



## **TISSINGTON CONSERVATION AREA**

Tissington is a pre-Conquest settlement and has depended on agriculture throughout its existence. Nowadays, livestock rearing and dairy farming is the norm although the extensive ridge and furrow fields on either side of the main Avenue are evidence of earlier arable farming.

The current form and appearance of the village is to the credit of the FitzHerbert family who have owned the Estate since the marriage of Cicely Francis to Nicholas FitzHerbert in the late 15th century. Since then the Estate has consolidated its landholding in the area and of the 47 dwellings in today's village, 42 are owned by the FitzHerberts. The present form of the village was determined largely in the first half of the 19th Century when the Old Hall (probably on the site shown as Siegework (1) ) was finally demolished and new dwellings, particularly along The Foot (Area G) were built. This growth in building coincided with the hey-day of cotton manufacture at Woodeaves Mill, a mile or so away from the village. With the maximum population recorded in Tissington of 537 in 1811, the resultant overcrowding could well have been the stimulus for the number of early/mid 19th century dwellings. There is a great variety of building styles and groupings, though dwellings are almost exclusively two-storey. This diversity has to be respected in any proposals for development.

The architectural quality is extremely high, with many Listed buildings. The common ownership and strict control of all property has led to the handing down of a village of the highest quality. Extensive greens and wide grass verges create a spacious feel throughout much of Tissington. The raised pond, an unusual feature in the limestone part of the Peak District, provides a further focal point.

Unlike most villages in the Peak District where well dressing is a relatively recent innovation, Tissington has, with a few breaks, kept the tradition alive over several centuries. The dressing of its 6 wells on Ascension Day each year marks the beginning of the summer's influx of tourists who throng this attractive village.

### **AREA A - THE AVENUE**

#### **Summary of Character**

This is a wide open area crossed by the drive, flanked by an avenue of lime trees, planted in 1970, which has replaced earlier trees which had become rotten and unsafe. On either side are the pronounced ridges and furrows of the medieval open fields. The Avenue was a much later, early 19th century introduction. Walls bound the area to west and north, and a hedge marks the southern boundary. In the east, the historical value of the landscape diminishes where modern ploughing has removed the ridged and furrowed character of the area.

#### **Uses**

The fields are used for grazing purposes; clearly ploughing would destroy the high value of the important historic landscape.

#### **Spaces and Buildings**

The whole area is open, though with clear boundaries to north, west and south. The only building is the early 19th century lodge (2), adjacent to the gate piers (3), a design for which is dated 1813. Almost certainly, the design and execution of this imposing entrance to the Hall and village comprising both gates and Avenue, was conceived and executed as one project.

### **AREA B - TISSINGTON HALL**

## **Summary of Character**

Although extensive in area the grounds lying to the west of Tissington Hall (4) are totally private. An extended semi-circle of woodland, known as Pegg's Walk, behind a drystone wall creates a secluded area for the benefit of the Hall. Selective thinning and re-planting is planned for this group of trees. In comparison, the eastern facade of the Hall is highly visible from within the village, but a high stone wall in front and impressive iron gates ensure that the sense of separation is maintained. Begun in the early 17th century, subsequent additions have greatly extended this major building, listed as II\*.

## **Uses**

The Hall remains as the home of the FitzHerbert family. Outbuildings are used for storage/office use and also for residential purposes.

## **Spaces and Buildings**

There is extensive open space behind the Hall. Normally wholly private, the Hall is opened to the public on several days each year. Generally however, it is only its external appearance which contributes to the appearance and character of the Conservation Area. The high wall fronting the building cuts off short range views from immediately outside the Hall and it has most impact on the street scene from the south of Area C near the former school (5) and outside the Church (6) where its position at a higher level than the wall allows it to be clearly seen. The Hall therefore, has a significant role to play, both within its own open space (Area B) and as a dominant feature overlooking the public part of the village in Area C. As such it is included in both sub areas.

## **AREA C - CENTRAL TISSINGTON (THE STREET)**

### **Summary of Character**

Dominated by the Hall, set back behind its high wall, this area consists of the extensive mown grass verges along the The Street, as the road outside the Hall is known, the 19th century parkland landscape opposite, the Church and scattered listed properties, mostly of 18th century origin. It is an open, spacious area, offering long range views of the groups of properties at the top of the Street. (Area H).

## **Uses**

This is the main spine of the village, replacing the earlier through route from The Foot along Chapel Lane. It is dominated by the Hall (Area B) and the Church, whose origins go back to the 12th Century. This social core was formerly augmented in the south by the school, now in dual use as a tea room and kindergarten. Other property is residential. This and the pond in Area D are the most popular parts of the village for the tourists who have a major impact on the appearance and character of the village, particularly in the summer months. The presence of two of the five wells (Hall Well (7) and Yewtree Well (8)) is a reminder of the importance of a regular water supply in a limestone area, as well as a major tourist attraction at well-dressing time.

## **Spaces and Buildings**

The parkland was developed in the early 19th century when the Old Hall and cottages opposite the Hall were demolished. An extensive area, its full extent is only recognisable from the east. From the main street, the rising ground limits the view. Along the road, it is the wide grass verges and the triangular green in the south which are the key elements of the scene, providing a peaceful foreground to the Hall.

The Church, like the Hall, is elevated above the rest of the area. Good groupings of yew trees distinguish it from other spaces in the village, though it is a deciduous tree which has most initial impact above the village green. Other buildings are concentrated in the south of the area. The barn (9) is part of the Estate, but opens out to the street. Next to it, the Old Vicarage (10) has most impact on the street scene at the side. There its gable and steps to the garden, together

with Yew Tree Well and cottages (11) to the south of the road, create an enclosure which funnels into the sunken stretch of road rising from Area C to the open fields of Area A. The cottages to the south are linked to the former school by a series of small walled enclosures. This characteristic of small walled gardens and nearby spaces is a feature which occurs throughout Tissington, particularly along the Foot and southern section of Chapel Lane, (Area G).

## **AREA D - THE POND**

### **Summary of Character**

This area rises gradually from the pinch-point between it and Area C created by the school and the listed garden wall across the road. Retained by a grassy bank, the Village Pond (12) forms the focal point of the area. In the east, views out are severely limited by the woodland (13). Property to the north, again all listed apart from the Village Hall, closes off northern views and looks out southwards over more grass verges and the Pond. To the south-east of the pond, a splendid group of deciduous trees provide a partial, though not complete, screen to open agricultural land. Trees and hillside together form a pleasant rural backdrop to the water.

### **Uses**

Apart from the social function of the Village Hall, property is residential apart from the Wibbern Hill farmhouse which is, however, cut off from its land. The open land to the south forms part of another agricultural tenancy. Because of the attraction of the pond and the location of this part of the village on the route from the Tissington Trail and car park, it is again a part of the village much frequented by visitors.

### **Spaces and Buildings**

The spaces have varying characteristics - water, mown grass, woodland and agricultural grazing land, so that there is a diversity of appearance which contrasts with the more uniform grass/parkland in Area C. There are wide views out to the south-west, over the nursery garden (Area E) including the ridge and furrow fields, the Avenue and the further landscape. The oldest building, Wibbern Hill Farm (14) is close to the green, but elsewhere the pattern of stone walls breaking curtilage space up into small units is again the norm. Gardener's Cottage (15) lies to the south of the road. Visually, it is seen with the pond and the land beyond though, functionally, as its name suggests, it has closer links with the nursery garden in Area E. As such it is included in both sub-areas. The same applies to the barns of Green Farm (16), which close off views to the south-east, but are part of the farmyard in Area F.

## **AREA E - NURSERY GARDEN**

### **Summary of Character**

This is the former kitchen garden of the Hall, surrounded by a stone wall and hedge. Some rather under-used land to the north is separated from central Tissington (Area C) by stone walls and trees. It is most visible from the access track to the Nursery Garden and so is included with it.

### **Uses**

This area is still in use for growing plants, now available to the general public. Sales are mainly of home-grown produce and access is on foot from the village centre.

### **Spaces and Buildings**

The kitchen garden is the key space, severely rectangular in form and enclosed throughout by walls and hedges.

## **AREA F - SOUTH EAST TISSINGTON**

This small area is entered from the south-west along Darfield Lane, with gate piers at either side of the road being a literal 'gateway' to the village. It has the sense of being an entry point with the 'Y'-junction in the north indicating a choice of routes to the main village.

### **Uses**

There are three groups of buildings, mostly residential, though the farmyard of Green Farm (16) is a reminder that Tissington remains fundamentally a farming community. The red brick built Station Cottages are an alien element in Tissington and the only buildings not originated from the needs of the Estate and its tenants. They date from the early 19th century and were built to house railway employees. They are included in the Conservation Area for their historic interest representing the intrusion of the former railway line across the Tissington Estate.

### **Spaces and Buildings**

In the south, Darfield Cottages (17) front the road and have narrow front gardens, bounded by the familiar stone walls. Across the road is a walled enclosure, subdivided by yet more walls which were probably kitchen gardens for the cottages. Further north the relatively modern access from the defunct railway line, now a popular walking and cycling route, emphasises the character of this part of Tissington as an entry point to the village as a whole. The Station Cottages stand high above the track, separated from the railway/trail by a steep, tree-covered bank. Green Farm and its farmyard is agricultural in character, a character which is augmented by open farmland stretching away to the east beyond the Conservation Area boundary.

## **AREA G - CHAPEL LANE/ THE FOOT**

### **Summary of Character**

Before the construction of the Avenue and the Street in the early 19th Century, this was the main way through Tissington. It is the most tight-knit section of Tissington, with many properties being very close to the road. A narrow lane, lined with high hedges continues the sense of enclosure on leaving the built-up area. In contrast, beyond the hedges, open land to the north and west provides good views (from public footpaths) of the buildings around the Foot but is itself cut off from the parkland of Area C by high hedges, tree groups and stone walls.

### **Uses**

The property has a mix of residential and agricultural use. Land in the north is used for sheep pasture. A butcher's shop operates in the original slaughter house and attracts visitors as well as residents. The Coffin Well (18) attracts a further share of visitors at well-dressings but, on the whole, this part of the village is not as heavily frequented by visitors as Areas C and D.

### **Spaces and Buildings**

The Foot is closed by the implement building on the corner of woodland (13). All along the built-up part of the lane spaces are small and tightly confined by curtilage walls. In the north, a series of small enclosures and rising ground maintains the tight-knit feel to the end of the built-up area. Beyond it, high hedges and trees extend along the Chapel Lane on both sides as far as the Methodist Church (19), a modern building excluded from the Conservation Area because of its 1955 date.

However, to the east of the buildings and the lane, are open fields grazed by sheep and crossed by public footpaths. They provide good views westward across the parkland to the Hall and south to the buildings along The Foot. They are separated from the parkland by tenancy and usage and, physically, by overgrown hedges, walls in need of repair and tree groups.

This is the part of Tissington which was heavily redeveloped in the first half of the 19th century and most buildings date from this time. To the west of the road it is common for gable ends to front the highway. To the east, some properties repeat this feature, but the majority have their main facade parallel to the lane with front gardens varying from substantial, as at Sycamore House (20) to minimal. However, most of these houses have a more substantial rear curtilage than is the case to the west of the road, extending back to a familiar dry-stone wall boundary.

## **AREA H - TOP OF THE STREET**

### **Summary of Character**

This grouping of buildings marks the northern limit of Tissington village and originally consisted of a grouping of farms around the 'Y'-junction in the road pattern. There are some 19th century additions which have increased the density a little, but most properties have gardens of varying sizes. This area acts as a counter balance to the development in the south of Area C with the Hall and open parkland separating the two.

### **Uses**

Several active farms still survive and the area includes farmland in the east. Modern farm buildings are largely excluded from the Conservation Area but, nevertheless, reinforce the predominantly agricultural character of this part of Tissington. However, some properties are solely residential and the existence of the village shop/post office and a craft shop add a commercial element. Two more wells are found. Both are dressed for well-dressing, one of them by local children, so this part of the village is on the normal tourist route. It is thus a varied area with agriculture dominant.

### **Spaces and Buildings**

The 'Y'-junction creates a focal point and the 'stop' for the whole length of the main street. An open field south of Town Head Farm (21) helps to maintain the more open character of the area, as do the grass verges which extend northwards into this area, with a substantial grass slope outside Overfield Farm (22). More open space, with two small field barns in need of repair lie to the east. Separated from the parkland of Area C by a substantial hedge, this field provides good views of the building group at the Top of the Street.

Buildings are extremely diverse. The earliest dates from the late 17th century; 18th century farms were 'infilled' with the occasional 19th century dwelling. Most buildings are detached, but there are semi-detached groups to the east of the main street and a few groups of terraced form, though not necessarily built as an architectural unit. Most have their front facade parallel to the road, but the Home Farm group (23) presents gables to the road. The northerly gable of this group is particularly important in that it protrudes slightly into the highway to the north of the Hall and helps to divide Town Head from Area C. Here, as throughout Tissington, dwellings are normally two-storey; outbuildings/ barns are the only single-storey elements.

### **Development Considerations**

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

- (a) Every effort should be made to retain the "estate village" character of the Conservation Area.
- (b) In accordance with the Peak Park Authority's Structure Plan (Policy C4), development which would not preserve, or where possible, enhance the valued characteristics of the Tissington Conservation Area will not be permitted, other than in exceptional circumstances.
- (c) Listed buildings are important in the village centre. 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.

(d) Re - development of barns/outbuildings should, wherever possible, contribute to the viability of the farm concerned, rather than being developed independently. Where totally different uses are under consideration, the character of the original building should be retained as far as possible.

(e) 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 building in particular, and the Conservation Area in general, in accordance with the Peak Park Design Guide.

(f) The pond and grass verges are key elements in Tissington's character and should be maintained.

(g) Careful management of trees and hedges should be encouraged, especially those identified on Drawing No A4131/3 as having particular landscape importance.

(h) Stone walls should be retained and where necessary repaired or reconstructed through the Tissington Conservation Area.

(i) Open spaces identified on Drawing No A 4131/3 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.

(j) All features identified on Drawing No A4131/3 and/or the accompanying notes should be accepted as being of importance and value within the Conservation Area.

(k) 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.

(l) Assessment of any development proposals will take place within the context of approved Development Plan policies and this Tissington Conservation Area analysis.

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