

PADFIELD CONSERVATION AREA Character Appraisal

Adopted February 2015



High Peak Borough Council
working for our community

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INTRODUCTION

A conservation area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, designated under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Council is obliged by section 71 of the same Act to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.

The contents of this Conservation Area Appraisal are intended both as a guide for owners and occupiers of buildings within the conservation areas and as a guide for the local planning authority. The contents are a material consideration when determining applications for development, dealing with appeals, or proposing works for the preservation or enhancement of the area.

This appraisal document defines and records the special architectural and historic interest of the conservation area & identifies opportunities for enhancement. The appraisal follows the model set out in English Heritage guidance (Guidance on Conservation Area Appraisals 2006) and 'Understanding Place: Conservation Area Designation, Appraisal and Management' (2012).

The High Peak area (excluding the Peak District National Park) has 32 designated conservation areas. Padfield Conservation Area was first designated on 27th April 1994 and was extended in February 2001 to encompass parts of Little Padfield and the mill lodge to Padfield Brook Mill.

Consultation

A number of individuals and organisations have been consulted on aspects of this appraisal, including members of Glossop and District Historical Society and Padfield Residents' Society. Thanks, in particular, go to Roger Hargreaves for his input into the history and development of the mills.

The final document will be prepared subject to full public consultation, as set out in the Council's 'Statement of Community Involvement'. Both English Heritage and Government guidance recommends the involvement of residents and businesses within conservation areas. The Council will place draft documents on its website, prepare a press release for local papers and distribute a leaflet to all affected local residents and businesses. All comments will be considered in drawing up the final version of the Appraisal.

SUMMARY OF SPECIAL INTEREST

The village of Padfield lies on the northern periphery of Glossopdale, where it meets and overlooks Longdendale, and has a very separate rural identity from Glossop. The upland moorland landscape dominates its setting. The village lies within the administrative area of High Peak Borough Council, but a high proportion of the parish lies within the Peak District National Park, in recognition of its outstanding landscape value.

The Padfield Brook runs through the southern part of the village and historically this tributary of the River Etherow had the principal part to play in the industrial development of the village and its growth during the nineteenth century.

The distinctive, **key characteristics** of Padfield can be summarised as follows;

- Contrasting old settlement pattern along a ridge of high ground, with an unstructured appearance, and highly-structured and regular development of the 19th century on the steep lower slopes, together forming a distinctive triangular plan from a distance
- A rural setting, dominated by its immediate landscape and upland environment
- A steep-sided valley, in which flows a brook, with historic clusters of industrial development, now concentrated on the site of Hadfield Mills
- Evidence of multiple phases of redevelopment and adaptation during the 18th and early 19th century along Padfield Main Road
- Medieval street pattern, with gradually unfolding views leading to picturesque groups of buildings along the length of Padfield Main Road, terminating in a wide road junction at Post Street
- Long straight road alignments of the 19th century (Platt Street and Post Street) lined with terraced cottages, stepped down the hillsides with striking sloping eaves and rooflines
- High concentrations of mid-to late 19th century terraced cottages, of consistent, simple detail
- From within Padfield Main Road, glimpses of the rolling landform of the enclosed northern moors in the distance. Elsewhere, long views across the village to the hills to the south and east
- To the south of the settlement, long panoramic views over the whole of the village to the distant moors and Tintwistle Knarr
- Flaggy drystone boundary walls and thin stone slate roofs
- Uniform use of thinly-bedded local Millstone Grit as a building material for walls, roofs, boundaries, and floorscape, and visual harmony arising from this limited palette

1. CONTEXT

1.1 Location, Topography and Geology

The village of Padfield lies in an upland location, 2 kilometres north of present-day Glossop and ½ kilometre south of the River Etherow and the reservoirs lining the bottom of the Longdendale Valley. The settlement lies at 210-240 metres O.D. on the south-western edge of the Pennines. The Peak District National Park skirts the northern and eastern fringes of the village and lies only 20 metres beyond the built-up village framework. The village falls within the administrative boundary of High Peak Borough Council.

The drift geology is boulder clay and the underlying solid geology is Kinderscout Grit, part of the Carboniferous Millstone Grit Series. This creates a distinctive rounded shape to the higher heather moorland, which lies to the east of the village.

This landscape is on the edge of the Dark Peak Western Fringe and the Dark Peak¹. The specific characteristics of the immediate landscape are identified as “Settled Valley Pastures with Industry”, rising to the east to enclosed, gritstone uplands. The landscape setting of the village can best be appreciated from the south, in approaching from Cemetery Road and North Road, Glossop, and from the east, from the footpath network to the east of the village, around Little Padfield, which follows the gritstone drystone walls of the old crofts.

Peak Naze Moor, with its open landscape, lies to the east of the village, and its brooding presence can be seen from many vantage points. The main street running through the village overlooks the reservoir valley of Longdendale to the north, over which there are far reaching, panoramic views. To the north of the village runs the Longdendale Trail, which was once the line of the railway, completed in 1845, creating the first direct rail link between Manchester and Sheffield via the 3-mile Woodhead Tunnel. The railway track has since been dismantled and it is now a popular recreational route, which can be approached from the far side of the railway bridge at the end of Platt Street.

Historically, the valley contained packhorse routes and tracks used for trade across the Dark Peak moorlands and the village of Padfield lies on the southern edge of a possible packhorse route, although it is not indicated on Burdett’s map of 1767.

1.2 Settlement Plan Form

The village has a clustered focus of activity and densely-packed buildings along Padfield Main Road; long and linear in form, following a broad ridge of ground, with a spacious junction at the western end of the street, where a process of encroachment and subsequent demolition has left a pocket of open space. The presence of a wayside cross is preserved in the names of several farms and this is likely to have been located near 131 Padfield Main Road, where Peel Street links with Jackson Street. The “tail” of the village is at the north-eastern extremity, which may have gradually crept into the rural landscape by a process

¹ Peak District Landscape Strategy and Action Plan (Peak District National Park, 2009)

of piecemeal roadside encroachment, but the evidence suggests that the settlement retains its medieval shape, so any encroachment has been minimal.

The outlying fields to the north and east contain the characteristic shapes of fields that were gradually enclosed from former open field, with crofts stretching out in long swathes behind houses, and curved field boundaries that traverse Padfield Main Road and the old trackway to the north, now a bridleway.

There are relatively few gable-fronted buildings in Padfield; these tend to indicate medieval footprints. Instead, the older properties sit parallel with the street frontage, often set slightly back, which may indicate that there were once a series of detached 17th century farmhouses, with ancillary farmbuildings. This, combined with later “backland” development, has created a complex pattern of development of intriguing character, which is not easily explained. There are a few public access paths behind Padfield Main Road leading to “Jackson Street” (a narrow lane), a public footpath and a separate bridleway which descends the hillside northwards towards the valley bottom.



View looking east along Padfield Main Road at the junction with Post Street and the same view today (inset below).

The site of the large, early 18th century house in the background is now marked by a tree in the garden of 108 Padfield Main Road. Demolition and road widening removed many of the buildings from this scene.

(courtesy of Glossop Heritage Trust)



Little Padfield is a detached, small cluster of buildings close to the Padfield Brook on the east side of the village. It may have been a satellite farm created in the 17th century as part of the first stages of the enclosure of the common, or it may have been part of the medieval settlement, created when there was a shortage of space. Equally, it is possible that it has much earlier Romano-British origins as a settlement (see 1.6).

The villages and hamlets surrounding Glossopdale gradually expanded during the Industrial Revolution and the disparate settlements combined together to form the area today known as Glossop. Padfield is slightly removed from the main conurbation and the brow of the hill leading between Wimberry Hill, Mouselow Castle and Castlehill Wood visually separates it from Glossop; its landscape setting has survived, therefore, relatively unspoilt and unaffected by the outward expansion of Glossop.

The development of industry during the 19th century led to the formalisation of tracks to become proper roads and the distinctive triangular shape of the village, where it spilled down the hillside, is a later feature, evident most clearly on maps. Temple Street was followed by Post Street and lastly Platt Street, which was established by 1844, directly as a result of the construction of the Sheffield, Ashton-under-Lyne and Manchester Railway and the station. The railway line to the north of the village skirted the valleyside and was built between 1836 and 1845. This was followed from 1845 to 1864 by the development of the innovative reservoirs along the valley built by Manchester Corporation to provide water to the people of Manchester.

1.3 Statutory Designations

Conservation Areas and listed buildings are protected under the 1990 Planning (Listed Buildings and Conservation Areas) Act. This primary legislation requires proposals that need permission (planning permission or listed building consent) to preserve or enhance their special architectural or historic interest.

The boundary of the conservation area is illustrated on Figure 1. There are four listed buildings within Padfield Conservation Area. These are illustrated on Figure 1 and summarised in Appendix 1.

1.4 Planning Policy Context

National planning policy for the historic environment is all contained within one over-arching document, the **National Planning Policy Framework (2012)**. This embodies a holistic view of the historic environment and is designed to ensure that decisions are not made in isolation without first considering the significance of the particular aspects of the historic environment and then addressing economic, social and environmental sustainability issues.

The main local policies covering conservation areas are found within the **Saved Local Plan Policies** of the **Adopted High Peak Local Plan 2008**. The local planning policy context includes Policies 12 and 16, on the Conservation and Enhancement of the Open Environment, and Policies 17 to 25, on Conservation of the Built Environment. This is currently the primary local document but the Local Plan is currently under review and the **High Peak Local Plan Submission version April 2014** has been published. Specific policies are; Policy EQ2 Landscape Character, Policy EQ3 Countryside and Green Belt Development, EQ5 Design and Place Making, EQ6 Built and Historic Environment, EQ7 Green Infrastructure, EQ8 Trees, Woodlands and Hedgerows. In addition, within Padfield there is an additional policy; Policy S5 Glossopdale Sub-Area Strategy, which identifies a local green space in Padfield.

Green Belt

The village is surrounded to the north, south and east by Green Belt and Little Padfield falls within the Green Belt. Policy 10 in the **High Peak Saved Local Plan Policies** and Policy EQ3 of the 2014 Submission document deals with Green Belt policy. See Appendix 3 for detailed policies. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open,

the most important attribute of Green Belts being their openness. There are five principal purposes of including land in Green Belts:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Countryside

Small pockets of green, open space, that are not included within the designation of Green Belt, are identified as “Countryside” within the Local Plan. There is one such space to the east of Padfield, part of the former open field, which forms part of the setting of the conservation area. “Countryside” is a specific local designation by the Local Planning Authority. It is designed to provide a degree of recognition of local landscape value. It also overlaps the Green Belt. Areas defined as ‘countryside’ are therefore subject to Policy OC.1 (Adopted Local Plan). Here, development should be limited to those uses which are an integral part of the rural economy and which can only be carried out in the countryside. See Appendix 3 for detailed policies.

1.5 Setting



View of the ridge settlement of Padfield from Tintwistle - the north side of the Longdendale valley is separated from Padfield by the River Etherow and Bottoms Reservoir

The rural landscape setting of Padfield is an important part of its historic character. The village is prominent in views in approaching from North Road and Cemetery Road and descending Redgate and it is also prominent from the north side of the Longdendale valley and Tintwistle. Its setting is therefore wide and not confined to the immediate fields. Although large parts of the medieval village (the “crofts” attached to the “tofts”) lie outside the conservation area, they are an important part of its wider setting. These crofts, interlaced with footpaths and drystone walls, and the former open fields, are the ghosted fragments of an ancient upland landscape and ancient farming practices.

Above these arable fields and below the moors was a belt of upland pasture that was used as common land for grazing. This was only lately enclosed as Burdett's 1767 map of Derbyshire still shows the area to the east of the village identified as Common. The poor quality of land for arable cultivation is a major factor that has led to the preservation of the land as grazed pasture. Although these fields and paddocks are located within the Green Belt or Countryside, they are otherwise unprotected and vulnerable to amalgamation, ploughing out and loss of wildlife corridors.



The upland landscape to the east of Padfield

Although there has been pressure for development within the Glossop area, in Padfield development has largely been limited to replacing “brownfield” sites, the sites of former mills and developed frontages, and small infill plots.

1.6 Archaeological Interest

The area around Glossop is rich in evidence of prehistoric activity from all periods and of particular importance is the evidence for Mesolithic occupation, represented by surface scatters of flints, which are sealed by later peat deposits and only located following erosion of the peat.

Although there is no evidence of Roman settlement at Glossop itself, the town lies within a couple of miles of the Roman fort of Ardotalia, more commonly known as Melandra (SMR 6102; SAM 8). This fort was founded in the late 70s AD and was sited on elevated ground at the confluence of the Glossop Brook and the River Etherow, and guarded the Cheshire Plain and Chester from Brigantian incursions down the Longdendale valley.

Not surprisingly, a number of Roman artefacts have been discovered in the area, scattered over a wide area. Several Roman finds have come from the Mouselow Castle and Padfield area. These include a small black glass bead provisionally dated to the late Romano-British or early Saxon period, a Roman terret found at Bettenhill Farm and a spearhead of possible Roman date. In addition, various Romano-British finds are said to have come from fields around Little Padfield Farm, including a Roman lead water-tank, and these finds may indicate a small settlement site. Several earthworks, including a curving bank / ditch around a leveled platform, have been identified from aerial photographs in a field to the south-east of Little Padfield Farm (Derbyshire HER).

Mouselow Castle lies approximately 600 metres to the south of Padfield. It is a scheduled monument. Although known as Mouselow Castle, the site is in fact a ringwork, which is a medieval fortification built and occupied from the late Anglo-Saxon period to the later 12th century.

It incorporates an oval earthwork, constructed at the summit of a steep hill, enclosed on all but the south-west side by a ditch and a substantial counterscarp bank and dominated by trees. A bailey or outer enclosure may originally have extended to the south-west. The precise function of the ringwork is unknown but it commands wide views over the surrounding moorland and overlooks the confluence of Dinting Vale and the valley of the River Etherow.

The original settlement of Padfield lies at approximately 200-210 metres OD. To the south of the village runs the Padfield Brook, a tributary of the River Etherow, which was the source (combined with the Torside Goit) for the establishment of a number of mills along the upper valley. Within the village itself, the proximity of the gritstone and the evidence of continual redevelopment may mean that there may be little in the way of survival of the foundations of earlier structures but, as the settlement has not been the subject of any archaeological excavation, this is difficult to predict. It is clear from Domesday Book that there was a settlement at Padfield before the conquest but how established it was is not known and there is currently no known archaeological evidence dating to the early medieval period.

The development of cotton spinning in the 1770s and 1780s changed the industrial development of the Longdendale and Glossopdale valleys. The increased mechanisation of the manufacturing processes associated with cotton, wool, silk and linen in the eighteenth century were spurred on by the invention of John Kay's flying shuttle (1733), James Hargreaves spinning jenny (1764), Richard Arkwright's water frame (1769), Samuel Crompton's spinning mule (1779), and the power loom invented by Edmund Cartwright (1785).

The proximity of Padfield to markets in Stockport and Manchester, the local influence of Arkwright in Derbyshire and the experience of a domestic textile industry all contributed to the rapid development of cotton manufacturing in and around Padfield. The introduction of power loom weaving during and after the 1820s and 1830s inevitably led to weaving becoming a mill-based industry. Two of the three mill sites within Padfield were associated with the development of both cotton spinning and weaving, two industrial processes, and the third mill site was built for cotton spinning. All three sites have high industrial archaeological interest. Investigation and evaluation of these sites will considerably enhance our understanding of the development of the valley and its industries. Our understanding of the mill sites in Padfield is comparatively poor, compared with other sites in and around Glossop, as sites changed hands quickly and little was done to preserve the records of these industrial manufacturers.

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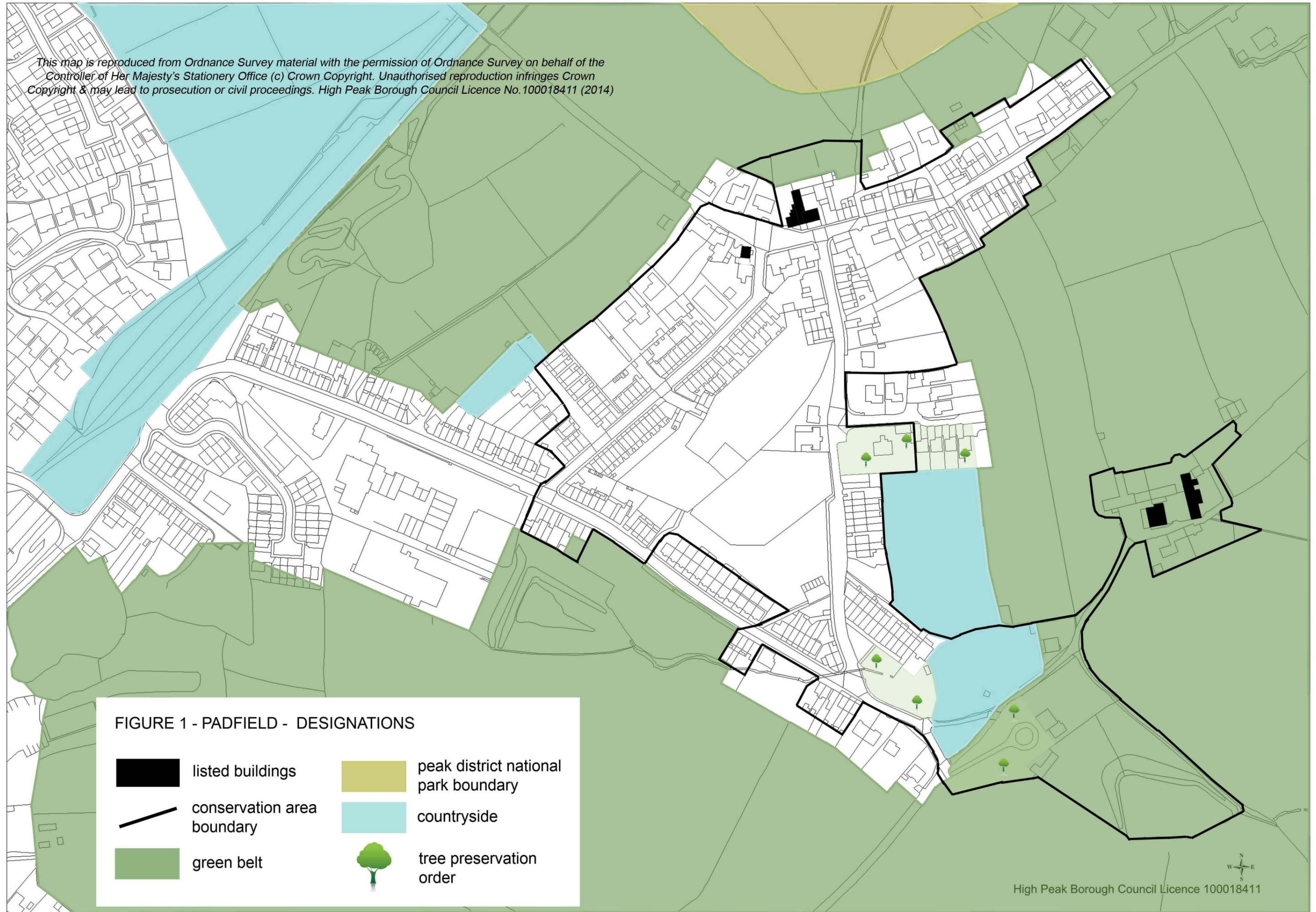


FIGURE 1 - PADFIELD - DESIGNATIONS

- | | | | |
|---|----------------------------|---|--------------------------------------|
|  | listed buildings |  | peak district national park boundary |
|  | conservation area boundary |  | countryside |
|  | green belt |  | tree preservation order |

2. ORIGINS AND DEVELOPMENT

2.1 Early Development

Lack of good quality arable land in the valleys, which had cold and wet clay soils, and the presence of forests in the valley, seem to have been the main factors leading to the development of farming settlements on the higher, better-draining hills between the valleys and the moors, at around 200 metres OD. Padfield is typical of these settled upland areas within Glossopdale.

The name Padfield is probably derived from Paddefeld, meaning Pad(d)a's open land (Cameron). Little seems to be known of the early history of Padfield manor but it was settled and established by 1066. In Domesday Book (1086), Padefeld is one of the 12 manors listed under Longdendale, which belonged to the crown: "Leofing had in PADEFELD 1 carucate of land (approx. 120 acres).... All Longdendale is waste; woodland, unpastured, fit for hunting."

In the 12th century the King granted the Manor of Glossop (greater in extent than Glossopdale) to the Abbot of Basingwerke, by a royal charter ca. 1157. Longdendale formed part of the Royal Forest of the Peak and was subject to Forest Law. It is clear that new areas were being taken in from the forest by the 13th century, since a list of assarts (forest clearings) for 1253 included 13 acres in Padfield (Stroud 2001). Forest rules were eventually lifted by Edward I in 1290. The land was probably being run as a Grange by the Abbey and the open "cleared" areas would have been used for pasture for grazing sheep. Areas of arable land were subject to the open field system, evidence for which survives on the old maps and is still manifest in the field boundaries to the east of the village.

On the dissolution of the monasteries, the manor of Glossop was granted by the Crown to the Talbot Earls of Shrewsbury (later the Howard estate).

The township was a large geographical area, running parallel with and south of the River Etherow, a much larger area than Old Glossop. Padfield was the largest township because it included some of the highest and wildest part of Bleaklow plateau; much of the land below the plateau was upland common.

2.2 17th Century Development

The village was largely self-sufficient for the post medieval period and this would have been made feasible by small farms being supplemented with other incomes, from outsourced activities associated with the wool trade. The domestic textile industry in Glossopdale was beginning to expand by the early 17th century. The documentary evidence for this in Padfield is based largely on wills and inventories of the period. The earliest surviving buildings in Padfield are 17th century farmhouses and farm buildings.

Padfield Inventories (73 no.) from Lichfield Diocese, researched by Paul Bush & Dr. J. Smith and produced for Glossop and District Historical Society, show a number of distinctive characteristics. During the early 17th century, the local area was supporting the production of both linen (growing flax) and wool (sheep farming). The larger farms had typically between 28 and 33 sheep. The largest of these were John Hadfield's farm of 50 sheep, documented in 1610, and William Hadfield's farm (perhaps his son), with an inventory in 1640

itemising a farm of 53 sheep, 3 oxen, 5 kyne (cows), 2 stirks (bullocks) and 4 calves. Cattle were generally reserved for family use and consumption, and most households had a cow and calf (at the most three cows), which could be supported on a couple of acres of pasture, and one pig, which would be kept near the house. There was only one person documented with a large stock of beef cattle (Thuston Hadfield in 1647), a yeoman farmer who had 33 sheep, 2 twinters, 2 steres, 2 calves and a half one, 1 cow (for milking), and 1 swine. The relative position in society was denoted in the inventories and wills by the term “husbandman” and “yeoman”. A husbandman kept livestock and maintained a parcel of land near his house and perhaps one or two small fields which were retained from the enclosure of the former open field (often a smallholding by today’s standards). There were some husbandmen who had much larger areas of land, such as Nicholas Rollinson in 1701, who had 35 sheep, 3 cows and a calf. The yeoman was a higher status farmer. Both yeomen and husbandmen were spinning the wool and weaving the wool and flax and many of the probate inventories itemize a “pair of looms”, spinning wheels, woollen and linen yarn, “combs” and “weighs”.

The earliest mention of a weaver is in a 1740 probate inventory; in his will Thomas Harrison calls himself a weaver. His inventory lists a pair of looms, wool yarn and cloth. In William Dearnely’s will of 1667, he describes himself as a “woollen weaver”. It appears that this was no low status trade, but a recognized skilled position in local society. There are not many recorded weavers, although wool was clearly being spun and woven. The trade of “Clothier” is also only documented twice in the wills and inventories dating before 1800; William Dearnely in 1668 and William Jackson in 1799 - over 100 years apart, the trade was quite different.

The Hearth Tax Assessments for Padfield (1662-70) identify twenty six households which were liable for the tax, although only one (occupied by John Dornally) had three hearths and only two houses had two hearths. John Dornally may have been the yeoman farmer occupying the house at the foot of Bramah Edge outside the village; this was marked as Old House on a plan of 1763 and identified in the ownership of Dearneley. John Dearnelye (yeoman) had 26 books listed in his will & inventory of 1706. There were no large houses or properties within the village that could be said to belong to wealthier merchants and this is borne out by the buildings, none of which suggest 17th century wealth, with the possible exception of the farm at Little Padfield. One remnant of a possible 17th century hall house was visible in a back wall at the former outbuilding to Rowan Cottage (demolished in 2014). The earlier hall-house appears to have followed the same alignment as the road. The evidence suggests that of the 17th century buildings that do survive, in fragments, these were later subdivided or extended and remodelled to form multiple dwellings. This practice of subdivision can be seen elsewhere in Glossopdale.

In the early 17th century Little Padfield supported at least two families; that of John Dearneley, yeoman, (d. 1626), who probably lived at Padfield Brook Farm, and Ralph Godderd, husbandman, (d. 1631).

The Glossop Parish registers of the 17th century identify the following family names; Goddard, Hadfield, Bramall, Sykes, Dernilee (& variants), Chappell, Benet, Garlick, Newton, Hinchcliff, Rodes, Harrison, Hall, Oldam, Doxon, Charlesworth, Clayton, Rawlinson, Alsop, Chappman, Morehouse, Braddock.

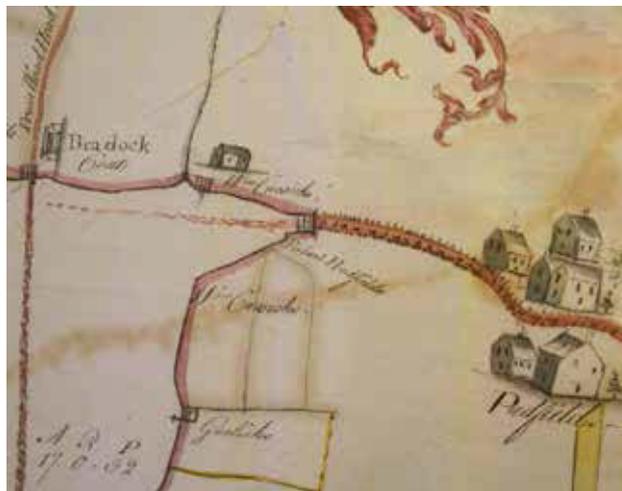
2.3 18th Century Development

By the late 18th century a number of the more prosperous gentlemen in the Glossop area were “clothiers”. At this time “clothiers” were the entrepreneurs of the domestic textile industry, purchasing raw wool or rearing sheep and putting it out to spinners and weavers and then collecting together the finished cloth. The growth of the Manchester textile industry was an important influence, and families in Glossopdale were able to work for ‘putters-out’ from Manchester, who put out the raw materials and gathered in the final product. The cloth being woven probably changed from wool, during the 17th and early 18th century, to fustian (a mixture of linen warp and cotton weft), at the end of the 18th century. During the early 18th century new names start to appear and there are separate references to Little Padfield and the following residents – Loton, Rollinson, Creswick and Barbar.

Much of the archive information from the 17th and 18th century comes from the few surviving Duke of Norfolk’s estate papers, and these therefore provide a patchy record of people who tenanted land from the estate.

The late enclosure of the common land is indicated on a map dated 1763 of Runnal Intake (DRO D3705/18/1-21). This shows the north-eastern edge of the village & some of the principal landowners.

The first local cotton mills appeared in the 1780s, making use of the numerous streams in Glossopdale, and as a result Glossop began to develop as a centre for the cotton industry.



detail of 1763 map of Padfield (DRO. D3705/18/1-21)
North is at the bottom of the map

Pilkington commented in 1789 ‘The inhabitants of the parish of Glossop are supported by the manufacture of cotton and wool. In that part of it which borders upon Yorkshire, a considerable quantity of fine woollen cloth is manufactured. But in the southern and western side of the parish the principal employment is spinning and weaving cotton’.

The earliest known textile mill in Glossopdale was a water-powered fulling mill, at Brookside, first mentioned in 1764 on the River Etherow, which served the domestic woollen industry. The first known cotton mill in Padfield is recorded in 1788 also at Brookside (outside the village).

Padfield Brook Mill at Little Padfield established by Robert Lees was reputedly built in 1793. It was first recorded in 1807. Robert Lees also built the row of cottages (Lees Row) nearby, ca. 1821, and a house for himself, attached to the mill. This seems to have been the earliest mill within the village, but there may have been an earlier cornmill. It was quickly followed by several mills built further downstream.

2.3 19th Century Development

Mills were quick to develop, following Robert Lees initiative. These were run by a succession of entrepreneurs, the earliest of whom is recorded circa 1800 as James Braddock, followed by William Barber, and then members of the Platt family and the Rhodes family. In the intervening years, others worked the mills and tried to establish businesses but none were as successful as these key players. Their contribution to the local economy is preserved in the street names; Rhodes Street, Platt Street, Lees Row and Barber Street.

By the time of the 1841 census there were a large number of individuals living in the village who were employed in the mills, but often the head of the family was a farmer, or had a trade such as stone mason, whilst his wife and children were employed in the mills. There were still a number of farmers and agricultural labourers living within the village at this time and this delicate balance of the economy continued until the expansion of Hadfield Mills, which was purpose-built in 1874, as a cotton mill and weaving sheds, on the site of the previous mill complex.

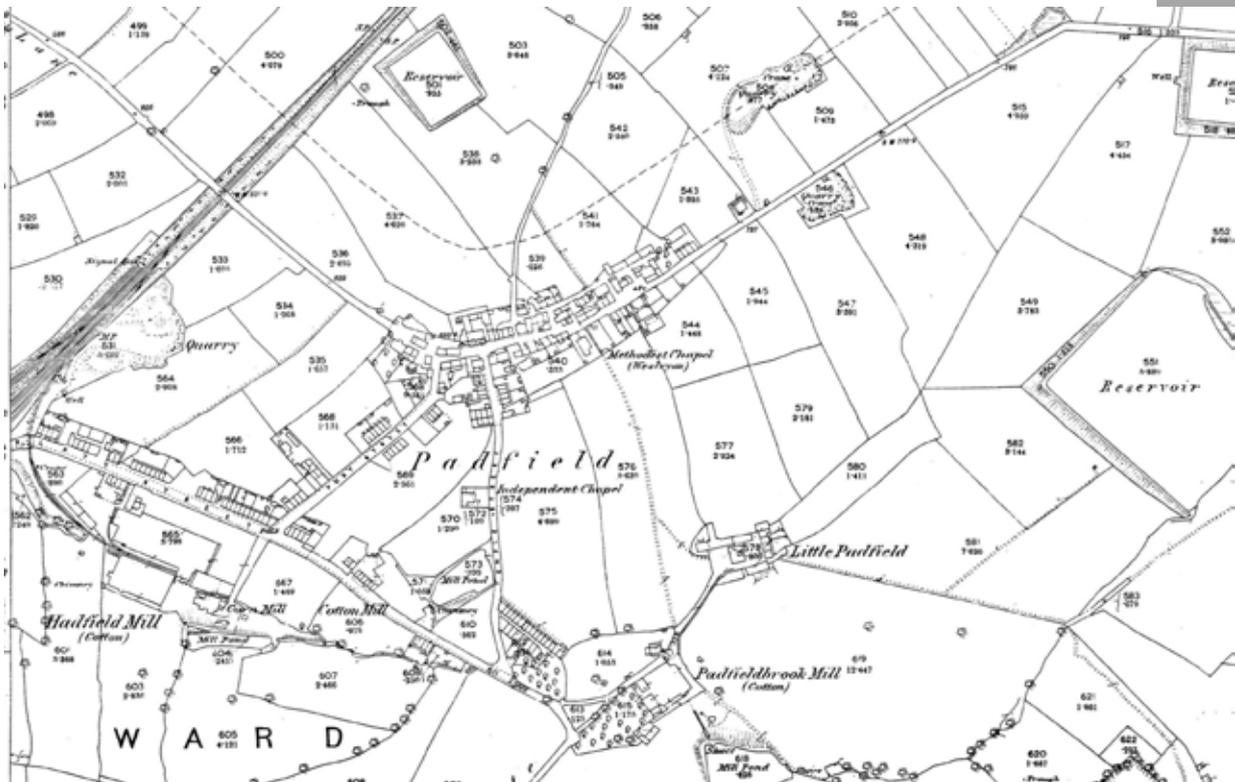
The evidence for this expansion can be seen in the large increase in the numbers of houses manifest in the differences between the Poor Law map of 1857 and the first edition Ordnance Survey map (1:2500), surveyed in 1879. This is illustrated on the phase plan. The pattern of settlement evolved from a block of dense frontage development of the 17th and 18th centuries, along Padfield Main Road, to the infilling of any gaps in this street frontage. Then, later, as a result of shortage of space and available building land, the footpaths which led from the centre of the village to Padfield Brook became formalised into a number of metalled streets; Post Street was gradually infilled with regular rows of terraces throughout the 19th century, and widened and surfaced in setts during the Cotton Famine years (1860-62), when the Howard Estate was looking to employ local out-of-work men. Platt Street was formalised following the construction of the railway in the 1840s (there may have been some ad-hoc cottages built close to the mills before then). Temple Street retained a more rural character.

Road widening and slum clearance undertaken during the latter years of the 19th century and during the 20th century has taken its toll on the early buildings of the village. The 1857 map shows a very different character in the original centre of Padfield, which had two separate rows of "encroachment" cottages, houses and barns built in long rows in what is now the middle of the road. The late 19th century photograph on page 4 reveals the extent of change. The demolition of these buildings has left the village with a much more open character.

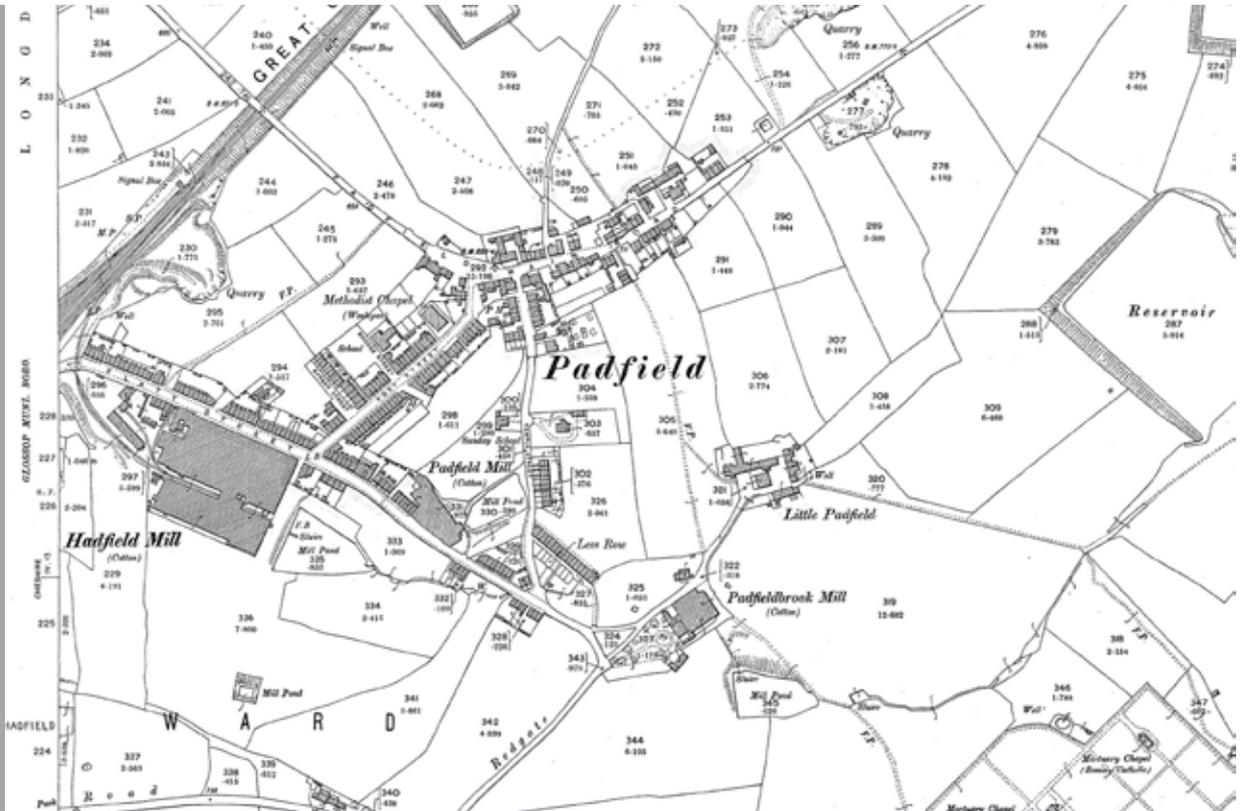
Following the decline of the cotton industry in the early decades of the 20th century, the mills fell out of use and over a period of 60 years they were each in turn demolished, with only Hadfield Mills standing in a form which is still recognisable. The middle "lodge" at Platt's Mill was later filled in and is now the site of the childrens playground.



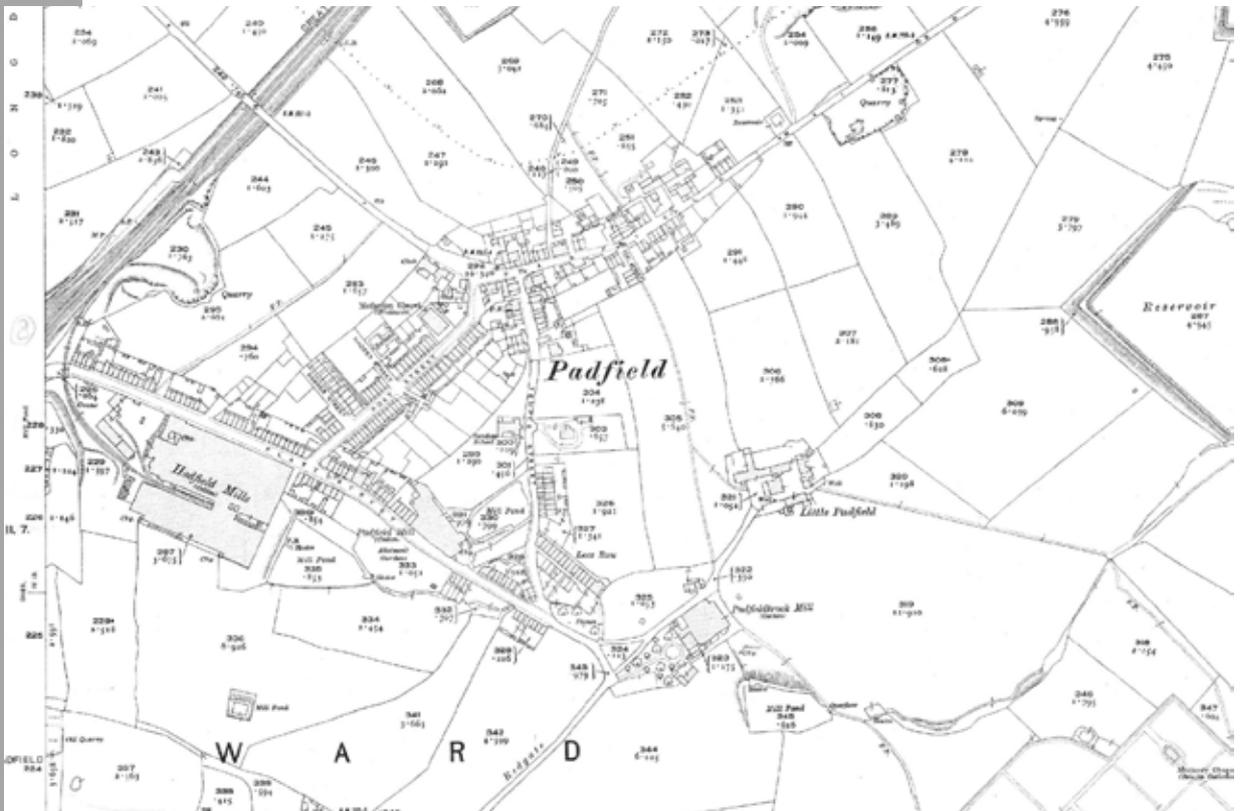
Poor Law Map of 1857 (by permission Glossop Heritage Trust)



First edition Ordnance Survey map (pub. 1887) @ 1:2500



Second edition Ordnance Survey map of 1896 @ 1:2500

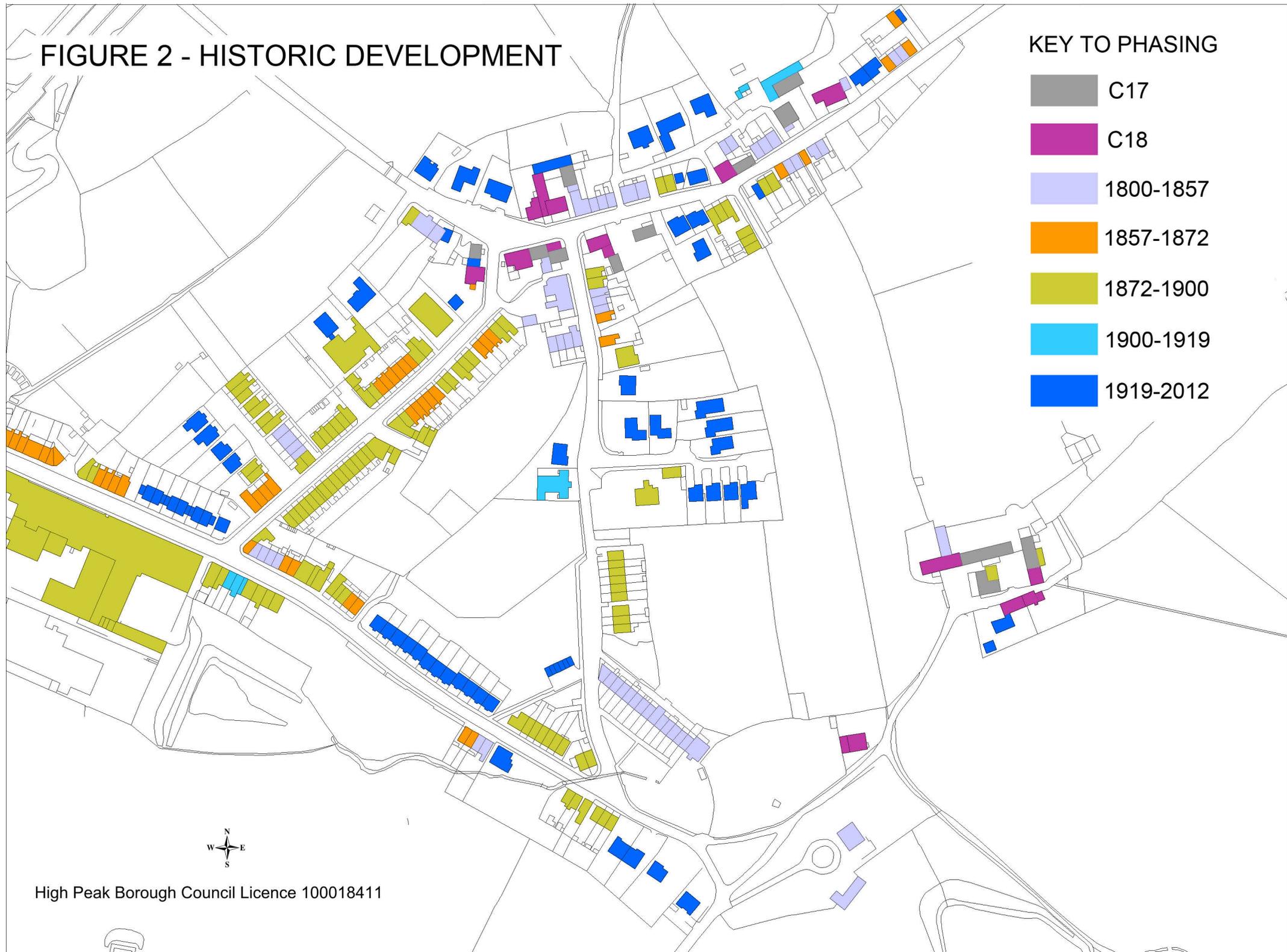


Third edition Ordnance Survey map of 1919 @ 1:2500

FIGURE 2 - HISTORIC DEVELOPMENT

KEY TO PHASING

- C17
- C18
- 1800-1857
- 1857-1872
- 1872-1900
- 1900-1919
- 1919-2012



2.5 Historic Mill Sites

Although most of the mills have been demolished, the sites of these mills and the remains of the lodges and water-courses which run through the village have been shaped by man and are an important element of the conservation area and its industrial archaeological interest.

The development of Padfield in the 19th century was directly the result of the development of cotton spinning in the late 18th century. The earliest documentary evidence of a cotton mill is dated 1793, but this was followed in very quick succession by a number of mills.

The water supply to feed the mills along the Padfield Brook was created by the Howard estate by constructing the Torside Goit in the 1780s, which brought water from Torside Brook in the Longendale Valley into the Padfield Brook via a man-made channel delivering a million gallons of water a day.

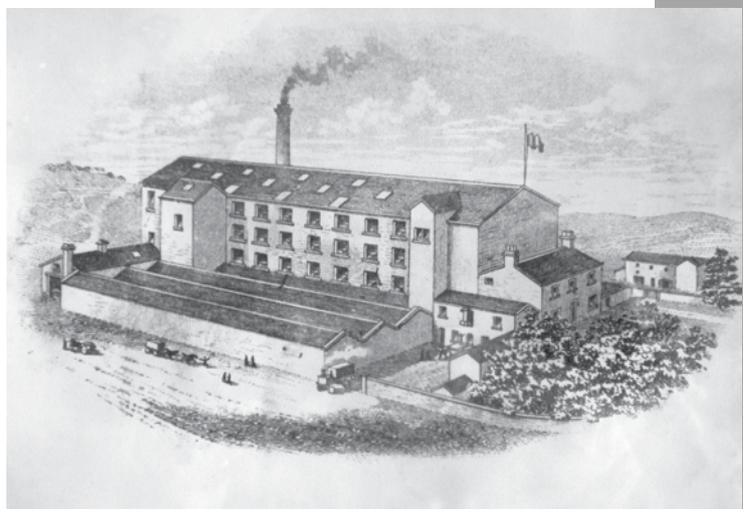
Further improvements came in the form of the construction of mill lodges and reservoirs to provide a reliable head of water. In 1843 a consortium of mill-owners negotiated and agreed with the Duke of Norfolk for the lease of land to construct Windy Harbour reservoir. This important enterprise, which provided a reliable source for the mills along the Padfield Brook, is illustrated on the 1857 Poor Law map but was filled in and the ground levelled in recent decades. Three subsequent small reservoirs were built from 1861 to 1879, in part for domestic water supply and in part for mill use, and these still survive.

The pattern of change in fortunes and fluctuations in the use of the mills in Padfield paints a picture of a very volatile industry, subject to outside influences, before the last decades of the 19th century. With the exception of the Lees family at the original Padfield Brook Mill, the other mills seemed to change hands or occupier quite frequently. This may have been the main factor in determining the occasional and patchwork development of workers terraced housing before the 1870s. Because the local entrepreneurs were acquiring the lease of a number of mills, at different times, not just one, and they moved their operation from one site to another, the history of the mills has been confused and there are some inaccurate statements in a number of published documents.

2.5.1 Mill Site 1

The uppermost mill in the chain was known as Padfield Brook Mill. This was documented as having been built in 1793 by Robert Lees², and is the first of a series of mills built in Padfield. The mill site was leased from the Howard estate for 89 years in 1807. The mill remained in the hands of the Lees family,

² Denis Winterbottom notes on mills, undated (Glossop and District Historical Society)



Padfield Brook Mill (ca. 1793), from a late 19th century company brochure

passing through several generations, until it was sold to Thomas Platt of Station Mill in 1866. It then remained in the Platt family, and was last used by Edward Platt Ltd as a cotton mill until ca. 1912. It was used as storage for their site at Station Mill and was taken over by Walter M. Sargentson in 1922 and was demolished in the early 1970s.

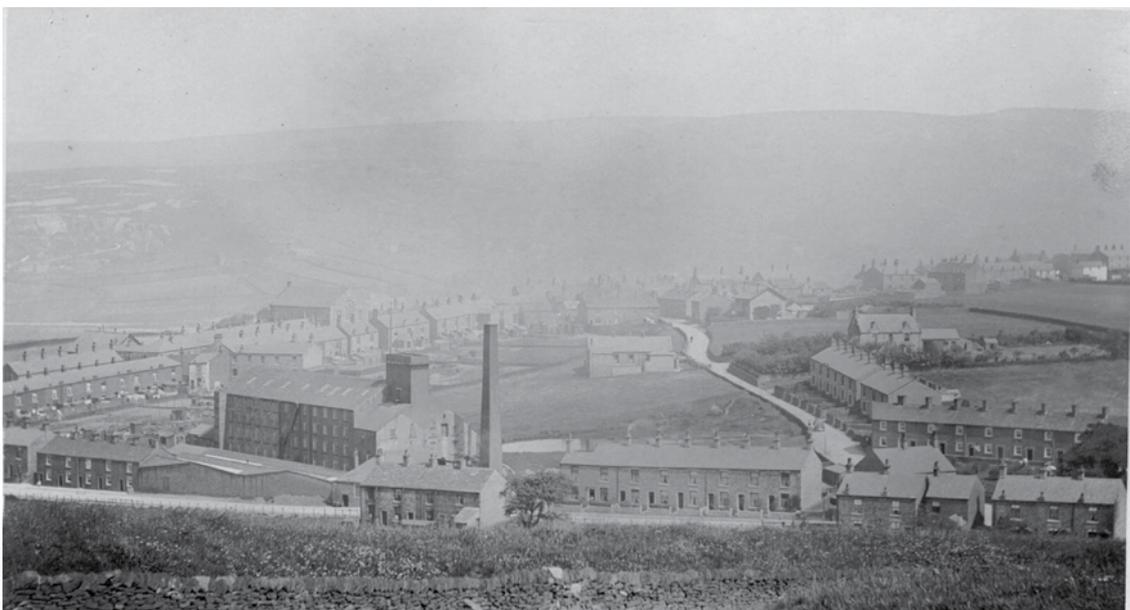
Although a large part of the mill and its weaving sheds were demolished, fragments of the complex survive, in the form of the mill-owner's house, which was originally attached to the mill, a not uncommon occurrence, the formal entrance from Redgate, a separate range of ruinous outbuildings and the original "lodge", which lies in a field to the south. There may also be archaeological evidence for the original mill, the site of which is now a lawn.



From left to right: view towards the mill lodge from Little Padfield, Padfield Brook House, remnants of ancillary coachhouse / millbuildings

2.5.2 Mill Site 2

The next mill, further downstream, was built ca. 1800-1807 as a cotton mill. It is illustrated on the Poor Law map of 1857 (right). It was lately in use as a tannery (The Rye Mills Tannery Ltd. from 1925) but was demolished in 1951. The cotton mill was at one time known as Clarke's Mill, although there has been some confusion over the original name of this mill and who built it. It was described as "Padfield Mill" on the 1896 OS map.



Platt's Mill, also known as Padfield Mill when this photo was taken from Redgate, ca.1900 (courtesy of A P Knighton & www.picturethepast.org.uk)

William Barber had started construction of a mill (on this site) ca. 1800, but it was completed by Abraham Clarke, who leased it from 1803³. After Clarke's death in 1815, the mill continued to be leased to William Barber, but worked by Abraham Clarke's sons-in-law, John Shepley and Robert Wagstaffe. In 1823 the mill burned down but was rebuilt and it continued in the ownership of William Barber, but worked by Shepley and Wagstaffe until 1840, when it became vacant. It was recorded in the 1831 mills registration⁴. In 1844 the building changed hands and came into the possession of the Platt family, who ran it until 1925. It therefore became known as "Platt's Mill". Platt Street was built (to connect the mills to the new station) at around the time the Platts took over.

The site of the mill and an associated row of five mill-workers cottages (demolished in 1951) were replaced with the modern row of houses Nos. 111-133 Platt Street in the late 1970s (outside the conservation area). The original mill lodge was filled in and the ground was partially re-graded to create the platform for the new children's playground and a row of garages (pictured right). Although most physical evidence for this mill has been removed, there may be archaeological evidence for the water courses and mill leat, etc.



2.5.3 Mill Site 3

The lowest mills in the chain were grouped together, although built in separate phases. Five historic maps in Figure 3 illustrate the progression of buildings on this site and reveal how the site comprises phases of overlaid development. These are summarised in the inset phasing diagram.



Phasing Diagram - the original plan of 1816 showing James Braddock's mills at the lower site (DRO - D5162/12/1) reveals Lower Mill and Mouse Nest Mill, coloured lilac on the phasing diagram

In 1816 two mills were shown on the site, in a lease agreement between Hannah Braddock and the Duke of Norfolk⁵. These were built between 1800 and 1816. These were the Lower Mill, to the west, and Braddock's Mill, to the south. Although they owned both mills and the whole site was then in single ownership, it was subsequently split in the 1820s.

³ *Ibid.* ⁴ DRO – Q/AG/15 ⁵ DRO - D5162/12/1

Braddock's Mill / Mouse Nest Mill

The shape and position of the earliest mill in the group, which later came to be known as Braddock's Mill, suggests that it functioned originally as either a corn mill or as a bobbin mill, powered directly by the water from the brook by an external wheel, rather than via a long leat and lodge. It may have been a late 18th century building. Mouse Nest Mill was described as 14 yards square in the 1816 letting notice and 42 feet long by 41 feet 6 inches wide in 1838; by the time of the Poor Law map (1857), it had been extended, probably with a new wheelhouse supplied by water from the linear lodge, up on the hillside.



This mill would have been converted into a Cotton Mill sometime before 1816. It was recorded as Mouse Nest Mill, completed on 29th September 1815. The Braddock family disposed of this mill and the adjoining site of Lower Mill in the 1820s. Braddock's Mill was owned by George Platt in 1828 and 1831, and 1835⁶. It was vacant in 1840. From 1840 Braddock's Mill was leased to Abraham Broadbent, who remained on the site until 1863/64. He seems to have been a maker of "bits n' pieces" (textile sundries), initially serving the hand weaving trade, rather than a volume producer of yarn or cloth, and this would fit with the building which wasn't suitable for the latter purposes⁷.

On the 1878 OS map Braddock's Mill is marked as a Corn Mill. It was converted into a corn mill in 1866 by Charles Collier.

The evidence suggests that the original "lodge", or mill pond, was located above Braddock's Mill and this fed the Lower Mill pond, a small, trapezoidal plan structure. This middle lodge would have been built circa 1800-1811 and existed for many years, outliving various changes to the mill buildings, until it was eventually swept away at the end of the 19th century. The tailrace for the mill is shown on the 1816 plan. The original corn mill may have been simply served by the fast running brook, rather than a mill pond, and this would have provided an intermittent supply. By 1839, we can see that the Lower Mill was served by a third "lodge" to the west, which was downstream. This may have been roughly contemporary with the expansion of the Lower Mill site. This lodge could only have sufficient head of water by reversing the flow, so that the water no longer flowed through Braddock's Mill but went direct from Lodge 1. This third "lodge" was eventually completely displaced and filled in by the construction of Hadfield Mills in 1874.

Lower Mill

The Lower Mill was built between 1800 and 1810 by James Braddock. His widow (Hannah) was leasing the site from the Duke of Norfolk in 1816 but in 1823 the mill was conveyed to William Barber⁸. In a lease of 1838/39, the Lower Mill had already been extended to the east and the exchange of lease by the Howard estate in 1839 from John Braddock to William Barber⁹ was

⁶ Pigot's Directory and DRO – Q/AG/15

⁷ R Hargreaves

⁸ D Winterbottom

⁹ DRO - D5162/12/2

for the large extension to the north, on land leased by John Braddock. It is possible that in fact this may have been a complete reconstruction of the Lower Mill to the north, doubling the footprint of this north-south building and physically connecting the earlier structures together to create an L-shaped complex. In 1839 these were all being leased to William Barber¹⁰. But William Barber was in financial difficulties in 1839, when the bank took possession of the Lower Mill¹¹. The 1839 plan and the Poor Law map of 1857 show substantially the same layout.

The Lower Mill was taken over in 1848 by Samuel Lees and in 1855 by the Fishers, who operated it as “Padfield Mill Company.” They failed in 1863, possibly because they were trying to run what was now rather a large mill without the benefit of steam power¹².

To the north of the mills, along the north side of what is now known as Platt Street, were built a row of millworkers cottages. This row or perhaps this and another row of back-to-back cottages off Post Street were known as the “Barber Houses” in the 1841 Census. None of these original cottages survive; the back-to-backs were rebuilt at the end of the 19th century, the row facing the mill were demolished as part of 1960s “slum clearance”.

The Corn Mill survived the first wave of redevelopment in 1874, when Thomas Rhodes and Son redeveloped the whole site of the lower complex, into what is known as **Hadfield Mills**, but is also synonymously known as Rhodes’ Top Mill. But by the end of the 19th century the Corn Mill had been demolished and around 1883 replaced with weaving sheds and the lodge widened and enlarged. Rhodes went on to establish a successful state-of-the-art spinning and weaving complex for many years, and the mill was working well into living memory. The complex is seen in an early 20th century photograph from Redgate (below). The two industrial brick chimney stacks seen in the photograph are testament to the adaptation of the site to steam power, to drive the mills.



View of Hadfield Mills from Redgate (Glossop Heritage Trust), ca. 1910

¹⁰ DRO - D5162/12/2 ¹¹ D Winterbottom ¹² R Hargreaves

The mill site still survives as an industrial site providing local employment, with the remains of its late 19th century lodge (silted up) and culverts and tailrace. The five-storey mill building closest to the road was lowered by three storeys (it is now occupied by Glossop Carton and Print Limited). Its footprint still survives, and the range of weaving sheds to the east also survive, with a later roof covering. Two tall, four-storey mill buildings and two brick chimneys were substantially removed. The large boundary wall which separates the weaving sheds from the road and the lane still retains its original “watershot” stone, a typical detail of the 1840s-50s, although the wall may have been slightly lowered.



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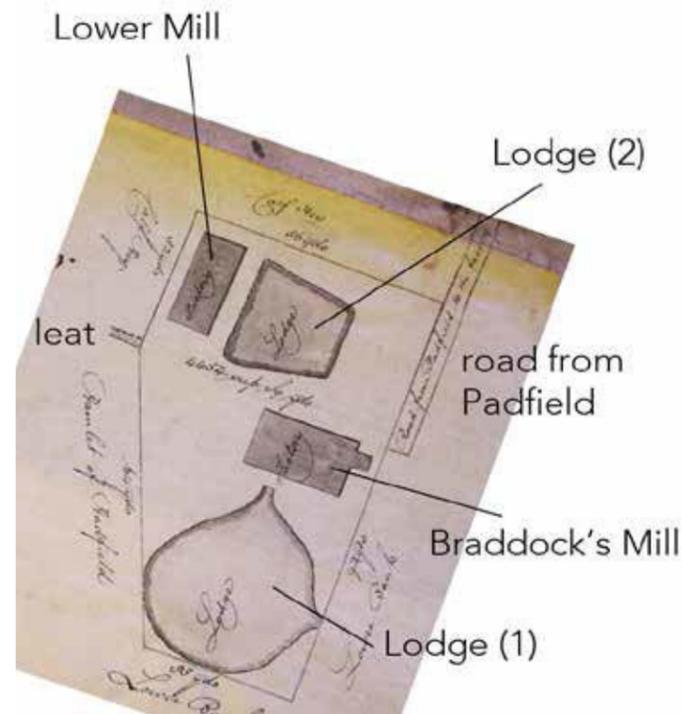
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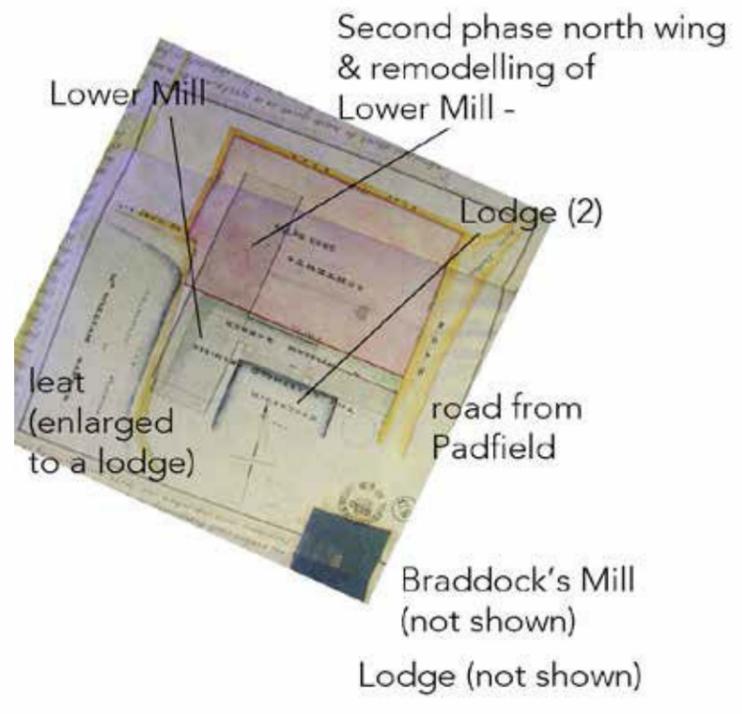
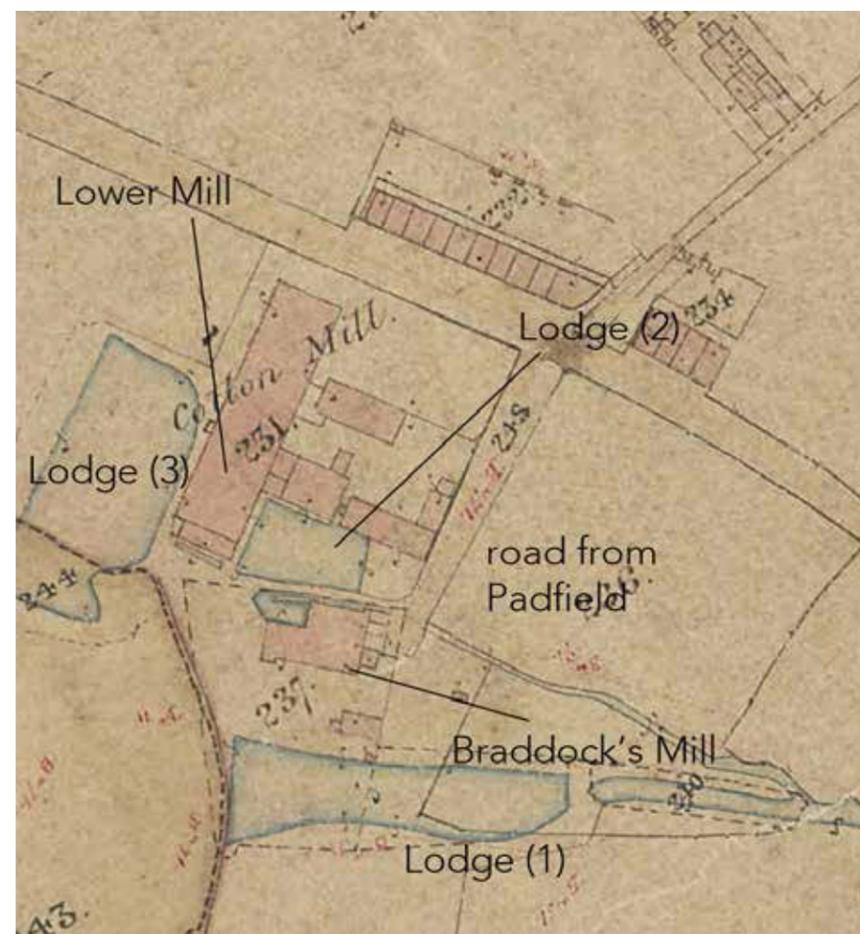
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FIGURE 3 - HISTORIC MILL SITE 3



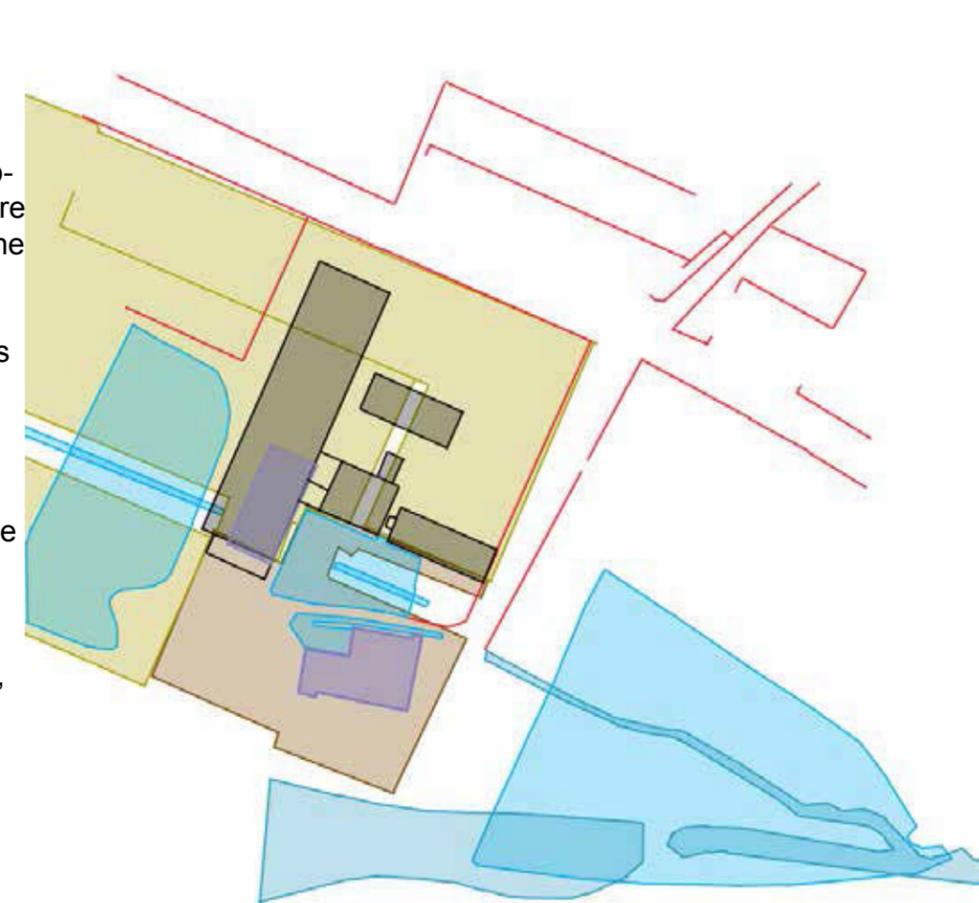
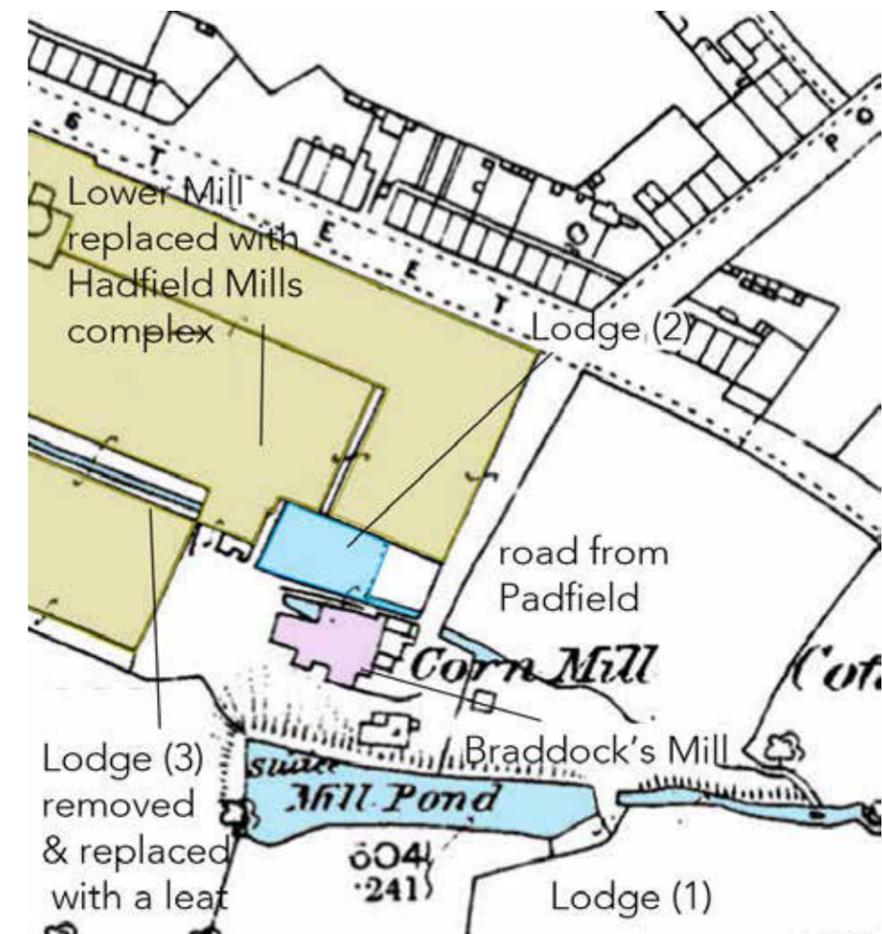
PHASE 1 - 1800-1839

PHASE 3 - 1839-57



PHASE 2 - 1839-57

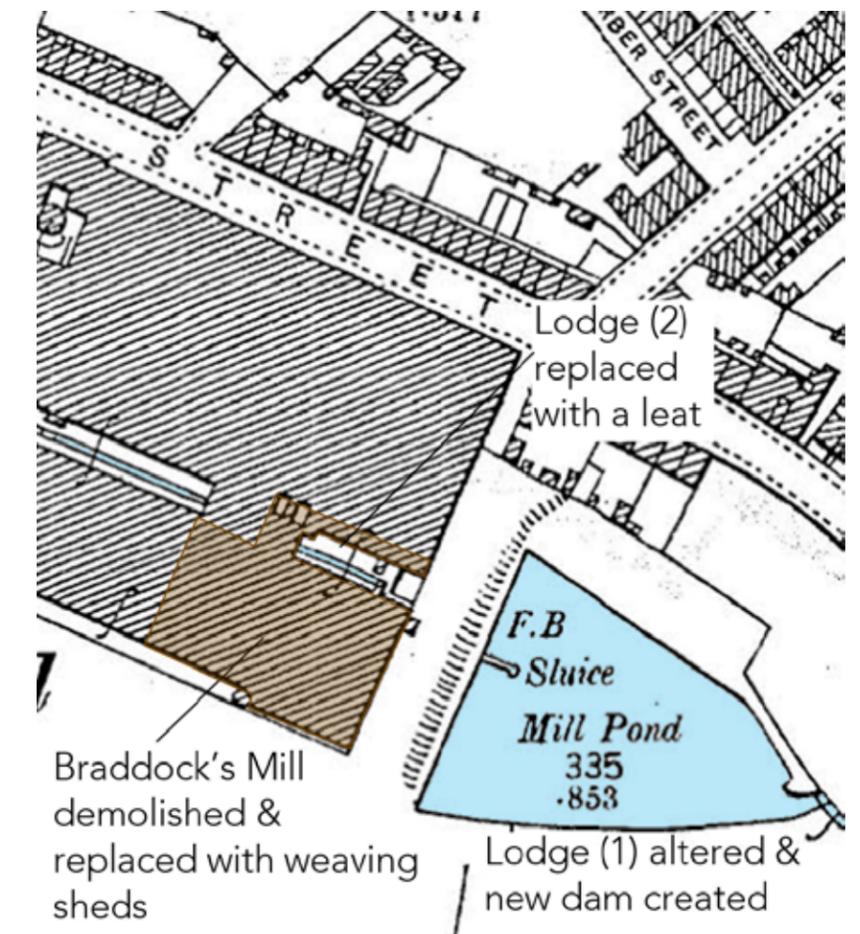
PHASE 4 - 1857-1878



Mill Site 3 - Phase Plan (right) with phases of development overlaid

Multiple phases of development from ca.1800-1895 are overlaid and scaled from the OS map. They show how the site was continuously redeveloped with both mills and ancillary buildings and lodges (mill ponds). The common thread running through all of this development is the alignment of the brook, the course of which did not materially alter, although it was diverted through a series of sluices, culverts and leats.

PHASE 5 - 1878-1895



3. ARCHITECTURAL AND HISTORIC QUALITY

There are only four listed buildings in Padfield. This small number, however, does not reflect the architectural or historic interest of the village, which has both 17th and 18th century buildings within the older parts of the settlement, a large number of well-preserved 19th century historic buildings and some 19th century public buildings of architectural merit.

There are a few seventeenth century houses, which can occasionally be distinguished by their central chimney stacks and two-room plan form. These are often subsumed by later extensions and are therefore not always easy to spot. These houses can also be distinguished by their large quoins and thinly-bedded gritstone masonry. However, the evidence for these early buildings in the village has been largely obscured by later alterations, lean-to outshuts and frontage extensions.

The village has at least one early 18th century house (131 Padfield Main Road), and a few of the late 18th century (White House Farm and 105-107 Padfield Main Road). The earliest of these are distinctive for their thinly-bedded and coursed gritstone walls and fissile stone mullions.

3.1 Farms

There are several notable farms within Padfield which are relics of a much more extensive farming village; White House Farm, Lower Cross Farm, Higher Cross Farm and Peel Farm. In addition to these farms there are groups of buildings which probably started off life as farms these include; 106-106A Padfield Main Road, 53 Post Street, and Cross Farm, 131 Padfield Main Road

There are a number of distinctive large barns in the village, which are 17th and 18th century in origin. These upland barns, with few door openings and tiered ventilation slits, were often designed to store hay and crops, rather than used for threshing corn, but a detailed inspection would reveal more. The barn behind 105 Padfield Main Road has a cow byre underneath the hay barn. They are indicative of the importance of farming to the local economy before the 19th century. Most of the ancillary farmbuildings were single-storey and very simple structures, with perhaps one or two doorways to accommodate a cow or two, and the occasional pigsty which survives.



Two phases of barns behind Padfield Main Road. The barn in the foreground is 17th century in origin and retains the characteristic ,stacked, narrow ventilation slits and irregular quoins.

108 Padfield Main Road (Rowan Cottage) - incorporates a former barn running behind the street at right angles to the street, a typical arrangement. The former barn (now converted into the main house) is probably 17th century in origin. The farmhouse to this barn once stood to the east and appears to have been one of the larger, higher status, yeoman farms, in the village. This went through multiple phase of redevelopment. An old photograph of the

original house, dating from ca. 1900 (see page 4), shows a substantial house early 18th century, farmhouse, with a gable-end fronting the street, decorative mullioned windows and a blind, arched closet window at first floor. It was positioned with gable-end fronting Padfield Main Road, along with a number of agricultural buildings that have been demolished, presumably all removed in association with road widening. A small fragment of an earlier mid 17th century house, which pre-dated the 18th century farmhouse, with a five-light chamfered and mullioned window with hoodmould, once sat within an outbuilding in the front garden but had been significantly remodelled. It was demolished in the spring of 2014.

133 Padfield Main Road (right) – a late 17th century farmhouse in origin, reputedly dating from 1684. It has a central stack, typical of the 17th century, but the original doorway (now blocked up) was located in the right end bay, like that at Padfield Brook Farm



131 Padfield Main Road (right) – a former dairy and poultry farm in the 1940s with shippens at the rear and known as Cross Farm. This is early-mid 18th century, slightly later than the farmhouse it adjoins.



White House Farm (147 - right) – a large, mid-late 18th century farmhouse, of formal character, with rusticated quoins, large window for generous Georgian sashes (now modern replacement windows), central doorway with heavily moulded stone surround (typical of circa 1750-70) and small landing / staircase window.



Higher Cross Farm (141 - below) – probably a 17th century farmhouse, which has been extended in the 18th and 19th century, with an outshut towards the road. The Poor Law map reveals that the original farmhouse was subdivided into a number of separate, and very small, dwellings. The original farmhouse ran parallel with road and has a central chimney stack. The farm buildings



ran parallel and to the north and originally joined up with those at Whitehouse Farm, which were later demolished. The barn to the north appears to have 17th century origins.



Farm buildings at Higher Cross Farm, Padfield Main Road (above) and Little Padfield (below)



Lower Cross Farm (105-107) – a late 18th century farmhouse, with an adjoining house (No. 105) with gable doorway – probably intended to be used for warehousing by a “Clothier” or merchant (reputedly a corn dealer – Birchall, 2013). Attached to the rear of No. 105 is a long barn running at right-angles to the road. Although the barn appears to be an 18th century hay barn, it may be located on the footprint of a medieval building. No.107 has an off-centre, round headed doorway with fanlight, painted ashlar surround with brackets and moulded flat hood. The original sash windows have been removed but those to the left hand house are a sympathetic replacement. To the left, No. 105 has a blocked doorway with an unusual pulvinated and paneled, pilastered, ashlar surround and close-coupled sash window surrounds. This design may represent a frontage with a commercial function, effectively an early “shopfront”. The rear elevation has a 3-light mullioned window and round headed staircase window in ashlar surround with keystone and original glazing bars.



Merchant's house (left) and farmhouse (right) at 105-107 Padfield Main Road

Cross Farm (109 Padfield Main Road) - the farmhouse was re-fronted in the 1840s and subdivided and is probably a rebuilding of a 17th century house. The tall hay barn attached to the rear of the frontage farmhouse appears to be 17th century in origin, with rows of ventilation slits and large, irregular quoins (see photo on page 21). It follows the alignment of the medieval "croft".

Peel Farm, Padfield Main Road (106, 106A and 2 Temple Street) – this was a farmhouse (2 Temple Street), with 17th century plan form and later outshut to the north and attached farm buildings at Wayside Cottage (106) and a later attached two-storey house of ca. 1870 – No. 4 (all now in residential use). The buildings have been too heavily altered to identify their original functions.



Little Padfield supported two farms during the 18th century, although the plan form of the complex suggests that it started off life as one early 17th century farmhouse (Padfield Brook Farm - right) with a range of farm buildings and barns forming a large courtyard. Little Padfield Farmhouse is late 17th century in origin, albeit much altered.



Other

104A Padfield Main Road was at one time part of a small farmstead and has a datestone of 1669. It was converted from a stables and slaughterhouse into a dwelling in 1990 and now stands with a later complex of building to the south which probably replaced the original farm. There is no evidence that this was a single-bay dwelling, and the form of construction is more typical of small 17th



century barns in this area, although the chamfered door surrounds indicate it may have been associated with a principal house of some status.

3.2 Chapels

The village supported several chapels. The Wesleyan Methodists erected a chapel in 1828 on Padfield Main Road (this was demolished and replaced with terraced housing ca. 1880), and the Independents also built a chapel in 1828 on Temple Street with a Sunday school.

The original Wesleyan Chapel was not large enough and was replaced in 1880



with a new chapel on Post Street, built to seat 400 persons with a Sunday school attached (left). This has been recently converted to flats. This building has the distinctive gable-fronted chapel architecture of many an industrial community, with Romanesque style architecture and the traditional balanced symmetrical frontage with paired classical entrances. These have elongated doorcases with high keystones and moulded cornices.

The Independent Chapel, which is now the Congregational Church, on Temple Street (below right) is still in active use.

This was rebuilt at some time after the original building of 1828 on an extended footprint closer to the road, removing the small enclosed chapel yard. This is much smaller in scale, without a large upper gallery, but is still a gable-fronted building with a feature oeil-de-boeuf, with four keystones, probably once containing a louvred ventilator.



3.3 Public Houses

The Peels Arms is the only surviving public house, although there was another in the village (The Prince of Wales) and probably earlier beer houses, part of dwellings before there were purpose-built inns, including the “Dazzloo” (D. Field, “History in a Pint Pot”).

Peels Arms, Temple Street

Built in 1845 by the Padfield Order of Oddfellows, the original name of this pub was The Temple Inn. The first licensee was Joseph Wood in 1846. The original inn was just the three bays, to the north, but later amalgamated some cottages to the south. The name changed during the 19th century, when it was named after Sir Robert Peel, the Prime Minister. Although Padfield witnessed a vast growth in industry and population, this brought associated housing and social problems before the creation of the Welfare State and National Health Service. The Oddfellows is a Friendly Society and they grew from the simple premise that if a group of people contributed to a mutual fund, then they could receive benefits at a time of need. Prior to the welfare State they were often the only way a working person had to receive help in times of ill health, or old age. In newly industrialised areas, they became relatively commonplace. They regularly held their “lodge” meetings in public houses.



The former Prince of Wales (127 Padfield Main Road)

This public house was also built in 1845, by John Siddall. He unsuccessfully applied for an alehouse licence in 1846 and 1852. John Siddall (junior) was described as an innkeeper in the 1851 Census. The pub closed in 1926. The building incorporates watershot stone on all elevations and extended stone wedge lintels, a common detail of this period. The public house once occupied the left side (three bays with central doorway) but the buildings have been subdivided and changed the arrangement.



3.4 Padfield Primary School, Rhodes Street

The school was erected as a day school in 1887 by Messrs Rhodes, cotton manufacturer and owners of Hadfield Mill, for the education of the children of their employees. The school was built in a simple, solid Gothic style, in local stone with a Welsh slate roof, with little embellishment. It retains the two separate entrances for girls and boys and has a main block which contained a large hall-style classroom, and ancillary rooms to the rear. In 1902 the school became a County School, under the Balfour Act, and is now called the Community Primary School.



3.5 Detached Dwellings

Padfield Brook House (ca. 1810) – this handsome house, with its decorative classical doorcase, segmental arch and console brackets, original raised and fielded panelled door and central first floor window with bracketed cornice, was built by the Lees family in the early 19th century. It is of high historic interest, although unlisted.



Rose Bank (1880s) and Glenthorne (left - 1890) were built to house the two families of the Sargentson brothers, William and James, who managed Padfield Brook Mill. They are typical small villas of their day, simply-decorated and unremarkable but of local interest for their association with the mill-owning families. Their garden settings reflect their heightened status and are part of the historic interest of the village.



3.6 Terraced rows

Many of the terraced rows we see in Padfield were built piecemeal. This is particularly the case along Padfield Main Road where the straight joints between properties reveal the phasing of some of the earliest groups of terraced houses, e.g. 138-144 Main Street. This is probably a reflection of the lack of available building land and the local, early 19th century lack of confidence in the speculative development of Cotton Mills and sporadic spurts of growth. It is certainly reflected in the changing fortunes of the local mill owners, such as William Barber, whose wealth fluctuated. From 1800 to 1870 we see mills changing hands regularly and enterprises being developed by one individual but worked by others. Some sites sat empty with periods of inactivity.

Strictly, these rows are attached houses but they share common details and a conservative style; a front door with squared door jambs and lintels, narrow lintels, the depth of a single course of stone or wedge-shaped lintels over windows and sash windows (now almost all replaced with a variety of styles). Eaves are very plain with a very occasional moulded cornice. Roofs are of stone slate. The same details persist from the early 19th century for the next 50 years. Sadly, of the purpose-built mill-owners rows, only Lees Row appears to have survived. There were at least two other rows, of which at least one was called the “Barber Houses”, demolished and replaced with 20th century housing.



Examples of the earliest surviving terraced cottages from left to right: 5 Temple Street and 23 Lees Row and the slightly later, mid-century, 138 Padfield Main Road

By the last decades of the 19th century the terraces were being built in much longer rows, reflecting greater confidence in the prosperity and viability of Hadfield Mills and the largest building period from 1874 to 1900, when Platt Street and Post Street were fully developed to create continuous frontages.



Many of the earliest terraces are now squeezed between later houses and these are not always easy to spot. The Phase Plan shows the early workers housing in lilac. Of these, 113-117 Padfield Main Road is a very good example, built in 1806, with tooled wedge-lintels, and Nos. 135-139 Padfield

Main Road, built at a similar date, retain a stone-moulded cornice and hidden gutter. Nos. 14-20 Temple Street are another well-preserved row. All of these cottages share stone slate roofs, a prevalent local building material being quarried from the hillside above and below Padfield

Lees Row is a row of 15 purpose-built mill workers cottages, built by the Lees family in the early 1800s. The end cottage (No. 27) was always substantially larger and this may have been designed for a mill overseer.

3.7 Traditional Materials & Details

The palette of materials in Padfield and the details are quite limited; local taste was generally quite conservative and old fashioned and buildings incorporated details which were used time and time again over decades.

3.7.1 Stone and slate

The village of Padfield is characterised by its consistent use of Millstone Grit for building and there is only one exception, where brickwork was used for the terrace Nos.4-36 Post Street. This uniformity is further reinforced by the widespread use of stone slate for roofs, obtained from local quarries on the outskirts of the village. The stone used for the slate roofs is particularly thin and fissile. A high proportion of houses retain native slate roofs; both local stone slate and Welsh slate imported after 1845. This survival is all the more remarkable as most of the examples in the village belong to houses that are not listed or protected from alterations.



The Millstone Grit varies in colour and texture. Generally, the older buildings are built with thinly-bedded and flaggy stone, which may not have been quarried but collected from outcrops and fields. It has usually weathered to a dark colour, and has often, although not in every instance, rough-hewn quoins, which have been shaped and are organic in form, rather than precisely dressed. During the 18th century the stone was more evenly coursed although few buildings have quoins; the White House Farm being one exception, with regular, rusticated ashlar quoins. The larger blocks of quarried stone are found throughout the first half of the 19th century but by the end of the 19th century there was a return to narrow courses of stone, this time with a quarry-dressed pitched face. Quoins were not in use generally during the nineteenth century

Later buildings adopted often a more yellow or golden coloured stone, more evenly textured and easier to work by local stone masons. The sources for the different stones are difficult to identify. Gritstone weathers over time and the older properties that haven't been cleaned have a blackened, weathered patina from decades of exposure to the vagaries of the weather, smoke and pollution. This is part of the character associated with the Dark Peak.

The local, dark yellow sandstone provides uniformity to the elevations. Like many upland areas dominated by Millstone Grit, chimney stacks are also stone.

After the arrival of the railways in 1845, Welsh slate could be easily distributed around the UK and as an economic, durable and versatile material in plentiful supply, it was widely adopted in Padfield for new terraces after the railway opened in 1845. This is one of the key ways of dating local buildings. The advantage of Welsh slate was that it was suited to the shallower roof pitches of stone slate buildings and it was economical for a continuous uninterrupted roof slope.

3.7.2 Watershot masonry – Padfield has a number of buildings built with watershot stone. It entails building each course of stone so that it inclines outwards at the top. This appears to be a short-lived fashion in the 1830s and 1840s, although the detail was used extensively from the mid 18th century in South Lancashire and South Yorkshire, where it was known as “Yorkshire tilt”. This is occasionally reserved for the gable-end of a terrace, where the builder considered it would provide better weathering, but there are a number of houses where watershot stone has also been used for the frontages. Often this detail is difficult to see; the person re-pointing has not known how to deal with this type of stonework and as a result the masonry has been pointed in raised cement mortar, which often obscures this detail. The buildings built with watershot stone include the former Prince of Wales pub, Nos. 127-129 Padfield Main Road



3.7.3 Thackstones - “Thackstones” were a common detail in north Derbyshire. Although most often associated with thatched buildings, they were part of a local tradition of stone slate roofing. Individual stones were placed in the wall above a roof, on a chimney stack or an adjoining building, to throw water away from the wall and protect the junction of the wall and stone roof, which was commonly mortared rather than lead flashed. There are a number of examples of this, such as at White House Farm.



3.7.4 Water-tabling – “water-tabling” is the name given to a detail similar to “thackstones” where long, thin slips of stone are used at the base of a chimney to throw water away from the junction of the stack and roof. This practice is widespread within the village, possibly because there are so many stone stacks, and relatively few brick chimneys, which tend to be later replacements.

3.7.5 Stone-coped gables & verges

Within this part of Derbyshire there had been a long tradition of raising the gable wall with a stone parapet, known as a coped gable. There are now few examples of this practice, most having been replaced, and the vast majority of buildings have a plain, close verge. Padfield Brook Farm has “kneelers”, the only remnants of a stone-coped gable. There was no historic use of bargeboards.

3.7.6 Eaves and gutters

Traditionally eaves of rural stone buildings with slate roofs were built with a generous eaves and water was thrown beyond the face of the wall. The larger houses incorporated lead gutters behind parapets with spouts to eject the water or in the best buildings lead downpipes, e.g Lower Cross Farm.

As fashions changed and buildings conformed to more national styles, with less overhang at the eaves, buildings needed gutters to protect the masonry. In north-west Derbyshire, prior to the development of cast iron, gutters were made from timber troughs (known locally as “trows”). Although cast iron could replicate the same forms, the timber trows were generally retained. The shape of the gutter was important as it incorporated a moulding, which became part of the decorative eaves of the building. There are occasional examples of timber trows within the village, although many have been replaced in plastic.

Prior to the nineteenth century gutters were fixed on wrought iron brackets, in the case of the simpler buildings, or where more architectural refinement was required, on moulded stone cornices. During the nineteenth century the “trows” (gutters) are generally supported on stone corbels.

Many terraced rows incorporate sloping eaves as the terrace rises up a hill. The continuous eaves are created through the use of the ogee profiled trows, which are carried on stone eaves brackets or corbels, and for purely practical reasons these tend to have survived on Post Street and Temple Street.

3.7.7 Door surrounds

The most common detail is the use of plain stone posts (also known as stoops or jambs) for main entrance doors and this prevailed throughout the 19th century; early examples have additional extended quoins for seating the lintel. A few Victorian cottages incorporate an additional moulded cornice above the lintel and several have an arched lintel over the doorcase, with a keystone and moulded caps to the posts (to create pilasters) and a glazed fanlight over the solid door to light the corridor behind. The most decorative classically-inspired doorcases can be seen on houses with increased status; at 105-107 Padfield Main Road (Lower Cross Farm) and at Padfield Brook House



3.7.8 Lintels & cills

A few properties retain mullioned windows. These were common in the 17th and 18th centuries, and were largely used in conjunction with leaded-light windows. The earliest examples of stone mullioned windows, at Padfield Brook Farm, incorporate deep-set chamfered jambs and mullions. These are typical of the late 17th century. By the 18th century mullioned windows had become increasingly plain and narrower in profile and they were usually squared, rather than chamfered. There are a few examples, such as Cross Farm at 131 Padfield Main Road, where the thin mullions, jambs and lintels survive. Very often these windows were remodelled and the very small mullioned windows replaced with enlarged windows, in the same position. Examples of this practice can be seen at Cross Farm (upper windows), 133 Padfield Main Road and Padfield Brook Farm (upper windows). It is possible that this was carried out deliberately to increase light levels for a room where a loom was kept.



Mullions that are slightly set back from the face of the lintels are an unusual variation in the 1770s. By the 19th century mullioned windows had been largely replaced with plain gritstone lintels and cills.

During the first decades of the 19th century there were two common, local window details; the narrow squared lintel, which was invariably the width of a single course of narrow-coursed masonry, which can be seen at 135-137 and 138-142 Padfield Main Road, Lees Row and 5- 1 Temple Street, and the “wedge” lintel. During the early 1800s this wedge was intended to mimic the brick wedge lintels of Georgian town houses, and the lintel was literally wedged into the surrounding masonry; an example can be seen at 115-117 Padfield Main Road, dated 1806. Later “wedge” lintels extended beyond the jambs of the window surround, so they functioned like a squared lintel. Examples can be seen throughout the conservation area, e.g. Nos. 127-129 Padfield Main Road. All of these windows would have had sashes - there are no original examples left, although the occasional sympathetic replacement.



Later properties incorporated deeper squared stone lintels and wedge lintels had grown out of fashion by the 1860s. Some of the later nineteenth century stone lintels are carved and shaped, although this was uncommon in Padfield until the end of the century, lintels being generally very plain.

3.7.9 Panelled doors

A number of the Victorian terraced houses still retain their solid panelled doors. Many of these have distinctive bolection-moulded panels.



3.7.10 Stone setts and paving

Historic photographs illustrate the widespread and wall-to-wall use of gritstone setts as the material used for the main streets along Post Street and Platt Street. Elsewhere it appears that setts were reserved for the channels and gulleys at the edges of the road. There is an almost continuous row of sandstone (gritstone) kerb and large sections of sandstone paving flags along the north side of Padfield Main Road and along sections of the south side. It is quite unusual to find this level of traditional material intact

3.7.11 Boundary walls, gates and railings

Around the periphery of the village the drystone boundary walls that line the roads are built from local, fissile gritstone, cleaved into relatively thin stones. The copings are built from the same material, with stones laid on edge. This type of boundary wall occurs in pockets throughout the village, its roots firmly entrenched in a rural tradition.

There are relatively few private, enclosed frontages and formal boundary walls are generally reserved for the larger houses, such as Glenthorne and Lower Cross Farm and the chapels, the Congregational Church and former Wesleyan Chapel. Post Street is one exception, with small private front gardens; a plain chamfered ashlar coping is laid onto low, coursed stone boundary walls, with decorative shaped stone gateposts and the occasional original iron gate – all original railings have been removed.



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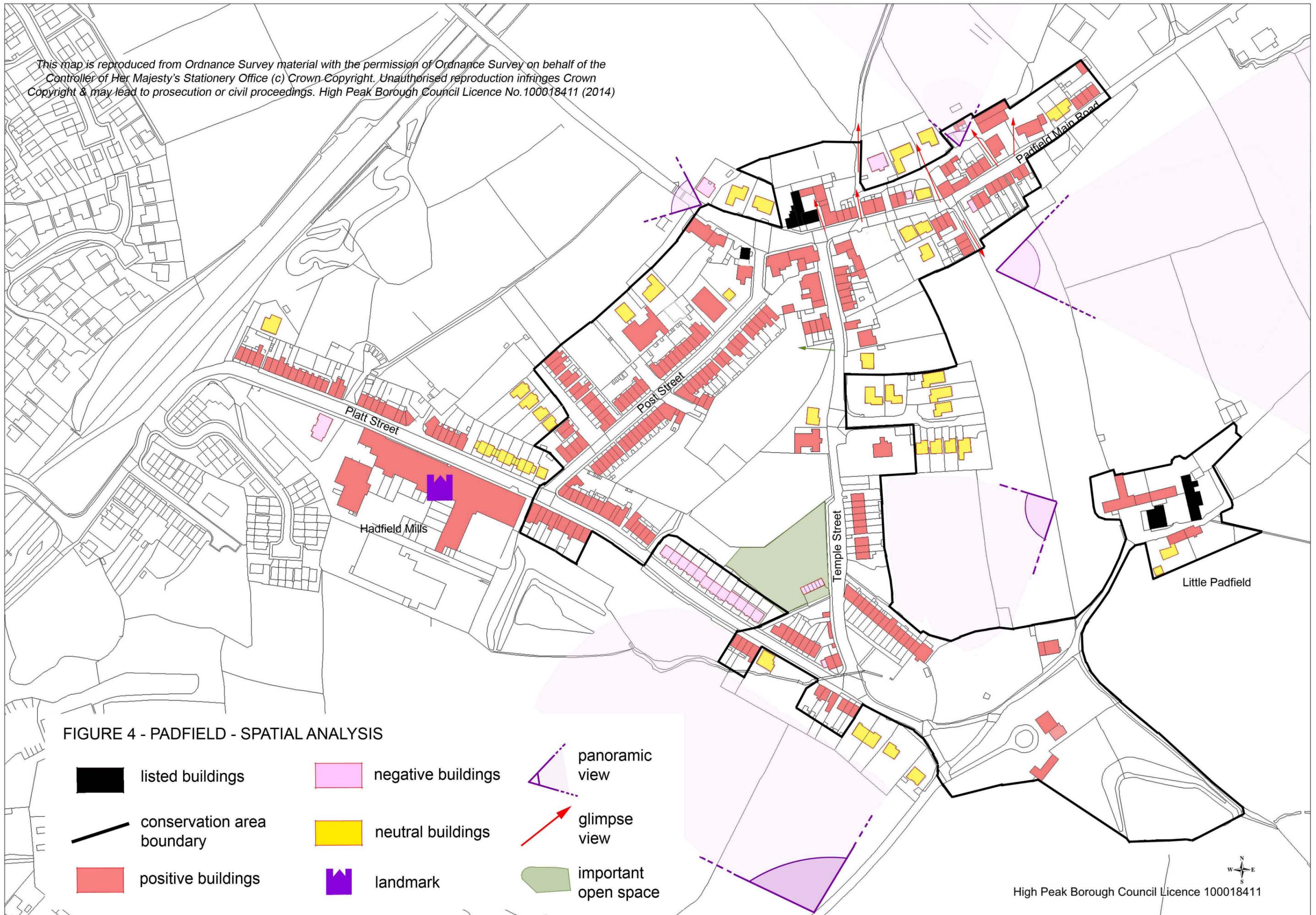


FIGURE 4 - PADFIELD - SPATIAL ANALYSIS

- | | | | | | |
|---|----------------------------|---|--------------------|---|----------------------|
|  | listed buildings |  | negative buildings |  | panoramic view |
|  | conservation area boundary |  | neutral buildings |  | glimpse view |
|  | positive buildings |  | landmark |  | important open space |

4. SPATIAL ANALYSIS

4.1 Significant Views

The most significant views are illustrated on the Spatial Analysis map in Figure 4.

The views from the hillside to the south of the settlement, from Mouselow Hill, Cemetery Road, Park Road and all along the length of Redgate, are highly significant as from this direction the structure of the village can be seen and clearly understood. Many of these views are much wider than the map can show. The contrasting character of the dense development, along the ridge, and the fork of terraces, trailing down the slope of the hill, is clearly evident.

From Redgate there is a long view towards Hadfield Mills and this is the best vantage point to see the surviving mill complex.

From the footpath network, which criss-crosses the village, there are views south across the settlement, over long, horizontal rows of rooftops, towards the immediate hills – Mouselow and Peak Naze.



Clockwise; View of the distinctive “triangle” of roads dominating views of Padfield from the south, view north over Longdendale from Jackson Street and view towards Peak Naze from the footpath network

Along Padfield Main Road there are occasional glimpses north of the moors above Tintwistle. From Jackson Street, where a natural viewing platform is created by a grassy mound, there is a very impressive panoramic view over the Longdendale valley. The footpaths to the north of Jackson Street, which run into the National Park, continue to provide panoramic views. Where Padfield Main Road opens out to the west, there is also a panoramic view down the Longdendale valley towards Stalybridge.

From further afield at Tintwistle there are long views to Padfield. From this direction the village clusters along the southern ridge and the 19th century development is not evident. There are places where modern, industrial-sized agricultural sheds are visible, on the edge of the village, and these dominate

the eastern part of the settlement.

Elsewhere, within the village, the views evolve gradually and through the streets there are occasional glimpses between buildings of the distant hills.



Views within Padfield Main Road gradually unfold, a characteristic of upland medieval settlements



Glimpsed views over Longdendale Valley between buildings on the north side of Padfield Main Road

4.2 Open Spaces

There are no formal open spaces but the village retains a loose, rural character as paddocks, allotments and play facilities co-exist with dense development. The children's playground on Temple Street was created on the site of a mill lodge, an area which had been embanked with a dam, and consequently created a platform of level ground, a rare commodity in this hilly terrain. Across the village the fields form an important part of its rural setting and help to reinforce the separate character of distinct areas.

4.3 Protected Trees

There are several groups of trees within the conservation area that have a Tree Preservation Order. The mature gardens of Padfield Brook House, Rose Bank and 6-9 Temple Avenue have blanket TPOs. The copse to the south of Lees Row, where a culverted section of the brook emerges, also has a blanket TPO. These are illustrated on Figure 1 Statutory Designations.

In addition to the Tree Preservation Orders, Conservation Area designation provides all trees with a stem diameter of 75mm and above measured 1 metre

above ground level with a measure of protection. No felling, lopping or topping of these trees is permitted without providing six weeks notice to the Council.



There are a group of trees surrounding the two farmsteads at Little Padfield (left). This is typical of the character of settled valley pastureland, where the trees provide some shelter from prevailing wind. On the fringes of the settlement, along Padfield Main Road, trees are better established and there are some important field boundary trees. Trees can provide a mature setting to parts

of new development, such as the properties at Temple Avenue, where mature trees have softened the impact of the new development on the setting of the conservation area.

There may be opportunities to thin trees, where overcrowding is affecting the health of specimens, and these should be discussed with the Borough Council tree office . The triangular plot of land at the junction of Little Padfield Road, Redgate and Platt Street is overcrowded with self-set trees and more structured management of trees in this location and along Little Padfield Road would benefit the area as a whole

5. NEGATIVE FACTORS

As part of the assessment of character, a number of negative factors have been identified. The conservation area designation was put in place to safeguard against further harmful development, so far as this could be achieved by the need for planning permission. By highlighting these issues, we can identify priorities for future enhancement.

5.1 20th Century Development

A large number of the 20th century houses have been built on backland sites, on the edge of the settlement, with gardens extending into areas of open countryside. This development is on the whole out of character with the predominant character of the village, being large detached houses, built in a variety of materials, with shallow pitched concrete roofs and large massing. Although these new houses have been built within the current developed framework of the village, they are nevertheless pushing out and “fattening” the core of the settlement. The massing in particular is detrimental to the character of the village, because it has blocked some of the critical glimpsed views through the linear settlement out towards the open countryside. The only comparable detached buildings of this scale are the mill-owners houses, which lie along Temple Street. This scale within the heart of the village is usually reserved for public buildings, such as the school and chapels. Traditional houses which occupy larger footprints are invariably composed of a series of small interlocking blocks.



Modern development has occasionally been in unsympathetic materials or colours and backland development has, on occasion, blocked significant views out of the settlement

Any future development should preserve the small scale, narrow gable-widths and interconnected blocks of the existing traditional housing stock, without slavishly copying local vernacular building types.

5.2 Flat-roofed Garages & Loss of Boundary Walls

There is a widespread shortage of garage space in Padfield and most residents in the historic core of the settlement have to park their cars on the street. Frontages along Post Street are too shallow to provide a car parking bay, to the advantage of the conservation area as a whole, as the boundaries to properties are generally intact and well maintained. Where space has

permitted, occasional flat-roofed garages have been erected. In most instances they are in a prominent location and detract from the character of the conservation area, e.g. the garage block on the site of the former lodge to the middle mill site, Temple Street.



Flat-roofed garages at Temple Street and electricity sub-station at Padfield Main Road

There are very few instances where the boundary walls have been removed to create off-road parking, which has led to a lack of defensible garden space and a break in the unified treatment of the streetscape. The modern properties at 122-124 Padfield Main Road have broken the street frontage and the creation of off-road parking, without a front boundary wall, is particularly damaging to the character of the village, at a critical point in the core of the village.



5.3 Cul-de-sac

The creation of a cul-de-sac (Temple Avenue) has incorporated highway design manual, wide visibility splays and pavements which are wholly out of character with the conservation area. Highway design standards adopted in the 1970s and 80s are now less stringently applied and there are opportunities to enhance the character of street frontages during redevelopment.



5.4 Dormer Windows

A number of houses have dormer extensions. The dormers on the front of houses are particularly harmful to the strong, unified, sloping roofscape. There are a number of modern dormer extensions to the rear of properties. These are on the whole less obtrusive but they have damaged some of the interconnected views between streets.



5.5 Loss of Water

There has been a widespread loss of the physical presence of running water and lodges. There is now very ephemeral evidence of the industrial processes and alterations to the natural watercourse. This is partly the result of the creation of culverts, over several centuries, but also a recent increase in the tree canopy and shrub understorey. The watercourses would benefit from a more structured approach to the management of trees and margin planting. Any works to trees should be discussed with the Borough Council tree office .

5.6 Poor Maintenance or Repair

Strap-pointing - large scale, local practice of “strap-pointing” of stone, indicative of hard, cement mortars used on sandstone, instead of lime mortars. This kind of pointing can only be achieved by using cement-rich mortar. This invariably leads to damage to the stone and is unsightly, often at the expense of the traditional, historic character of the stonework.



Rendered stacks – instead of replacing weathered brick or stone, chimney stacks have often been rendered in cement renders, as this is a more economic repair, although not a long-term solution.

Loss of Stone Slate - a few houses have been re-roofed using concrete tiles, Hardrow and reconstituted stone materials. These are, without exception, detrimental to the character of the village. These roofs disrupt the homogenous character of terraced rows and have a uniformity and regular bond unlike native stone slate, which is rippled and uneven in texture and laid in courses of diminishing size.



6. GENERAL CONDITION OF THE AREA

6.1 Buildings

Overall the condition of buildings in the conservation area is very good with no identifiable buildings at risk

6.2 Public Realm

The natural paving materials have been cracked and damaged in a number of places where cars are mounting the pavement, a result of pressure on parking.

Concrete street lighting columns with repaired collars of galvanised steel are particularly out of place.

6.3 Water Management

Revetments to the brook, man-made sluices, culverts, weirs and the former lodges have no economic use and they are all vulnerable from lack of maintenance, encroachment from trees and silting.

7. PROBLEMS, PRESSURES & CAPACITY FOR CHANGE

7.1 Loss of Building Details

There is a high concentration of unlisted buildings within Padfield, many of 17th and 18th century origin. These do not have the level of protection of listed buildings and are vulnerable to loss of architectural details, mullions and stone slate roofs. It may be appropriate to protect this settlement with an Article 4 Direction, at some point in the future.

The distinctive character of uniform terraces is being slowly eroded by incremental changes to roofs. All materials have a finite life, although stone slate can last for centuries, if properly maintained. In many cases the existing materials can be recycled and any losses made up with a second hand supply. This should be the first option to be considered when re-roofing. The local stone slate is particularly thin and some sources of second-hand stone slate will be too thick. Stone slate is produced by only a handful of quarries nationally and there are no local sources, even though it was quarried locally. In time, there is a significant risk that the character of the village will change as people have to look elsewhere for replacement materials. The character of Padfield does come from the uniform use of stone slate or Welsh slate where a smooth and seamless join between the individual properties in a terrace is normal. The National Park and Derbyshire County Council are considering opportunities to open small quarries for just this purpose, to supply quarried stone for roofing slate.

7.2 Car Parking

The village is highly distinctive for its well-preserved frontages and continuous enclosure. The counter-effect of this tight-knit and densely developed settlement, with its picturesque character, is that the village is overrun with on-street parking; cars are squeezed into the smallest spaces and along the narrow back lane, Jackson Street.

8. CHARACTER AREAS

The Padfield Conservation Area has been split into three Character Areas; (1) Padfield Main Road, (2) Little Padfield, and (3) Temple Street, Post Street and Platt Street.

The different Character Areas are shown on Figure 5 and the analysis of the townscape, the main views, landmarks and focal points are illustrated on the Spatial Analysis map, 4.

The omission of any particular building, feature, view or space within this appraisal should not be taken to imply that it is of no interest.

Guide to Map

The Townscape Appraisal Map is annotated with the following:

Panoramic Views - these views are limited to the best defining and most memorable views within Padfield. They are generally broad and often panoramas, sometimes linking subjects in the middle distance and far horizon.

Glimpse Views - these views are confined by the presence of buildings or trees. They offer a glimpse of something interesting in the distance, often viewed down an alley, an open space between the trees or over the rooftops. It may be a glimpse of a landmark, or an interesting feature.

Important Open Space - these are elements of the settlement which have a particularly strong historic interest as open space. This should not be taken to imply that other open areas are not of landscape value or of value as open spaces on amenity grounds.

Landmarks – landmarks are structures that because of either size or design stand out from the crowd.

Negative Buildings - these buildings in scale, materials, design or massing, or a combination of these, have a negative effect on the historic character of the conservation area. They do not relate to the surrounding topography or building form and are usually situated in a prominent site.

Neutral Buildings - these buildings are often 20th century buildings that are unobtrusive, and usually respect the topography, scale, materials and detail of the surrounding building form. Neutral buildings are also occasionally older properties that have been heavily altered and, for this reason, no longer preserve the character of the conservation area.

Positive Buildings – positive buildings are those that are of special architectural or historic interest, either as individual structures or as part of a collective group, and make a strong contribution to the character of the conservation area. The local authority is likely to strongly resist proposals for the demolition of any Positive Buildings.

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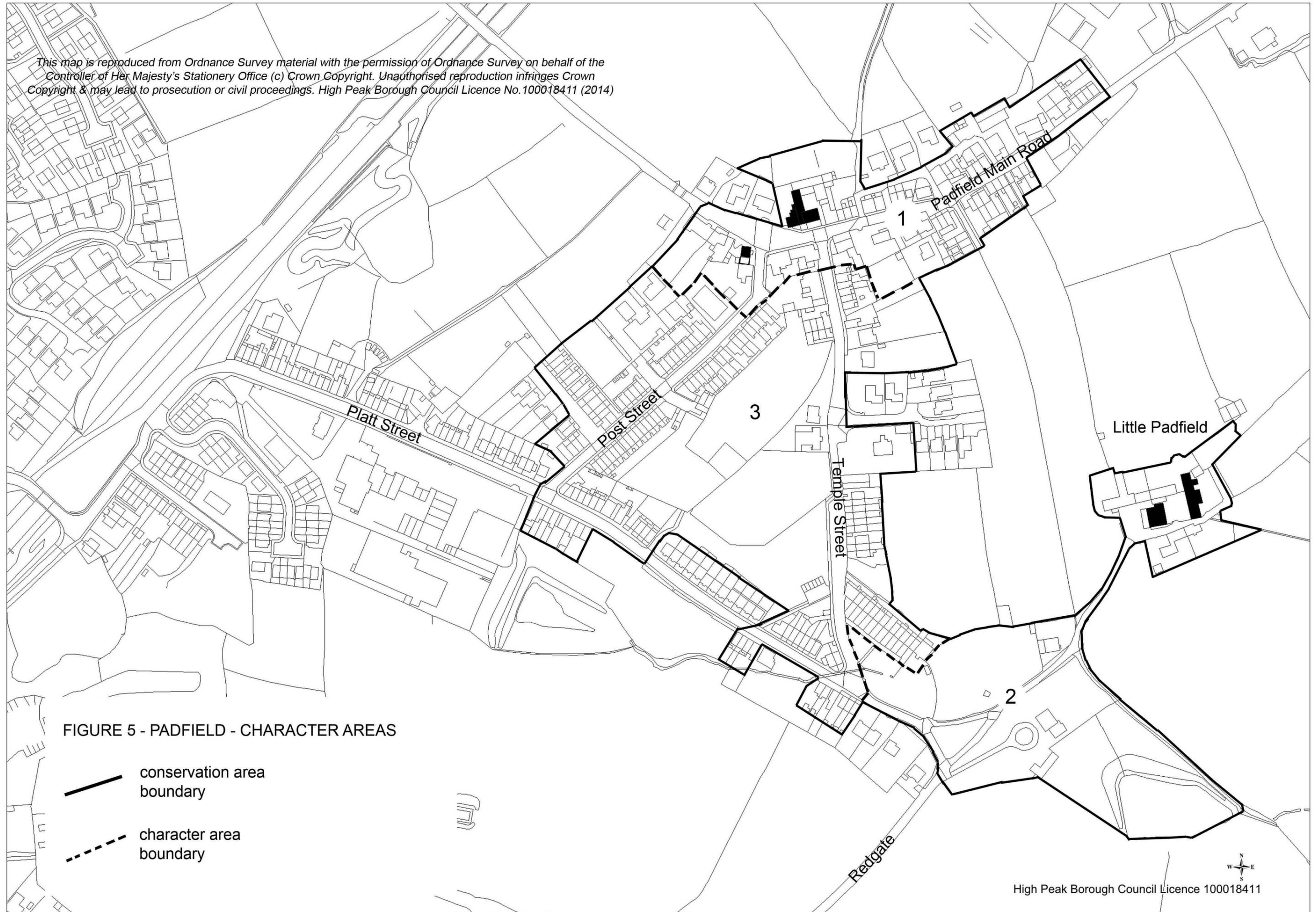


FIGURE 5 - PADFIELD - CHARACTER AREAS

- conservation area boundary
- - - character area boundary

8.1 Area 1 – Padfield Main Road

This area contains the core of the medieval settlement, which lined the route of the main street, and the majority of the 17th and 18th century buildings within the village. This part of the village is mainly inward-looking and development is dense, where it straddles the broad ridge that the old part of the settlement followed. Views to the wider panoramic landscape of the Longdendale valley are incidental, rather than composed. Along the length of Padfield Main Road, the views gradually unfold, and there are no focal points, as the street follows the winding and gentle curve of the linear medieval settlement. The fluctuating and irregular relationship of buildings to road leads to some very picturesque scenes.

Along the length of the main street, lack of available land for building has led to a very dense pattern of development. Historic farmsteads, from the 17th and 18th century, butt up to each other and were crammed into the narrow frontages, with the result that there is no clear definition between each farm and the farmbuildings merge into each other, creating long rows of complexes and clusters of roofs. White House Farm and Lower Cross Farm are of higher status, and share small front gardens, with formal walled enclosures and pedestrian gates.

Farms jostle for position with short terraces, built both parallel with the main road frontage and hidden in more secluded areas. Farm complexes often include former large hay barns which run at right angles to the street, although there are also a few examples where the farmbuildings are parallel in long, continuous runs of roofs, a pattern which was more extensive until economics forced them to be truncated or completely demolished during the 20th century.



The stepped eaves of cottages built along the edge of the road lead the eye around corners. Short terraces front the street and are generally narrow in width and deep in plan, utilising the opportunity that each long croft provided. The row Nos. 149-155 form a picturesque group, at the eastern entrance to the village, with small and identical bracketed timber porch roofs.

Jackson Street, with its formal name, is a surprisingly rural, green space, which winds its way behind and roughly parallel with the main street; an intimate relationship of small buildings, cottages and walls, meet passages between buildings. The eastern arm of the lane is turfed, with close-mown grassy knolls, the western arm a mixture of gravel and bound stone. From Jackson Street there are a few places with panoramic views across Longdendale and fingers



of footpaths and a bridleway wind their way northwards, down the slope of the hill.

Negative Factors

- from Jackson Street, flat-roofed and rendered rear extensions to cottage that front Padfield Main Roa
- Concrete lighting columns with galvanised sleeve repairs and overhead wires
- Parked cars
- Loss of enclosure and proper frontage to modern properties at 122-124 Padfield Main Roa
- Some large modern houses placed outside the conservation area boundary disrupt the rural setting of the conservation area and important views outwards

8.2 Area 2 - Little Padfield

The detached cluster of buildings known as Little Padfield are hidden from the main views through the village, and approached via a winding lane, within a deep holloway of drystone walls, which may have originally followed the course of the brook. The cluster is inward-looking with buildings facing into the old rickyard. At the centre of the group is Padfield Brook Farm, the best preserved historic building of the farmstead. From the outlying footpath network, the farm buildings are now partially hidden by trees on the periphery of the group and can only be glimpsed. Little Padfield is at the centre of a network of footpaths crossing the former open fields and there are views across the fields to some of the best views of Bleaklow Moor.

Slightly removed from Little Padfield is Padfield Brook House. This is set apart from the main views and isolated, within its own high, walled enclosed garden (the former boundary of the cotton mill site). The house, with its classical, symmetrical form can be seen at the end of a long drive, with a formal, coursed stone gateway and gatepiers framing the entrance from Redgate. The gardens to the front



of the mill house have matured and the trees are now protected by a blanket TPO, a very different environment from the industrial activity and openness of the mill yard. The former identity of the mill and its weaving sheds is only evident by the presence of the mill lodge, which sits above the mill site. Retained by a steep embankment and grassed dam, this is only really evident in views from the hillside above.

Negative factors - None

8.3 Area 3 - Temple Street, Post Street and Platt Street

This is an area of contrasts, with enclosed areas of strong unified character, a steady rhythm of frontages, and large pockets of open space, where allotments or public open space break up the rhythm and where there are more expansive

views across the settlement over the Padfield Brook and towards Mouselow Castle.



The area is dominated by terraced houses, which share distinctive, continuous, sloping eaves of local and Welsh slate roofs in long runs. There are occasional public buildings which generally front the street; both the former Wesleyan Chapel and the Congregational Chapel. The only landmark is the site of Hadfield Mills

Frontages along Post Street share continuous enclosed frontages, with either coursed sandstone boundary walls, to small front gardens, or houses built out as far as the pavement. The boundaries to properties are generally intact and well maintained, with a number of original gates, although railings have been removed.

This area is dominated by the Hadfield Mills site. This still has a large looming presence, despite being lowered by three storeys.



Temple Street appears to follow an old route. It winds its way down the hill, and as a result, picturesque views unfold, framed by groups of trees or the flow of a terrace. Temple Street has developed with a more rural character; there are fewer buildings, hedges and plants within gardens spill out over the boundary walls, in places there is no pavement, the road was not upgraded with setts and had simple gritstone channels to each side of the camber. The site of the old lodge to the middle mill is now the childrens' playground. This is still raised and embanked and provides a level platform and vantage point to overlook Platt Street.

Lees Row has a complete stone slate roof and a steady rhythm of identical details; stone jambs and lintels to doors with simple lintels to a single course height, remnants of stone stacks and later brick stacks. The row is sheltered, at the foot of the hill and where the Padfield Brook runs at the bottom of the valley, trees have self-set and grown to create a canopy which filters views from Temple Street and provide privacy. The copse is now protected by a blanket TPO. The long front gardens are well-tended with individual and charming cottage

gardens.

Platt Street has a more urban character, with short terraces, stone corbels to sloping eaves and arched doors with fanlights and keystones. Both the lower section of Platt Street and the whole length of Post Street were laid out with a stone setted surface, to manage the wear and tear of traffic to and from the mills. Platt Street, in particular, is a wide street and is now dominated by its broad road and gritty, urban environment; houses are largely without front gardens or private frontages and the walls of houses and the mills create an enclosed vista looking north, which is terminated by the railway embankment.

The green space between Temple Street, Post Street and Platt Street is a distinctive feature of Padfield, particularly when viewed from afa , and along with the allotment gardens to the south of Platt Street and to the north of Post Street, offers one of very few public open spaces to share village life and opportunities to celebrate events.

Negative Factors

- Modern flat-roofed garage block alongside the childrens playground on Temple Street
- Wide, splayed cul-de-sac entrance to Temple Avenue
- 111-133 Platt Street – poor design and colour; contrasting panels of brick, concrete tiled roofs & timber palisade fencing, is out of place and affects the historic setting of the village
- occasional, large, strident dormers added to traditional roofs
- unchecked growth of trees has removed watercourses and millponds from some public viewpoints

9. CONSERVATION AREA BOUNDARY REVIEW

Local Planning Authorities have a duty to periodically review their conservation areas and their boundaries. During the appraisal process a review of the boundary has been undertaken.

The process of reviewing the conservation area boundary involves looking objectively at all areas and identifying whether the special character remains and whether there are any areas where the character has been significantly damaged or altered by modern development. Cancellation of designation should be considered where an area or part of an area is no longer considered to possess the special interest which led to its original designation.

The process of investigation of the historic development of a conservation area and its spatial characteristics also reveals information about places which may currently lie outside the conservation area boundary and the review includes recommendations for extensions to the boundary. This review of the boundary is described in a clockwise direction from the top of Padfield Main Road. For proposed alterations, please also refer to Figure 6.

9.1 Northern Boundary

The boundary of the conservation area hugs the built-up parts of the settlement, and excludes areas of modern housing. This is not always satisfactory as some of the modern development along and behind Padfield Main Road displaced earlier buildings and still falls within the historic, medieval settlement framework. However, there seems little point in extending the boundary to the north simply to incorporate modern housing. There is sufficient proviso within the current national planning guidance to ensure that any new development in these areas considers the impact on the setting of the conservation area. However, it is important to remember that there is archaeological potential in the areas which were formerly part of the medieval village (the “crofts” associated with the frontage “tofts”) and there may be evidence of former farm buildings and house footings, which could yield “finds” which add considerably to our understanding of the history of the village.

No alterations are proposed to this section of the boundary.

9.2 Southern Boundary to Padfield Main Road

The boundary runs tight along the south side of Padfield Main Road, following the hedge-line and returns to include the back gardens to the cottages at Nos. 120-148. Evidence suggests that this line is the physical extent of the medieval settlement. However, the enclosed, narrow, linear space at the northern tip of the conservation area may have been part of a 17th or 18th century extension to the settlement or roadside encroachment and this area therefore has archaeological potential. This area forms part of the setting of the conservation area.

No alterations are proposed to this section of the boundary.

9.3 Eastern Boundary

The boundary runs south-east, including the garden of Glenthorne but excluding the modern development of Temple Avenue. This has no interest and there is no justification for altering the boundary at this point. The field to the south of Temple Avenue is an important, bowl-shaped, open space, which is particularly important for the opportunity it provides for panoramic views from the public footpath which links Little Padfield with Peel Street. These lead across the fields to the back of Lees Row and to the brow of the hill where it meets Park Road. These views are recognised in the appraisal.

All of the fields in this part of the landscape were enclosed and separated by drystone boundary walls, as part of the early enclosure of the open field, which lay between Little Padfield and the core of the village; they were probably enclosed piecemeal in the 17th century. There is no difference between the field to the immediate east of Temple Street and the fields which continue out to the east. The curving, reverse-S, shape of the field boundaries is indicative of this enclosure of the open field and the curving alignments are the ghosted relics of the medieval plough lines. There is no special architectural or historic interest within this area that would warrant being included within the conservation area. Archaeological potential is limited to potential “spot finds” of material.

No alterations are proposed to this section of the boundary.

9.4 Boundary Surrounding Little Padfield

The boundary is drawn tight around the complex of farmsteads and farm buildings. The land to the south of Little Padfield was not part of the open field and has remained unploughed. There is archaeological potential, recognised in the Derbyshire HER by features spotted from aerial photographs, for remnants of a Romano-British settlement or farm. This area has high archaeological potential. However, as this is currently unexplored and its importance is unknown, there is currently no particular reason why this should be included within the conservation area.

No alterations are proposed to this section of the boundary.

9.5 Southern Boundary

The land to the south of the conservation area follows, and in some places straddles, the route of the Padfield Brook. To the south-east of Padfield Brook House, the millpond which served Padfield Brook Mill was included within an extension to the conservation area. This survives remarkably well preserved and is a prominent feature of the landscape, when seen from the public footpath leading from Glossop Cemetery down to Little Padfield

The boundary of the conservation area then skirts the site of Padfield Brook Mill and continues to follow the southern edge of Platt Street. At this point it excludes a number of modern houses.

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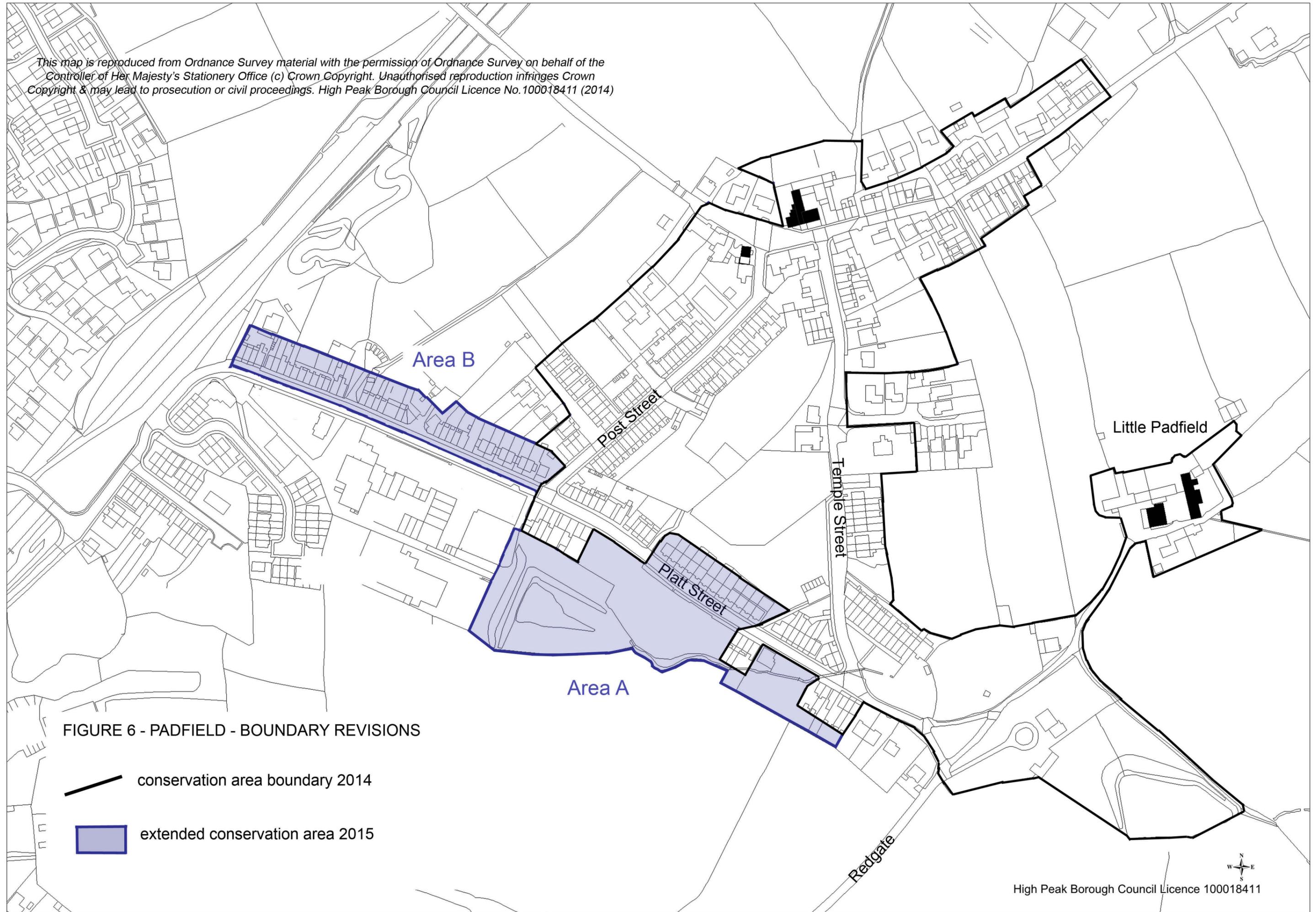


FIGURE 6 - PADFIELD - BOUNDARY REVISIONS

-  conservation area boundary 2014
-  extended conservation area 2015

Extended Boundary (Approved February 2015) - Area A

The Padfield Brook, the mill leats, culverts, and lodges and the sites of the various mills were all part of the industrial development of the valley and are an essential part of its character and of high historic interest. They are what influenced a high proportion of the built appearance of the village and they are the common factor determining the 19th century appearance of the village. The revised boundary, therefore, selectively includes some of the sites of industrial archaeological interest.

It is not possible to say with certainty where the brook follows its natural course and where it has been adjusted and altered over the last two centuries. We should assume that there has been some manipulation, even if only to improve the flow and protect the banks

The Padfield Brook passes underneath Platt Street and runs in a deep and narrow open channel with revetted walls, behind No.90 Platt Street.

The boundary of the conservation area is extended to include the brook up to the southern field boundary. The modern house on the road frontage and its garden, are also included.

The brook travels in a meandering route behind the allotment gardens. It now feeds a large pond, which is still, in construction, the same “lodge” which was built in the 1880s, but it is so heavily silted up that the outer edges have become indistinct. The pond is fed by a narrow channel, the former area where the mill sluices were located, and there may be archaeological evidence of these features at this point. There are good public views from Platt Street across the allotments to the former millpond.

Nos. 111-133 Platt Street stand on the site of the middle mill (Platt’s Mill) and a short row of millworkers’ cottages. They are included in the conservation area, to provide visual continuity on both sides of the street.



Millpond beyond the allotment gardens (left) and the retaining embankment of the dam (right)

The boundary of the conservation area is extended to include the brook, the allotment gardens and the former millpond.

Extended Boundary (Approved February 2015) - Area B

The north side of Platt Street is fronted by almost continuous terraces. Map re-gression shows that several of these were established in the mid 19th century, in association with the development of the lower mill site and the formalisation of Platt Street circa 1845.

Nos. 11a, 13, 15 and 17 and Nos. 29-31 had been built by 1857. Nos. 33-47 and Nos. 53-59 were all built between 1857 and 1872. These share stone slate roofs. All of the others in the rows were built shortly after. Together they share a consistent use of materials and details, such as stone lintels and cills, native roofing materials (stone and slate), stone corbelled eaves brackets door surrounds with simple jambs and lintels. Nos. 47 and 49 share interesting curved frontages and curved slate roofs, where they frame a wide cart entrance.

As a long terrace, which has not been historically included within a conservation area, they are very well preserved. They are no different in detail and character from the other terraced rows within the conservation area along Padfield Main Road, Temple Street and Post Street.

Nos. 61-73 Platt Street is a modern (1970s) row and although these buildings are of very different character, they still follow the historic pattern of development and replaced the “Barber Houses”.

The boundary of the conservation area is extended to include the whole of the frontage on the north side of Platt Street, the terraced houses and their rear gardens, as far as the entrance to the old stone quarry at Trail View.



Well-preserved millworkers' terraced cottages line the northern side of Platt Street

9.6 Western Boundary

The western boundary of the conservation area follows the southern line of Barber Street and then continues in a straight alignment along the stone boundary wall which separates the built up part of the settlement from the fields and allotments to the west of the village.

No alterations are proposed to this section of the boundary.

10. RECOMMENDATIONS

10.1. Monitoring Change - Photographic Record

A street-by-street photographic survey has been undertaken as part of the appraisal. This will require regular updating to make it an effective tool. It will need to be widely distributed within the local authority to ensure that alterations are effectively monitored.

10.2. Recognition of Importance - Local Heritage Assets

The conservation area Spatial Analysis map (Figure 4) shows buildings that make a positive contribution to the conservation area. Many of these are traditional buildings, which retain a high proportion of traditional features. In addition to these, there are a number of buildings that are particularly distinctive on either historic or architectural grounds, or both, and merit inclusion on a Local Heritage List. Although identification in this list does not in its own right convey any additional control, the significance of buildings on a local register is recognized as part of National Planning Policy Framework (2012) and the local planning authority would endeavour to retain and preserve the special character of all buildings that fall into this list.

The following buildings are recommended for inclusion within a Local Heritage List. These have one of a number of key characteristics. They have been selected as they are either;

- a) important existing or former public buildings, with distinct architectural quality, where there is a history of local usage, or
 - b) they are well-preserved examples of unlisted historic buildings with 17th or 18th century farm-associated origins, or
 - c) substantial remains representing the local cotton spinning and weaving industry
- Padfield Brook House and outbuildings, Redgate (c)
 - Padfield Community Primary School, Rhodes Street (a)
 - Peels Arms, Temple Street (a)
 - Congregational Church, Temple Street (a)
 - Former Wesleyan Chapel (Chapel Lofts), Post Street (a)
 - 131 (Cross Farm) and 133 Padfield Main Road (b)
 - Higher Cross Farm, Padfield Main Road (b)
 - White House Farm, Padfield Main Road (b)
 - 102 The Former Liberal Club, Padfield Main Road (a)
 - 106a Padfield Main Road (former Peel Farm) (a)
 - 2 Temple Street (a)
 - Barn to the rear of 109 Padfield Main Road (b)
 - Mill buildings at former Rhodes Top Mill, Hadfield Mills, Platt Street – remains of Rhodes Top Mill, weaving sheds to Rhodes Top Mill, site and base of former Lower Mill, culverts, tailrace, former electricity generating station and warehouse (c)

10.3. Enhancement - Public Realm Improvements

Large areas of the road within Post Street and Platt Street were originally laid out in courses of stone setts, of large gritstone blocks. These were laid during the Cotton Famine of the 1860s. These setts probably survive underneath later tarmac dressing, although their condition is unknown. Photographic evidence would seem to indicate that the setts were generally well-preserved, but trenches and services inserted by the utility companies will have disrupted and broken up the surface. Consideration should be given to exposing setts if and when County highway works and funding allow.

In a number of places there are gritstone kerbs separating the road from pavement. In many instances the paving flags have been removed from the pavement and replaced with tarmac, or simply covered with tarmac. The reinstatement of Yorkstone paving flags on both private frontages and within the highway should be encouraged.

The principle amenity area is the children's playground on Temple Street. This has a row of brick, flat-roofed garages as a backdrop. The redevelopment of these garages and either replacement with a stone-built row of traditional detail, or complete removal, would be a considerable enhancement to the character of the conservation area.

10.4. Control

Local planning authorities may consider making Article 4 directions in those exceptional circumstances where evidence suggests that the exercise of permitted development rights would harm local amenity or the proper planning of the area.

In deciding whether an Article 4 Direction would be appropriate, local planning authorities should identify clearly the potential harm that the direction is intended to address.

The character of Padfield relies to a large extent on the unified character and rhythm of repeated building details found within the terraced rows. In particular, the dominant architectural character comes from a unified roofscape; traditional stone slate roofing materials and stone chimney stacks. The majority of the original sash windows have been removed, although some original panelled doors survive.

It is recommended that a "non-immediate" Article 4 (1) Direction be considered subject to public consultation. If approved, this would bring under the control of the LPA works to the backs of buildings as well as the fronts and all aspects of roofs and chimneys. The following would be brought under control;

- the enlargement of a dwellinghouse or construction of an additional building, such as a garage or shed (Part 1 – Class A and Part 1 – Class E)
- any addition or alteration to its roof (Part 1 - Class B & Class C)
- the erection of a porch (Part 1 – Class D)
- the construction of a hardstanding (Part 1 – Class F)
- the alteration or demolition of a boundary wall, gate, fence or forecourt (Part 2 – Class A and Part 31 - Class B)
- solar panels (Class A , Part 40 of the 2008 GPDO)

The alteration or demolition of a chimney on a dwelling or ancillary building will be controlled wherever it is located within the conservation area.

11. USEFUL INFORMATION & CONTACT DETAILS

For advice about this appraisal or any further information please contact the following officer at High Peak Borough Council

Joanne Brooks

Principal Design and Conservation Officer

Tel: 0845 129 7777

Email: Jobrooks@highpeak.gov.uk

Address: High Peak Borough Council, Municipal Buildings, Glossop, Derbyshire, SK13 8AF

National Organisations

English Heritage, East Midlands Region, tel: 01604 735400

www.english-heritage.org.uk

Leaflets

Leaflets on conservation areas and listed buildings are published by High Peak Borough Council and are available by request from the Council

email: conservation@highpeak.gov.uk

Appendix 1 - Listed Buildings

Little Padfield Farmhouse, Little Padfie	grade II
Padfield Brook Farmhouse, Little Padfie	grade II
Lower Cross Farm (105, 107-107A), and attached barn, Padfield Main R	grade II
House at north-west corner of junction with Post Street (104a), Padfield Main Roa	grade II

Appendix 2 - Street Furniture and Paving

Padfield Main Roa

North side

Narrow gritstone kerb in front of 149-155 Padfield Main Road, approx. 18 metres at grid reference 403222, 396402



Broad 200mm wide gritstone kerb in front of 135-139 Padfield Main Road, approx. 19 metres at grid reference 403149, 396352



Broad 200mm wide gritstone kerb, tooled, in front of 123-125 Padfield Main Road, approx. 10 metres at grid reference 403092, 396328



Broad 200mm wide gritstone kerb, tooled, in front of 127-129 Padfield Main Road, approx. 16 metres at grid reference 403075, 396324



Broad 200mm wide gritstone kerb in front of 109-117 Padfield Main Road, approx. 24 metres at grid reference 403053, 396318



Broad 200mm wide gritstone kerb in front of 105-107 Padfield Main Road, approx. 25 metres at grid reference 403024, 396312



South side

Stone paving flags and narrow gritstone kerbs in front of 138-148 Padfield Main Road, approx. 36 metres at grid reference 403163, 396352



Broad 200mm wide gritstone kerb in front of 134-136 Padfield Main Road, approx. 10 metres at grid reference 403142, 396339



Section of gritstone setts, Yorkstone paving flags and narrow gritstone kerb (re-laid) in front of 126-130 Padfield Main Road, approx. 15 metres long x 4 metres wide at grid reference 403114, 396325



Gritstone stoops to public footpath at southern end of Peel Street



Platt Street

Panel of gritstone setts between Nos. 109-111 Platt Street, leading to allotment gardens approx. 30 metres at grid reference 402926, 396103

