

## 4.0 FORMER AND CURRENT USES

4.1 Historically, the main industries in Bradwell were farming and lead mining, along with limestone quarrying.

4.2 Lead was almost certainly being worked in the limestone hills around Bradwell in Roman times. It is not clear whether lead continued to be exploited after the Romans left: at the time of Domesday Book (AD1086), Bradwell appears to have been purely agricultural. However, the rich veins of lead just beneath the surface in the surrounding limestone hills were worked from the Middle Ages to the end of the nineteenth century, and Bradwell became a centre for the lead mining industry at the extreme northern edge of the Derbyshire lead field (Derbyshire Life, 1995).

4.3 In its heyday, lead mining would have employed the majority of the population. There were several larger mines on Moss Rake and on Bradwell Moor, and innumerable small mines on the hills around the village. Hill Rake (sometimes known as Earl Rake), which crosses Bradwell Dale, may have ancient origins, perhaps worked in Medieval times if not before (Barnatt, 2007). The vein here would have continued to be worked intermittently into the eighteenth or nineteenth centuries (Barnatt, 2007).

4.4 The lead ore was transported from the surrounding mines to smelting sites, known as boles, which were situated on high edges or hills where they could take advantage of the wind. There were four smelt works, at different dates, in and around Bradwell (Barnatt, 2007). The Bradwell Slag Works, at the northern end of Bradwell Dale, was built in 1851 as a lead works for smelting both discarded slags from an earlier smelter, above the daleside further to the east (known as Bradwell Old Cupola; this closed in 1845), and ores from local mines (Barnatt, 2007). This would have pumped significant plumes of poisonous fumes into the atmosphere, which may have caused some erosion to the limestone buildings within the settlement.



*P4.1 Chimneys on The Hills, used as flues from the smelt works*

4.5 Pigot & Co.'s Directory (1828-9) confirms that, "The importance of the parish is chiefly

derived from the mining operations carried on within it, and lead smelting works". Similarly White's Directory (1862) also confirms that mining and lead smelting were the major occupations. However, the lead industry significantly declined in the area from the middle of the nineteenth century and the Bradwell Slag Works, listed in White's Directory of 1862, closed in the 1860s. The 1880 First Edition Ordnance Survey map (Fig. 11) shows a 'Chimney', just to the west side of the garden to No. 1 Lyndhurst on The Hills, and a cluster of buildings to the west of this are thought to be the ruins of the Slag Works (Barnatt, 2007). The smelting hearths and associated buildings were demolished in the late nineteenth century and no chimney is marked on the 1898 Second Edition Ordnance Survey map (Fig. 12). Parts of the flues still survive (Barnatt, 2007).

4.6 The site of the Slag Works is now occupied, at its northern end, by two twentieth century dwellings and gardens, Rats Castle and The Willows (Barnatt, 2007). The Old Cupola on The Hills was located where Overdale now stands (Evans 1912). Dale Cottage, at Dale End, was originally the offices for the Slag Works; it then became a joiner's and an undertaker's, before being rebuilt, extended and converted to a private dwelling in the twentieth century.

4.7 The extent of former lead mining in the area and its decline by the later nineteenth century can be seen by the numerous 'Old Lead Mines' surrounding Bradwell, marked on the 1880 map (Fig. 11). One of these, identified as "Rake...Mines" on the 1843 Tithe Schedule, lies within the Conservation Area on Granby Road, on the site now occupied by Marival.

4.8 In 1650, a survey of the manor of High Peak noted 10 limekilns at Bradwell, indicating that Bradwell was an early centre of lime production (Barnatt, 2007). The demise of lead mining in the area meant that by the time of Kelly's 1895 Directory, the inhabitants of Bradwell were "mostly employed in quarrying".



*P4.2 Quarrying in Bradwell Dale*

4.9 A limekiln is shown in Bradwell Dale, on the 1843 Tithe Map. Known as Morton's Quarry until the 1930s, this produced road stone during the twentieth century and remained in almost

continual use until 1938 (Barnatt, 2007). There were several other quarries along Bradwell Dale, including the Parish Quarry, from which poorer residents could quarry stone and sell it to road maintenance contractors; the quarry was later used for village refuse disposal.

**4.10** Brook Buildings, at Bridge End, was formerly a silk mill (Evans, 1912). Silk mills had largely ceased to function towards the end of the eighteenth century and the building became the Wesleyan Sunday School from the late eighteenth century until 1826. The building is believed to have become a factory for the manufacture of weavers' shuttles, belonging to the Fox family (Harris, 1971). A "Shuttle-maker" is listed in Pigot & Co.'s 1828-9 Trade Directory. The building is thought to have been converted to housing in the late-nineteenth or early-twentieth century.



*P4.3 Brook Buildings (centre) before conversion and addition of dormer windows*

**4.11** A mill known as the Bump Mill, named after the coarse kind of cotton which was manufactured there, was working in the late part of the eighteenth century, just south-east of Eden Tree, beside the brook. This fell out of use from around 1830 (Evans, 1912) and has now been demolished (Harris, 1971). The 1880 and 1898 maps (Figs. 11 and 12) show a 'Mill Pond' in this location.

**4.12** Light industry developed in the eighteenth and nineteenth centuries in Bradwell. There were a number of small cotton-weaving establishments and many cottages equipped with looms. The making of clogs and the spinning of lace were other village industries carried out in the cottages themselves, or in small, adjacent improvised workshops: a clog-maker's workshop still remains, in good repair but unused, near the junction of Smalldale and Granby Road, and The Old Cobbler's Shop on Charlotte Lane was also a clog-maker's workshop.

**4.13** The village contained numerous shoe makers during the nineteenth century and several hat makers on The Hills and in Smalldale (Harris, 1971). Bradwell was known, in particular, for the invention and manufacture of the Bradda Beaver, first made in the seventeenth century. This was a very thick, compressed, basin-

shaped, felt safety hat made from rabbit skins, reinforced on the crown to take a tallow candle and worn as protection by lead miners (Harris, 1971). Cannon Cottage, on Bessie Lane, is identified as a "Hat Shop" on the 1843 Tithe Schedule. By 1887, only a single hat maker remained, probably due to the decline of lead mining, and also to changes in fashion. A hat maker was still listed in Kelly's 1899 Directory, but the hatter died in that year. The last Bradda hat was produced at Cobb Castle, in Smalldale (Harris, 1971); this building was largely demolished in the twentieth century.

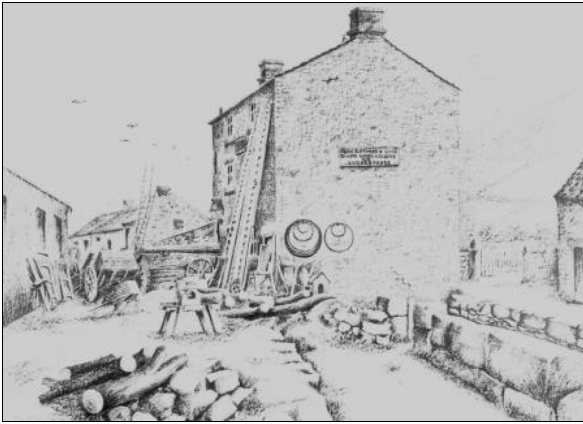


*P4.4 Cannon Cottage, on Bessie Lane, was originally a hat shop*

**4.14** In the nineteenth century, Brookside Cottage, originally a farm barn, became the headquarters of the Evans Brothers, whose optical instrument factory produced telescopes, opera glasses, spectacles and possibly camera lenses. Evans Brothers are listed as "Opticians" in White's Directory of 1862. Joshua Evans also briefly operated a photographic studio in Bradwell in the late 1860s. By the end of the nineteenth century, the Bradwell optical instrument makers could no longer compete with bigger, more modern businesses and closed down (Bradwell Historical Society, 2008). Part of Brookside Cottage was then a butcher's shop and the rest of the building was a slaughterhouse. From 1910 it was occupied by a builder, and it has now been converted to a residential dwelling.

**4.15** The former mill building spanning the brook on Soft Water Lane, to the east of the road bridge, was a water-powered wheelwright's and saw mill; saw mills are first mentioned in Kelly's Directory of 1895, and the building is marked as a 'Saw Mill' on the 1898 map. The building later became a blacking mill. The site of the sluices can still be seen (Harris, 1971); the mill race, visible on the two late-nineteenth century Ordnance Survey maps (Figs. 11 and 12) is no longer marked on the 1922 Third Edition

Ordnance Survey map (Fig. 14). The Butts Mill building was a former tannery, also water-powered, which had gone out of business at the end of the nineteenth century (Harris, 1971) and then became a blacking mill and later farm buildings: this has now been converted to residential use.



*P4.5 Former mills and sluice on Soft Water Lane*

**4.16** Brough New Mill, now Stretfield Mill, to the north-east of Bradwell (just north of where the Bump Mill had been), was a former cotton mill owned by Thomas Somerset, that went out of use in the late nineteenth century (HER 12082). Since then the premises have been used for wire manufacture, making combs from ox-horn and a cement workers' hostel. The 1880 map shows the site as 'New Mill (Cotton)'. By the Second Edition map of 1898, it is marked as 'Newmill Cycle Factory' and the 1922 map (Fig. 14) marks it as 'Brough New Mill (Comb Factory)'.

**4.17** The village Pinfold was on Hungry Lane, shown on the 1898 map. This no longer exists, as it was incorporated into the road when widened in the 1970s (Harris, 1971). The 1843 Tithe Schedule also refers to an "Old Pinfold" between Ivy Cottage and Briar Cottage on Far Lane.

**4.18** Bull baiting took place annually at Town Gate or Town Bottom, in the early nineteenth century (Evans, 1912).

**4.19** The 1843 Tithe Schedule identifies a smithy on the east side of Netherside, to the north-east of Cheetham Cottage, but this is not marked on the later nineteenth century Ordnance Survey maps. A smithy was marked on the 1880 map at the corner of Hollow Gate and Fernbank; this building no longer exists. Another smithy, now The Old Smithy on Netherside, has now been converted to residential use.

**4.20** Five public houses were listed in Bradwell in Pigot & Co.'s Directory of 1828-9: the White Hart and the George and Dragon on Towngate, the Rose and Crown on Smithy Hill, Newburgh's Arms on Netherside and the Rose Tree.

**4.21** The Bull's Head public house on Towngate and the Bowling Green public house in Smalldale were listed for the first time in White's Directory of 1852. The George and Dragon public house had been renamed Green Dragon. There was no listing for the Rose Tree, but it is possible that this was an earlier name for the Bowling Green Inn, as there were apparently rose trees growing at the front. Newburgh's Arms had been renamed Newburgh Arms.



*P4.6 Bull's Head public house, Towngate*

**4.22** In White's Directory of 1879, the Rose and Crown was no longer an inn (the building is now Crown Cottage). The Shoulder of Mutton public house on Church Street was listed for the first time, but is likely to have opened as an inn before the construction of the Church of St. Barnabas, in 1867, shows what appears to be a pub sign on the frontage of the building.



*P4.7 Shoulder of Mutton (on the right-hand side, in the middle of the picture) before construction of the church*

**4.23** The Bridge Inn, on Bridge Street, was listed for the first time in Kelly's Directory of 1881. The Green Dragon was no longer listed in Kelly's Directory of 1891 and may have ceased to function as an inn around 1880-1881, as it is not marked on the 1880 First Edition Ordnance Survey map; the building is now Green Dragon Cottage.



**P4.8** *Bridge Inn*

**4.24** The Bridge Inn had closed by 1916 and the Newburgh Arms (now Newburgh House) closed in 1923. The former Bridge Inn building was Dearden's café in the 1950s and 1960s, and has now been converted to residential use, as Bridge House. The Bull's Head public house (now The Old Bull's Head) closed in 1938, becoming a house, then a butcher's shop and now a hairdresser's (Bradwell Historical Society, 2008).

**4.25** The new Shoulder of Mutton Inn was built on the other side of Church Street in 1938, following the construction of New Road in 1937. The old Shoulder of Mutton premises became a café and the building is now a private dwelling, Lyndale House.

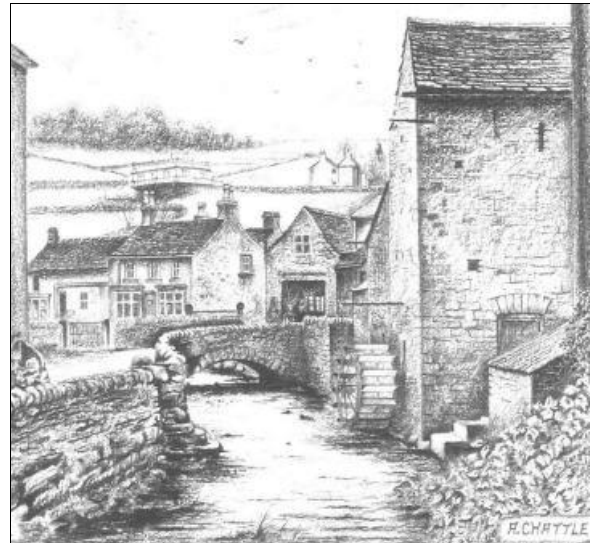
**4.26** Numerous other commercial activities are listed in Bradwell in the nineteenth century trade directories, including druggists, blacksmiths, wheelwrights, butchers, grocers, drapers and tailors, joiners and wheelwrights and numerous shopkeepers and farmers. A blacksmith is listed at Hillcote on Jeffrey Lane, on the 1843 Tithe Schedule. White's 1862 Directory lists a "Police Officer".

**4.27** Several joiners are listed in Bradwell in the nineteenth century trade directories, and there were joinery workshops on Townend, at The Old Joiners Shop, for example.

**4.28** A "Post Office" is first listed in Bradwell in White's Directory of 1862. The Old Post Office on Smithy Hill was the village Post Office until 1907, when it moved to Peacock's grocery store at 1, Church Street. The Post Office later moved into Brook Buildings and then to various other locations, until it moved to its present location on Netherside in 1971.

**4.29** Bradwell's Dairy Ice-Cream was invented in 1899 by Hannah Bradwell. The ice-cream is still sold from the ice-cream parlour, on the corner of Bridge Street, where it was first made. The large barn-like building immediately to the rear of the former Wesleyan Sunday School on Bridge Street, was used for the manufacture of the ice-cream: a water-powered generator was in use from the 1930s-40s. A million litres of ice-

cream are now produced every year in a factory at Worley Court, off Soft Water Lane.



**P4.9** *Waterwheel to drive the generator for ice-cream manufacture*

**4.30** Just as mining was the main economic reason for the development of Bradwell in the eighteenth and nineteenth centuries, it was responsible for the revival of the village during the twentieth century, with a steady increase in mining for limestone and fluorspar nearby (Hall, n.d.).

**4.31** G. & T. Earle's Hope Cement Works were established in 1929. This became, and is still, the largest source of employment in the Hope Valley (Derbyshire Life, 1995). Known locally as Blue Circle, the Works are now owned by Hope Construction Materials.

**4.32** Newburgh Engineering was established in the centre of the village in 1938. The business expanded in 1939, the date that appears on the factory gate, and the works became the largest employer based in the village. The company grew steadily during the Second World War, gaining a high reputation for quality precision engineering (Bradwell Historical Society, 2008). Recently the company has opened a new factory near Rotherham and much of the workforce is now recruited from that area, rather than from Bradwell.

**4.33** Newburgh Hall and the Police Station were originally farm buildings, beside the Newburgh Arms. The Hall building was converted for use as the Liberal Club in 1925, with a dance-hall upstairs. It then became the offices for the Newburgh Engineering Works, with the upper floor used as the Works office and the lower floor used as a workshop. In 1961 it opened as the Newburgh Club, which was a social club for workers. This closed in 1997 and the upper floors were later used as a youth centre (Bradwell Historical Society, 2008): part of the building was an Antiques Centre until recently. The Police Station building was also

converted from agricultural use by the Liberal Club in the 1920s and was then used as the Newburgh Engineering Works gatehouse and offices from around 1939. It became the Police Station in 2008.

**4.34** White's 1862 Directory lists an Omnibus Proprietor in Bradwell. There continued to be a bus and post horse proprietor and carrier through the nineteenth century and there were three garage businesses in Bradwell during the first half of the twentieth century (Bradwell Historical Society, 2008): T. K. and D. Firth's haulage business operated at Town End Garage from around 1912 until the 1960s; there was a garage business next to the Smithy on Netherside (attached to the north gable of the ice-cream shop), which operated from 1914 until the Second World War (the building has now been demolished); and Pashley's garage on Brookside, was a coach and taxi firm from the 1930s to the 1960s (the building was converted from 2006). Pashley also had a garage for a larger coach beside Bridge House (formerly the Bridge Inn public house).



*P4.10 Pashley's Garage, now Mollian Cottage*

**4.35** In 1912 there were 30 retailers in Bradwell (Kelly, 1912). In 1939 there were 25 retail shops and there are now only six. Most of the former retail premises have been converted to private dwellings, although many still retain evidence of former shop fronts. Others retain evidence of their former uses in their names.

**4.36** Repton Cottage on Church Street was Rowland's grocery and general provision shop from 1918 until it was taken over in 1947 by Orme's of Bakewell (Bradwell Historical Society, 2008). Orme's moved to a newly-built store next to the Co-op in 1961.

**4.37** Round the Back, on Church Street, was the Co-operative store until the current store was opened in 1934. It subsequently housed many businesses, but is now a private house (Bradwell Historical Society, 2008). The Co-op building was extended in the 1990s.

**4.38** High Peak Building (High Peak Heating Supplies) on Towngate was B. S. Shirt and Son's Drapers, Outfitters and Footwear shop. The group of buildings including Clinton, on The Hills, were also a draper's.



*P4.11 B. S. Shirt and Son's, Towngate*

**4.39** The small building with a corner door attached to the west end of Wortley House, on Church Street, was a butcher's shop and then a chip shop. Bank House on Netherside, now the doctor's surgery, was also a butcher's shop. Wortley House itself may originally have been a Manse for one of the Methodist Chapels.



*P4.12 Former butchers' shops on Church Street (top) and at Bank House, Netherside (bottom)*

**4.40** The Olde Bakery on The Hills was Pryde's Bakery. The small building projecting forward from 1 Towngate was a baker's and

confectioner's shop and Ivy House, at the top of Towngate, was a confectioner's. Nether Gardens, on Netherside, was a shop selling bread cakes and groceries, with a market garden behind the shop and a bakehouse up the yard at the side (Bradwell Historical Society, 2008).



*P4.13 Baker's and confectioner's, 1 Towngate*



*P4.14 Ivy House in the 1930s*

**4.41** Clematis Cottage, on Church Street, was a newsagent's shop, later Eales' Newsagents (Bradwell Historical Society, 2008).

**4.42** The former chapels in the village have had a number of different uses since their closure. In 1966, the Boy Scouts Association purchased the Unitarian Chapel and its associated land, in Charlotte Lane, and the building is still the Bradwell Scout Group Headquarters. After its closure as a chapel in 1975, the Primitive Methodist chapel on Hugh Lane was converted to a Youth Centre, with dormitories and new floors, but has since been converted to living accommodation upstairs and a photography studio on the ground floor.

**4.43** Brook House on Brookside was the Brookside Sunday School and then became the National School in 1871. It was then used as an optician's workshop and became the Constitutional Club from 1895. Since then it has been used by the British Legion, as a meeting room for the Guides and as a hairdresser's; it is now a residential dwelling (Bradwell Historical Society, 2008).

**4.44** Kelly's 1912 Directory listed 17 farmers in Bradwell parish. Many of these were also listed as having other occupations. By 1941 there were only nine farmers and seven

smallholders (Bradwell Historical Society, 2008). None of the former farm buildings in the village are still in agricultural use, and almost all have been converted to other uses, mostly residential.

**4.45** Bradwell retains a number of shops and still has the amenities of a small town, with a Police Station, newsagent's and Post Office, a bread and sandwich shop, an ice-cream shop, a bridalwear/floral/coffee shop, and a fancy goods /party wear shop, as well as a fish and chip shop, convenience store, antiques centre and café, hair studios, a heating supplies store, garage and doctor's surgery. There are also two schools, two churches and an ice-cream factory.

## 5.0 ARCHITECTURAL AND HISTORIC QUALITIES

**5.1** The historic buildings within Bradwell contribute significantly to the character of the Conservation Area. The majority of buildings are of local vernacular construction and their simple, utilitarian form gives them a solid, robust appearance. A few later, nineteenth and early twentieth century buildings display more sophisticated architectural detailing.

**5.2** Architectural unity in the Conservation Area is achieved through a similarity of scale, so that whether a building has one, two or three storeys it relates well in terms of proportion to its neighbours. Most buildings in the village are two, or occasionally two-and-a-half or three storeys, with outbuildings single or two storey. The topography of the settlement means that a few buildings are split-level, for example with two storeys on one elevation and two-and-a-half or three storeys on the opposite elevation, such as 2 and 4 Fern Bank (see photo P7.6).

**5.3** The largest properties within the settlement either have religious origins or are former industrial buildings, such as the mills near the brook. The tower of the Church of St. Barnabas is the tallest structure in Bradwell and is a key feature of many views within the Conservation Area. The larger domestic properties are mostly detached, twentieth century villas, set in their own grounds away from the road.



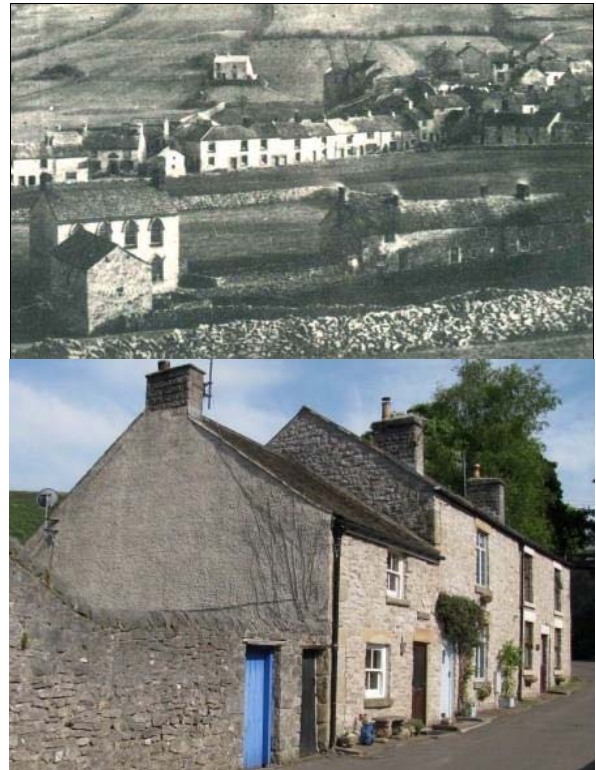
*P5.1 Church tower visible from many areas*

**5.4** There are very few higher-status properties in Bradwell, with the exception of Smalldale Hall. The Hall's seventeenth century date, however, means that its height and scale are comparable with the traditional eighteenth and nineteenth century buildings which predominate throughout the settlement.

**5.5** The earlier cottages in the settlement would have been small, with long, low proportions, while the later nineteenth and early twentieth century houses are taller, with more symmetrical proportions.

**5.6** Small former miners' cottages, in short terraces or grouped together in small complexes, are a typical feature of Bradwell. These were built when the settlement underwent an intensive

phase of development due to the flourishing lead mining industry in the eighteenth and early nineteenth centuries; this can be seen on the Architectural Development map (Fig. 15). Most of these former miners' cottages have undergone considerable alteration and enlargement, so that their original form cannot accurately be determined from external evidence. Old photographs indicate the earlier appearance of some of the altered cottages. For example, a mid-nineteenth century photograph, taken before the construction of the Church of St. Barnabas in 1867, shows the original form of Waterside and Lumb Cottages, on Brookside.



*P5.2 Waterside & Lumb Cottages before alteration (top photo, bottom-right; Brook Cottage on left of the terrace) and today (bottom photo)*

**5.7** Bradwell developed organically, with no evidence of planning at any stage. In general, most of the properties within the Conservation Area face onto the road, often directly fronting the street or pavement, although some are oriented with their gable end, side or rear elevation facing onto the lane. However, there are so many small lanes and footpaths connecting to and curving around the main lanes that the overall sense is that there is no common orientation of buildings through the Conservation Area, giving a jumbled appearance to the layout.

**5.8** A number of buildings within the Conservation Area were originally farmhouses, with associated barns and other outbuildings. Some of these former agricultural buildings still retain a barn-like appearance, with few openings and the remnants of large cart entrances, even where they have been converted to residential use.

**5.9** There are only 10 listed building descriptions, covering 13 listed buildings, within Bradwell Conservation Area. A list of these can be found in Section 13 and Figure 16 shows their location. The majority of buildings in the settlement are therefore unlisted, and although none are of great architectural significance, a few have some historic and/or architectural merit and make a positive contribution to the character and appearance of the Conservation Area. The important unlisted buildings (defined as ‘non-designated heritage assets’ in the National Planning Policy Framework (NPPF), Section 12) are shown on Figure 16.

**5.10** Medieval buildings in the village would have been timber-framed, and before the middle of the eighteenth century many of the humbler cottages would have had thatched roofs. No thatch remains and there is no surviving evidence of timber-framing within the Conservation Area. Thatched roofs would have been steeper than stone-clad roofs, however, and a few buildings show evidence of earlier steeper pitches, perhaps suggesting thatch, such as the gable end of Bradwell’s Ice-Cream shop.



*P5.3 Evidence of an earlier, more steeply pitched roof to Bradwell’s Ice-Cream Shop*

**5.11** Towards the end of the sixteenth and beginning of the seventeenth centuries England went through the Great Age of Rebuilding. Wealth from a thriving agricultural economy, along with a desire for privacy and comfort, are believed to have been the impetus behind the rebuilding. From this time onwards, construction used more substantial materials and forms. This may have resulted in evidence of earlier buildings being masked or destroyed and there is no remaining exterior evidence to suggest that any buildings in Bradwell have a construction date earlier than the seventeenth century. It is possible, however, that some buildings contain earlier cores.

**5.12** Remaining architectural features and characteristics provide a fairly reliable indicator of a building’s date of construction. Windows and their surrounds, in particular, are good indicators of a building’s age. In general, seventeenth

century windows were mullioned with chamfers, sometimes double-chamfered, and the openings had a horizontal emphasis, with small casements in rows. Eighteenth century windows tended to have mullioned windows with square-cut faces externally. The sills of both seventeenth and eighteenth century windows were flush with the face of the wall. Nineteenth century windows generally had larger sash openings with a vertical emphasis, with sills projecting beyond the face of the wall and often only a lintel and sill, rather than a full surround.



*P5.4 C17th double-chamfered, mullioned window at Smalldale Hall*



*P5.5 C18th window at Rose / Joiners Cottages*

**5.13** Dating buildings from physical evidence can, however, be problematic, as alterations, extensions and other changes can mask or destroy historic fabric. For example, many older buildings were given new façades in the nineteenth century, when technological advances in glass production made possible larger window openings with bigger glass panes. In Bradwell, so much alteration appears to have occurred that in some cases, even where a building appears to be in the same location and orientation as on the earliest detailed map of 1820 (see Fig. 9), it is unclear whether an older property has undergone alterations to its visible exterior, or a newer property has replaced an older property, in the same position.

**5.14** Blocked or reduced openings on some buildings in the Conservation Area indicate earlier origins. For example, 1 Bridge Street has a blocked segmental arched doorway facing Bridge Street, which is at a low level, indicating that the ground level has been raised; the arch



could signify that this was originally an outbuilding.



*P5.6 Blocked doorway to 1 Bridge Street*

**5.15** Blocked openings at 1 Towngate, suggest that the forward-projecting wing may post-date the original building. The quoins to the left-hand side of an earlier blocked doorway appear to be hidden behind the adjoining wall of the projection. The second floor window was originally larger, as the original sill and lower part of the right-hand jamb can still be seen in the stonework beneath a newer sill – the stonework to the bottom left-hand corner of the original window must also be behind the projecting wing.



*P5.7 Earlier window opening to 1 Towngate*

**5.16** The prevalent use of cement render and imitation stone cladding in Bradwell may have covered evidence of earlier openings and detailing within the Conservation Area.

**5.17** The earliest known surviving buildings in the Conservation Area are Smalldale Hall and the White Hart Inn, both Grade II listed. Both have seventeenth century datestones on their frontages and retain some seventeenth century details. However, neither building retains any original windows, nor are their existing windows of a traditional design, in keeping with the age of the building.

**5.18** The White Hart Inn, according to its listing description, was originally a house before becoming an inn. Although substantially altered during the nineteenth century, the frontage

retains a triangular datestone which reads 'IC 1676'. The large rectangular piece of stone on which the datestone is inscribed may originally have been the lintel for an entrance doorway, as it appears to retain the seatings for former door jambs at each end of its bottom edge. There are two recessed and double-chamfered seventeenth century window openings to the top storey at the front.



*P5.8 C17th datestone & window, White Hart Inn*

**5.19** Smalldale Hall has an inset panel on the door lintel inscribed 'IH 1670', and retains typical seventeenth century detailing, including a four-centred arched seventeenth century doorcase, with a hoodmould over and with chamfered, flush quoins. A number of double-chamfered window openings remain, some with hoodmoulds and some still retaining chamfered mullions. There is also an ovolo-moulded doorcase at the western end of the frontage, again contemporary with the age of the building.



*P5.9 C17th century detailing to Smalldale Hall*

**5.20** A few other buildings in the Conservation Area show evidence of seventeenth century origins, although much altered since then. The Bread Shop, on Netherside, has a double-chamfered window to the first floor of its south-facing elevation. There is also part of the window surround to an altered earlier opening at first floor level above the shop window; a straight joint within the stonework to the right of the current window marks the original shape of the earlier opening, and its horizontal emphasis also suggests a seventeenth century date.



*P5.10 Earlier windows at the Bread Shop*

**5.21** Laburnum Cottage, at Hill Head, has a seventeenth century double-chamfered window opening to its south elevation at the rear and there is also an earlier lintel above a blocked door or window opening. Cheetham Cottage, at the junction of Netherside and Hugh Lane, has a double-chamfered window to its west-facing rear elevation on Hugh Lane, which may be seventeenth century; the stonework to most of the other window openings at the rear of the property is covered by heavy render, which may obscure further earlier details.



*P5.11 C17th windows, Laburnum Cottage (top) and Cheetham Cottage (bottom)*

**5.22** The Rockery, in Smalldale, has a datestone of 1649 to its frontage. The property was two cottages until 1985, and the datestone is inscribed on the lintel of a former window of what was Oak Cottage (Rockery Cottage was to the west). The heavily chamfered lintel above the opening to the east side of the datestone may signify a seventeenth century chamfered window or even door lintel. The render has obscured any other evidence to verify the dating of this property.

**5.23** Bridge House, which was the Bridge Inn from the late-nineteenth to early-twentieth centuries, has two blocked window openings to its south-facing gable (see P5.12 below). The blocked first floor window looks as if it might have been the end light of a seventeenth century, horizontal mullioned window and the horizontal emphasis of the ground floor blocked window may confirm this. Old photographs of the building when it was an inn illustrate the various changes that have occurred over time. The earliest photograph (see photo P4.8) shows a stone slate roof and central chimney stack. The inn was rendered and painted and there was a taller, ancillary building attached to its north end. The later photograph (P5.13 below, top) shows the alterations that had taken place by the early twentieth century, including the addition of imitation stone cladding. Brook Buildings and 1-5 Church Street had also acquired this cladding. The cladding has now been removed from

Bridge House (P5.13, bottom) and Brook Buildings.



*P5.12 Blocked earlier windows on the south-facing gable of Bridge House*



*P5.13 Bridge House: early C20th (top) & today (bottom)*

**5.24** Window surrounds can be misleading, however. For example, Hatter's Cottage, on The Hills, has what appear to be double-chamfered, mullioned, seventeenth century windows. However, this is a recent rebuild, enlargement and remodelling of an earlier, small workshop building, which does not appear, from historic photographs, to have had such windows.

**5.25** A number of properties in Bradwell exhibit eighteenth century features or have eighteenth century datestones. Rose Cottage and Joiners Cottage on Towngate (Grade II listed), for example, still retain their eighteenth century window and door surrounds, even though they do not have eighteenth century windows.

**5.26** 1 and 2 New Church Street also have eighteenth century window surrounds, retaining most of the mullions to the front elevation. Bradwell's Ice-Cream shop, on Bridge Street, has a first floor eighteenth century mullioned window facing Bridge Street, with a single, blocked eighteenth century window immediately above.

**5.27** The Bradwell Scout Group Headquarters (Grade II listed) on Charlotte Lane has a datestone on its frontage of 1754 and was originally the Presbyterian Chapel. The flush doorcase beneath the datestone is original but the square section, mullioned and transomed cross windows may be later.

**5.28** Chapel House, on Fernbank, was originally built as the first Wesleyan Methodist preaching house in 1768. The windows and door surrounds to the front elevation appear to be contemporary with this date, and two tall, blocked windows can be detected at the gable end of the building, possibly originally chapel windows.



*P5.14 Blocked windows to Chapel House gable*

**5.29** Honeysuckle and Sydney Cottages (Grade II listed), on Hungry Lane, retain full eighteenth century door and window surrounds, with mullions, although an additional sill has been inserted into the ground floor window of Honeysuckle Cottage. Bank Cottage, to the rear, has an eighteenth, or possibly earlier, first floor window surround that is positioned partly behind the wall of Sydney Cottage, which curves round to accommodate it; the quoins and lintel to a blocked doorway on the north gable of Sydney

Cottage, however, are partially covered by the wall of Bank House. These buildings have undergone some rebuilding and it is difficult to determine, from current evidence, which building pre-dates which.



*P5.15 Partially covered window at Bank Cottage (left) & door surround at Sydney Cottage (right)*

**5.30** Jeremiah Cottage, on Hollow Gate, retains the window jambs and door lintels from earlier eighteenth century windows. The window openings have been increased in height and the original gritstone lintels and sills removed. Straight joints in the stonework, to the right of the existing openings, suggest that the original windows were wider and shallower than the existing and that the jambs may have been moved from their original positions.

**5.31** Peak Cottage, next door, still has an earlier gritstone lintel behind the porch and the remnants of an earlier, flush gritstone window surround on the ground floor, to the right of the doorway, with a more modern window opening superimposed upon it. The strong horizontal emphasis of this original opening could suggest an earlier, possibly seventeenth century date.



*P5.16 Altered earlier window to Peak Cottage*

**5.32** The Old Post Office, on Smithy Hill, retains an eighteenth century door surround and eighteenth century surrounds to three windows, although the mullions have been removed.

**5.33** Stonecrop Cottage, on Far Hill, also has eighteenth century window surrounds to its north elevation. The central join in the sill to the first-floor window indicates that this may originally have had a mullion.

**5.34** Green Dragon Cottage, which was once the Green Dragon public house, has a blocked eighteenth century window to its north-facing gable.

**5.35** 3 and 5 Church Street appear to have been constructed as a single building, pre-dating the properties to either side. The building has coped gables to each end, with stone gable stacks and moulded kneelers, which now project beyond the roofline of the adjacent properties. These features, together with the horizontal emphasis of the building, may suggest an eighteenth century build date. On the 1843 Tithe Plan, nos. 3 and 5 are identified as "House in ruins", while 1 Church Street is identified as "Outbuilding". Historic photographs show the roofs to both nos. 1 and 7 at a lower level than that to 3 and 5 (P5.17 below). No. 1 was demolished and rebuilt in the early twentieth century, presumably when the roof was raised and the shop-front added.



*P5.17 Earlier, lower roofs to 1 & 7 Church Street*

**5.36** Rosleigh, on Church Street, the birthplace of Samuel Fox, retains an eighteenth century window to its south-facing elevation, although the sill has been covered with render. The front of the building has been raised in height (compare photo P3.11 with P5.18 below).



*P5.18 Rosleigh Cottage today*

**5.37** A number of properties on Hugh Lane have eighteenth century windows, some blocked. Rose Lea, to the rear of Edgelands and The Gables, was the Poorhouse in Bradwell from the early nineteenth century, but the windows on the

south elevation appear to date from the eighteenth century; the mullions have been removed.



*P5.20 C18th windows to Rose Lea, Hugh Lane*

**5.38** Edge View was originally built as the barn to The Croft, and a blocked earlier opening to its south elevation may have been a pitching hole. The quoins to both Edge View and The Croft suggest an earlier date than the current window and door surrounds.



*P5.19 Blocked earlier opening to Edge View, Hugh Lane*

**5.39** Hartle Cottage has a blocked window opening to its north-west gable, which may be eighteenth or even seventeenth century. There is also a large, gritstone, former door lintel on the south-west elevation, just above a modern concrete window lintel.



*P5.21 Blocked C18th window to Hartle Cottage, Hugh Lane*

**5.40** Stonecroft, on The Hills, has a date of 1739 inscribed on the lintel above the door on its south elevation, and retains some eighteenth century window openings to its rear elevation. The Nook, beside the stone steps on The Hills, has eighteenth century window and door surrounds and quoins.

**5.41** In Smalldale, The Knoll has eighteenth century windows to its main north-east facing façade and an eighteenth century window to its north-west elevation. Holly Cottage also retains eighteenth century flush stone window and door surrounds to both front and rear elevations. There are also surviving eighteenth century window and door surrounds to the buildings at the eastern end of Smalldale (see the Architectural Development Map, Fig. 15).



*P5.22 C18th windows to The Knoll, Smalldale*

**5.42** A number of properties have eighteenth century datestones, although with little or no other remaining visible evidence. For example, The Homestead, at the southern end of Town Lane, has a datestone of 1790, although only the door lintel appears to date from then.

**5.43** The Hope Valley Police Station was originally a farm building and is clearly visible on the 1820 map. Changes in the stonework to the side wall and the gable end indicate that the building has been raised in height at some point. It retains agricultural ventilation slots to its north

elevation, along with an eighteenth or early nineteenth century window surround, quoins and a blocked, quoined doorway.

**5.44** Newburgh Hall, marked on the 1820 map, was also originally a farm building and is likely to be contemporary with the Police Station (see 3.50 and photo P3.13). The building's earlier features have now been altered and covered with render, although some evidence of its earlier origins may still remain beneath the render.

**5.45** Newburgh House may also be contemporary with these former farm buildings (see 3.49). Photo P3.13 shows the building when it was the Newburgh Arms public house: it appears to have been rendered, with nineteenth-century window surrounds, but the render is smooth and painted and the quoins are flush with the render. The building had stone gable end stacks and moulded, gritstone corbels supporting the gutters. Since then the building has acquired a non-traditional front porch, deep overhanging eaves with white barge-boards, a fascia board rather than stone corbels to support the gutter and blue engineering brick chimney stacks have replaced the stone stacks. The ground floor window to the left of the entrance porch has been widened. A heavy, modern, pebble-dash render has been applied to both this building and the adjacent Club building, with applied, cemented projecting quoins.



*P5.23 Newburgh House today*

**5.47** Most of the religious buildings in Bradwell date from the late eighteenth and nineteenth centuries. The Methodist Chapel on Towngate was originally constructed in 1807, as the Wesleyan Chapel. The four-columned Tuscan stone portico with balustraded parapets was added over the central doorway in 1891, when the building was altered and refitted (Bradwell Historical Society, 2008). The frontage, above the portico, has a pedimented gable with a central plaque inscribed 'Wesleyan 1807. Restored 1891'. The building has rows of semi-circular headed margin light sash windows in raised surrounds, to both sides and the front. The sashes have coloured glass in the margins.



*P5.24 Methodist Chapel before 1891 and today*

**5.48** The Bethlehem Chapel on Hugh Lane, built in 1845 and enlarged in 1878, is an important unlisted building within the Conservation Area, visible from many parts of the settlement. A circular stone plaque with a raised, moulded surround on the gabled frontage, records these dates but the original 1845 name in the centre of the plaque, which read 'Primitive Methodist Chapel', has been obscured. The building was renovated in 1914, with new windows and an entrance porch added (Bradwell Historical Society).



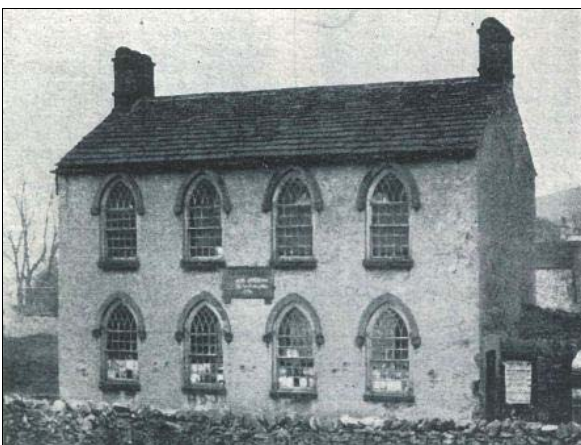
*P5.25 The Bethlehem Chapel today*

**5.49** The Church of St. Barnabas, constructed in 1867 by CC Townsend, has a stone plaque inscribed 'AD 1867 THS XP'. The tower was added in 1888-91. The building is a typical example of Victorian Gothic ecclesiastical architecture, with trefoil-headed lancet windows and quatrefoil windows, flowing tracery and a crown post roof internally.



*P5.26 Gothic detailing to Church of St. Barnabas*

**5.50** Brook House, built in 1826, is constructed over the Bradwell Brook, which runs directly under it through a segmental arched tunnel. There are tall, pointed-arched windows, with early-nineteenth century Gothic Y-tracery in the upper sections and small paned windows below, to both floors on the east elevation and to the upper floor of the west elevation. Those to the latter have Gothic hood moulds above each window. An early photograph from the 1840s shows that the building originally had four identical windows to the ground floor of the west elevation, but these had been replaced by 1911, with two large square windows and a central door. The building now has four square windows to the ground floor.



*P5.27 Brook House in the 1840s*

**5.51** A number of nineteenth century buildings have datestones, for example St. Barnabas School (1872) and the former Wesleyan Sunday School on Bridge Street (1844). Whiterock House on Church Street has a datestone of 1862 on its south-west gable end, but an earlier photograph shows that this end of the property

has been raised: the datestone was originally on the south-west gable of the main part of the building.



*P5.28 C19th datestones*



*P5.29 Whiterock House in the early C20th (centre of top photo) and today (bottom photo)*

**5.52** Later-nineteenth and early-twentieth century buildings have a more vertical emphasis and typically have symmetrical frontages, with a central doorway, sash windows on each side to each floor, and with gable end chimney stacks.



*P5.30 A typical late C19th symmetrical frontage at Eccles View, Smalldale*

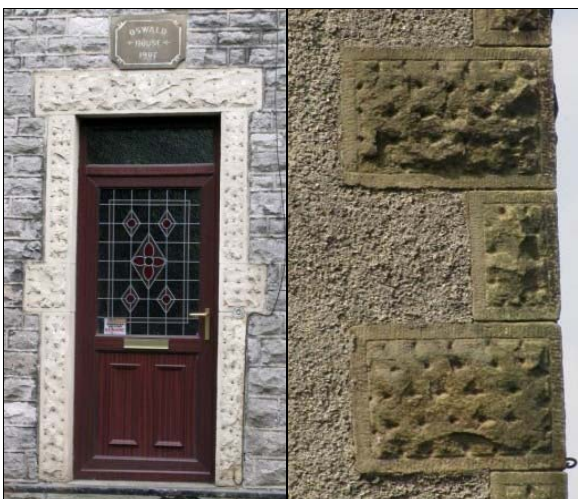
**5.53** Stone coped gables with moulded kneelers are also typical, for example Wortley House on New Church Street, Whiterock House

on The Hills and The Old Manse on Netherside. A few properties have a bracketed canopy above the central doorway, for example South View in Smalldale and Hill Stiles on The Hills.



*P5.31 Wortley House (top); South View (bottom)*

**5.54** A pick tooled finish to gritstone dressings is a nineteenth/early-twentieth century detail commonly found in Bradwell, for example at Eccles View in Smalldale, Oswald House in The Hills and Heather Lee on Hungry Lane. A few late-nineteenth/early-twentieth century properties have decorative fretwork to their gables, for example Hunters Green on The Hills.



*P5.32 Pick tooled finish to dressing, Oswald House (left) and Heather Lee (right)*



*P5.33 Decorative fretwork, Hunters Green*

**5.55** A number of buildings have had twentieth century dormer and bay windows added to the original buildings. Early photographs show some of these buildings before the dormers were added, for example, Brook Buildings, Ashover House and The Manse on Brookside and Clematis Cottage on Church Street.



*P5.34 Clematis Cottage - no dormer windows*

**5.56** The Bradwell Newsagents and Post Office originally had a timber upper floor. The current first floor subsequently replaced this when it became dilapidated.

**5.57** The tradition of including datestones on buildings in Bradwell has continued to the present day, with a few twentieth and twenty-first century buildings displaying their date of construction, including Creswell Knoll in Smalldale (1938), Towngate Terrace (1905) and Oswald House (1907) and Stoneygate (1992) on The Hills.

**5.58** In some instances, datestones reflect the date of alteration rather than construction of a building. For example, Edge View on Bessie Lane, built in the nineteenth century as the coach-house to Edge House, just to the north, has a datestone of 2000 on its east-facing gable, indicating when it was converted to domestic use.

**5.59** A number of buildings display individually distinctive architectural features. Stanley House (Grade II listed), on Towngate, has a hipped roof, which is an unusual feature for an early nineteenth century building in the Conservation Area. The building also retains its original, early-nineteenth century sash windows, with no horns



to the sashes and with smaller panes - horns were introduced when panes of glass increased in size from around 1860 onwards. Other distinctive features include a plinth and covered eaves cornice to the main part of the house, and castellated parapets to the western addition. The house was originally two separate houses and the two front doors still remain, with continuous moulded hoods and original panelled doors, although the bottom panels have been infilled.

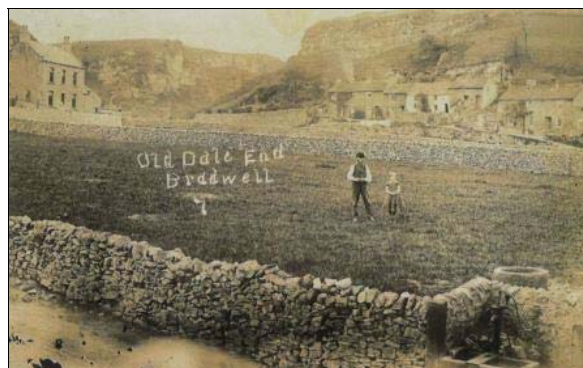


P5.35 Stanley House

**5.60** Dale End Cottage, at Dale End, is an important unlisted building within Bradwell Conservation Area, combining decorative elements reminiscent of late-nineteenth century Arts and Crafts design, alongside alpine-style features, which echo some of the model estate houses in Ilam. Features of interest include, for example: the oriel window to the front elevation, with timber mullions and transoms and diamond lattice glazing to the side lights; projecting timber rafter feet and verges; and ornamental barge-boarded gables with half-timbered trellising and overhanging eaves. The oversized chimney and the oversized, elaborate brackets supporting the open porch are typical features of Arts and Crafts design. The Swiss-cottage style is atypical in the Peak District, with the exception of Ilam. It is likely that the present house is a rebuilding of an earlier, more humble cottage, or row of cottages, as the stonework to the front gabled projection appears to be of higher status than that to the walling to either side: photo P5.37 below shows the original row of cottages in this location, as well as the original form of The Sett, to the north.



P5.36 Dale End Cottage



P5.37 Row of cottages pre-dating Dale End Cottage (centre-right), with The Sett before extension (right). Whiterock House to left

**5.61** Corblestones, on The Hills, has crows-foot gables to its west elevation, as well as timber mullioned and transomed windows.



P5.38 Corblestones

**5.62** The former Primitive Methodist Sunday School on Hugh Lane has a small bell-cote, with one bell, dating from around 1854, on the north gable.

**5.63** Lyndale House (Grade II listed) has an elaborate central doorcase with a double bracketed, moulded hood above (see P5.39 below, bottom photo). The earlier photograph of the property (P5.39 top photo), however, shows that this has been superimposed on a more traditional, flush, gritstone quoined door surround, with a gritstone canopy over. On the earlier photograph, the house and attached

workshop have more traditional windows than now, with more subdivision, and the external stairs have a dilapidated stone base (rather than brick, as now) with possibly an arch beneath.



*P5.39 Original door surround and windows at Lyndale House (top); doorcase today (bottom)*

**5.64** Granby House, in Smalldale, still retains mid-late Victorian windows with margin panes.



*P5.40 Margin panes to windows, Granby House*

**5.65** Elaborate, carved stone plaques on 2 and 4 Fernbank are copies of bas-relief plaques in the Sculpture Gallery at Chatsworth, by the Danish sculptor Bertel Thorwaldsen (1770-1844) and represent Night and Morning. This building also has a pronounced pick tooled finish to all of the gritstone dressings, and the lintels above the door and windows have a decorative ogee-style central feature to their lower edge.



*P5.41 2 & 4 Fern Bank*

**5.66** No. 5 Church Street has a stone carved Green Man on the wall at the rear of the property. This was, apparently, originally located at the front of this building.



*P5.42 Stone Green Man, 5 Church Street*

**5.67** The former agricultural building just to the east of Stoneygate, on The Hills, has a stone-built dovecote at the top of its west gable.

**5.68** Dialstone Villas on Hill Head has a gritstone plaque inset into the north-east facing

gable wall, with a dialstone inscribed with 'Dial Stone Villas A.D. 1896'. This is an important unlisted building in the Conservation Area.



*P5.43 Dialstone Villas*

**5.69** Many properties within Bradwell were formerly shops and although only a few shops still remain, a number of buildings retain former shop frontages. The first shop frontages developed in the eighteenth century, but the remaining shop fronts in Bradwell mostly date from the later nineteenth and twentieth centuries. Traditional shop fronts typically included a stall-riser beneath a raised window, or windows, with pilasters, console brackets, a fascia with the shop name and a central or off-set doorway, with a fanlight above. Earlier windows were multipaned (see photo 5.46 top); these were replaced with larger expanses of glass as this became available in larger sheets.

**5.70** A few existing and former shop fronts still retain many of their original decorative features, including Round the Back and the Doctor's Surgery. The former chip shop attached to the west end of Wortley House, still retains console brackets and a timber fascia with a cornice above.



*P5.44 Original shop front to Round the Back*

**5.71** A number of shop fronts in Bradwell had plain gritstone stallrisers and pilasters, such as 1 Church Street and High Peak Building (High Peak Heating Supplies) on Towngate. Other shops just had enlarged windows, rather than full

shop frontages, such as Bradwell's Ice-cream shop, Repton Cottage on Church Street, Netherlea on Netherside and 1 Town Lane, in Smalldale. Some shops in Bradwell also had corner doors, for example Cheetham Cottage on Netherside.



*P5.45 Former shop front, 1 Church Street*

**5.72** Other former shops have now been altered so that all evidence of their former use has been removed. Photo P5.46 (top) shows an early, multipaned shop front to 1 and 2 Towngate Cottages, on Brookside. A later shop front had larger panes to the windows. The building has now been converted to residential use, and all evidence of its former use has been removed.



*P5.46 Original shop front to 1 & 2 Towngate Cottages (top) and the cottages today (bottom)*

**5.73** The original Co-operative building, constructed in 1934, was flat roofed with Art

Deco touches. Alteration and extension in the later 1990s have obliterated its original appearance (Bradwell Historical Society, 2008).



*P5.47 Original Art Deco-style Co-operative store*

**5.74** Some buildings within the Conservation Area have curved corners to one of the walls. In some cases the curve follows a bend in the road, such as By the Way, Micklow View and the north-east corner of 1 Town Lane, in Smalldale, Clinton and Hunters Green Cottage on The Hills and the Bradwell's Ice-Cream shop. In other cases, such as at Tanfield Cottage on Church Street, the curve may have been intended to allow easier passage around the building, possibly to stables or other agricultural buildings.



*P5.48 Curved corners to 1 Town Lane and Micklow View, Smalldale*

**5.75** Canopies, awnings or sun-blinds, which could be wound in or out as necessary, were introduced to shop fronts in the late-nineteenth century. Early photographs show that some shops in Bradwell originally had canopies, such as High Peak Building (High Peak Heating Supplies) (see photo P4.11) and the former chip shop attached to Wortley House (see photo P4.12, top).

**5.76** Clinton, on The Hills, was once a drapers. The elevation facing east from East House and Steps Cottage, adjoining the north side of Clinton, originally had about five windows on the middle floor; this would have allowed a lot of light in, suggesting the building was used for the manufacture of textiles.

**5.77** Cannon Cottage, positioned with its gable end to the edge of the road, is a rare surviving example of a hatter's workshop, in which 'Bradda Beaver' hats are thought to have been manufactured (see photo P4.4). This is an important unlisted building in the Conservation Area.

**5.78** Although most of the original barns, workshops and other outbuildings within the Conservation Area have now been converted for residential or commercial use, a few still remain unconverted, retaining original features. For example, the attached stableblock to the rear of Stanley House retains a segmental headed archway, with internal stabling features still in situ on the ground floor. The workshop on Soft Water Lane, occupied by P. Austin Electrical, still retains an external flight of steps to allow access to the upper floor. External flights of steps still remain elsewhere in the Conservation Area, such as on the south-east gable of Newburgh Hall and the south-east gable of Ivy House, on Towngate.



*P5.49 Stanley House stableblock*

**5.79** The Old Cobblers Shop, at the east end of Charlotte Lane, has tall, narrow proportions,

typical of a workshop building. The building has now been converted to domestic use and the chimney stacks have been removed from the west gable.



*P5.50 The Old Cobblers Shop, Charlotte Lane*

**5.80** A number of buildings still retain evidence of blocked former barn entrances, for example Cobb Barn in Smalldale and Townend on Netherside.

**5.81** Ford Cottage, on The Hills, still retains the iron pintles and latch for a shutter. The row of buildings at this end of the terrace was marked as a "Homestead" on the 1843 Tithe Plan (Fig. 10), and this part of the building may originally have had an ancillary use.



*P5.51 Iron pintles & latch at Ford Cottage*

**5.82** The main road bridge, the footbridges on Towngate and beside Butts Mill, and Brook House and the former saw mills, all had segmental arches over the brook. These were generally of stone, although that to Brook House appears to be of brick. The road bridge was strengthened during the twentieth century and its arch was flattened.



*P5.52 Road bridge still with its segmental arch (top); brick arch beneath Brook House (bottom)*

**5.83** There is a Victorian pillar box at the top of the steps leading from Church Street up to The Hills. A K6 red telephone box, designed by Sir Giles Gilbert Scott and introduced in 1936, stands near the footbridge on Towngate.

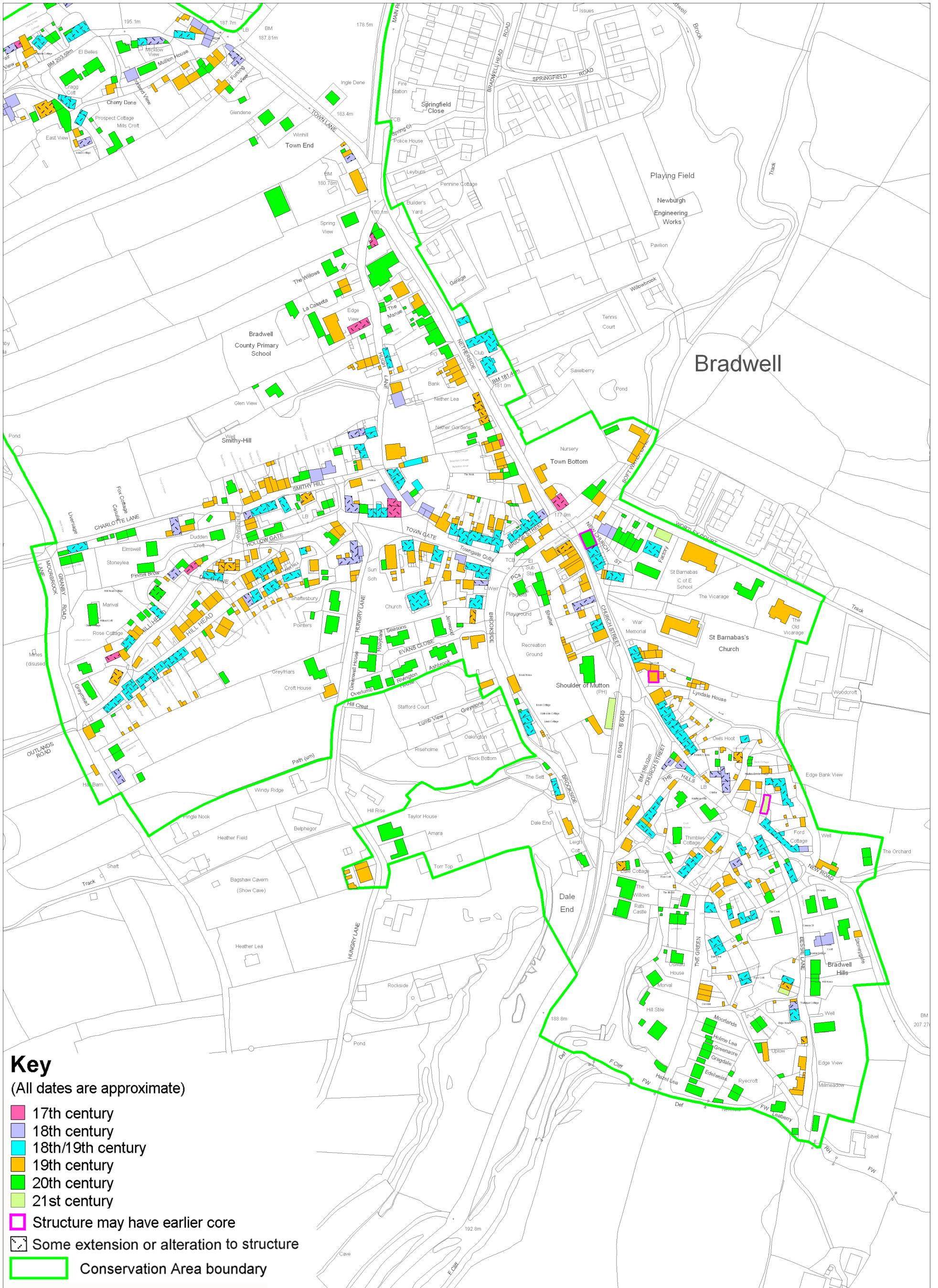


*P5.53 Victorian pillar box on The Hills*

**5.84** In general, later-twentieth and twenty-first century houses in the Conservation Area have been designed sympathetically, although

there are a number of bungalows, which are non-traditional. A few twentieth century properties have particularly prominent non-traditional features, such as the wide, painted timber slatted balcony to the front of Nethercote, in Smalldale, which is a prominent feature close to the road.

**5.85** The many modifications that have been carried out to properties in Bradwell, both historically and more recently, have reduced their historic integrity. Photographs from the mid-late twentieth century illustrate the extent of alteration which has occurred in more recent years, such as the replacement of traditional casements and sashes with modern windows (including various forms of double glazing and upvc), the replacement of stone slate roofs with blue slate or concrete tiles and the reduction in the heights of chimney stacks. These changes could compromise the historic value of the Conservation Area if they continue. Where non-traditional cement render and cladding has been removed, this is helping to restore the character and appearance of this traditional limestone village and should be encouraged.



**Key**

(All dates are approximate)

- 17th century
- 18th century
- 18th/19th century
- 19th century
- 20th century
- 21st century
- Structure may have earlier core
- Some extension or alteration to structure
- Conservation Area boundary



Fig. 15a. Architectural Development within Bradwell Conservation Area

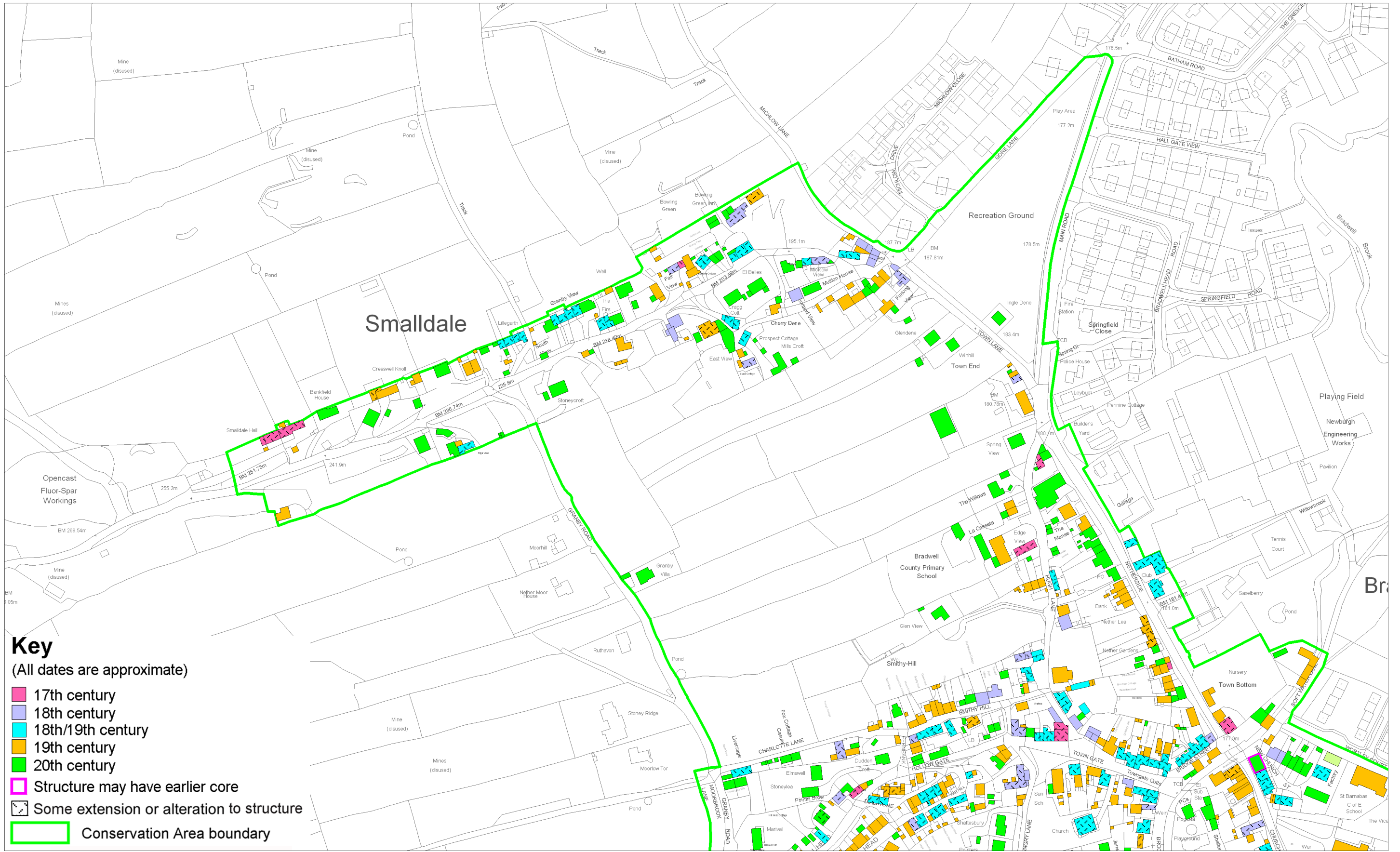


Fig. 15b. Architectural Development within Bradwell Conservation Area



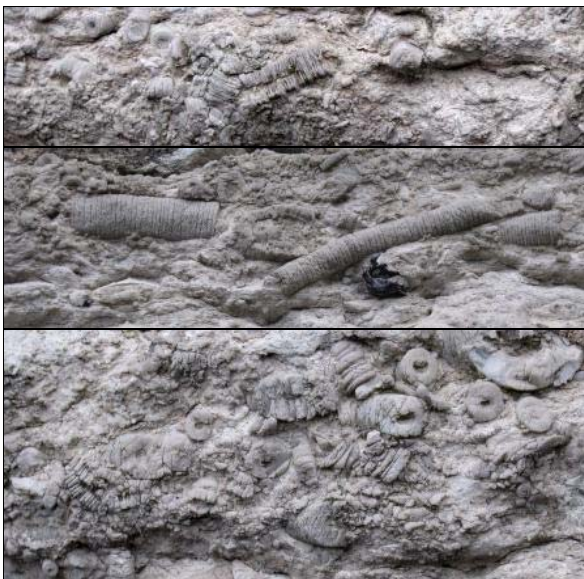
## 6.0 PREVALENT AND TRADITIONAL BUILDING MATERIAL

**6.1** The consistent palette of materials used in the construction of Bradwell's buildings and structures contributes significantly to the distinctive character of the Conservation Area. The correct identification of traditional building materials and techniques is essential to ensure that repairs to historic buildings are carried out appropriately and that development in the Conservation Area and its setting is in context.

**6.2** Historically, materials for buildings, structures or paving in Bradwell were locally sourced, particularly for vernacular properties. This use of local materials helps to blend the settlement's built environment into its rural setting.

**6.3** Improvements in transportation, especially with the coming of the railway in the nineteenth century, allowed mass-produced and non-indigenous building materials to become more widely available. Many of these materials now have such a long established and extensive use in Bradwell that they have become an accepted part of the local building tradition, for example cast iron rainwater goods and blue roofing slate.

**6.4** Limestone is traditionally the principal walling material for buildings and structures within the Conservation Area, reflecting the local carboniferous geology of the White Peak, on which the majority of the Conservation Area is situated. The limestone would have been extracted from local quarries in Bradwell Dale. Limestone from here was also used for road surfacing, until the advent of tarmac (Barnatt, 2007). The local limestone in the area has a particularly high fossil content, and fossils can be seen in the walls of many buildings within the Conservation Area.



P6.1 Fossils in the limestone wall of Stonecrop Cottage, Far Hill

**6.5** The carboniferous limestone of the White Peak is a very hard stone, particularly difficult to tool. As a result, historic and traditional buildings in Bradwell mostly have gritstone dressings, regardless of their wall construction and finish. The gritstone would also have been obtained locally, from the gritstone areas to the east of the settlement.

**6.6** This consistent use of local building materials, with subtle, neutral colours, gives a relatively unified and harmonious appearance to the Conservation Area. This has been significantly reduced in places, however, as much of the natural stone walling to buildings in Bradwell has been covered with render or cladding.

**6.7** Walls are generally either of coursed, roughly dressed squared limestone, or rubble limestone brought to courses. Some buildings have coursed stonework to their frontages with side or rear walls of only roughly coursed rubble limestone or random (un-coursed) rubble limestone. The limestone walling to some of the late-nineteenth / twentieth century properties has a more pronounced, rock-faced finish.



P6.2 Coursed, squared limestone (top); rubble limestone brought to courses (middle); rock-faced finish (bottom)

**6.8** Common gritstone dressings in the Conservation Area include window and door

surrounds, quoins, cornices, coping stones, string courses and date-stones. Stallrisers to some of the historic shop-fronts in Bradwell were constructed from large gritstone blocks. Moulded gritstone corbels supporting gutters (originally intended to support square section timber gutters) are also typical throughout the Conservation Area.



P6.3 Moulded gritstone corbel supporting gutter

**6.9** A few properties are constructed entirely from dressed gritstone, for example Stanley House on Towngate (Grade II listed) and Dialstone Villas on Hill Head. The frontages of Rose Cottage and Joiners Cottage on Towngate (both Grade II listed) are of coursed, squared gritstone with horizontal bands of limestone. The limestone walls of the Church of St. Barnabas have flush bands of gritstone. Tyrone Cottage, on Church Street, has a coursed, squared gritstone frontage, with limestone to sides and rear: early photographs show that the ridge of this building was raised at some point (see photo P5.17), and it is possible that it was re-fronted at the same time.



P6.4 Gritstone walls and quoins, Stanley House

**6.10** The ground floor window surrounds to Stonecrop Cottage, on Far Hill, are of gritstone, but the surround to the first floor window may be tooled limestone, although this may be a coarse type of gritstone. West Cote and Millstone Cottage have dressings of the same stone to windows and doors. The former tannery and mill building on Soft Water Lane has what appears to be a limestone surround, with iron pintles still in situ, to the south-west facing gable.



P6.5 Possible limestone window surround to mill building

**6.11** Many properties in Bradwell Conservation Area are covered with a modern cement render. A number of other buildings are covered with an imitation, squared-gritstone cladding. Where patches of render or cladding are deteriorating, the original limestone walls and stone dressings can be seen beneath.



P6.6 Patches of render & cladding deteriorating to reveal stonework: Kinder Cottage, The Hills (top left); Bethlehem Chapel (top right); Bank House, Church Street (middle); Newburgh Hall (bottom)

**6.12** A number of previously rendered or clad buildings have now had this removed, revealing the original limestone beneath, for example, Bridge House and Brook Buildings. This has significantly improved the appearance of these buildings and is helping to restore the original character and appearance of the Conservation Area.

**6.13** Some walls to buildings within the Conservation Area, both rendered and un-rendered, are painted, for example the White Hart Inn.

**6.14** In general, twentieth century buildings in the Conservation Area are constructed using traditional materials, but there are a few examples of non-traditional building materials, including limestone Davy-block, for example at Luanshya and Gladstone, on Jeffrey Lane, and the houses opposite Hill Stiles on The Hills. Brick is an alien material to the Bradwell Conservation Area and the 1930s Shoulder of Mutton Inn is the only red brick building in the Conservation Area.

**6.15** Natural stone slates are a traditional roof covering in Bradwell and in this area of the Peak District. These are locally referred to as 'grey slates' and are laid in diminishing courses. A number of buildings within the Conservation Area still retain traditional gritstone slate roofs.



*P6.7 Stone slate roof*

**6.16** Natural blue slate is the predominant roof covering in the Conservation Area, with Welsh slates being the most common. These vary in colour from blue-grey to purple. Westmorland slate, which has a distinctive green colour, can be seen on the roof of the Church of St. Barnabas (see photo 6.8).

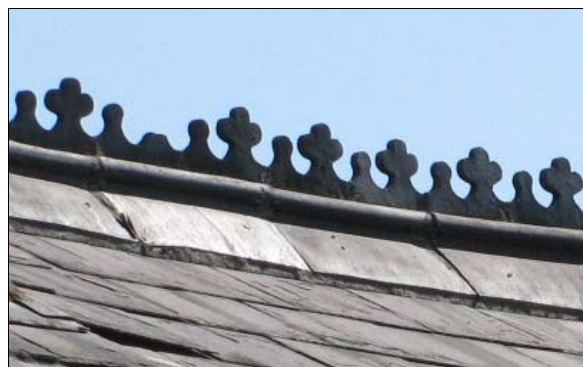


*P6.8 Church of St. Barnabas roof - Westmorland slate*

**6.17** Concrete tiles and artificial slates are twentieth century roofing materials and have replaced natural slate on many roofs in the Conservation Area. These modern roof coverings do not form part of the local building tradition.

**6.18** The verges of earlier buildings in Bradwell were mortared. Ornate bargeboards, exposed rafter feet and fascia boards are generally associated with buildings from the Victorian and Edwardian era and there are a number of examples of these features in the Conservation Area. Some have been added at a later date to earlier buildings, such as at Newburgh House.

**6.19** Decorative clay ridge tiles are a later nineteenth century feature and can be seen, for example, at Round the Back on Church Street and at 1 Towngate. The Church of St. Barnabas has pierced terracotta ridge tiles to the nave. Rose and Joiners Cottages on Towngate were constructed in the eighteenth century, but the fleur-de-lys clay ridge tiles to the front ridge were added when the front section of the building was re-roofed in Welsh slate; the rear roofs are still of stone slate.



*P6.9 Decorative clay ridge tiles, 1 Towngate*

**6.20** Limestone chimney stacks are a traditional feature within the Conservation Area. There are also examples of gritstone stacks and a number of limestone stacks have gritstone copings, bands and drip courses. A few

buildings, such as the Church of St. Barnabas, the Old Vicarage and some of the late-nineteenth and twentieth century buildings have limestone stacks dressed with gritstone quoins. Blue engineering brick and red brick have been used on some later-nineteenth century and twentieth century properties and have replaced stone stacks on older buildings in places.

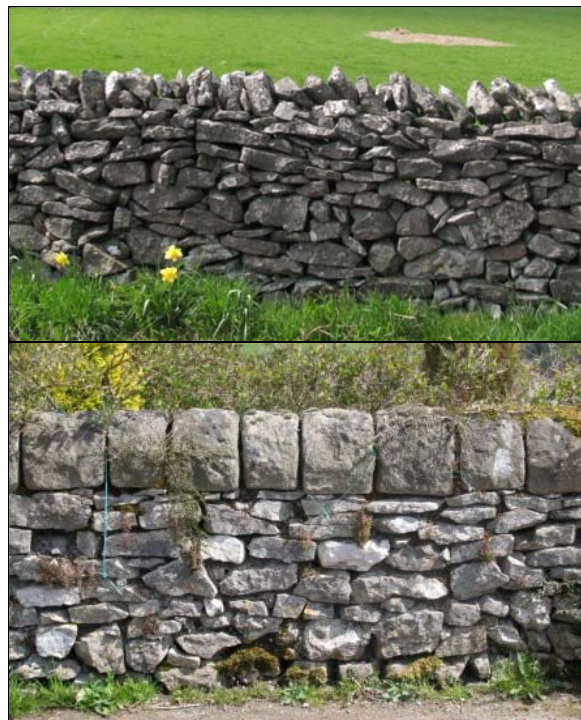
**6.21** Earlier datestones tend to be inscribed on the stone lintel above a doorway. From the nineteenth century, datestones are generally in the form of a moulded, inscribed gritstone plaque, inserted into the limestone wall. In some cases the plaque displays the building's name instead of, or in addition to, the date.

**6.22** Traditional rainwater goods in the area are either square-section timber gutters or cast iron gutters with half-round profiles, with cast iron downpipes. Plastic has superseded traditional materials for gutters and downpipes in many places. There is a lead downpipe and hopper at Smalldale Hall.

**6.23** Most of the traditional windows that remain in the Conservation Area are timber sashes or casements. Windows on earlier buildings may originally have had leaded lights, but there are no original examples now remaining. Many traditional windows have been replaced with upvc, which is a non-traditional material, now prevalent within the Conservation Area.

**6.24** Timber, normally painted, is the predominant material for doors in the Conservation Area, although upvc doors have been introduced in recent years. There are also examples of stone porches and hoods.

**6.25** Land surrounding Bradwell is enclosed and therefore boundary walls contribute significantly to the character of the Conservation Area. Traditional dry-stone walls, found within the Conservation Area and its wider setting, often form field boundaries and define road edges. These limestone walls are tapered towards the top of the structure, whilst larger pieces of stone, known as through or bonding stones, tie the stonework together. Other boundary walls within the Conservation Area are of coursed, roughly coursed or un-coursed (random) rubble limestone construction, both dry-stone and mortared, or are of coursed, roughly squared limestone. There are a variety of both limestone and gritstone coping stone details, including tightly packed stones on end and dressed half round, hogback or saddleback copings.



*P6.10 Drystone boundary walls, Granby Road*

**6.26** Various types of gateposts and piers punctuate the stone walls. These range from irregular, roughly dressed pillars with round or flat tops, broached piers and dressed gritstone piers with pyramidal or ball finials. Some of the early twentieth century villas on The Hills have decorative, pick-tooled gate piers, such as Oswald House. The gate piers to Hill Stiles are of limestone, with large gritstone blocks above and decorative, moulded, pick-tooled cappings.



*P6.11 Gate piers to Hill Stiles, The Hills (left) and Cranberry Cottage, Towngate (right)*

**6.27** There is a large gritstone post on the south side of the road at the corner entrance to Smalldale from Gore Lane, and a corresponding post on the opposite corner of the entrance, incorporated into the boundary wall of Corner Cottage.



*P6.12 Gritstone posts at entrance to Smalldale*

**6.28** There are two large, columnar gritstone gateposts at the north side of Bridge House on Netherside, thought to be former turnpike gateposts, possibly from the Sheffield-Buxton turnpike (now the Hathersage-Castleton road).



*P6.13 Turnpike gateposts beside Bridge House, Netherside*

**6.29** Historic railings are formed from wrought and/or cast iron, embedded directly into coping stones, often above low, stone boundary walls, for example at Stanley House and the Wesleyan Sunday School on Towngate, and at Dale View on The Hills. A variety of finial designs can be found to the railings. Modern metal railings found in the town are generally thinner in section and the pales are not normally embedded into coping stones.



*P6.14 Traditional railings at Dale View, The Hills*

**6.30** Metal and timber gates form part of the boundary treatment to many properties in the Conservation Area. These vary in design, for example ornate metal gates, five bar metal or timber gates, or simple picket timber gates.

**6.31** There are limestone flags in front of Lyndale House, which date from when the building was the Shoulder of Mutton public house. A flight of worn, wide stone steps leads up from Church Street to The Hills, with three large gritstone posts at the top: the steps have been turned over. There is a large gritstone threshold and gritstone kerbs, including a drainage channel, in front of the Old Bull's Head on Towngate and a set of worn gritstone steps on Towngate and a set of worn gritstone steps and a gritstone path lead up to the Old Post Office, remnants of the buildings' former uses. Stone flags or setts occur in small areas fronting other individual properties.



*P6.15 Limestone flags in front of Lyndale House*



*P6.16 Stone steps up to The Hills*



*P6.17 Old Bull's Head: gritstone kerb with drainage channel, and gritstone threshold*

**6.32** A limestone squeezer stile, at the southern end of The Green, on The Hills, provides access to a footpath across the fields to Hazlebadge.

**6.33** There is little street furniture of particular merit in the Conservation Area. Street lighting is modern. There are a variety of public benches, both metal and timber, within the settlement, for example on the green at the west end of Towngate, in the small garden area on Church Street and on the two Recreation Grounds.

**6.34** On the east side of the bridge across the Bradwell Brook there is a low bank of grass on the north side, which is almost at water level. This is cobbled beneath and was the sheep-wash: this was also a watering point for horses.

**6.35** Prior to the early-twentieth century, Bradwell's roads would have been un-metalled tracks, surfaced with limestone from Bradwell Dale, but tarmac is now the predominant surfacing material. The many narrow paths running through The Hills, in Smalldale and to the west of Towngate are all now covered with tarmac; it is possible that some traditional paving material still remains in situ beneath the modern covering.

**6.36** Small sections of gritstone kerb remain in some areas. There is a short stretch of stone kerb on the south side of Hill Head, opposite Hill End Cottage (there may also be a stone path beneath the grass path here) and a small section of stone kerb on the east side of Old Moor Cottage. A gritstone kerb edges the small circular green in Smalldale, at the junction of Little Lane and the main road.



*P6.18 Gritstone kerb in Smalldale*

**6.37** There is a high, stone block wall on the west side of the Bradwell Brook, close to its source near the south-west corner of the Recreation Ground. Drystone walls line the stream from this point up to Brook House and continue to the footbridge on the east side of the stream, with flat limestone coping stones above the low stone bank on the west side. Stone steps lead down to the water on either side of the stream to the west side of the road bridge. On the east side of this bridge a low, curved limestone rubble wall with large, rounded

limestone coping stones borders the eastern edge of the grass bank, marking the now-infilled course of the mill race that fed the mills along Softwater Lane, which was also an overflow for flooding. To the east of this, large limestone blocks and rubble limestone walls line the north side of the stream.

**6.38** Modern materials, particularly upvc windows, are having an impact on the historic character of the village. The prolific use of render and cladding has also had a negative impact on the historic integrity and appearance of individual buildings and on the character of the Conservation Area as a whole. The removal of this on a number of buildings is helping to restore the more traditional, historic appearance of the Conservation Area and should be encouraged.