Dale, at the southern edge of the Conservation Area, is classed as a Natural Zone.

Local Plan Policy LC1 applies to this area, stating that development will not be permitted except in exceptional circumstances, in order to conserve the natural beauty of the area.

**12.7** There are 19 listed buildings in the Castleton Conservation Area. Development that affects the character of these historic assets shall be assessed against national guidance and Local Plan policies LC6 and LC7. In addition, the proposed conversion of any building of historic or vernacular merit within the Conservation Area will have to take into consideration the points set out in policy LC8.

**12.8** Four sites within Castleton are Scheduled Monuments (see Section 3.1) and seventeen additional sites within the Conservation Area are identified on Derbyshire County Council's Historic Environment Record (see Section 3.2). Development that would affect these assets, or any other areas of archaeological potential, will only be permitted if in line with Local Plan policies LC15 and LC16 and East Midlands Regional Plan Policies 26 and 27. Where development has been permitted, the developer will be required to minimise its impact and, as appropriate, to record, safeguard and enhance the sites or features of special importance. Appropriate schemes for archaeological investigation, prior to and during development, will also normally be required.

**12.9** A number of sites in and around the Conservation Area, including one site at the northern edge of the Conservation Area, seven sites on land to the west and six sites on land to the east of the Conservation Area, are of regional importance in terms of biological or wildlife interest. Lead rakes run along the lower slopes of Castle Hill and there is potential for ecological interest in this area. Local Plan Policy LC17 states that development which would detrimentally affect the value to wildlife will not be permitted, other than in exceptional circumstances.

**12.10** A number of protected species have been found in the Castleton Conservation Area: pipistrelle and brown long-eared bat roosts have been recorded in some houses and barns and there are a number of water vole records along Peakshole Water. It is possible that other protected species, as identified in the Wildlife and Countryside Act 1981 (as amended), may be found. Development proposals may therefore require specialised surveys, such as bat surveys, as part of a planning application. Trees, particularly mature trees may include features suitable for roosting bats and developments leading to the loss of mature trees may also require a bat survey. Water voles should be considered when completing any works in the vicinity of watercourses within the Conservation Area.



**12.11** Development proposals for areas where protected species exist should also include, and implement, a scheme for safeguarding the future survival of the protected species and their habitat. This will be a requisite condition of any relevant planning permission. For further information see the Authority's Planning Practice Note: Protected Species and Development in the Peak District National Park, or see the Authority's website [www.peakdistrict.gov.uk](http://www.peakdistrict.gov.uk).

**12.12** In the Conservation Area, trees with a trunk over 7.5 cm in diameter are protected. Some hedgerows are protected from destruction or damage under the Hedgerows Regulation of 1997. Notice is not needed to work on trees less than 7.5 cm in diameter and which measure 1.5 metres above the ground (or 10 cm if thinning to benefit the growth of other trees).

**12.13** All wild birds, with the exception of those defined as game or pest species, are also protected under the Wildlife & Countryside Act 1981 (as amended). Natural England therefore recommends that: 'No tree or scrub clearance works shall be undertaken during the main bird breeding season (mid March to July inclusive)'. This condition will normally be attached to planning permissions that include tree, scrub and hedgerow removal. Development proposals for areas where protected bird species exist should include, and implement, a scheme for safeguarding the future survival of the protected bird species and their habitat. This will also be a requisite condition of any relevant planning permission. Development proposals affecting habitats of importance are covered by Local Plan Policies LC17 and LC20 and by East Midlands Regional Plan Policies 29 and 30.

**12.14** The south-west part of the Conservation Area, running west from Cavedale to include Castle Hill and the area covered by the Peveril Castle, Peak Cavern and the wooded area at the south-west corner of the Conservation Area above Peak Cavern and Goosehill, falls within the Castleton Site of Special Scientific Interest (SSSI). The SSSI is designated for its geology, species rich limestone grasslands and rock ledge plant communities. Safeguards and enhancements will be required for development that would affect this area or its setting, in line with Local Plan policies LC17 and LC18.

### 13.0 LISTED BUILDINGS IN CASTLETON CONSERVATION AREA

No.	Address	Grade	Date
1	Church of St Edmund, Back Street	II*	Early C12 <sup>th</sup> / C14 <sup>th</sup> / Early C19 <sup>th</sup>
2	Sundial in St Edmund Churchyard, Back Street	II	C18 <sup>th</sup>
3	School and attached walls and railings, Back Street	II	1863
4	Goosehill Hall, Buxton Road	II	Late C18 <sup>th</sup>
5	Barn at Goosehill Hall, Buxton Road	II	C18 <sup>th</sup>
6	Gate piers at Goosehill Hall, Buxton Road	II	C18 <sup>th</sup>
7	The George, Castle Street	II	Early & Mid C19 <sup>th</sup>
8	Cryer House, Castle Street	II	C17 <sup>th</sup> & Early C19 <sup>th</sup>
9	Castle Hotel, Castle Street	II	Early C18 <sup>th</sup>
10	Castleton Hall (now YHA), Castle Street	II	Early & Late C18 <sup>th</sup>
11	Toll Bar Cottage and Shop and attached walls and railings, Cross Street	II	C17 <sup>th</sup> & later
12	Looe Cottage, How Lane	II	Late C18 <sup>th</sup>
13	Peveril Castle, curtain walls and fragmentary foundations, off Market Place	I	Late C11 <sup>th</sup> / C12 <sup>th</sup> / Early C13 <sup>th</sup>
14	Bean Hill Farmhouse, Market Place	II	Early C19 <sup>th</sup>
15	Range of outbuildings to west of Bean Hill Farmhouse, Market Place	II	Early C19 <sup>th</sup> or earlier
16	Castle Close Cottage, Market Place	II	Late C18 <sup>th</sup> & earlier
17	Former stables to Castleton Hall, The Stones	II	Early C19 <sup>th</sup>
18	K6 telephone kiosk, Castle Street	II	1935
19	War Memorial, Market Place	II	1919

#### Summary:

1 Grade I Listed Buildings

1 Grade II\* Listed Buildings

17 Grade II Listed Buildings

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

## 14.0 GLOSSARY

<b>Agrarian</b>	Of the land or its cultivation (Oxford Dictionary).
<b>Ancillary</b>	In architectural terms this usually refers to a secondary structure, for instance stables or outbuilding.
<b>Ancient Monument</b>	Ancient monuments are legally protected archaeological sites and buildings designated under the Ancient Monuments and Archaeological Areas Act 1979. It is an offence to carry out works to them without the written consent of the Secretary of State.
<b>Ashlar</b>	Masonry that has been carefully cut, dressed and squared, to be employed as facing stone in finely jointed level courses.
<b>Baffle Entry</b>	Also referred to as lobby entry, this is when there is a lobby area on entering a building with a fireplace directly in front, usually serving two rooms, obstructing the route straight through the dwelling.
<b>Coped gables</b>	Gable walls that have a course of flat stone laid on top.
<b>Cruck Frame</b>	Constructed primarily in the north and west of England from the medieval period through to the 19 <sup>th</sup> century (Brunskill 2000). This method of timber-framing is based upon two curved timbers, known as blades, positioned in an A shape. These paired timbers are usually cut from a single tree. The blades are joined at the apex and roof loads are transferred along roof purlins, then directly to the ground via the blades. A tie beam and collar assist the restraining of the structure whilst the base of the cruck sits on a soleplate, padstones or on a plinth.
<b>Curtilage</b>	Area attached to a house and forming one enclosure with it. (Oxford Dictionary 1996).
<b>Dormer window</b>	Window placed vertically in the sloping plane of a roof (Pevsner 2002).
<b>Double pile plan</b>	The building is entirely two rooms in depth (Brunskill 2000).
<b>Drip moulds</b>	A horizontal moulding for throwing water off and so protecting the windows immediately below. Drip moulds are also used on chimneys.
<b>Enclosure Award</b>	Between the mid-18th and late-19th centuries a large amount of waste and common land was enclosed in England and Wales. This enclosure movement was undertaken under the strong belief in the need for agricultural improvement amongst landowners at the time. To enclose land the distribution of the newly enclosed fields had to be approved. This approval could be via an Act of Parliament, the central courts or private agreement between local landowners. In all legally ratified cases, and some privately agreed examples, an enclosure award setting down the agreed extent and layout of the enclosure in writing and a corresponding plan was drawn up. The level of accuracy and detail that allotment boundaries were planned to is usually good, but in many cases the subdivisions into individual fields were not shown. Their coverage therefore varies from one area to another. In the case of Parliamentary Awards these were often done on a parish by parish basis.
<b>HER</b>	Historic Environment Record (HER)
<b>Holloway</b>	A sunken track worn down over time, with slightly raised sides.
<b>Hood mouldings</b>	Projecting moulding above an arch or a lintel to throw-off water (Pevsner 2002).
<b>Kneeler</b>	Horizontal decorative projection at the base of a gable (Pevsner 2002).
<b>Lintel</b>	Horizontal beam or stone bridging an opening (Pevsner 2002).
<b>Lime kiln</b>	In the Medieval period, from at least as early as 1100 AD, Peak District villages were surrounded by large strip fields (often referred to as 'open fields' – in upland areas it is debatable whether some parts of them remained open for long and thus the term strip field is preferred). While often bounded at their edges by banks and ditches, internally they were initially divided into a large number of unfenced cultivation strips. The use of strips allowed a fair distribution of different grades of land between lord and villagers. This system was designed to favour the needs of arable cultivation. It seems to have been introduced into the area from the lowlands of the Midlands. In the Peak District, pastoral farming was of equal or greater importance, and individual strips or parcels of strips were enclosed from an early date. Others, in less favourable locations in what are known as 'outfields', may have only been used in an intermittent way.
<b>Mullion</b>	Vertical posts or uprights dividing a window into 'lights' (Pevsner 2002). Mullions can be shaped or chamfered which can give an indication as to age.
<b>Neolithic</b>	The prehistoric period which comes between the Mesolithic (Middle Stone Age) and the Bronze Age, dating roughly from 4000 to 2000 BC. This was the time of the adoption of the first agricultural practices, including cereal cultivation, but more importantly the rearing of domesticated animals, including herds of cattle and flocks of sheep. In the beginning, farmers moved around the landscape with their herds, much as they had in the Mesolithic (except they took animals with them rather than following wild game). It was only after more than a thousand

years that they settled in more 'permanent' farms which they surrounded by hedged fields. They built impressive ceremonial monuments, often used to establish traditional right to the use of land, by burying the bones of the ancestors to overlook pastures.

<b>Parish</b>	The smallest unit of local government is the civil parish. In some areas this covers the same area as an ecclesiastical parish which is the area of jurisdiction covered by the parish church. Ecclesiastical parishes are almost always the remains of Medieval manors especially in rural areas and many have remained unaltered in their boundaries since the Medieval period. However, in the Peak District many parishes became defined by the boundaries of Townships.
<b>Pediment</b>	The classical equivalent of a gable, often used without any relation to a roof. Often used over an opening, particularly doorways.
<b>Pinch point</b>	A visual effect which suggests a narrowing of the street scene. It is typically caused by a bend in a road and the proximity of buildings on either side.
<b>Quoins</b>	Dressed stones at the (exterior) angles of a building.
<b>SAC</b>	Special Areas Of Conservation (SACs). Sites of international importance for wildlife, protected under the European Habitats Directive and the Habitats Regulations. Any proposal which might have a significant effect on a SAC must be formally assessed and if likely to damage the interest, can only go ahead if there are no reasonable alternatives, there are significant overriding reasons and compensatory measures are provided.
<b>SSSI</b>	Site of special scientific interest (SSSIs). Sites of national importance for their wildlife or geological interest, protected under the Wildlife & Countryside Act 1981 (and subsequent amendments). Owners/occupiers must consult Natural England if they wish to carry out operations which might damage the interest of the site, and public bodies have a duty to take reasonable steps to further the conservation and enhancement of SSSIs (e.g. when considering planning issues).
<b>Strip field</b>	In the Medieval period, from at least as early as 1100 AD, Peak District villages were surrounded by large strip fields (often referred to as 'open fields' – in upland areas it is debatable whether some parts of them remained open for long and thus the term strip field is preferred). While often bounded at their edges by banks and ditches, internally they were initially divided into a large number of unfenced cultivation strips. The use of strips allowed a fair distribution of different grades of land between lord and villagers. This system was designed to favour the needs of arable cultivation. It seems to have been introduced into the area from the lowlands of the Midlands. In the Peak District, pastoral farming was of equal or greater importance, and individual strips or parcels of strips were enclosed from an early date. Others, in less favourable locations in what are known as 'outfields', may have only been used in an intermittent way.
<b>Tithe map</b>	Shows the boundaries of land and property within the Tithe area. A tithe was tenth of a person's produce or income given voluntarily or as a tax to the church.
<b>Vernacular</b>	An indigenous building constructed of locally available materials, to local detail, without the benefit of an architect. Vernacular architecture can be defined as dwellings and 'all other buildings of the people' (Oliver, 2003).

## 15.0 REFERENCES

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