

STANTON IN PEAK CONSERVATION AREA

The 'stony farm' which gave Stanton its name, was already recognisable in the Domesday Book as 'Stantune'. Its pre-Conquest origins as an agricultural settlement have been maintained over the generations with farming as the main source of income and employment. (The only cottage industry was leather working, again based on a local product). It is only in this century that Stanton residents in appreciable numbers have looked outside the village for work. Stanton Hall, now in the ownership of the Thornhills, has passed through several families down the generations and has had a significant impact on the present form of the village. However, there have always been some independent yeoman farmers and Stanton has never been wholly an 'estate' village.

The hill on which it lies has provided a local gritstone, unusual in the surrounding sea of limestone and the yellow-brown stone is a key element in the appearance of the village. Its form varies from rubble, to coursed squared rubble gritstone, to roughly tooled stone and culminates in the occasional ashlar facade, but the underlying material remains constant. Roofing materials are more varied with both blue slate and Staffordshire blue tiles having largely replaced the original stone slates. There are two main tight-knit nodes to either side of the main entrance to Stanton Hall. Between them the more open nature of the central area has been eroded in the last 10-20 years by modern housing, which is mostly excluded from the Conservation Area.

Nevertheless, the somewhat unusual feature of an open central area with extremely tight-knit groups to either side remains a key characteristic of Stanton-in-Peak.

Somewhat unusually, the village rises steeply across the contours, following the line of the Hall wall which dominates considerable lengths of the main street. To the south-east, the steeply rising ridge is heavily wooded and effectively puts a stop to further development in this direction now that the few 'infill' plots have largely been occupied. Looking north from the village, extensive open views add much to the attractiveness of Stanton and should be safeguarded for the future.

AREA A - STANTON HALL AND GROUNDS

Summary of Character

Although this area occupies a considerable part of the Conservation Area, it has remarkably little impact on the remainder of the village. A high stone wall flanks the boundary of the Hall's grounds, severely limiting any inward views. For most of its length there are trees behind the wall, further limiting any views and separating the private area of the Hall from the public face of the village.

Uses

Still a privately owned estate, the area within the Conservation Area consists of residential buildings, The Hall (1) and The Lodge (2)). Park Farm (3) still has an agricultural use, but the cistern and adjoining buildings (4) are only glimpsed at its eastern end where walls in some disrepair suggest they are largely superfluous to modern farming. In fact, a modern house has been built in this area which cannot be seen from outside the Hall grounds. A large part of the area is covered by woodland, especially to the southeast of Stanton Hall.

Spaces and Buildings

The privacy of this area makes comment on its spaces difficult. Formal gardens and terraces (5) surround the Hall; the terraces, like the Hall, are Listed Buildings as is The Lodge. The wall is the most obvious structure. Only in the south-east, along Birchover Road, is it below head height, where it has the character of a normal field boundary. Elsewhere it is more formal, generally above head height, with triangular or half-round copings. In the village centre, north of the Hall, the wall is a less dominant feature, being largely hidden behind buildings. It is also at a lower height along the Churchyard. Privacy for The Hall however, is maintained by a second wall alongside the main drive (6).

AREA B - HOME FARM

Summary of Character

This grouping of buildings at the north-western end of the village originally formed the Home Farm group. In addition there are a couple of groups of cottages to the north of the road, set back behind stone walls and gardens. The loose-knit nature of this area has been reduced by the addition of modern buildings, but

the pattern of buildings set back from the road has been retained. Only Home Farm (7) itself is close to the road. Its gable, together with that of Holly House (8) across the road creates a pinch point leading to Area C.

Uses

Originally this was a farm with associated buildings. Nowadays most buildings are purely residential and the link between property and occupation no longer applies. Most of the Home Farm barns have been converted for use as houses.

Spaces and Buildings

The unifying space is the main road through the village. The stone walls of the gardens enclose the road, though at a normal garden height - the high wall of the Estate disappears from public view around the west and south of this area. Stone slates remain on some of the former barns, though most properties have been re-roofed with Staffordshire blue tiles or, in some cases, this is probably the original material. There are a few small dormers rising at eaves level. Whilst by no means a universal feature in Stanton, this type of dormer is found occasionally throughout the village.

AREA C - MIDDLE STREET

Summary of Character

This tight-knit group of buildings extends from Holly House and The Flying Childers (9) Public House at the junction of Middle and Main Streets, in an L-shaped group culminating in the east at Ivy House and the rear facades of early 19th century outbuildings to Stanton Hall which are included in Area A. The architectural quality is high, with many of the buildings being listed. Views are short and closed-in, with no views of any consequence outside the immediate area.

Uses

The area is predominantly residential. However, The Flying Childers is the only Public House in the village and it, and the reading room (10) provide meeting points for community activities. These buildings, together with the facilities in Area D, form the social core of the village. One access to Stanton Hall, along Park Lane, crosses Middle Street. Beyond the Hall entrance, the eastern end of Middle Street is blocked by the relatively blank facade of outbuildings to the Hall and the high Estate wall which links Ivy House to these outbuildings. As a result the presence of the Hall (though no actual views of it) can be felt in Middle Street.

Spaces and Buildings

As indicated, spaces are extremely tight, with most buildings fronting directly onto the narrow street. Only at the road junction is there a slight widening out of what remains a fairly tight space, enclosed by Holly House, The Flying Childers and Home Farm, the latter being as much part of this space as it is important in Area B. Corners are sharp and visibility very limited around them. The earliest buildings date from the 17th century, with the majority built in the 18th century. Coursed, squared gritstone is the normal building material. Flush mullions predominate though details of fenestration within the stone surrounds varies from casements to sashes and fixed lights. Chimneys are important in the overall townscape, mostly, though not exclusively on the ridge. On Middle Street there is some depth to the building pattern, with a few houses and outbuildings set back behind the street. Again spaces are very limited and the tight-knit feel of the whole is maintained. Extension in so enclosed an area would not be easy, but, if proposed, normal standards for overlooking/sight lines would need to be interpreted with extreme flexibility to maintain the character of the area.

AREA D - CHURCH AND SCHOOL

Summary of Character

After the almost claustrophobic atmosphere of Middle Street, the centre of Stanton has a much more open feel to it. The Church (11) and School (12) stand in their churchyard and playground respectively. In the west of the area, the allotments (13) and disused land to the north of Main Street (14) separate these major buildings from Area C. Church View Cottages (15) not surprisingly face the Church, set back (as in Area B) to varying degrees behind walls and gardens. In the extreme east, the village Green faces the reemergent high wall of the Stanton Hall grounds. The much more open character of this central area has been somewhat eroded by appreciable modern development excluded from the Conservation Area. Perhaps fortunately most of these buildings are detached, with gardens around them, so the sense of a much more open area in the centre of the village has not been wholly destroyed.

Uses

Like most of Stanton, most properties are residential (particularly if the houses outside the Conservation Area are included). However, this area, together with the pub and reading room in Area C, is the social core of the village. In addition to the Church and School, there are the Cemetery (16), the village shop (17), the War Memorial (18) and allotments, all of which enhance the sense of a communal focus for the village.

Spaces and Buildings

Individual spaces, churchyard, cemetery, allotments, Village Green, etc within this area are relatively small, as are the gardens of the houses. The cemetery's headstones are mostly of local stone, with a marked absence of polished marble or granite, which allow it to blend into the village. The familiar stone walls of the village enclose each individual space. However, the sense of openness which contrasts with Areas C and E on either side, is enhanced by the long-ranging views across to Youlgrave and up the Wye Valley to Haddon Hall, Bakewell and beyond, which can be seen for the first time from several vantage points within this area, but particularly from School Lane and the parallel road to the east of the cemetery. These splendid long-range views should be protected from any development which would intrude upon them. The remaining open spaces within Area D should likewise be kept free of any further encroachments into the relatively open character of this part of the village.

The cottages opposite the Church and Ty-Cerrig (19) pre-date the Church and the School. These were built in the first half of the 19th century by William Pole Thornhill. Originally built as a private chapel for the Hall, the Church eventually became the centre of the Parish, separating Stanton for the first time from its historical links with Youlgrave. The School too is a typical 19th century Church School building.

AREA E - MAIN STREET (EAST)

Summary of Character

This group of buildings complements Area C in being a group of tight-knit buildings to the east of the Village Green. The southern edge is dominated by the high walls of the Estate, against which are some remaining small outbuildings. Unlike Area C where most houses front the road, these groups are generally orientated at right angles to it - though there are some exceptions.

Uses

This area is, and probably always has been, a wholly residential area.

Spaces and Buildings

The main space is Main Street itself, rising steeply uphill. Its southern edge is flanked by small outbuildings, probably built as privies or coal stores, or, possibly as pig sties. Between them small gardens fill the intervening spaces, probably where more buildings have disappeared. The view uphill is limited by a slight bend in the road which, for most of this area hides the road junction to the east from view. The steep wooded slopes of the ridge to the east (Area H) loom large over the area, providing a strong contrast to the tight, urban feel of Main Street itself.

Other spaces are little more than narrow passageways, impassable to vehicles, which give access to the building groups and individual dwellings. Retention of stone-flag paving should be encouraged where it has survived. Several buildings have the initial WPT over the door; like the Church and School they were built by William Pole Thornhill in the first half of the 19th century. Coursed squared gritstone is again the predominant material, some tooled and with the occasional ashlar frontage. Unlike the area to the west where plain tiles are the predominant roofing material, many of these buildings have blue slate roofs. This difference in roofing materials will need to be taken into account in any proposals for extensions (though space is extremely limited) or for grant applications for renovation work.

AREA F - BIRCHOVER ROAD

Summary of Character

This area includes older property along Birchover Road and also the road which, further east, crosses the ridge, as far as the Wesleyan Reform Church (20). The church marks the limit of the Conservation Area. Modern infill housing between the two roads and the ridge behind is excluded from the Conservation Area. Like Area B at the north-western end of the village, it is less tight-knit than Areas C and E. Property again fronts the road in plots of varying size. Again similar to Area B, the rather more open character of this approach to the village from Birchover has to some extent been eroded by new development (excluded from the Conservation Area) tucked in between the older houses and the steep wooded slopes behind. The western edge is flanked yet again by the Estate wall and woodland, though this is the only section of wall which is below eye level and is more like a field boundary than the formal wall throughout the rest of Stanton.

Uses

Apart from the Methodist Church, residential use predominates.

Spaces and Buildings

Apart from the roads there are no significant public spaces. The trees of the Estate grounds (Area A) are visually dominant. They and the sharp bend in the road cut this Area off from Main Street. A former view down Birchover Road to open country to the north has been blocked by a modern pair of houses (21). What spaces there are lie between the buildings and are often irregular in size and shape. This irregularity is increased by the tendency of the houses along Birchover Road to be angled slightly away from the road rather than directly paralleling it. There is a tightening of the space where the house between the two roads (22) and Lilac Cottage (23) approach each other at the junction, providing a foretaste of the closeness to be entered to the west along Main Street (Area E).

The Methodist Church is fronted with a low wall and iron railings. This feature (in a modern interpretation) has been introduced more recently at the northern entrance to the Hall grounds (24) and a few railings remain in the churchyard. Although a minor element in the village, this use of ironwork is an interesting feature whose use (in moderation) and retention could be encouraged.

AREA G - NORTHERN FIELDS

Summary of Character

This consists of open farmland, together with the Cricket Ground. It extends from the latter in the east to the Coach Road in the west, in a curving arc around the north of Stanton. It includes the road running along the Estate wall in the extreme west of the Conservation Area. Stone walls outline most of the field boundaries and individual trees create a 'parkland' feel to this foreground to the village. There are outstanding views of the village. Near the Cricket Ground is about the only place within Stanton where it is possible to get some idea of the size and appearance of Stanton Hall. It includes old roads into the village; with the exception of Pilhough Road have these now been down-graded to tracks or paths.

Uses

The area is wholly agricultural with the exception of the Cricket Ground in the north-western corner. The Cricket Club was established in 1885 and is a significant recreational facility for Stanton-in-Peak.

Spaces and Buildings

The whole area consists of open fields, with mature trees, mostly isolated, apart from the row (25) in the west, which marks the line of the former road to Bowers Hall. Fields have retained their stone walls, or hedges with the exception of that to the south of Field 4021 (26), where a line of trees is now the only reminder of the earlier wall. Every effort, including grant-aid should be made to encourage the retention of these walls.

The only building of any significance is the Cricket Pavilion (27) of timber construction, in a style typical of such buildings.

AREA H - EASTERN WOODLAND

Summary of Character

The wooded ridge to the east of Stanton in Peak is a dominant feature to the east

DEVELOPMENT CONSIDERATIONS

The following considerations will be taken into account by the Peak Park Planning Authority when assessing any proposals for development in the Stanton in Peak Conservation Area.

(a) In accordance with the Peak Park Authority's Structure Plan (Policy C4) development which would not preserve and, where possible, enhance the valued characteristics of the Stanton in Peak Conservation Area will not be permitted, other than in exceptional circumstances.

(b) The alternation of tight-knit areas with those less densely developed is a key characteristic of Stanton in Peak. Any development proposals should not further erode these variations.

(c) Alterations and extensions should take into account the building materials and details of the property concerned and be designed appropriately to maintain the character of the original buildings in particular and the Conservation Area in general, in accordance with the Peak Park Design Guide.

(d) In view of the tight-knit nature of Areas C and E, any development proposals will need flexible interpretation of sight-line and overlooking guidelines so as not to break down the character of these areas.

(e) Existing stone flags in Area E and stone kerbs throughout the Conservation Area should be retained.

The co-operation of landowners and the County Council should be sought to ensure that materials identified in the Paving Survey should be replaced when necessary by matching materials and that the same standards should be required of the Statutory Undertakers.

(f) Where/when possible and needed, there should be support for the retention of social and commercial facilities in the village, namely the school, church, shop, public house, reading room and cricket club.

(g) Normal high standards for Listed Building Consent will be maintained, including the impact of any proposal on the appearance of the area as a whole, as well as the individual building concerned.

(h) Careful management of trees and hedges should be encouraged, especially those identified on Drawing No. A4129/3 as being of particular landscape importance.

(i) Stone walls should be retained and where necessary repaired or reconstructed throughout the Stanton in Peak Conservation Area.

(j) Open spaces identified on Drawing No. A4129/3 as being of particular townscape significance should be protected from development. However, failure to indicate land on the drawing should not be interpreted as implying development potential. Intensification of building anywhere within the Conservation Area would need careful consideration and in many places could be inappropriate. All proposals will be assessed on their merits at the time of application.

(k) All features identified on Drawing No A4129/3 and/or the accompanying notes should be accepted as being of importance and value within the Conservation Area.

(l) The Peak Park Authority's grant-aid schemes should be used to promote/ maintain the identified features of the Conservation Area as appropriate and as finances permit.

(m) Assessment of any development proposals will take place within the context of approved Development Plan policies and this Stanton in Peak Conservation Area Analysis