

8.0 GREEN AND OTHER NATURAL LANDSCAPE FEATURES

8.1 The distinctive character of Bradwell is not solely derived from buildings. Trees, hedges, gardens, enclosed fields and other green spaces make an important contribution to the historic and aesthetic qualities. Generally speaking, trees and hedgerows are integral to rural Conservation Areas as they form enclosures, screen structures and are part of the historic landscape. They also help maintain rural character and provide a harmonious transition from open countryside to built environment.

8.2 Obviously the impact of broadleaf trees changes dramatically throughout the year. Bare branches in winter create a completely different feel and allow different views to those of the summer months, when trees are in full leaf. In addition, during the summer, boundary walls appear softened by overhanging trees and other forms of vegetation.

8.3 Figure 18 indicates the location of significant woodlands, individual trees and important green spaces. It is strongly recommended that the Authority's Tree Conservation Officers are contacted for advice if there are issues affecting either individual trees or areas of woodland within Bradwell.

8.4 The Authority's Landscape Strategy and Action Plan (LSAP 2009) identifies Bradwell Conservation Area as straddling both the Derwent Valley and White Peak regional landscape character areas. In addition, the Derwent Valley character area separates the limestone of the White Peak from the gritstone edges of the Eastern Moors to the east and the Dark Peak to the north. These landscape areas are further broken down into sub-categories, as shown in Section 2 (photo P2.1) and described in Section 9 (paragraphs 9.1-9.6).

8.5 The landscape of the Valley Farmlands with Villages area of the Derwent Valley, to the east of Church Street and Netherside and to the north-east of The Hills, is characterised by a low-lying, gently undulating topography, with pastoral farmland of small to medium sized fields enclosed by hedgerows and some drystone walls, and with a network of streams and localised damp hollows. Streamline trees are dense and there are scattered hedgerow trees. The LSAP (2009, 15) describes tree cover in Valley Farmlands with Villages as, '... a mixture of mature hedgerow trees, mainly Ash, Oak and Sycamore as well as small blocks of woodland, both broadleaved and coniferous, which filter views. There are occasional isolated, discrete blocks of ancient semi-natural woodland'.



P8.1 Landscape of the Valley Farmlands with Villages character area

8.6 The higher land to the east of the Conservation Area, including Bradwell Edge, is located within the Slopes and Valleys with Woodland area of the Derwent Valley. Although outside the Conservation Area boundary, this landscape area, in particular Bradwell Edge, is a significant natural element on the edge of the designated area, forming a green backdrop to many views from within the settlement. The LSAP notes that there are patches and extensive areas of semi-improved and acid grasslands with patches of bracken and gorse within this landscape. There are also 'Large, interlocking, in places extensive, blocks of woodland and mature boundary trees are a continuous feature throughout this landscape type. Woodland is predominantly secondary and ancient with some blocks of coniferous plantation.' It also states that 'Interlocking blocks (of woodland) combine with the sloping land form to frame views within this landscape character type' (2009, 11).



P8.2 Landscape of the Slopes and Valleys with Woodland character area

8.7 The area of Bradwell to the west and south of the area described in 8.5 lies within the Limestone Village Farmlands of the White Peak. The natural features of this landscape area are described in the LSAP as, '...largely restricted to small groups of trees and a scattering of trees along boundaries along village margins, often creating quite intimate rural scenes. Elsewhere

the landscape is often more open, but even here more distant views are typically framed by surrounding hills, or rising ground' (2009, 25).



P8.3 Landscape of the Limestone Village Farmlands character area

8.8 The western edges of Bradwell lie within the Limestone Hills and Slopes of the White Peak. This is described in the LSAP as 'a fairly exposed and in places treeless landscape with open views. In some more sheltered areas with deeper soils, small plantations and tree groups associated with farmsteads can be found' (2009, 11). Key characteristics of the Limestone Hills and slopes are: high, undulating, in places steeply sloping topography, frequent rock outcrops on steeper ground; rich wildlife habitats including large patches of limestone grassland and limestone heath on the highest ground; a regular pattern of medium to large walled fields and occasional groups and belts of trees. Also typical are wide open views to distant skies.

8.9 Photographs of Bradwell from the late-nineteenth and early-twentieth centuries show there were relatively few mature trees in the village and planting generally was sparse. It is evident, therefore, that much of the planting in Bradwell took place around the end of the nineteenth and during the twentieth centuries.



P8.4 View from the Hills at the turn of the C20th: mature trees are sparse

8.10 There are several areas of important open green space in the Conservation Area, which are shown on Figure 18. These include the recreation ground at Beggar's Plot and the large green space, including the recreation ground, at Town Bottom.

8.11 Beggar's Plot is clearly shown on the 1807 Plan of Land Having Right of Common (see Fig. 8). Today it is an important area of open green space which separates Bradwell from Smalldale. It is also the location of one of Bradwell's well dressings.

8.12 The 1807 map also shows an orchard around the area now occupied by the garden of Lyndale House and the grounds of St. Barnabas Church.

8.13 Historically, the large green space at Town Bottom was the site of some allotments created between the two world wars.



P8.5 Town Bottom allotments before the road was altered

8.14 The Town Bottom recreation ground has a line of Sycamore and Lime trees, which face onto the street at Brookside and overhang the water, softening the street scene. These must have been planted in the twentieth century.



P8.6 Trees on the boundary of the recreation ground overhang the brook

8.15 On Church Street, opposite the Town Bottom recreation ground, is a small public garden. This contains some Cherry trees on its western boundary (see photo P8.7). These ornamental trees add to the green infrastructure.



P8.7 Cherry trees in the public garden on Church Street

8.16 There is also a public green space at the junction of Towngate and Hungry Lane. This green triangle provides a sense of tranquillity and softens the urban character of Towngate. This contains three Rowan trees and two benches.



P8.8 Rowan trees at Towngate

8.17 Semi-public green spaces include the churchyard at St. Barnabas and the grounds to Bethlehem Chapel on Hugh Lane. St. Barnabas churchyard has a Lime Avenue leading up to the entrance in the church tower.



P8.9 Lime Avenue in St Barnabas churchyard

8.18 Woodlands of mixed age and species, some of which are semi-natural, provide green vistas and backdrops from many points in Bradwell. Species of note within the Conservation Area include native and non-native trees, including Lime, Yew, Beech, Ash, Wild Service Trees and Mulberry.



P8.10 Mixed woodland at Dale End

8.19 Trees and shrubs generally make an important contribution to the character of the Conservation Area. A good example of this is along The Green, which is one of the greenest stretches of road in the Conservation Area. The woodland on the south-west side, together with the densely planted trees and shrubs inside the boundary wall of Hill Stiles, provide a soft, green edge to this side of the road.



P8.11 Shrubs and trees give a soft green edge to The Green

8.20 Similarly, the greenery which lines both sides of Edge Lane on The Hills gives a soft edge to the south-eastern corner of the Conservation Area. As the road bends to the south-east, the view out of the Conservation Area terminates in greenery (see photo P8.12).



P8.12 View to the south from Edge Lane

8.21 Individual specimens of note include a Mulberry tree in the garden of 1 Overdale.



P8.13 Mulberry tree at 1 Overdale

8.22 One of the most significant trees in the Conservation Area is the Weeping Beech tree in the cemetery of Bethlehem Methodist Chapel on Hugh Lane. The tree is at least 150 years old and is visually important in the street scene.



P8.14 Significant Weeping Beech on Hugh Lane

8.23 There is also a Yew tree in St. Barnabas churchyard near the war memorial which is approximately 100 years old. Another significant tree in the churchyard is a mature Small-Leaved Lime.



P8.15 Hundred-Year old Yew tree



P8.16 Small-Leaved Lime to the north of the churchyard

8.24 Two large Sycamores towards the road edge at Netherside, near the former builder's yard, and a mature Lime tree at the south corner of Beggar's Plot, soften and frame views into and out of the Conservation Area, and are an important part of the green infrastructure of the Conservation Area.



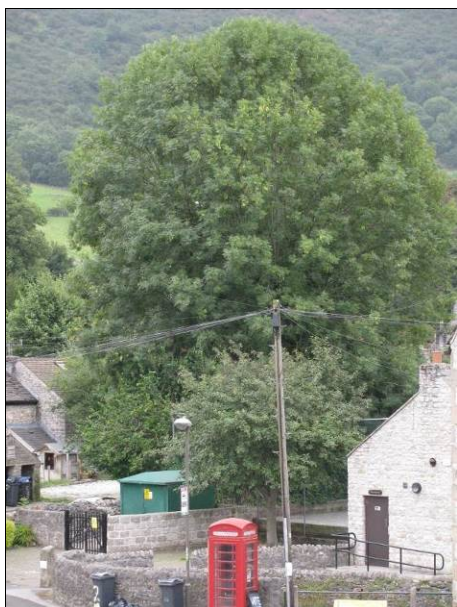
P8.17 Two large Sycamore trees and a large Lime tree (left) soften and frame views into and out of the Conservation Area

8.25 There are three Wild Service Trees, one near the roadside in front of the Shoulder of Mutton, and two in the garden to 2 Lyndhurst, off The Green. Wild Service Trees (*Sorbus torminalis*) are relatively rare, particularly as individual specimens, and they are usually confined to pockets of ancient woodland or hedges.



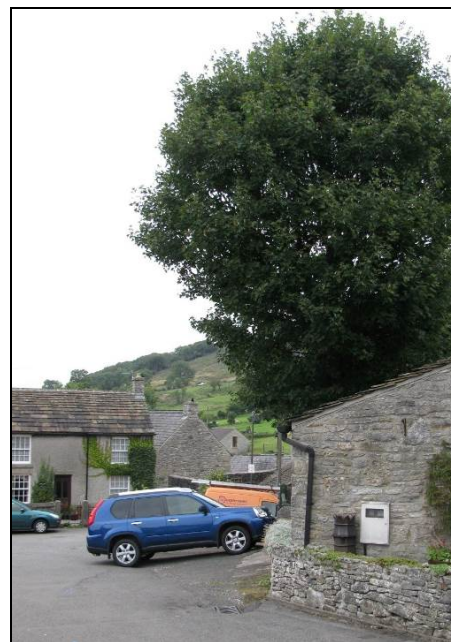
P8.18 Wild Service Trees like these are comparatively rare

8.26 At the northern tip of the Town Bottom recreation ground is a mature Whitebeam. This species is typical of twentieth century recreational park planting.



P8.19 Mature Whitebeam, Town Bottom recreation ground

8.27 At The Green on the Hills there is a large Sycamore at the north side of Miners Cottage. It is a prominent feature, adding greenery to the space and complimenting the more distant greenery of Bradwell Edge, visible to the east.



P8.20 Prominent Sycamore at The Green

8.28 Significant trees in Smalldale include: the small Cherry tree in the centre of the important open space at the east end of Smalldale (see Section 7, paragraph 7.57); a large Copper Beech in the car park to the Bowling Green Inn; and the mature Beech tree beside the entrance to Evington House and Lime tree on the opposite side of the road. In the summer months, the branches of the Beech and Lime form a canopy over the road and frame views in both directions.



P8.21 Mature Beech (right) and Lime (left) on either side of the road through Smalldale

8.29 The contribution of private gardens to the appearance of the Bradwell Conservation Area cannot be underestimated. Although some gardens contain non-native ornamental planting including conifers, they still make a contribution to the overall green infrastructure (see photo 8.22).



P8.22 Ornamental planting contributes to the green infrastructure

8.30 There are other types of planting which contribute positively to the appearance of the Conservation Area. There are many examples of plants growing on walls, some of which are self-set and some deliberately planted. Ferns in particular are commonly found growing over walls within the village. They add softness and colour to the street scene.



P8.23 Plants growing in walls add softness and colour

8.31 There is one designated statutory ecological site within Bradwell Conservation Area. This is an SSSI covering Bradwell Dale and Bagshaw Cavern, which was designated because of its geological importance.

8.32 Just outside the Conservation Area to the south is Bradwell Meadows SSSI. These are unimproved hay meadows. Bradwell parish as a whole is notable for the relative frequency of species-rich hay meadows. This is attributed to the fact that, historically, farmers had dual occupations and did not rely solely on farming for their income. Consequently there has been less drive for agricultural production than elsewhere in the Peak District.

8.33 There are known to be some protected and notable wildlife species within the Conservation Area including water voles, harvest mouse, kingfisher, brown trout and pipistrelle bats. The common lizard has been spotted on the edge of Smalldale Conservation Area. This

should be taken into account when works are to be undertaken to buildings or in the vicinity of bodies of water within the Conservation Area (please refer to the guidance in Section 12). Further information can be obtained from the Authority's Natural Environment Team.

8.34 There are also some Local Wildlife Sites designated by Local Authorities as being of local conservation interest. To the west of Bradwell, just overlapping the Conservation Area boundary, is Bradwell Spar Tips, an area of calaminarian grassland. To the south of Bradwell Conservation Area is Bradwell Dale, an area of lowland calcareous grassland. To the north east of Bradwell is The Holmes, an area of lowland hay meadow.

8.35 It is important to note that some plant and tree species are under threat from diseases, such as the various forms of Phytophthora and Chalara (Ash dieback). If these were to reach Bradwell, they could have a significant impact on the appearance of the village. In addition many of the mature trees are reaching the end of their lives and their loss will also impact on the appearance of Bradwell (See Section 11).

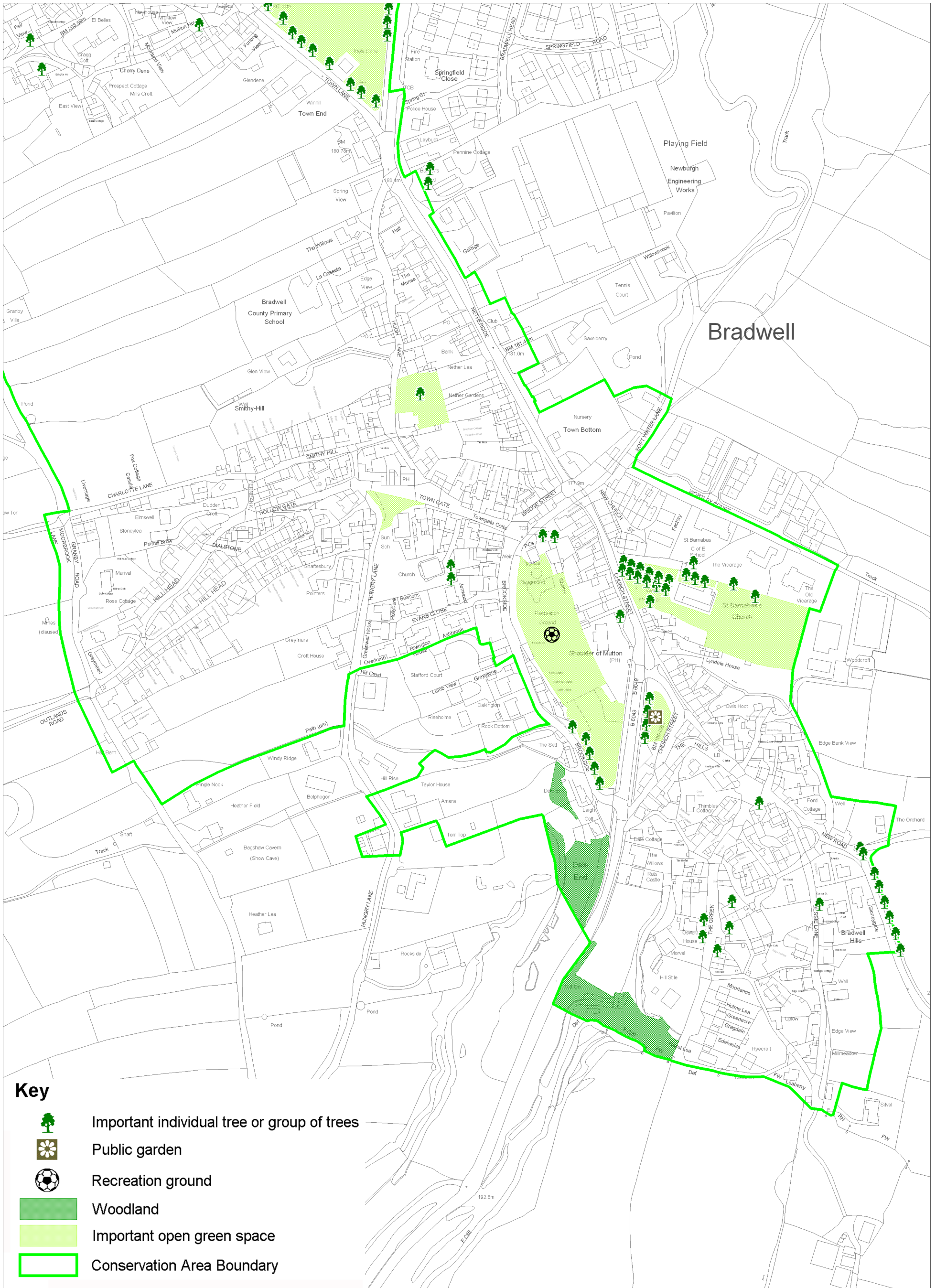


Fig. 18a. Landscape Features within Bradwell Conservation Area

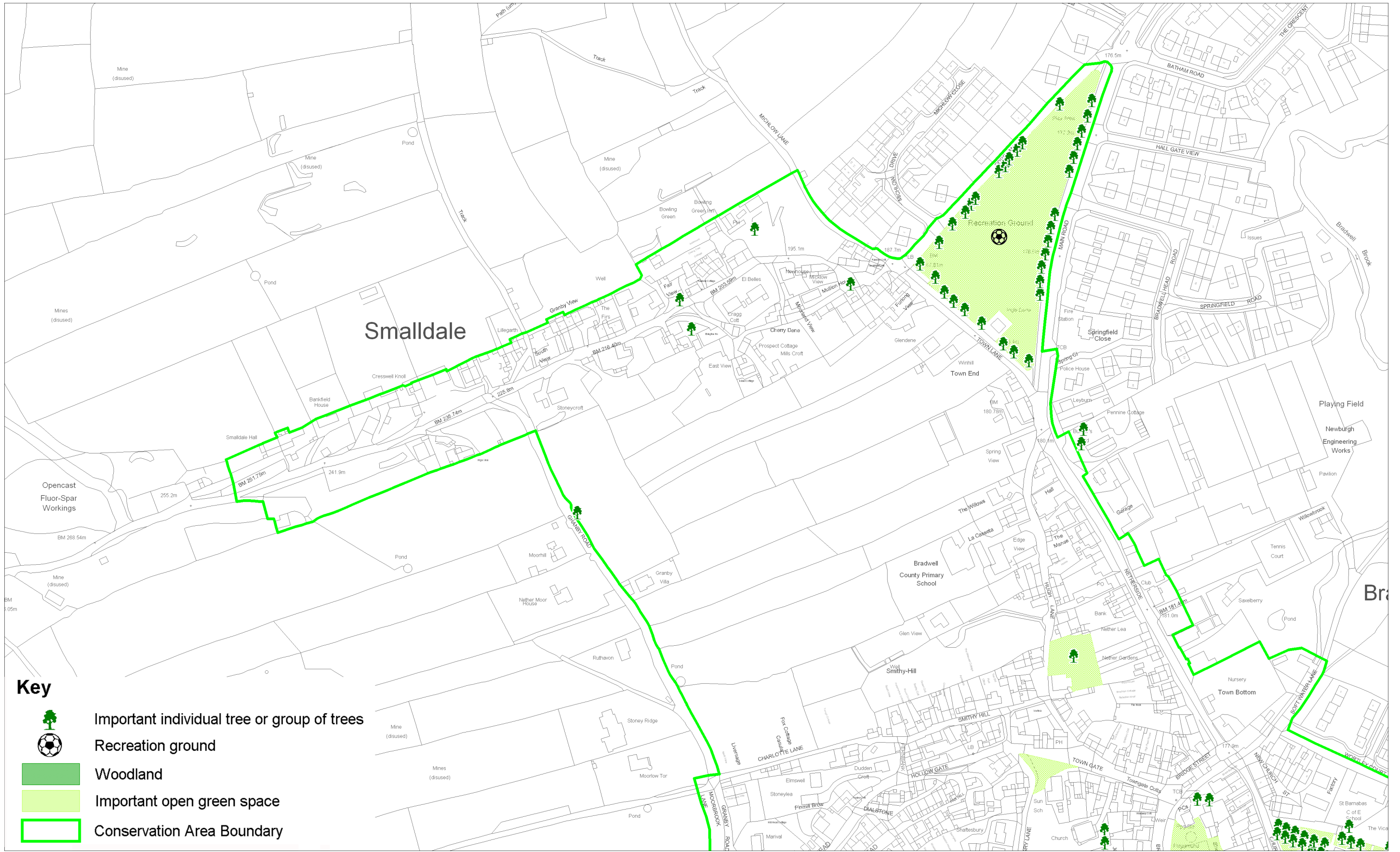


Fig. 18b. Landscape Features within Bradwell Conservation Area

9.0 CONSERVATION AREA SETTING

9.1 To set Bradwell Conservation Area into context it is necessary to consider how it sits in the wider landscape. The Authority's Landscape Strategy and Action Plan (2009) identifies Bradwell as straddling both the Derwent Valley and White Peak regional landscape character areas, roughly separated by the main road (B6049) through the settlement (see Section 2, paragraph 2.3). Bradwell Conservation Area is set within a number of different, contrasting landscape character types within these two landscape character areas (see photo P2.1). The Valley Farmlands with Villages landscape of the Derwent Valley lies to the north and north-east of the Conservation Area; the areas to the north-west and south of the Conservation Area lie within the Limestone Village Farmlands landscape of the White Peak; the Limestone Hills and Slopes of the White Peak lie to the west of the Conservation Area; and the Slopes and Valleys with Woodland of the Derwent Valley lie to the south-east and further to the east of the Conservation Area, with the Open Moors of the Derwent Valley beyond that.

9.2 Further to the north of Bradwell are the open gritstone moors of the Dark Peak regional landscape character area, including Win Hill, visible from within much of the Conservation Area. The gritstone edges and moorland of the Eastern Moors regional landscape character area lie to the east of the Derwent Valley.



P9.1 Open Moors of the Dark Peak to the north

9.3 Displaying the characteristics typical of the Limestone Village Farmlands area, Bradwell is part of a small-scale settled agricultural landscape, surrounded by agricultural land and set within a repeating pattern of narrow strip fields, originating from Medieval open fields. The fields are bounded by drystone walls and scattered boundary trees. There are relict mine shafts and associated lead mining remains nearby, and a network of narrow lanes defined by stone walls, linked by tracks and field footpaths. As Bradwell lies along the edge of the plateau, the ground is more sloping and undulating than in other areas (LSAP, 2009)



P9.2 Narrow strip fields bounded by drystone walls, on the west side of Town Lane

9.4 To the west, the high pastoral landscape of the Limestone Hills and Slopes is a remote, sparsely populated landscape with a regular pattern of mostly medium to large walled fields, with relict lead mining remains (LSAP, 2009).



P9.3 The Limestone Hills and Slopes to the west of the Conservation Area

9.5 The Bradwell Brook runs through the Valley Farmlands with Villages to the north and north-east of the Conservation Area, which is described in the LSAP as, 'a settled pastoral landscape often with a low lying topography associated with a network of streams and damp hollows. This is an enclosed landscape, with views filtered through scattered hedgerow and streamline trees'.



P9.4 The White Peak landscape in the foreground, with the Valley Farmlands with Villages of the Derwent Valley to the north and north-east of Bradwell

9.6 The Slopes and Valleys with Woodland, including Bradwell Edge, are located immediately to the south-east of the Conservation Area and to the east of the Valley Farmlands with Villages area which runs along the east side of Netherside. This is a steeply sloping landform with wooded slopes, with grassland with bracken on steeper slopes and with permanent pasture in small fields, enclosed by hedges and gritstone walls. Gritstone edges characterise the tops of steeper slopes (LSAP, 2009).



P9.5 The Slopes and Valleys with Woodland, including Bradwell Edge, to the south-east of Bradwell

9.7 The Bradwell Brook, which rises in the centre of Bradwell, runs north from the village, joining the River Noe at Brough.

9.8 Bradwell Dale, to the south of the Conservation Area, is an SSSI of geological significance.

9.9 Industry, past and present, is evident in the setting of the Conservation Area, including former limestone quarries and lead mines. Hope Cement Works are located to the north-west.

9.10 Bradwell village is not clearly visible at a distance from any direction. From the south-west, along Jeffrey Lane, the cleft in the plateau at the top of Bradwell Dale can be seen, with the hills further to the north in the distance, but there is no view into the Dale or of Bradwell itself.



P9.6 View towards Bradwell Dale from the south-west

9.11 Approaching from the south along Hungry Lane, parts of the village at the bottom of the valley can be glimpsed before the edge of the Conservation Area is reached.



P9.7 Views of the village in the valley bottom, when approaching from Hungry Lane

9.12 Approaching along the B6049 from Tideswell, the open landscape closes in on entering the steep-sided Bradwell Dale, with dense tree cover on both sides. Towards the north end of the Dale, the first properties in the village can be glimpsed at the end of the tunnel of trees, but there are no views into the village itself until the Dale opens out at the entrance to the Conservation Area.



P9.8 Views into Bradwell from the Dale

9.13 Approaching the Conservation Area from Brough, the houses of Smalldale can be seen rising up the hillside ahead to the west, but there are no views into the rest of Bradwell village (see photo P9.9). This is partly due to the bend in the road on entering the village, but views are also prevented by the twentieth century housing estate on the south-east side of road. This housing estate, just outside the Conservation Area, provides a suburban character to the north-eastern approach to the village.



P9.9 Approaching from Brough, with Smalldale visible ahead, but no views into the rest of Bradwell village

9.14 The first houses of the Conservation Area come into view after the bend in the road, beside Beggar's Plot, but a further bend means that there are no longer-ranging views into the village before the entrance to the Conservation Area itself. The large, open recreation ground is a dominant feature on approaching the Conservation Area from this direction.



P9.10 Beggar's Plot is a dominant feature when approaching from the north

10.0 AMENDMENTS TO THE CONSERVATION AREA BOUNDARY

10.1 As part of this Appraisal, five amendments have been made to the Bradwell Conservation Area boundary. These are identified on Figure 19 (A-E) and are as follows:

Amendment A

10.2 The original boundary cut through Rock Bottom, on Brookside, which was built after Bradwell Conservation Area was designated in 1976. As this is a modern building and of no historic interest, the boundary has been revised to exclude the whole of Rock Bottom (A).

Amendment B

10.3 In the original designation, the Conservation Area at Smalldale was separated from the rest of Bradwell Conservation Area. The fields between the two, bounded by Town Lane and Hugh Lane on the east side and Granby Road on the west side, are part of Bradwell's ancient Medieval field system. This system of 'Ancient Enclosures', as classified in the Authority's Historic Landscape Characterisation (1996), consists of irregular, narrow, Medieval strip fields, defined by later drystone boundary walls (see Section 3, paragraph 3.15). The fossilised strip fields still extend into the crofts along Town Lane in places and define boundaries between properties. These fields are therefore of historic significance to the development of Bradwell.

10.4 In addition to their historic significance these fields, together with Beggar's Plot (see Amendment C below), make an important contribution to the character and appearance of the historic settlement, as important open green spaces of historic interest within the settlement as a whole, and are integral to the settlement's overall green infrastructure.

10.5 For the above reasons, the Conservation Area boundary has been extended to include all of these fields (B). This has had the added benefit of connecting the two previously separated parts of the Conservation Area.



P10.1 Medieval strip fields between Town Lane and Granby Road

Amendment C

10.6 In the original designation, Beggar's Plot was excluded from the Conservation Area, even though this is likely to be an open green space of some antiquity. It is clearly visible on Burdett's 1791 Map of Derbyshire (Fig. 7) and on the 1807 Plan of Land Having Right of Common (Fig. 8), where it is named Beggar Place. Today it is an important area of open green space at the northern entrance to the settlement. The Conservation Area boundary has therefore been extended to include this green area (C). The extension will also include Town Lane, joining extensions B and C.



P10.2 Beggar's Plot, from Gore Lane

Amendment D

10.7 As with Amendment B above, the fields bounded by Jeffrey Lane and Hungry Lane were originally part of Bradwell's ancient Medieval field system and are classified as 'Ancient Enclosures' in the Authority's Historic Landscape Characterisation (1996). The original Conservation Area boundary dipped in towards properties on the south side of Hill Head, between Gladstone on Jeffrey Lane and Greyfriars on Hungry Lane, instead of following the still-remaining historic drystone boundary wall that forms the southern boundary of this original Medieval strip field.

10.8 The Medieval strip field immediately to the south of this, known as Greaves Croft, bounded by Hall Barn and Pingle Nook on Jeffrey Lane and Croft House and Windy Ridge on Hungry Lane, also retains its historic boundary walls and is still in agricultural use, as grazing pasture. A lead rake runs through the field, with some remaining evidence of lead workings at surface level.

10.9 These two Medieval strip fields provide an important historic buffer at the edge of the settlement, between the modern developments immediately to the south and the historic development of Bradwell Town to the north. The Conservation Area boundary has been extended to include these two fields (D).

Amendment E

10.10 Brookbarn on Brookside, a mid-late nineteenth century former barn of historic interest, was originally excluded from the Conservation Area. Although now converted to residential use, it still has the external appearance of an agricultural building and retains some original openings and other features, such as iron pintles for former shutters.

10.11 The former barn's size and orientation (with its gable end facing the road) make it a prominent building on Brookside. Brookbarn and Brook House, on the opposite side of the road, frame views along the road from both directions.

10.12 For the above reasons the boundary has been amended to include this building **(E)**, in order to maintain its contribution to the historic character of the Conservation Area. Inclusion will mean, for example, that any future proposal to demolish the building would require planning permission, whereas such permission would not have been required while it was located outside the Conservation Area.



P10.3 Brookbarn (top right and bottom)

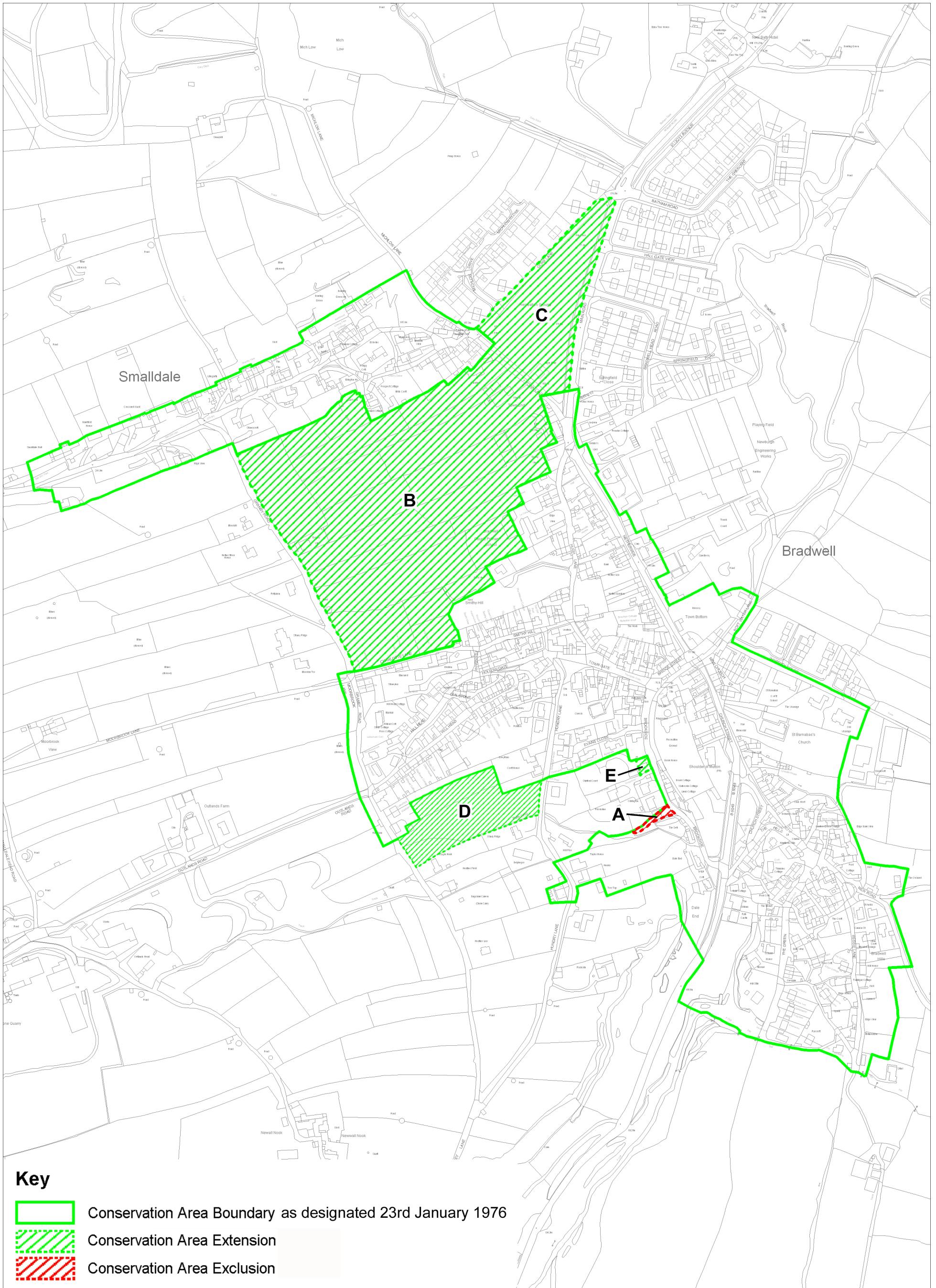


Fig. 19. Amendments to the Bradwell Conservation Area boundary

11.0 POTENTIAL FOR IMPROVEMENT

11.1 The purpose of this Section is to examine the special character and appearance of the Conservation Area and identify opportunities for improvements.

11.2 Bradwell Parish Plan 2012 has been prepared by the community in conjunction with the Authority and is a positive step towards a Neighbourhood Plan. The plan includes important information on how the community wishes to 'protect and enhance its heritage and natural environment in the years to come, in terms of its local characteristics, its features and also what its concerns are for the future.' (Bradwell Parish Plan, 2012). This demonstrates that the community is positively committed to its historic and natural environment. Bradwell Parish Plan can be viewed on the Authority's website (www.peakdistrict.gov.uk).

11.3 Village Conservation and Enhancement Proposals (Peak Park Joint Planning Board) 1976 were prepared in consultation with residents. Environmental enhancements carried out include the removal of some of the network of overhead wires and poles, extensive tree planting and tree surgery and some building restoration.

11.4 Partly as a result of the works outlined in 11.3 above, the Conservation Area is in comparatively good condition. However, there are some improvements which could be made if the opportunities were to arise. Some of the issues mentioned below could be addressed by the Peak District National Park Authority, Derbyshire County Council and/or Derbyshire Dales District Council. Other items would need to be addressed by private individuals and in some cases enhancement may not be achievable.

Improving modern development

11.5 Any new development needs to be designed with care to ensure that it preserves and enhances the character of the Conservation Area.

11.6 The use of construction materials that are not in keeping with the local traditions or are of poor design can have a detrimental impact on the character of the Conservation Area.

11.7 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 should be of the highest quality.

Repairing historic buildings and structures

11.8 Most buildings within Bradwell Conservation Area are in relatively good condition. However, buildings need continual maintenance and repairs.

11.9 The prolific use of cement render and some imitation stone cladding on many of the older properties in the settlement has had a negative impact on the historic character and appearance of this limestone village. In places the render and cladding is in poor condition and falling off in patches, to reveal the limestone walls and/or gritstone quoins beneath (see Section 6, photo P6.6). In addition, historic buildings need to breathe, and impervious wall coverings such as cement render and cladding can trap moisture in the stonework, increasing the risk of damp and decay. The removal of non-traditional cement render and cladding from historic buildings in Bradwell will not only help to restore the traditional appearance of the Conservation Area, but will also be beneficial for the buildings themselves, and should be encouraged.

11.10 Traditional stone boundary walls should be retained and where necessary repaired: the boundary wall along Charlotte Lane is in need of repair, for example.



P11.1 Boundary wall on Charlotte Lane is in need of repair

Avoiding unsympathetic alterations and replacement of traditional features

11.11 Unsympathetic repairs and alterations can have a detrimental impact on the appearance and structural performance of a building. Minor works, such as the installation of windows and doors that are inappropriate in design and/or materials (e.g. upvc), the replacement of traditional roof coverings with artificial products, the removal of chimneys and the use of cement-based mortars and/or strap pointing, soon accumulate and erode the special character of a place.

11.12 Reinstatement of traditional features, such as windows and doors, should be encouraged wherever possible.

11.13 The use of imported and/or artificial materials, such as concrete roofing tiles and upvc, should be avoided on historic buildings, as these detract from their architectural and historic significance.

11.14 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. Owners seeking advice on alterations and/or extensions to their property should contact the Authority's Planning Service. The Authority's Design Guide (2007) also contains general advice on extensions, alterations and new development. See the Authority's website for further details (www.peakdistrict.gov.uk).

11.15 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 Service (on 01629 816200), before installing any such item, as permission may be required.

11.16 The use of non-traditional boundary treatments, particularly timber boarding, concrete posts or timber posts with rail fencing, should be avoided as they are alien to the area and likely to have a negative effect on the character of the Conservation Area.



P11.2 Inappropriate fencing on Soft Water Lane (this is temporary)

Conserving traditional paving

11.17 There are a variety of floor surfaces, old and new, in the Conservation Area. Traditional treatments such as stone kerbs, flags and steps survive in a few areas, but the floor treatment to the majority of the public realm, including the various footpaths and important open spaces, as well as the roads and pavements, comprises tarmac. Wherever possible, traditional stone surfaces and kerbs should be retained. Where there is evidence of historic kerbs and paving their

reinstatement should be encouraged. Some improvement of the floorscape could help to enhance the character of the important open spaces.

Maintaining spaces and streetscape

11.18 Elements relating to the transport infrastructure, in particular guard-rails, traffic lights, signage and tactile paving, are having a detrimental impact on the Conservation Area's character and appearance in places, particularly along Netherside. The Conservation Area would benefit from the rationalisation of these elements and any reduction in their visual impact would have a positive effect.



P11.3 Elements relating to the transport infrastructure can have a detrimental impact

11.19 There are unsightly concrete post and metal rail fences and handrails in a number of places. These can detract from the character and appearance of the Conservation Area.

11.20 In particular, the concrete post and rail along Brookside, beside the stream, is deteriorating and the posts are starting to crumble. Not only is this unsightly it may eventually pose a health and safety risk. If the opportunity arises to replace this, a light-weight structure in a recessive colour such as estate fencing would be less obtrusive and enhance the appearance of the brook and the recreation ground.



P11.4 Deteriorating concrete posts beside the stream on Brookside

11.21 The small patch of land beside the footbridge at the bottom end of Towngate is cluttered and unsightly, with signage, a bin and untidy grass and bare earth. This area is in a prominent position within the Conservation Area, on the edge of a significant open space and would benefit from some improvement.



P11.5 Unsightly area at the bottom of Towngate

11.22 Telegraph poles and overhead telephone wires have a detrimental impact at various points within the Conservation Area, marring views of the historic town centre and of the wider landscape within and around the settlement. The Conservation Area would benefit if these were laid underground, where this is feasible.



P11.6 Telegraph poles and overhead wires have a negative impact on views in places

Street furniture

11.23 The standard of street lighting in Bradwell Conservation Area could be improved. Some of the existing lights are in prominent positions in the street scene and their utilitarian design therefore has a detrimental impact on significant views in a number of places. In addition, all lighting, including street lighting and exterior lighting on residential and business properties should minimise, where possible, the impact of light pollution, as this can detract from the Conservation Area.



P11.7 Utilitarian street lighting, in a prominent position in the street scene

11.24 More appropriately-designed street lighting, better quality street furniture and better co-ordination of all street furniture would significantly enhance the appearance of the Conservation Area.

Protecting trees and shrubs

11.25 Trees and shrubs make an essential contribution to the character of Bradwell and their removal would have a negative impact on the Conservation Area. Some hedgerows are

protected from destruction or damage under the Hedgerows Regulations 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 law to give the Planning Authority six weeks' notice of their intention to do so. The Authority's Tree Conservation Officers should be contacted (on 01629 816200) before any lopping or felling of trees, shrubs or hedges takes place, and before carrying out any other work to hedges.

11.26 There are several diseases, including various forms of Phytophthora and Chalara (Ash dieback) which are currently affecting tree species in this country. The impact of these diseases could potentially have a significant impact on the appearance of the National Park. The loss of trees could have a dramatic effect on the character and appearance of Bradwell Conservation Area and its setting. Globalisation of pests and diseases could have a long term negative effect on trees and plant species in the National Park as a whole.

11.27 Steps can be taken to help reduce the spread of these diseases. Ensure any new trees and plants are purchased from a reputable nursery which can guarantee that its stock is disease free. Locally grown trees and plants tend to have a better chance of survival. Ensure any work to trees is carried out by a competent tree surgeon operating to BS 3998. Look after existing trees, for example, avoid depositing garden refuse beneath them and seek early assistance if they appear diseased. The Authority's Tree Conservation Officers can offer advice.

Sustainability

11.28 Conservation Areas are inherently supportive of sustainability, as they promote the re-use of traditional buildings, encourage the use of local materials and repair over replacement, and ensure the protection of trees. There is always potential to improve sustainability within a Conservation Area. This can be achieved by improving the energy efficiency of buildings and reducing their energy consumption and carbon footprint. These issues shall be considered in more detail in any future Conservation Area Management Plan, or Village or Neighbourhood Plan.

12.0 PLANNING POLICY

12.1 The planning policy outlined below underpins the National Park Authority's purposes and its approach to sustainability. This information was applicable when Bradwell Conservation Area Appraisal was drafted. Always check with the Authority's Planning Service to ensure that the information in this section remains current.

12.2 The Authority's Development Plan is the starting point for making decisions on development affecting the Conservation Area. At the time of writing (2014), this comprises the Authority's Core Strategy (2011) and saved policies from the Authority's Local Plan (2001). The development plan is supplemented by the Authority's Supplementary Planning Guidance (SPG) and Supplementary Planning Documents (SPD). These include the Design Guide (2007), Building Design Guide (1987) (a technical supplement to the 2007 Design Guide), Meeting the Need for Affordable Housing (2003), Agricultural Developments (2003) and Climate Change and Sustainable Building (2013). Other specific guidance that has been adopted by the Authority includes the Landscape Strategy and Action Plan (LSAP 2009) and Conservation Area Appraisals. The Landscape Strategy in particular, provides the wider landscape context for Bradwell.

12.3 The Authority aims to preserve and where possible enhance the character or appearance of Conservation Areas, by preventing harmful development in accordance with Local Plan Policy LC5.

12.4 There are currently no Article 4 Directions, removing specific permitted development rights, in Bradwell Conservation Area. Assessment of any development proposals will take place within the context of approved development plan policies and this Conservation Area Appraisal. Contact the Authority's Planning Service to discuss any proposed works prior to commencement.

12.5 The Core Strategy policies GSP 1 to 4 apply to Bradwell Conservation Area as they set out the Authority's general principles governing all development. Other key policies in the Core Strategy that relate to any proposed new development in Bradwell Conservation Area include DS1: development strategy; L1: landscape character and valued characteristics; and L3: cultural heritage assets of archaeological, architectural, artistic or historic significance. In particular, Core Strategy policy DS1 identifies Bradwell as a named settlement for the purposes of accepting new development.

12.7 The Core Strategy will be supplemented in 2015 by a Development Management Policies document. This will replace the remaining policies of the Local Plan (2001). Where any conflict exists between the Core Strategy and any remaining Local Plan policies the Core Strategy will take precedence.

12.8 When drawing up policies for Conservation Areas, the Authority is informed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF) and its associated guidance. Paragraphs 14 and 115 of the NPPF are of particular relevance. The NPPF states (paragraph 126) that planning authorities should set out a positive strategy for the conservation and enhancement of the historic environment. The Authority considers that the strategic principles of the Core Strategy are consistent with the NPPF.

12.9 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. Circular 01/01 also relates to the identification and protection of historic buildings, conservation areas and other aspects of the historic environment (DCLG).

12.10 There are no Scheduled Monuments in Bradwell Conservation Area, although Grey Ditch (1017662) is just outside the northern boundary. Eighteen sites within the Conservation Area boundary are identified in Derbyshire County Council's Historic Environment Record (HER) (see Fig.4). Development affecting these sites or any other areas of archaeological potential, will only be permitted if in line with Local Plan policies LC15 and LC16. 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.

12.11 There are 10 list entries for 13 buildings in Bradwell Conservation Area (see Section 13). Development that affects the character of these designated historic assets shall be assessed against national guidance and Local Plan policies LC6 and LC7. There are also a number of unlisted buildings in Bradwell, of historic and/or architectural merit that contribute positively to the character of the Conservation Area (see Fig. 16). These structures will normally be considered non-designated heritage assets and will be a material consideration when development is proposed. 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 Local Plan policy LC8.

12.12 Buildings, watercourses, hedgerows and trees, particularly mature trees, in Bradwell Conservation Area possibly contain protected species as identified in the Wildlife and Countryside Act 1981 (as amended). These protected species may include bats, barn owls, white-clawed crayfish and water voles. Development proposals for areas where protected species exist should 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. Alternatively see the Authority's website, www.peakdistrict.gov.uk or contact the Authority's Natural Environment Team.

12.13 In the Conservation Area, trees with a trunk 7.5cm or more in diameter are protected, and the felling, lopping or topping of these trees may not be permitted without prior agreement from the Authority. Some hedgerows are protected from destruction or damage under the Hedgerows Regulations of 1997. Anyone considering work to trees and/or hedgerows should contact the National Park Authority for advice.

12.15 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 must 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 and may require a specialist survey. Development proposals affecting habitats of importance are covered by Local Plan Policies LC17 to LC20.

12.16 The B6049 road passes through the Bradwell Conservation Area. This route is part of the strategic road network as defined in Core Strategy policy T2. Core Strategy policy T2 and Local Plan policies LT1 and LT2 will therefore apply. Core Strategy policy T7 and Local Plan Policy LT14, relating to car parking provision will also apply

12.17 Although not classed as policy the Authority has published a number of documents that recommend, directly or indirectly, actions to safeguard the character of the Conservation Area and its setting. These include the 'Lead Legacy: The Prospects for the Peak District's Lead Mining Heritage' (2004), the Cultural Heritage Strategy (2005) and Landscape Strategy and Action Plan (2009). In addition there is the Bradwell Parish Plan which was prepared by the community in conjunction with the Authority (2013). These documents can be viewed on the Authority's website, www.peakdistrict.gov.uk or obtained on request.

12.18 At the time of writing, Bradwell Parish Plan is a non-statutory document but parts were afforded limited weight as material planning considerations by the Authority's Planning Committee on 19 April 2013. These are key areas which support or appear to support Local Development Plan objectives and relate to business, communications and housing.

12.19 The above information is an overview of planning policies that relate to the Bradwell Conservation Area. Other policies may also apply and if a particular policy is not referred to in this Section, this does not mean that it is of no relevance.

13.0 DESIGNATED HERITAGE ASSETS IN BRADWELL CONSERVATION AREA

All designated assets within the Conservation Area boundary are listed buildings. These are as follows:

No.	Address	Grade	List Entry No(s).	Date
1	Brook House	II	80609	1826
2	Scout Headquarters	II	80610	1754
3	Church of St Barnabas	II	80611	1867
4	Lyndale House	II	80612	Early C19
5	Sydney Cottage	II	80613	Late C18
6-7	Smalldale Hall and Smalldale Old Hall	II	80614	1670
8-9	Joiners Cottage and Rose Cottage	II	80615	Late C18
10	The White Hart Inn	II	80616	1676
11	Methodist Church	II	80617	1807
12-13	Stanley House and attached stableblock	II	80618	C19

The above information is taken from the National Heritage List for England (2012), produced by English Heritage. This information can be accessed from the following web-site <http://list.english-heritage.org.uk>.

14.0 GLOSSARY

Agrarian	Of the land or its cultivation.
Ancillary	In architectural terms this usually refers to a secondary structure, for instance stables or outbuilding.
Ancient Monument	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.
Anglo-Saxon	The period of early-English history dominated by the settlement of Northern Europeans in the eastern counties of England. It dates from the collapse of the Roman economy during the early-5th century, to the Norman Conquest of 1066. It also includes influences from occupying Scandinavians during the 200 years before the Normans arrived. The early part of the Saxon period is sometimes known as the <i>Dark Ages</i> because of the lack of historical documentation (or archaeological evidence) for this period. In the Peak District, there is no evidence for Anglo-Saxon intrusion until the 7th century.
Ashlar	Masonry that has been carefully cut, dressed and squared, to be employed as facing stone in finely jointed level courses.
Bargeboards	Projecting decorated boards placed against the incline of the gable of a building and hiding the horizontal roof timbers (Pevsner, 1986).
Berewick	A detached portion of farmland that belonged to a medieval manor and was reserved for the use of the Lord of the Manor.
Bronze Age	The prehistoric period which comes between the Neolithic and the Iron Age, dating roughly from 2000 to 800 BC. This was the time of the introduction of metals and more importantly of permanently laid out field systems used by sedentary farmers. In the first half of the period people continued to use ceremonial sites such as barrows and stone circles. Few if any monuments were built after about 1500 BC.
Calaminarian grassland	Calaminarian grasslands include a range of semi-natural and human-created sparsely-vegetated habitats, on substrates which are characterised by high levels of heavy metals such as lead, chromium and copper, or other unusual minerals. In the Peak District these are associated with artificial mine workings and spoil heaps. The toxic nature of the some of the lead rake material results in distinct areas of specialised metallophyte (metal tolerant) vegetation which are considered to be internationally important and called Calaminarian grasslands.
Calcareous grassland	Lowland calcareous grasslands are developed on shallow lime-rich soils generally overlying limestone rocks, including chalk. These grasslands are now largely found on distinct topographic features such as escarpments or dry valley slopes and sometimes on ancient earthworks in landscapes strongly influenced by the underlying limestone geology. Lowland calcareous grasslands support a very rich flora including many nationally rare and scarce species.
Chalara	Chalara dieback is a serious disease of Ash trees caused by a fungus called <i>Chalara fraxinea</i> . The disease causes leaf loss and crown dieback in affected trees, and is usually fatal.
Coped gables	Gable walls that have a course of flat stone laid on top.
Corbel	A block of stone or piece of brickwork projecting from a wall to support a floor, roof, vault, parapet or other feature (Clifton-Taylor, 1987).
Cornice	In Classical architecture the top section of the entablature. Also the term for a projecting decorative feature along the top of a wall, arch etc. (Pevsner, 1986).
Curtilage	Area/land attached to a house and forming one enclosure with it.
Dormer window	A window placed vertically in the sloping plane of a roof (Pevsner, 1986).
Drip moulds	A horizontal moulding for throwing water off and so protecting the windows immediately below. Drip moulds are also used on chimneys.

Early Medieval	From 410 AD to 1065 AD. A term often used for the Anglo-Saxon period, i.e. from the collapse of the Roman occupation during the 5th century AD until the Norman Conquest. However, only the later Anglo-Saxon period can be strictly called "Medieval", a period distinguished by the development of towns, nucleated settlements and an organised agrarian landscape.
Eaves	Overhanging edge of a roof (Pevsner, 1986).
Enclosure Award	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.
Fretwork	Ornamental work consisting of three-dimensional frets; geometric openwork.
Gothic Architecture	A style of architecture which developed from the middle of the twelfth century, characterised by the pointed arch, the rib-vault and the flying buttress. There are several distinct phases in the development of Gothic architecture in England: Early English (1150-1300), characterised by high, narrow, pointed 'Lancet windows'; Decorated (1250-1400) including an early, 'Geometrical', phase in which window tracery is characterised by trefoils, quatrefoils and ogees, followed by a 'Curvilinear' period of flowing tracery patterns and surface decoration; Perpendicular (1350-1500), characterised by strong vertical lines with the rigid lines of window mullions often continuing upwards to the top of the arch itself, and with flatter, four-centred arches and pierced and battlemented parapets. Tudor Architecture (1485-1558): The Tudor period of architecture partly overlapped the late Perpendicular Gothic style, with an increasing use of Renaissance influence in ornament. The Perpendicular Gothic style was adapted for use on more domestic buildings, with pointed arches often replaced by bays, oriels and square-headed windows.
Gothic Revival	The Gothic Revival in England lasted for about 150 years through the 18 th and 19 th centuries and saw the return of pointed casement windows, together with battlements and drip- and label-mouldings. The Revival passed through a number of different stages, reflected in varying interpretations of Gothic architecture, based on the different phases of its early development. The earlier phases of the Gothic Revival aimed to capture the picturesque composition, decoration and atmosphere of medieval architecture.
HER	Historic Environment Record (HER) sometimes also called Sites and Monuments Record (SMR).
Holloway	A sunken track worn down over time, with slightly raised sides.
Hood mouldings	Projecting moulding above an arch or a lintel to throw-off water (Pevsner, 1986).
Hopper	Small cistern or tank of lead, cast-iron etc. frequently ornamented, to collect rainwater from a rainwater gutter before it is discharged to a down-pipe.
Iron Age	The prehistoric period which comes between the Bronze Age and the coming of the Romans, in the Peak District dating roughly from 800 BC to the 70s AD. This was a time of settled farming communities living in scattered farms and hamlets, overlooked by hillforts. In the Peak District, there is little direct evidence for Iron Age occupation.
KEA	A Key Ecological Area is a non-statutory site containing species
Kneeler	Horizontal decorative projection at the base of a gable (Pevsner, 1986).
Lintel	Horizontal beam or stone bridging an opening (Pevsner, 1986).
Medieval	The period which dates from the Norman Conquest of 1066 AD to approximately 1500 AD. Also known as the Middle Ages .

Mullion	Vertical posts or uprights dividing a window into 'lights' (Pevsner, 1986). Mullions can be shaped or chamfered which can give an indication as to age.
Neolithic	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 bounded 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 the landscape.
Ogee	A double curved line made up of a convex and concave part (S or inverted S) (Fleming et al, 1991).
Oriel Window	An angular or curved projection filled with fenestration on upper floor of a house (Fleming et al, 1991).
Parish	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.
Pediment	The Classical equivalent of a gable, often used without any relation to a roof. Often used over an opening, particularly doorways.
Phytophthora	A large group of pathogens that cause diseases in plants, including many species of tree.
Pinch point	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.
Polite	The ultimate in polite architecture will have been designed by a professional architect or one who acted as such though under some other title – surveyor or master mason; It will have been designed to follow a national or international fashion/style or set of conventions; towards an aesthetically satisfying result; and aesthetic considerations will have dominated the designer's thoughts rather than functional demands. (Brunskill 2000).
Quoins	Dressed stones at the (exterior) angles of a building.
SBI	Site of Biological Importance (SBI) is the name given to the most important non-statutory sites for nature conservation and provides a means of protecting sites that are of local interest and importance.
Segmental arch	Is a segment of a circle drawn from a centre below the springing line (Fleming et al, 1991).
SSSI	Site of Special Scientific Interest. 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).
Stallriser	Located directly below the display window, a stallriser is an important part of a traditional shop-front. It provides protection to the shop window and forms a visual base to the shopfront.
String Course	Projecting horizontal band or moulding set in the surface of a wall (Pevsner, 1986).
Strip field	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.

Tithe map	Shows the boundaries of land and property within the Tithe area. Usually refers to a map prepared following the Tithe Commutation Act 1836 which allowed tithes to be paid in cash rather than kind. A tithe was a tenth of a person's produce or income given voluntarily or as a tax to the church or, following the dissolution of the monasteries, to a number of private landlords.
Verge	The edge of the sloping part of a pitched roof.
Vernacular	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).
Wildlife site	An area designated by Local Authorities as being of local ecological conservation interest.

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