

















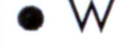
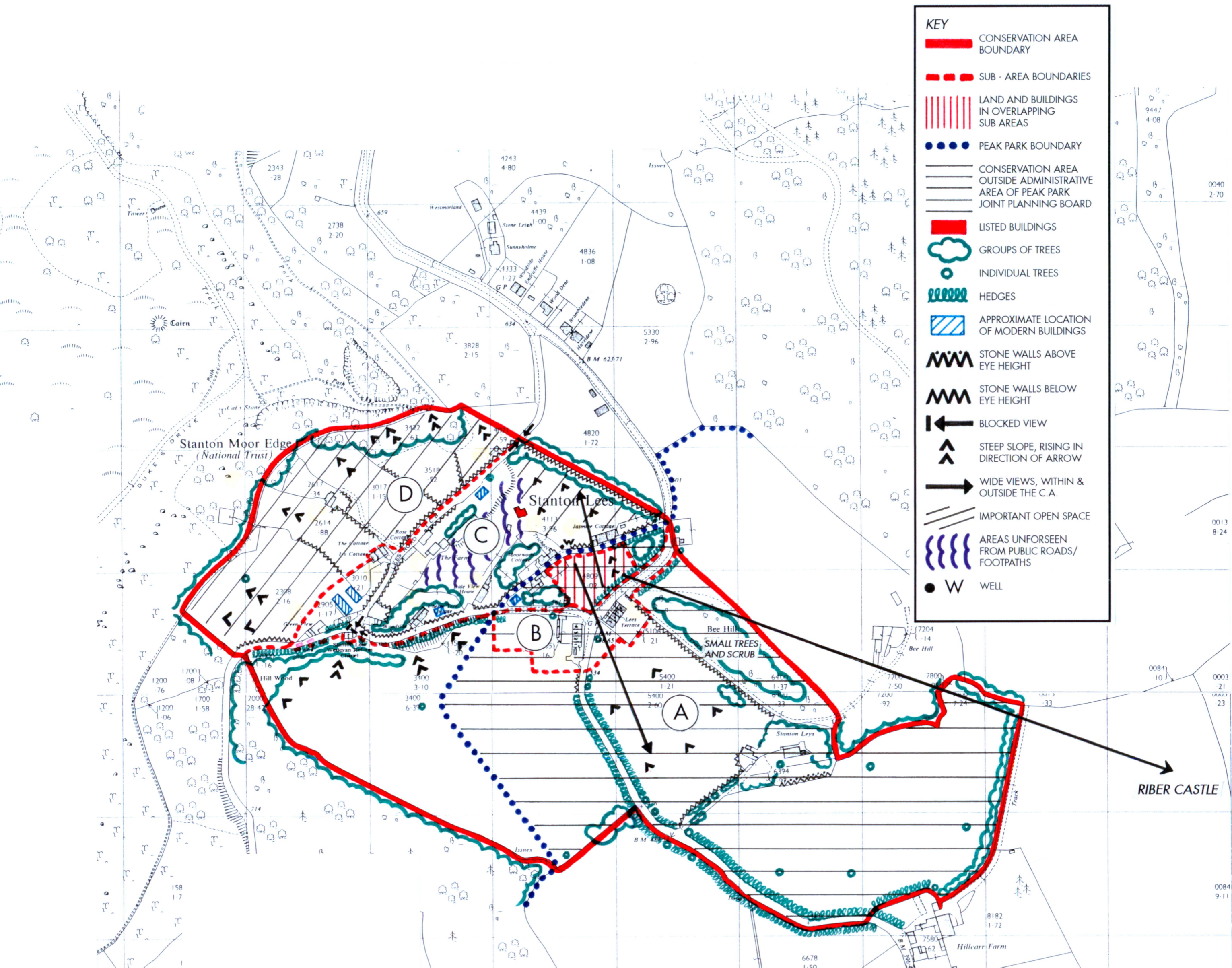


KEY

-  CONSERVATION AREA BOUNDARY
-  SUB - AREA BOUNDARIES
-  LAND AND BUILDINGS IN OVERLAPPING SUB AREAS
-  PEAK PARK BOUNDARY
-  CONSERVATION AREA OUTSIDE ADMINISTRATIVE AREA OF PEAK PARK
-  JOINT PLANNING BOARD
-  LISTED BUILDINGS
-  GROUPS OF TREES
-  INDIVIDUAL TREES
-  HEDGES
-  APPROXIMATE LOCATION OF MODERN BUILDINGS
-  STONE WALLS ABOVE EYE HEIGHT
-  STONE WALLS BELOW EYE HEIGHT
-  BLOCKED VIEW
-  STEEP SLOPE, RISING IN DIRECTION OF ARROW
-  WIDE VIEWS, WITHIN & OUTSIDE THE C.A.
-  IMPORTANT OPEN SPACE
-  AREAS UNFORSEEN FROM PUBLIC ROADS/ FOOTPATHS
-  WELL



STANTON LEES (PEAK PARK) CONSERVATION AREA

Summary of Conservation Area

Stanton Lees is a small hamlet on a steep, south-facing slope above the Derwent Valley. It lies high on the hill, just below the National Trust woodland which covers Stanton Moor Edge (1). The woodland character above it is echoed by several tree groups and hedges which soften the more traditional stone wall boundaries. It lies within the parish of Stanton-in-Peak. Below it open fields form a tree-edged foreground to the Conservation Area.

The buildings are tiered at three levels, with one isolated house at Stanton Leys. These three levels correspond with the roads through the village. Most buildings are individual, or loosely grouped, though small terraces are found at the lowest level. Local gritstone, generally squared and coursed, is the main building material. Roofs are stone or blue slated.

The Peak Park boundary runs along the central road, and Derbyshire Dales District Council has designated the south and south-eastern section of the Conservation Area.

AREA A - STANTON LEYS AND SOUTHERN FIELDS

Summary of Character

This area consists of one large detached residence, Stanton Leys, the narrow access to the village from the Derwent Valley, enclosed between hawthorn hedges, and large open fields which act as a foreground to Stanton Lees.

Uses

The majority of this area is agricultural, used for grazing. Stanton Leys House is still in private ownership.

Spaces & Buildings

The large fields are the dominant element in the area, providing wide views up to Stanton Leys and the village above. But between the fields the road is narrow and tightly enclosed between the hedges which foreshadow the considerable number of hedges and trees elsewhere in Stanton Lees. The house is clearly a 19th century residence, with coursed stone, a hipped, blue-slate roof and bay windows. As such it is very different from the less formal vernacular architecture elsewhere in the Conservation Area. It relates visually to the rest of the village on the approach from the south-east. Its planted drive and trees in the gardens warrant protection.

AREA B - LEES AND GREEN TERRACES

Summary of Character

The most tight-knit part of the Conservation Area, this consists of two four-house terraces on either side of the road. Green Terrace (2) lies to the west of the road while Lees Terrace (3) is angled slightly away from it to the north-east. The steeply sloping land to the north is both the background to these terraces and the foreground to the remainder of the village. As such it occurs in sub-areas B and C. Its undulating surface is probably the result of old, leadmining work.

Uses

The terraced houses mean this is a predominantly residential area in an open, rural setting.

Spaces and Buildings

The close proximity of these terraces, together with the trees on the other side of the road from Green Terrace means that they serve as a gateway to the main part of the village. From the road junction between them, the tiered nature of Stanton Lees, rising up the slope, is apparent and the view northward is only limited by the stone wall and row of trees which marks the crest of the hill on the north-east border of Area C.

The terraces are built of local gritstone. Green Terrace started life as a barn, but its long-established conversion to houses has resulted in an almost wholly residential character. No attempts should be made to revert to agricultural-style joinery or re-instate blocked openings. Lees Terrace is fronted by outbuildings, with external chutes for coal. Every effort should be made to encourage the retention and continued use of these unusually located subsidiary buildings.

AREA C - CENTRAL CORE

Summary of Character

The main body of the village consists of two roughly parallel roads, at very different heights, each lined with occasional buildings. In the east the slope rises steeply to the crest of the hill. To the west the central space between the two roads is completely screened from public view by trees. These trees and the hedges which characterise much of this central area, mean that Stanton Lees is very different from nearby villages, such as Stanton-in-Peak and Birchover where the 'hard' landscape provided by drystone walls is much more dominant.

Uses

The lower of the two roads known locally as Silver Street, is now wholly residential and fronts the main building groups. Earlier use of one of the buildings as a public house, a use long since abandoned and the existence of a stone well (4) halfway along, emphasises that this area was the original social core of the village. Above it, Lees Road has a greater variety of use, with agricultural buildings being dominant. Residential groups (5) & (6) and the Wesleyan Reform Chapel (7) create the diversity which characterises this part of the Conservation Area.

Spaces and Buildings

The open space between the two roads is only visible in the east and thus is a much less significant element in the character of the Conservation Area than its acreage would suggest. The road which flanks the southern boundary of the central core rises steeply from east to west. A tall hedge to its south and tree groups to the north of the road give an enclosed but sylvan character which should not be interrupted by further development. Along Silver Street all building (except in the extreme west) is concentrated on the northern side of the road, taking advantage of the southern aspect, and there are good views outwards across the Derwent Valley as far as Ribber Castle. Nearer to hand, open space to the south-east of the road preserves clear views of the terraces in Area B. Each end of this lower space is again flanked by tree groups and there is another substantial hedge along its lower edge.

Residential buildings are generally either individual or small adjoined groups, normally with a low eaves height under a blue slate roof. Generally close to the road, any gardens in front of the buildings are very small. Original casement windows have been replaced by a variety of styles. The use of grants to encourage restoration of traditional fenestration should be encouraged. Particularly along the middle road, there are several corbelled canopies over the doors, the retention of which should be encouraged. Cherry Tree Cottage (8) lies roughly parallel to Dale View House (9) below it and provides a stepping stone halfway up the hill between the two main groupings of buildings. The Listed Building (10) which also lies at this intermediate level is, like the land to its west, largely unseen from public rights of way.

Stone walls along the southern road act as retaining walls and are in need of repair.

Along Lees Road, buildings are more varied. Residential groupings contrast with the long, low lines of barns at The Farm (11) which front directly onto the road. Modern timber buildings further west are intended for animals and additional screening along the road frontage would be beneficial. The south-western junction of Lees Road with the road up from Area B is dominated by the chapel which, uniquely in Stanton Lees, has iron railings above its low stone frontage wall. The chapel is used for revival meetings which attracts visitors from far afield. This explains the size of the car park opposite the church. If this could be partially enclosed on the roadside, it would enhance the street scene

AREA D - SLOPES BELOW STANTON EDGE

Summary of Character

This is a largely open area, rising steeply to the National Trust owned woodland on Stanton Moor Edge, which serves as a backdrop to the village below. Only one house (12) has been built in an area which basically consists of rough grazing land sub-divided by stone walls.

Uses

This is poor quality agricultural land. Along its north-eastern edge, woodland extends into it at varying points.

Spaces and Buildings

Some trees penetrate into this area along the northern boundary, but it is predominantly open grassland which contrasts sharply with the more wooded character of much of the village. However, it is important open space within the Conservation Area, rising above the village and providing a link with the woodland above.

There is one isolated house. Otherwise structures are stone walls, some in poor condition, whose repair should be encouraged. A small outbuilding (13), again in a poor state of repair, emphasises the narrowing of Lees Road as it approaches the brow of the hill in the north-east. The crest of the hill, trees to the south and the outbuilding together create a tight-knit exit/entry point to the Conservation Area.

Development Considerations

- (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 Lees (Peak Park) Conservation Area will not be permitted, other than in exceptional circumstances.
- (b) The design and character of each building/group should be respected in assessing any proposals for alterations/extensions.
- (c) Redevelopment of barns/outbuildings should, wherever possible, contribute to the viability of the farm concerned, rather than pass into separate ownership, as being the best way of maintaining the character of the building.
- (d) Squared, course gritstone and stone or slate roofs should continue to be used, with a preference for the re-instatement of original roof coverings wherever possible.
- (e) Stone walls should be retained and where necessary repaired or reconstructed throughout the Stanton Lees Conservation Area.
- (f) Careful management of trees and hedges should be encouraged, especially those identified on Drawing No A4129/3SL as having particular landscape significance.
- (g) Open spaces, identified on drawing No A4129/3SL 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 in 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, and will only be approved if a need is identified which cannot be satisfied elsewhere in the village and is of overall public benefit.
- (h) All features identified on drawing No A4129/3SL 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 characteristics of the Conservation Area as appropriate and as finances permit.

(j) Assessment of any development proposals will take place within the context of the approved Development Plan policies and this Stanton Lees Conservation Area Analysis.

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