

3.0 HISTORIC AND ARCHAEOLOGICAL DEVELOPMENT

3.1 There are 5 Scheduled Monuments within Bakewell Conservation Area, all of which also appear on Derbyshire County Council's Historic Environment Record (HER) (see Fig. 4). These are Bakewell Bridge (1007054, Grade I listed) and Holme Bridge (1007078, Grade I listed); the motte and bailey castle on Castle Hill (1013543); an Anglian high cross (1008617, Grade I listed); and an Anglo-Saxon high cross, originally from Beeley Moor and located for a time at Two Dales, Darley Dale (1008618, Grade I listed). The two crosses are located within the churchyard of All Saints' Church.

3.2 52 other sites and finds within the Conservation Area boundary are identified on Derbyshire County Council's HER (see Fig. 4). These include a number of listed buildings and structures within the Conservation Area (see Section 13 of this report).

3.3 Bakewell is located at a convenient valley crossing point, where historically the River Wye was easily forded. Although the present bridge at Bakewell dates from around AD1300, there is likely to have been a crossing much earlier (Stroud, 2003). There were also a number of fords close by: the original river crossing at Holme Bridge was via a ford, now located immediately to the west of the present bridge; the name Lumford means 'the ford in a woody valley' (Hey, 2001); and Beeley Ford, now a footbridge at the end of Granby Croft, is marked on the 1799 Survey Plan of the Town of Bakewell (see Fig. 7), just to the south of Bakewell Bridge. It may have been this ease of river crossing, together with the occurrence of both cold and naturally warm springs within Bakewell, which first attracted people to settle here.



P3.1 The ford beside Holme Bridge

Prehistoric and Roman

3.4 There is evidence of early human activity in the area around Bakewell, much of it to the east and north-east of the town. There are two Bronze Age barrows on Calton Pastures, both of

which are Scheduled Monuments, as is the later prehistoric promontory fort at Ball Cross Farm, which includes both Iron Age and Bronze Age finds.

3.5 The Romans were attracted to the Peak District for its lead. Although there is no evidence of a major settlement here, there have been a number of finds from the Roman period within Bakewell (see Fig. 4). An inscribed Roman altar was found near the River Wye at Haddon and now stands in the entrance porch to the Banqueting Hall at Haddon Hall.

Early Medieval (c. 410 AD – 1065)

3.6 An 8 foot (2.4m) high carved Anglian stone cross shaft in the churchyard of All Saints' Church at Bakewell is thought to date from the seventh or eighth century, although a recent study has suggested that the cross may date from the early tenth century (Sidebottom, 1999). There is also a large collection of early medieval carved stones within the church, including cross fragments and fragments of tombs, discovered during the rebuilding of the church in the nineteenth century (Stroud, 2003). These elements suggest that there may have been a church or other religious focus here as early as AD800 (Stroud, 2003).



P3.2 The Anglian high cross

3.7 The earliest documentary reference to Bakewell is in The Anglo-Saxon Chronicle, which records that in AD920 Edward the Elder ordered a burh, or defensive military fortification, to be built near to 'Badecan Wiellon'. The name means 'B(e)adeca's spring', with B(e)adeca being an Old English personal name (Cameron, 1959) and may reflect the importance of the settlement's warm springs (Brighton, 2005). The current spelling of Bakewell does not appear until the fourteenth century (Cameron, 1959).

3.8 There is some debate as to the location of Edward the Elder's tenth century burh and at least three different sites have been proposed, none of which has been confirmed archaeologically (Stroud, 2003). Castle Hill, which overlooks the crossing of the River Wye, has been suggested as a possible location for the burh in the past, but excavations have so far only revealed evidence of short-term twelfth century occupation (Stroud, 2003). The area to the north and west of the church and churchyard, on the hillock overlooking the river crossing, has also been considered as a potential location for the burh, as this position would have been defensible, was on good communication routes and included the church (Stroud, 2003).

3.9 The current hypothesis is that the most likely location for the burh is a horseshoe-shaped enclosure on the east bank of the river at the edge of Small Meadow and Old Pasture, shown on the 1799 Survey of the Manor of Bakewell (see Fig 6a) (Stetka, 2001). There is no specific dating evidence to confirm this earthwork as the burh, but Hart (1981) argues that this location would have enabled the fortress to view enemy approaches down the valleys from the north-west and north-east, as well as being within sight of the church. In addition, the site is across the river from the lost medieval village of Burton, possibly derived from 'burh-tun', or 'farm near or belonging to a fortification' (Cameron, 1959), which some have argued may confirm the existence of a burh at this location (Brighton, 2005).

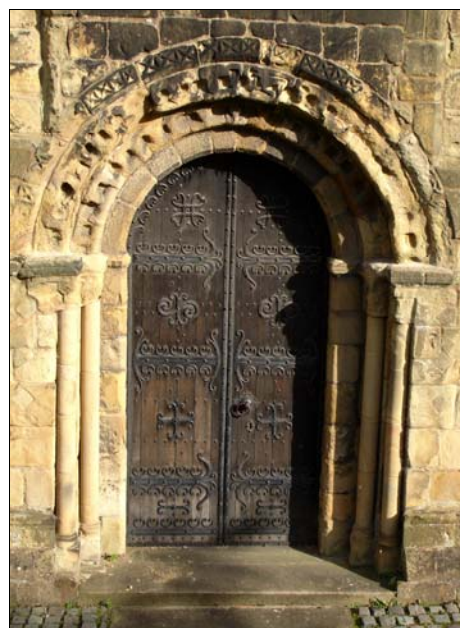
3.10 Penny (2002) suggests that the early medieval settlement itself developed on the hill close to the church. Stroud provides some possible evidence for this, suggesting that the wide open area at the junction of Church Lane and North Church Street and the larger open area into which this runs, marked as Fly Hill on the 1799 Survey Plan of the Town of Bakewell (Fig. 7), may represent an early marketplace adjacent to the church. An excavation at Parsonage House (now the Old House Museum) revealed some Saxo-Norman pottery and a boundary ditch below the earliest floor levels, which may indicate the presence of eleventh / twelfth century buildings here (Stroud, 2003), although Meeke (1984) has suggested that the trench may actually have held a large horizontal timber beam, providing a footing for the uprights of an earlier timber-framed house on the site. There are also references to medieval burgages and burgage plots in this area from the thirteenth century onwards (Penny, 2002).

3.11 All Saints' Church is thought to have become a minster church for a large area of the High Peak from around AD926, when Uhtred was given land by the king to found or re-found a 'coenubium' – i.e. a monastery and minster, or mother church for the area - at Bakewell

(Brighton, 2005). The minster church controlled the chapelries of Baslow, Beeley, Chelmorton, Harthill, Longstone, Monyash and Taddington (Stroud, 2003).

3.12 There are no early medieval structures surviving within Bakewell, although the plan form of All Saints Church, rebuilt in the early twelfth century, apparently shows features characteristic of pre-Norman, Anglo-Saxon design (Stroud, 2003).

Medieval (1066 – end 15th century)



P3.3 Norman doorway at All Saints' Church

3.13 At the time of Domesday Book (AD1086) Bakewell was a long-established royal manor (Stroud, 2003). It lay in Hamenstan wapentake, later becoming part of the High Peak wapentake when the Hamenstan wapentake was divided into two (Stroud, 2003). According to Domesday the manor of Bakewell had eight berewicks, or small dependent outlying settlements: Haddon, Holme, Rowsley, Burton, Conksbury, Oneash, Monyash and Over Haddon.

3.14 On the death of William I the manor of Bakewell passed to William Peverel, becoming part of his extensive estates in the Peak until 1153, when it reverted back to the Crown. In the 1190s the manor of Bakewell was given to Ralph Gernon (Brighton, 2005).

3.15 Ralph Gernon may have built a manor house at Bakewell in the vicinity of Moorhall, to the south-west of the church (Brighton, 2005). Cameron (1959) states that the existence of a hall here is well evidenced in early records and that it was referred to as Gernon Hall in 1306. There are no traces of a house now, however, and the area is occupied by a housing estate.

3.16 In 1192 the church of Bakewell, with all of its property, was given to Lichfield Cathedral by Prince John, Count of Mortain, on behalf of

his brother Richard I. For centuries the Cathedral collected tithes through its agents in the town and held various properties there (Stroud, 2003). The Dean and Chapter of Lichfield still retain the right to appoint a vicar at Bakewell.

3.17 By the medieval period Bakewell was the administrative centre of a large estate and ecclesiastical centre of a large parish. It is likely to have started to develop and grow in size in the twelfth century, coinciding with an increased interest in the production of wool by the monasteries (Stroud, 2003). The Dean and Chapter of Lichfield had a 'wolle house' in the town, which was probably the collecting point for the tithes of wool and lambs owed to the Chapter (Stroud, 2003).

3.18 The town was well positioned on a number of important communication routes and also controlled the crossing over the River Wye. The small motte and bailey on Castle Hill, thought to date from the twelfth century, would have guarded the river crossing point, although excavations have suggested that it may only have been occupied for a short period (Swanton, 1972). The 'Portway', an alleged prehistoric trackway between Ashford and Wirksworth, passed a mile to the west of Bakewell.



P3.4 Castle Hill motte and bailey

3.19 A number of packhorse routes passed through or near to Bakewell (Dodd and Dodd, 1990). One of the most important of these was the route to the north, which originally crossed the River Wye via a ford at Holme and later via Holme Bridge: the present bridge was built in 1664 but a packhorse bridge is mentioned here in 1562 (Stroud, 2003). Another packhorse route ran from Bakewell to the east, through the woods to Ball Cross and on to Sheffield and Chesterfield (Dodd and Dodd, 1990). Prior to the construction of the Matlock to Bakewell turnpike, the main route into the town from the south and south-west was along Butts Road (named Bear Lane on the 1799 Plan, Fig. 7), entering the town opposite the Old Town Hall and close to the medieval markets (Brighton, 2005). Further routes from Bakewell ran west to Buxton and south-west to Monyash (Stroud, 2003).



P3.5 The town end of Butts Road

3.20 It is likely that a market grew up naturally in Bakewell (Stroud, 2003). Henry II granted a fair to the town in 1254, although the first mention of a fair was in 1251; in around 1381 John Gernon II claimed that the right to hold a fair and market in Bakewell had existed 'since time immemorial' (Brighton, 2005). By 1330 there were two annual fairs and a Monday market (Stroud, 2003).

3.21 In the medieval period the town's common open arable fields lay to the west, while its meadowland stretched from the town centre along the river valley to the south-east (Brighton, 2005). Haddon Estate fields and the now deserted settlement of Burton lay to the south. The main arable fields were named Stonedge Field, Middle Field, Far Field and Moorhall Field; these names can be clearly seen on the 1799 Survey of the Manor of Bakewell (see Fig 6b). Village families had strips or furlongs in different parts of these large, shared open fields and farms would have been located within the town itself. The strip fields are clearly marked on the 1796 Map of the Manor of Bakewell (see Fig. 5). Medieval strip lynchets are still visible behind Ridgefield on Monyash Road, and strip lynchets and areas of ridge and furrow can be seen within fields further to the west of the town.



P3.6 Strip lynchets, viewed from Crowhill Lane, to the west of Bakewell

3.22 A mill is mentioned in Domesday Book. Watermill sites are often long-lived, and Bakewell's medieval corn mill is almost certain to have been located on the site now occupied by Victoria Mill (Stroud, 2003). The present mill building was constructed in 1800, replacing an earlier corn mill.

3.23 In addition to the corn mill, both a windmill and a fulling mill were associated with Bakewell in 1339 (Allcock, 1979).

3.24 In 1254 Ralph Gernon founded the Chantry of Our Lady in Bakewell, and the Guild of Our Lady was formed to support the Chantry priest (Brown, n.d.). Gernon bequeathed land and a house to the south-east of the churchyard, where the Old Town Hall was subsequently built, for use as a guildhall for members of the Guild and as lodgings for the priest (Brighton, 2005). There is also thought to have been a small chapel dedicated to St. Mary here, taking its name from St. Mary's well, which is located to the rear of what is now the Antiques Centre (Brighton, 2005); this chapel may have been referred to as the Chantry of St. Mary in a document of 1210 (Brown, n.d.).

3.25 In 1344 the Chantry of the Holy Cross was founded by Sir Geoffrey Foljambe, with an associated Guild of the Holy Cross (Brown, n.d.). In 1472 the Chantries of Our Lady and of the Holy Cross were merged (Brown, n.d.). According to Brighton (2005), the Chantry priest was relocated to The Chantry House, on the north-west corner of the churchyard (Brighton, 2005). Brown, however, believes that this property housed a Chantry priest from a much earlier date.



P3.7 Chantry House c.1781, before rebuilding (from an engraving by Richard Godfrey, 1781)

3.26 From 1383 the manor of Bakewell passed through a series of families until it was bought by Sir Henry Vernon of Haddon, in 1498 (Brighton, 2005). The manors of Bakewell and Haddon were joined under the Vernons and in 1565 the Vernons' Derbyshire estate passed through marriage to the Manners family, then Earls and later Dukes of Rutland (Brighton, 2005).

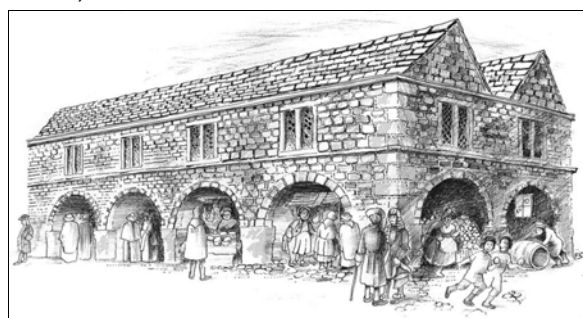
Post-Medieval (16th century - end 18th century)

3.27 By the sixteenth century both Bakewell town and parish were the largest in the High and Low Peak and Bakewell market was the most prosperous (Brighton, 2005). The extent of the settlement was probably similar to that shown on the 1799 Survey Plan (Fig. 7), the earliest map of the town of Bakewell, with the centre of town and marketplace located close to the east side of the churchyard (Stroud, 2003).

3.28 In 1534 the Dean and Chapter of Lichfield leased its farming of tithes in the Peak to Ralph Gell of Hopton (Brighton, 2005). As part of the agreement Gell was required to build a Parsonage House for the collector of tithes, together with a tithe barn, just to the west of Bakewell church. The Dean and Chapter subsequently sold both the right to collect the tithes and the Parsonage House to Gell (Brighton, 2005).

3.29 In 1602 John Manners founded and built St. John's Hospital by the south-east gate of the churchyard, on the site of the old chapel dedicated to St. Mary (Brighton, 2005). The hospital was for poor single men of the parish and originally consisted of four dwellings, with two further lodgings and a dining hall added three years later. A Town Hall and court room were built above the lodgings, with Vestry and other town meetings held in the former and the annual Quarter Sessions of the Justices of the Peace held in the latter (Brighton, 2005).

3.30 At about the same time John Manners built the Market Hall on Bridge Street (Brighton, 2005). Old photographs of this building show that the ground floor would have had open arcades, with a windowed storey above (see Photograph P5.15).



P3.8 The Old Market Hall as it may have looked originally

3.31 A four-storey Mercer's Hall, known at various times as the Woollen Hall and the Clothing Hall, was built on the south side of the old market place in the second half of the seventeenth century (Brighton, 2005). The building was demolished in 1936 and replaced with a twentieth century mock-replica (Brighton, 2005).



P3.9 The old Clothing Hall (centre-right) on the market place

3.32 The importance of Bakewell as a market town led a number of wealthy merchants to build large houses for themselves in the town. Holme Hall, for example, was built in 1620 by a lead merchant, Bernard Wells (Brighton, 2005). The Earl of Rutland's agent in Bakewell, the attorney Thomas Bagshaw, built Bagshaw House, stables and gardens for himself in 1684, to the north of the church on what is now Bagshaw Hill (Brighton, 2005).



P3.10 Holme Hall

3.33 The earliest school in Bakewell was the Lady Manners School, founded as a Charity School in 1636 by Grace, Lady Manners. The school was originally located on South Church Street, in one of the formerly thatched cottages on the south side of the churchyard (Harvey, 1982).



P3.11 The thatched cottage that housed the first Lady Manners School

3.34 The first reference to a bathing place in Bakewell was in 1637, when John Manners built an enclosure around the warm spring known as Bath Well, on the site of the present Bath House (Brighton, 2005).

3.35 A description of Bakewell from 1662 describes the ordinary houses of the town as being built without mortar, with stone slate roofs (Allcock, 1979). The description also refers to a visit to a hot bath and well. By the later seventeenth century many of the buildings were being reconstructed in a more polite style, as Bakewell began to be a major destination on the growing tourist route through the Peak District (Brighton, 2005).

3.36 The ninth Earl of Rutland, who became the first Duke of Rutland in 1703, improved and extended the earlier bathing place in 1695, to create the Bath House on Bath Street (Brighton, 2005). The bath itself was vaulted over ten years later (Brighton, 2005).



P3.12 The vaulted bath in the Bath House

3.37 In 1709 the Duke rebuilt St. John's Hospital and the Town Hall. The hospital was reconstructed as a terrace of almshouses alongside the road, housing six men, using the gardens belonging to the earlier lodgings beneath the Town Hall. The ground floor of the Town Hall building was opened out at the front to become a butter market, while the Town Hall room above was refurbished for use as a meeting room and a court (Brighton, 2005). This

area remained the centre of law and order until the nineteenth century (Brighton, 2005).



P3.13 The Almshouses and Old Town Hall

3.38 Communication to and from the town was improved with the turnpiking of the roads into Bakewell in 1759 (Stroud, 2003). The Newhaven to Grindleford Bridge turnpike followed the old route into town along Butts Road, crossing the river at Bakewell Bridge. The Matlock to Bakewell turnpike, now the A6, crossed Horsecroft Meadow and entered the town along Horsecroft Lane (now Matlock Street), replacing Butts Road as the main route into town from the south-west.

3.39 With the creation of the turnpike roads, a new phase in the town's development began, starting with the establishment of Sir Richard Arkwright's five-storey cotton-spinning mill at Lumford in 1777 (Brighton, 2005).

3.40 The new mill had a major impact on employment in Bakewell, with an associated increase in demand for accommodation (Stroud, 2003). In 1777 Arkwright took a lease on the old Parsonage House and partitioned it into tenements for mill workers, purchasing the property in 1796 (Brighton, 2005). He also built the terraces at New Street and Arkwright Square to house his workers (Brighton, 2005), both of which can be seen on the 1799 Plan. The houses in New Street had been demolished by 1939 (Brighton, 2005).



P3.14 New Street

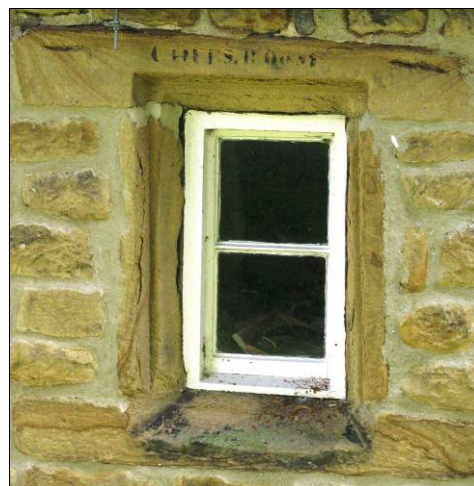
3.41 From the late eighteenth century the professional classes began to gain influence in the town and a number of large houses were built by wealthy industrialists, such as Castle Hill

House, built in 1785, Burre House and Brooklands (Brighton, 2005).

3.42 The 1799 Survey Plan (Fig. 7) shows the layout of the late eighteenth century town much as it is today, but with apparently extensive open areas or gardens behind the street frontages (Stroud, 2003); the Plan refers to gardens, yards or orchards associated with many, if not most properties. There were still extensive areas of gardens to the rear of street-front properties into the twentieth century (Stroud, 2003).

3.43 Beyond the town the 1796 Map of the Manor of Bakewell (Fig. 5) and the 1799 Survey of the Manor of Bakewell (east side of the River Wye, Fig 6a) show the arable fields still being farmed in strips. The open arable field system is likely to have constrained growth, as a result of which the boundaries of the town may have remained relatively unchanged since the medieval period (Stroud, 2003).

3.44 The town's markets were located between the eastern edge of the churchyard and what is now Rutland Square. This area was the town centre until the early nineteenth century, when Rutland Square was laid out and the markets moved further east, towards the river. King Street was known as 'Corn market' and butter, cheese and foodstuffs were sold in front of the Old Town Hall building. A seventeenth century stone lintel to the rear of a property on Church Alley has 'Cheese Room' inscribed on it; the lintel may have been reused from elsewhere as the ground level rises immediately behind the building, but a blocked stone arch at ground floor level below the window suggests that there may once have been access into the building from this side.



P3.15 'Cheese Room' inscribed on the stone lintel of a building on Church Alley

3.45 Cattle and sheep were sold in the 'Market place', now Rutland Square, and the pig market was at the foot of what is now North Church Street, called 'Beast market' on the 1799 Survey Plan. The horse market was beside

Horsecroft Meadow, towards Beeley Ford (Brighton, 2005), now a footbridge.

3.46 The White Horse Inn, with accompanying yard, buildings and stables was located beside the Market Place, at the eastern corner of the triangular block between the Corn Market and Beast Market. The 1799 Survey Plan shows the building projecting further to the east than the present-day Rutland Arms, which replaced it.

3.47 The road frontage of the area now occupied by Bath Gardens was lined by buildings and a row of buildings, including a butcher's shop, stood in the middle of the road between the Market Place and Bridge Street. These factors would have given what is now Rutland Square a much more enclosed feeling than now.

3.48 The area now occupied by Victoria Mill is named Mill End on the 1799 Survey Plan. A building shown on the mill race is identified on the 1799 Survey Plan as 'The Corn Water Mill and Dwelling house'. Victoria Mill was built in 1800.

3.49 A number of shops are described as being 'in the Shambles', referring to the Old Town Hall building on King Street.

3.50 The plot shown as no. 84 on the 1799 Survey Plan is described as 'The Orchard'. This area is now the gardens of the early nineteenth century Rutland Terrace, which replaced the row of cottages existing in 1799.

3.51 The town's Pinfold was on the south side of Monyash Road, opposite the present-day Pinfold Cottage. This can be seen as a small hatched rectangle on the 1796 Map of the Manor of Bakewell (Fig. 5) and is labelled on the First and Second Edition Ordnance Survey maps of 1875 and 1898 (see Figs. 9 and 10).

3.52 A number of streets had different names on the 1799 Plan. Butts Road was known as Bear Lane, Matlock Street was Horsecroft Lane and what is now Water Street was called Water Lane.

Nineteenth Century

3.53 The improvements in communication to the town enabled the fourth Duke of Rutland to begin developing Bakewell as a coaching town and spa from the early nineteenth century (Brighton, 2005). In order to cope with an increase in visitor numbers to the town, the White Horse Inn, on the east side of the old market place, was replaced by the Rutland Arms Hotel in 1805. Part of the stables to the White Horse still survive at the bottom of North Church Street, currently occupied by Ridgeway Gallery (Brighton, 2005).



***P3.16** The Rutland Arms Hotel, with the former stables to the White Horse on the right*

3.54 The coaching stables for the new Rutland Arms Hotel were located across the road.



***P3.17** Rutland Arms Hotel stables*

3.55 With the construction of the Rutland Arms Hotel and of the new turnpike route into town from Matlock, the centre of the town shifted away from its medieval location close to the Old Town Hall further to the east of the new hotel (Brighton, 2005). The central island of buildings running down to Bridge Street was cleared to enlarge the marketplace and Rutland Square was created. Some old houses and outbuildings across the road from the hotel were demolished to open up a walk between the hotel and the town's bath on Bath Street. Bath Gardens were laid out as a botanical garden in 1805, with two tufa summerhouses (Brighton, 2005).

3.56 The town bath was opened as an amenity for visitors to Bakewell (Brighton, 2005). The Bath House was rebuilt by the Duke in 1829 and was occupied by White Watson, a renowned geologist, botanist and polymath, whose fame encouraged visits from plantsmen, historians, industrialists, scientists and geologists (Brighton, 2005). Kelly's Directory of 1895 describes the 'tepid chalybeate baths' as containing 'shower and warm baths and a swimming bath inclosed with stone, 33 feet long and 16 feet wide, with a temperature of 59 or 60 degrees'.

3.57 The remainder of Bakewell's warm springs were ducted underground early in the nineteenth century (Brighton, 2005). The warm spring feeding the Bath House dried up in the

1930s, as a result of works to sewers in Bath Street.

3.58 The open fields and moorlands around Bakewell were enclosed in 1810. The Parliamentary Enclosure may have enabled the creation of the new turnpike road between Ashford and Buxton in 1810. In order to facilitate the through-movement of traffic the tight bend at Mill End, visible on the 1799 Survey Plan (Fig. 7), was bypassed to create a straight through-route (Brighton, 2005).

3.59 Before enclosure farms and their associated barns and outbuildings were located in the centre of the settlement. The 1799 Survey Plan of the town refers to a number of barns, stables and 'cowhouses', with several on the north side of Bath Street, as well as a pigsty and stables and a cowhouse in the area subsequently occupied by the Rutland Hotel stables. There are also numerous houses with stables mentioned. Following enclosure farms moved out of town, to be located within their associated farmland. Some former barns and other agricultural buildings still remain in Bakewell, converted to other uses, but there are now no working farms within the town.

3.60 The Parliamentary Enclosure Act (1810) would have allowed development to take place outside the earlier core of the town (Stroud, 2003). The beginnings of such development can be seen progressively through the 1851 Bakewell Town Plan (see Fig. 8) and the First and Second Edition Ordnance Survey maps (Figs. 9 and 10).

3.61 Enclosure also enabled redevelopment of land within the old town. A comparison between the 1799 Survey Plan (Fig. 7) and the nineteenth century properties identified on the Architectural Development map of the Conservation Area shown in Fig. 11, illustrates the number of older properties that were cleared in the early nineteenth century in order to make way for new buildings.

3.62 Many of these new buildings are already shown on the 1851 Town Plan (Fig. 8). Rutland Terrace was erected at the beginning of Mill End, large houses were constructed at the end of Bridge Street and shops and houses grew up along Horsecroft Lane. Castle Street, named Bridge Place on the 1851 Town Plan, was laid out in 1815 (Brighton, 2005).

3.63 In order to facilitate the movement of traffic through the centre of town, the livestock markets were moved in 1826 to a croft adjacent to the Peacock Inn, shown as the 'Cattle Market' on the nineteenth century maps, and to Nursecroft, behind the Red Lion (Brighton, 2005). The other markets for food products had already moved to the area around the old Market Hall (Brighton, 2005). In 1828 Bakewell Bridge

was widened to allow two-way traffic (Brighton, 2005).



P3.18 The Cattle Market, near the Peacock Inn

3.64 The first Bakewell Show was held in the yard and grounds of the Rutland Arms Hotel in 1820 (Robbins and Draper, 2003), moving to the new Cattle Market in 1827. In 1864 the Show moved to the Rutland Recreation Ground and was relocated to its present location on Coombs Road in 1926 (Brighton, 2005).

3.65 Richard Arkwright junior built the Commercial Inn on Buxton Road in 1827, to house business associates (Brighton, 2005). This was renamed the New Inn, and is identified on the 1851 Town Plan (Fig. 8). The inn is thought to have closed between 1864 and 1875 (DCC HER), becoming the Progress Works in the twentieth century. Arkwright junior himself lived on Holme Lane at Lumford House, originally known as Rock House (Brighton, 2005).



P3.19 The former Commercial Inn, Buxton Road

3.66 The Order of Oddfellows established a branch in Bakewell and built houses at Oddfellows Terrace at the top of North Church Street, which were let at low rents to the members. Their Lodge was in Oddfellows Hall next door, now the Gospel Hall (Brighton, 2005).

3.67 The first non-conformist church in Bakewell was a Wesleyan Chapel, built in 1799 on Matlock Street (Brighton, 2005), shown as 'Chapel' on the 1851 Town Plan (Fig. 8). In 1867 the Wesleyan Methodists built the larger chapel across the road, together with a school for 120 children, shown as 'School (Boys and Girls)' on

the 1875 map (Fig 9). The site of the original chapel is now occupied by London House.

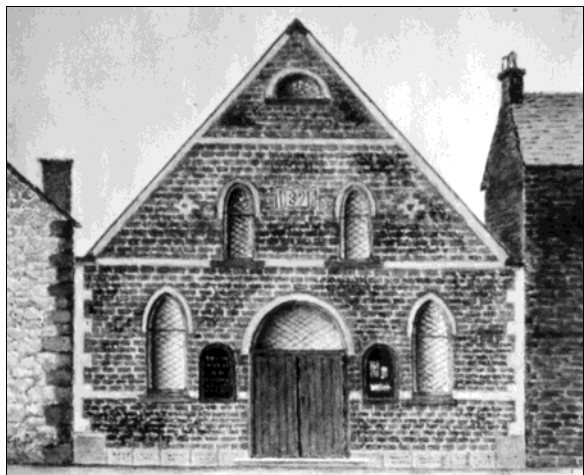
3.68 The Congregationalists erected a small chapel on Buxton Road in 1804. This was extended in 1824 and rebuilt in the Gothic style in 1849 (Brighton, 2005). The Roman Catholics took over the Congregational chapel in 1949, moving from a small corrugated iron church on Granby Road, which they had occupied since 1890, shown on the 1898 map (Fig. 10).



P3.20 Former Congregationalist Chapel on Buxton Road (Courtesy of Miss Frances Webb and www.picturethepast.org.uk)

3.69 The Quakers built the Friends' Meeting House in 1853, set back from Matlock Street to the rear of the later Methodist church (Brighton, 2005).

3.70 The Primitive Methodists rented rooms in Oddfellows Hall from 1879 until 1892 when a new chapel was built on Water Lane. This closed in 1944 (Brighton, 2005). The Christian Assembly have occupied Oddfellows Hall, renamed the Gospel Hall, since 1891 (Brighton, 2005).



P3.21 Primitive Methodist Chapel on Water Lane

3.71 A Wesleyan Reform chapel and schoolroom was established in 1887 on Little Bagshaw Hill (known locally as Up the Chimney), with its main entrance on Buxton Road. The chapel closed in 1985 (Brighton, 2005).



P3.22 Wesleyan Reform Chapel on Little Bagshaw Hill

3.72 Provision of schooling expanded during the nineteenth century, as education for all became accepted and the population grew. The seventeenth century Lady Manners School moved into the Old Town Hall on King Street in 1826. In 1862 the school was taken over by William Kay, who ran a private Grammar and Commercial Academy in Denman's House in Bridge Street, known as Kay's Boarding School for Young Gentlemen (Brighton, 2005). Lady Manners School closed in 1874 and was not reopened until 1896 when a new, co-educational Lady Manners School was built in Bath Gardens. The Assembly Rooms of the newly built Town Hall served as the Assembly Hall for the school (Harvey, 1982). In 1936 Lady Manners Grammar School was re-housed in new buildings in Shutts Lane.



P3.23 Denman's House on Bridge Street



P3.24 *The former Lady Manners School on Bath Gardens*

3.73 In 1854 a National School for Girls was established on Rutland Terrace; this is already identified as the 'National School' on the 1851 Town Plan (Fig. 8). In 1872 a new National Girls and Infants School was built in Bath Street (Stroud, 2003) and the premises on Rutland Terrace became the National Boys School (Brighton, 2005). The Boys' School was closed in 1894 and moved into better accommodation behind the Girls' School in Bath Street (Brighton, 2005). The two Bath Street premises are now the Bakewell C of E Infant School.



P3.25 *Former National School on Rutland Terrace*

3.74 A number of 'Dames' Schools' or small academies were also set up in Bakewell during the nineteenth century to cater for the surrounding population (Stroud, 2005). Rutland House, for example, was known as the Springfield House Academy for Girls, in the earlier part of the century (Allcock, 2001).

3.75 In 1888 William Fox opened what was to become St. Anselm's school at Stanage, at the northern edge of the town (Brighton, 2005).

3.76 In 1838 the Bakewell Poor Law Union was established. A section of land at Newholme was purchased from the Earl of Carlisle, and the Bakewell Union Workhouse was opened in 1841 (Brighton, 2005).



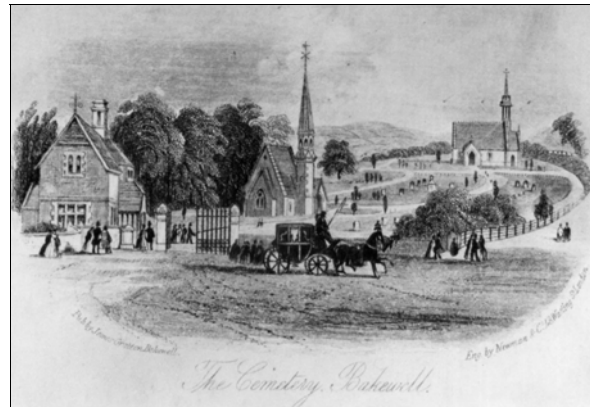
P3.26 *Bakewell Union Workhouse*

3.77 The Bakewell police station on Granby Road was built in 1845 (Brighton, 2005).

3.78 Bakewell had its own gas supply to light the streets by 1850, provided by the Bakewell Gas Company (Brighton, 2005). The Gas Works were located on Buxton Road, just to the southwest of Lumford Mill, shown on the 1875 and 1898 Ordnance Survey maps (Figs. 9 and 10). Lumford cotton mill also had its own gas plant by 1850 (Brighton, 2005), shown as a 'Gasometer' on the Ordnance Survey maps.

3.79 The Old Market Hall in Bridge Street was used by the town's Justices from 1826, when Lady Manners School moved into the Old Town Hall's courtroom – it is shown as the 'Magistrates Room' on the 1851 Town Plan (Fig. 8). In 1858 the building replaced the Old Town Hall as the civic centre – it is shown as the 'Town Hall' on the 1875 map (Fig. 9).

3.80 In 1858 the churchyard at All Saints' Church was full and closed for burials. The new Bakewell Cemetery, just outside the Conservation Area, was consecrated on 17th November 1858 (Brighton, 2005). Located on what was then Cemetery Road, now Yeld Road, the Cemetery provided for both Anglicans and other denominations.



P3.27 *The Bakewell Cemetery*

3.81 The railway from Derby to Manchester was opened through Bakewell in 1863 (Brighton, 2005). This brought benefits of improved communication and increased trade to the town. The number of tourists, particularly day-trippers,

increased and the Rutland Arms Hotel expanded its accommodation (Brighton, 2005).

3.82 In 1868 the Lumford Cotton Mill was gutted by fire, with only the two water-wheels, the workshop, some ancillary riverside buildings and one early nineteenth century chimney left intact. A comparison between the 1851 Town Plan and the 1875 map (Figs. 8 and 9) illustrates how little of the original building was left following the fire. Although textile manufacturing was in operation in a reduced form on the site by 1875, this was unsuccessful and ceased in 1896. In 1898 the site became a battery works (Brighton, 2005).

3.83 In 1884 Horsecroft Meadow was provided by the Duke of Rutland for local recreation purposes (Allcock, 2001). The Rutland Recreation Ground is shown on the 1898 map (Fig. 10). Allotment Gardens are also shown on both the 1875 and 1898 maps, immediately to the north-west of the Recreation Ground; these have now been developed for housing.

3.84 By the late nineteenth century the town's existing water supply, piped from Manners Wood, had become inadequate to meet the needs of the growing population. In 1872 a new supply was piped from a reservoir on Coombs Hill and a soft water spring at the Fallinge (Brighton, 2005). The old town wells were capped and their pumps and taps were removed. The water fountain beside the bridge on Baslow Road, known as 'Cross's Folly', was erected by a group of townsmen, led by Robert Cross of Milford House, to celebrate the success of the new supply (Brighton, 2005).



P3.28 The water fountain on Baslow Road

3.85 In 1890 the new, purpose-built Bakewell Town Hall building was opened, on the corner of Anchor Square and Bath Street (Brighton, 2005) and the civic centre moved from the Old Market Hall. A new Post Office building was erected soon afterwards in 1894, at the corner of Rutland

Square, Anchor Square and Bridge Street (Brighton, 2005).



P3.29 The new Post Office and Town Hall

Twentieth Century

3.86 In 1920 the Duke of Rutland sold almost all of his property in Bakewell, together with some of his land to the east, so ending the lordship of the manor of Bakewell (Brighton, 2005). This may account in part for the rapid expansion of the town through the twentieth century, with new housing estates to both the north-east and south-west. The town's old yards and passages were built over, some being developed into shopping arcades (Brighton, 2005). The full extent of this expansion can be clearly seen through a comparison between the 1898 Second Edition Ordnance Survey Map (see Fig 10) and the current Ordnance Survey map (see Fig 2).

3.87 The Bakewell War Memorial Cottage Hospital was built by public subscription in 1920. This is now a private care home.



P3.30 The Bakewell Cottage Hospital

3.88 In 1954 the Bakewell and District Historical Society was formed in order to take over the Parsonage House, the oldest surviving house in Bakewell. The Society restored the building and now run it as the Old House Museum.



P3.31 The Old House Museum

3.89 The railway line through Bakewell closed in the late 1960s.

3.90 In the 1990s the Bakewell Project led to the livestock market moving from cramped premises in the town centre to the Agricultural Business Centre across the river, and the subsequent redevelopment in the town centre. This included an indoor swimming pool with a library above, the Medway Community Centre, a new supermarket, other shops and riverside housing.

3.91 Bakewell's historic importance as an administrative centre for the area has now diminished, but the town has become a centre for tourism. The livestock and farmers' markets still flourish and the weekly general market is a draw for tourists, particularly during holiday periods. The Peak District National Park Authority's headquarters are also located in Bakewell, just outside the Conservation Area boundary at Aldern House.



Fig. 5. 1796 Map of the Manor of Bakewell
Reproduced by kind permission of Lord Edward Manners



Fig. 7. 1799 Survey Plan of the Town of Bakewell
Reproduced by kind permission of Lord Edward Manners

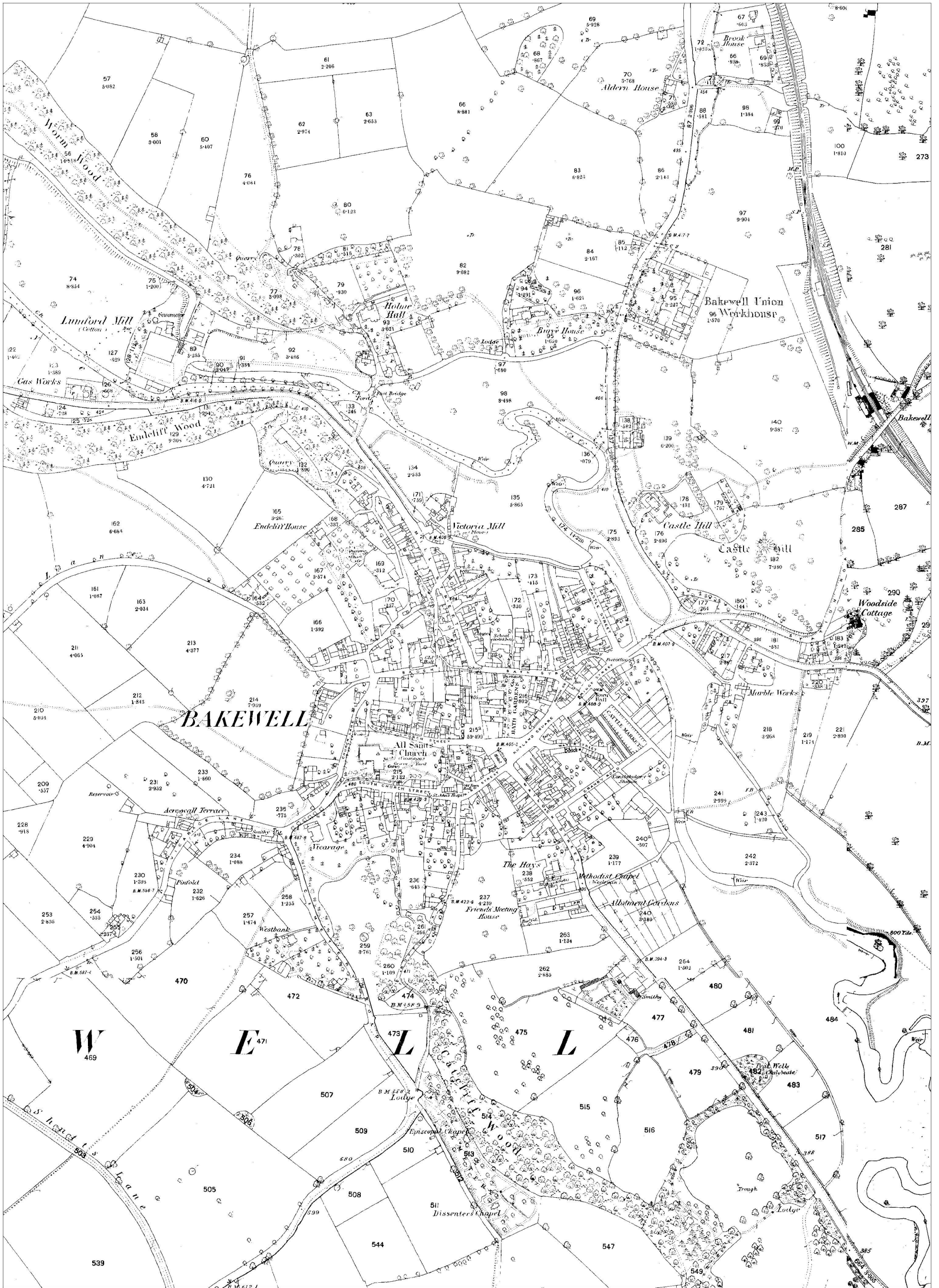


Fig. 9. 1875 First Edition Ordnance Survey Map

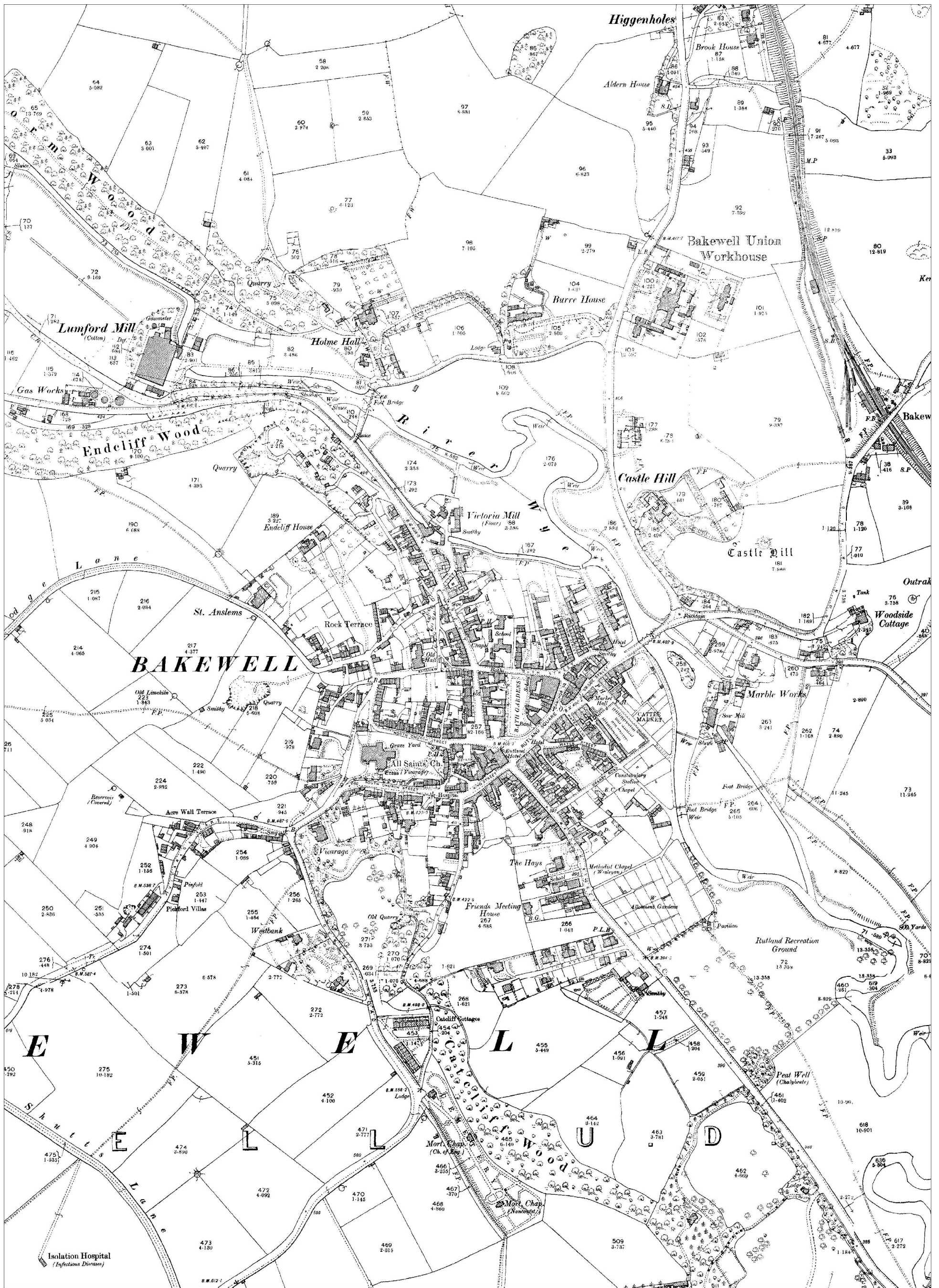


Fig. 10. 1898 Second Edition Ordnance Survey Map

4.0 FORMER AND CURRENT USES

4.1 Lead mines and arable fields around Bakewell are mentioned in Domesday Book (AD1086) and lead mining, quarrying and farming would historically have been the main occupations in the town.

4.2 It is thought that Bakewell started to grow and develop from the twelfth century, in order to meet an increase in demand for wool from the monasteries. The Dean and Chapter of Lichfield, who owned the right to collect tithes in Bakewell, had a 'wolle house' in the town and documentary evidence for burgesses from the thirteenth century (Penny, 2002) suggests the presence of specialist wool and lead merchants (Stroud, 2003).

4.3 From the mid-eighteenth century the local industry of lead mining had passed its peak and other minerals became more important to the town (Brighton, 2005).

4.4 A local blackstone or black marble, a hard, compacted, bituminous limestone, was quarried and mined at Ashford for hundreds of years and was used to produce marble fireplaces and panelling in Bess of Hardwick's houses at Chatsworth and Hardwick in the sixteenth century (Brighton, 2005). In 1752 Henry Watson set up a small water-powered marble works on the outskirts of Ashford, polishing marble and turning columns and vases. He also started a Marble Works at Grammer Croft in Bakewell, below Bakewell Bridge, which was taken over by John Lomas in 1806 (Brighton, 2005). The Marble Works, together with a timber saw mill are clearly identified on the 1898 Ordnance Survey map (Fig. 10). By the 1880s the vogue for Ashford marble was dying and the water-powered Marble Works at Bakewell had closed by 1904 (Brighton, 2005). Smith's Woodyard, next to the Works, continued in business until the 1950s (Brighton, 2005).



P4.1 The Bakewell Marble Works

4.5 The other mineral mined around Bakewell was a hard siliceous rock known as chert. A dozen or so chert mines opened in the area from the 1770s and the chert was used to grind flint for use in the Staffordshire pottery industry (Brighton, 2005). The most important of these mines was the Holme Bank Chert Mine, to the north of Holme Hall. Chert mining remained

an important part of Bakewell's economy until the 1960s (Brighton, 2005).



P4.2 Holme Bank Chert Mine circa 1920s, with Holme Hall garden wall to the rear

4.6 There were a number of stone quarries in the area as well as zinc mines. From the late eighteenth century ashlar was quarried from Ball Cross and Bakewell Edge at Wicksop Wood. This led to an increase in the number of quarrymen in the town (Brighton, 2005). The 1898 map (Fig. 10) shows several quarries located on the outskirts of the town.

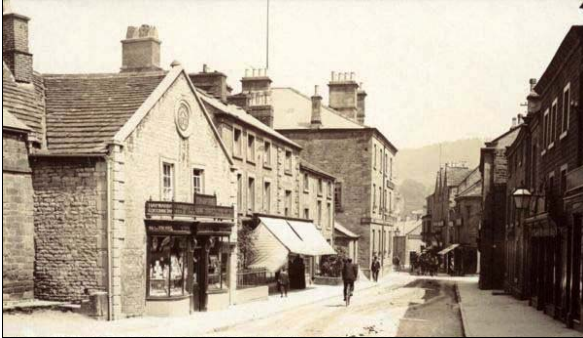
4.7 Sir Richard Arkwright opened a cotton-spinning mill on the River Wye at Lumford in 1777 and by the late eighteenth century the cotton mill was employing 300 people (Stroud, 2003).

4.8 The King Street area was the centre of town until the nineteenth century and was the civic centre of the town until the mid-nineteenth century. As well as acting as a Town Hall and court room from 1602, the Old Town Hall building also housed the Lady Manners School from 1826 until 1862. It was known at that time as the Old Town Hall and Buttermarket (Harvey, 1982). The upper floor was used by the Working Men's Club from 1885 to 1964 and is now occupied by the Orvis clothes shop. As well as the butter market, the ground floor has housed the fire engine and, until 1964, a fish shop.



P4.3 The Old Town Hall before conversion to its current use

4.9 The King Street area also became the medical hub of the town from the late eighteenth century. The double bow-fronted shop, now the Alpaca shop, was an apothecary. It remained a chemist's shop until 1953 (Brighton, 2005). The Bakewell Dispensary was set up next door in 1826, in what is now Kings Court. Church House, at the junction of Church Alley and North Church Street, was known as the Doctor's House and was occupied by medical practitioners from 1780 until 1992 (Brighton, 2005).



P4.4 Apothecary on King Street (Courtesy of Derby City Council and www.picturethepast.org.uk)



P4.5 Former apothecary & dispensary

4.10 The first bank in Bakewell was also established on King Street. This was a small banking office next to the Rutland Arms Hotel. The banker, James Taylor, built a house for himself across the road (Brighton, 2005). Taylor's Bank moved into purpose-built premises on Water Lane in 1890, now the NatWest Bank (Brighton, 2005). Taylor's house on King Street was used as a Co-operative store and in 2005 became an Antiques Centre, with a car park on the croquet lawn at the rear (Brighton, 2005).

4.11 The HSBC Bank on Rutland Square was originally the house and business premises of Edward Cokayne, an antiquary, art collector, stationer and writer of travel guides (Brighton, 2005).



P4.6 Cokayne's, now the HSBC Bank

4.12 There were at least two law practices in Bakewell in the late eighteenth century. Denman's House on Bridge Street was built for the lawyer Denman in the early eighteenth century and Catcliffe House in King Street was built in 1750 for the Mander family of solicitors; the remains of the coach arch into Mander's stables, across the road, can still be seen behind the present-day sign for Kings Court (see P4.5) (Brighton, 2005). Catcliffe House became a Government building in the twentieth century, but is now in private ownership.



P4.7 Denman's House on Bridge Street

4.13 In 1829 there were 54 families employed by Arkwright in the cotton mill (300-400 hands, Stroud, 2003). In addition there were 37 shoemakers, 18 blacksmiths, 21 joiners and cabinet makers and 12 people employed in the marble works (Glover, 1829). There were also 4 surgeons and a physician, 2 druggists and a chemist and 5 solicitors practicing in the town (Glover, 1829). Other specialist shops included fishing tackle catering for the tourists who came to the town as well as the local gentry (Stroud, 2003). The rest of the town's population were engaged in agriculture, lead or chert mining.

4.14 The Old Market Hall in Bridge Street was used by the town's Justices from 1826, when Lady Manners School moved into the Old Town Hall's courtroom. In 1858 the building became

the Town Hall and was used as a Court House until the new Town Hall opened in 1890 (Brighton, 2005). The building subsequently had a number of uses and now houses the Bakewell Tourist Information Centre.



P4.8 Arthur Cresswell's butcher's shop in the Old Market Hall, circa 1922. The sign above reads 'Central Refreshment Rooms'

4.15 The original Post Office in Bakewell was located in the White Horse Inn, transferring to a building opposite the Rutland Arms at the corner of Bath Gardens, when this replaced the former (Brighton, 2005). The 1851 map also identifies a 'Post Office' in a building to the rear of the Castle Inn. The new Post Office building was constructed in 1894 at the corner of Anchor Square, on the site of Critchlow's shoe shop. This building is now occupied by a variety of businesses and the Post Office is located on Granby Road.



P4.9 The old Post Office, now a hair salon



P4.10 Critchlow's shoe shop, demolished to make way for the new Post Office

4.16 In the nineteenth century there were many more inns in the town than there are now, and a number of properties which are now either residential or have other commercial uses were formerly inns. For example, Fellside, at the sharp turn in Stanedge Road, was originally the Bluebell Inn and the building at the south-east corner of Water Street was formerly the Angel Inn. No. 1 Devonshire House and Chalice Cottage on Church Alley were originally the Devonshire Arms, shown as a 'PH' on the 1875 and 1898 Ordnance Survey maps (Figs. 9 and 10).



P4.11 Fellside, formerly the Bluebell Inn

4.17 A number of smithies are marked on the 1898 map, at the corner of Yeld Road and Monyash Road, beside Victoria Mill and near Bakewell Bridge.



P4.12 The blacksmith on Monyash Road today

4.18 Following closure of the New Inn on Buxton Road (originally the Commercial Inn) between 1864 and 1875, the site became a Brewery Stores and then remained empty until the 1920s, when it became a Knitted Goods Manufacturer – the Progress Works. The site was eventually sold in 1976 and had been

converted into the Progress Court flats and Brevhouse by the 1990s (Brighton, 2005).

4.19 The Melso Works, in part of the Rutland Arms stables on Buxton Road, was also a clothing factory, established by the late nineteenth century. This continued production into the twentieth century (Brighton, 2005). The building is now the Rutland Antiques Centre.



P4.13 The former Melso Works

4.20 After Lumford Mill was destroyed by fire in 1868 production declined, ceasing altogether in 1896. In 1898 the site became a battery works and this became the town's chief employer. The factory closed in 1970 (Brighton, 2005) and the site is now the Riverside Business Park, housing a number of different businesses.

4.21 The Gospel Hall, at the top of Bagshaw Hill, was originally called Oddfellows Hall and was built as the Lodge for the Order of Oddfellows. The Primitive Methodists rented rooms in the building from 1879 to 1891, after which it was taken over by the Christian Assembly, who renamed it the Gospel Hall in 1949 (Brighton, 2005).

4.22 Parsonage House, originally built in 1534 by Ralph Gell, the collector of tithes, was converted into five dwellings for workers at the newly built Lumford Mill in 1777 (Stroud, 2003). A further dwelling was added in around 1800. In 1954 it was given to the Bakewell and District Historical Society, who restored it. It is now the Old House Museum.

4.23 The former Lady Manners School in Bath Gardens became the Rural District Council Offices after the school moved to Shutts Lane in 1936. The building is currently vacant.

4.24 The Primitive Methodist chapel on Water Lane closed in 1944. The building was converted into a dairy in the 1960s and is now a newsagent's (Barton and Knighton, 1997); almost all visible traces of the original chapel frontage have now disappeared. The former

Wesleyan Reform Chapel between Bagshaw Hill and Buxton Road is now a builder and joiner's workshop.



P4.14 The only available photograph showing the Primitive Methodist Chapel on Water Street, (on the left of the picture), before conversion



P4.15 Former Primitive Methodist Chapel building today

4.25 The workhouse system was abolished in 1930 and the Government took over responsibility for the Bakewell Workhouse at Newholme, which was renamed the Bakewell Public Assistance Institution. It became the Newholme Community Hospital under the National Health Service.

4.26 Victoria Mill continued in use as a corn mill until 1945, after which it became a feed store. It has since had various commercial uses and has now been converted into residential apartments.

4.27 Howard's smithy and cycle shop, located on Bridge Street, closed in 1950 (Brighton, 2005).

4.28 By the late twentieth century all of the large town houses in Bakewell, with the exception of Burre House and Holme Hall, were

adapted to other uses. Burton Closes, the Vicarage and Brooklands all became nursing homes. Bagshaw Hall became the Conservative Club and then was restored to a house and architectural practice (Brighton, 2005); it is now mostly holiday accommodation. Castle Hill House was purchased by Derbyshire County Council in 1953 and opened as a boarding house for Lady Manners School. It was sold to a private developer at the beginning of the twenty-first century and has now been converted into flats.



P4.16 Castle Hill House, now converted into flats

4.29 The Bakewell War Memorial Cottage Hospital is now a private nursing home for the elderly (Brighton, 2005).

4.30 By the end of the twentieth century, most of the long-established specialist shops in the town had closed. Quail and Mellor, a Gentlemen's outfitters in the Square closed in 1994 and is now another clothing outfitters. Orme's grocery emporium on the corner of Rutland Square and Matlock Street became a supermarket, which then transferred to the new premises on Market Street, built as part of the Bakewell Project. The former Orme's building is now occupied by a number of retail outlets.

4.31 Today Bakewell is a busy, thriving town with churches, schools, banks, chemists, seven pubs, numerous shops, cafes and restaurants, a hospital, a supermarket and Post Office. There is a weekly general market and the Agricultural Business Centre houses a livestock market and a farmer's market, as well as providing conference and other facilities. The town is a centre for tourism and has a number of amenities, including a swimming pool and library, a large recreation ground and numerous B&Bs and holiday cottages.