

4.0 FORMER AND CURRENT USES

4.1 Parwich was historically a farming village. On the high, uneven plateau above the village the thin soil and outcrops of limestone would have provided good grazing pasture. The lower lying land surrounding the village, cultivated since Saxon times, provided rich, deep, fertile soil for growing crops, as indicated by the still visible evidence of medieval open field farming.



P24 Grazing & arable land around Parwich

4.2 There is known to have been a mill in Parwich in Stuart times (early seventeenth- early eighteenth century), although its location and type are unknown. One suggestion is that Mill Croft (now known as Alsop Lane Farm) on Dam Lane, may have taken its name from a nearby watermill. An alternative suggestion is that there may have been a windmill on the hill to the north of this property.

4.3 It is possible that some lead mining also took place, although this would have been on a small scale, with mining only a part-time occupation. The main means of employment was farming, and most of the village farms were dairy farms (Kelly, 1881). In the 1841 census, Parwich had at least 32 farms, and most of its inhabitants worked in agriculture.

4.4 The First Edition Ordnance Survey map marks two smithies in the village: one, on Smithy Lane just below The Rookery and opposite the Vicarage, was converted to residential use in



P25 The Old Smithy, Smithy Lane

1986; the other was located opposite the Sycamore Inn, close to what is now Smithy Close. Both of these buildings are visible on the 1844 Tithe map.

4.5 Two pubs were recorded in the village in the sixteenth century, and there were three pubs by the end of the eighteenth century: the Crown Inn (now Crown House), the W heatsheaf (now W heatsheaf and Hallgates Cottages) and the Sycamore Inn (which has an earlier seventeenth century wing).



P26 The Crown Inn on Smithy Lane

4.6 Cheese-making was a common subsidiary of farming in Derbyshire, with an increased demand for cheese and dairy products from the growing industrial towns. This practice continued into the twentieth century. In Parwich, Knob Hall was converted into a cheese factory in the early 1900s.

4.7 Parwich was relatively self-sufficient, due to the lack of significant main roads nearby. Bagshaw's directory of 1846 gives a breakdown of the village population by trade, with shoemakers, butchers, farmers, shopkeepers, inns and taverns, sawyers, stonemasons, tailors, wheelwrights, a butter dealer, timber merchant, dressmaker, surgeon, relieving officer, saddler, and a perpetual curate.

4.8 The increased availability of manufactured goods and the general growth in prosperity through the nineteenth and early twentieth centuries led to the creation of purpose-built or adapted commercial premises. Brentwood was a general store and grocer's and the attached outbuilding was a bakery; The Cottage at Nethergreen was a general store; Jasmine House was built as a shop in the nineteenth century and sold general groceries, enamel-ware and other items for cooking; Sunnyside was the Post Office; Green Gates sold flour, oatmeal and general groceries, and later became a shoe-makers; the British Legion Club was a butchers; Shaw Lane Cottage was a barber's shop. Many other buildings within the village had different uses through the nineteenth and early twentieth centuries.



P27 Brentwood



P28 The Cottage, Nethergreen

4.9 Through the twentieth century, improved travel to shops in larger centres such as Ashbourne meant that people could get more variety and cheaper goods outside the village. As a result many businesses in the village could not compete and closed down. The ancient village centre farms with their scattered land holdings went out of business, with Dam Farm being the last to close as a working farm in 1995. By the end of the twentieth century only the bigger farms on the outskirts of the village had survived. The village centre farmhouses have all now been converted to residential use, as have many of their outbuildings.

4.10 There exist a number of services within the Conservation Area, including a primary school, public house with shop, a village hall and British Legion Club, and various sports facilities.



P29 The Sycamore Inn

5.0 ARCHITECTURAL AND HISTORIC QUALITIES

5.1 The village originated as an agricultural settlement and many of the buildings within the Conservation Area were originally farmhouses, with associated barns and other outbuildings. As a result, many buildings still retain a barn-like appearance, with few openings for windows and doors, even where these farm buildings have now been converted to residential use.



P30 Former farm buildings at Dam Farm

5.2 Some of the older properties in Parwich directly front the street, running lengthways along the edge of the lane and sometimes curving to follow bends in the road. Others are oriented gable on to the main routes through the village. Many of the mid-late eighteenth century properties face south to south-west, in order to maximise daylight.

5.3 As a result of these different orientations and the agricultural origins of a number of buildings, some properties present largely blank rear or side elevations to the main routes through the village.



P31 Rear/side elevations facing public domain

5.4 Building is generally low density throughout the Conservation Area and most of the buildings are relatively small-scale, with only the church, the school, Parwich Hall and Rathbourne Hall of any significant size.

5.5 Dating buildings can be difficult, as many will inevitably be altered over time, with extensions and other changes masking or destroying historic fabric. However, remaining architectural features and characteristics can still provide a fairly reliable indicator of a building's date of construction.

5.6 Windows and their surrounds are good indicators of a building's age and many of the listed buildings in Parwich still retain their original surrounds and mullions, if not their original windows. Some contain features suggesting alteration or rebuilding of an earlier house on the same site. The Fold, for example, appears to date from the eighteenth century, but has chamfered, pale creamy limestone window surrounds on the west side of its south elevation, suggesting that the current building may be an extension or re-building of an earlier seventeenth century house. Nethergreen Farm has a blocked window to its east gable end that is double chamfered with a hood mould over, again suggesting seventeenth century origins.



P32 The Fold - C17th window surrounds



P33 Nethergreen Farm - blocked C17th window

5.7 In many cases, however, window openings have been changed over time, or external walls have been rebuilt, masking or removing earlier window features. In a few cases in Parwich, earlier mullioned window lintels and cills have been inverted and re-used in new openings, as can be seen on The Rookery and Townhead House, for example.



P34 Townhead House – re-used lintel and cill

5.8 Occasionally properties are rebuilt to give the appearance of antiquity. The Old Farmhouse, for example, was originally a Tudor house that was used as farm buildings for Church Farm during the eighteenth century. It was almost entirely rebuilt in the 1970s, however, with historic elements imported from elsewhere to give the external appearance of a historic property.



P35 The Old Farmhouse

5.9 A few buildings in Parwich have a date-stone, including Flaxdale House (1756), Hallcliffe House (1776) and Nethergreen House (1808). However, this is not always an accurate indicator of the original date of the building: Knob Hall has a date-stone that reads 1925, which is when the building was restored and re-built; Fernlea has the date 1785 above the kitchen door, but this part of the building was a later extension to the original house.



P36 Date-stone at Fernlea

5.10 Where early deeds or wills survive, these can give some indication of a building's date of construction. For example, Fernlea was left in a will of 1759, suggesting that it was built before that date (Parsons and Bostrom, 2001). Farm View has deeds dating back to the seventeenth century.

5.11 Medieval buildings in the village would have been timber framed. Some of the earliest

stone buildings still retain surviving evidence of earlier timber cruck-framed structures at their core, such as Slate House, Dam Farm, Rookery House and Shaw Lane House. The surviving crucks inside Slate House have been dated to around 1450 and, according to the HER (11561), the building was originally a three-roomed timber framed house that was refaced in stone in the seventeenth century.



P37 Cruck beams inside Shaw Lane House

5.12 Before the middle of the eighteenth century most buildings, apart from the highest status houses such as Parwich Hall and Knob Hall, would have had thatched roofs, and flax, a thatching material, was available locally. None of these roofs remain, but there is visible evidence on some of the older buildings of altered rooflines, raised eaves, and so on. Fernlea, an eighteenth century house, retains two sets of joists - one for the current roof, and another for the original thatch (Parsons and Bostrom, 2001).

5.13 The Great Age of Rebuilding, which occurred around the middle of the sixteenth and early seventeenth centuries, saw the introduction of more substantial building materials and forms, as a thriving agricultural economy led to increasing wealth and a desire for privacy and comfort.

5.14 Owners of higher status buildings were generally the first to afford the more robust materials, and Parwich Hall, owned by the Lord of the Manor, was constructed in Keuper sandstone in the 1550s. This is likely to have been a traditional stone twin-gabled Derbyshire manor house, possibly four storeys high (Craven and Stanley, 1991).

5.15 The range of buildings to the south of the Hall, originally stabling, is largely mid-eighteenth century, contemporary with the Georgian rebuilding of the Hall. However, masons' marks just below the guttering at the north end of the

range appear to be pre-Georgian, and the central section retains older dolomitic limestone quoins and arches, and may have been the coach house for the sixteenth century manor house (Trehitt, 2001).



P38 Stabling to south of the Hall

5.16 Knob Hall on Kiln Lane, also a high status building, is referred to in its listing description as a “typical Yeoman farmhouse of the late seventeenth century”. The building has a number of features typical of the local vernacular of the period (Brunskill, 2000), including the position of the central chimney stack and front door, which indicate a baffle entry house, the double-pile plan, and the double chamfered mullion windows with drip moulds.



P39 Knob Hall

5.17 The earliest lower-status stone buildings in the Conservation Area tend to be simple, low, narrow, rectilinear two-storey houses dating from the seventeenth or early eighteenth century, although some have earlier cores. The buildings are of rubble limestone construction, with chamfered mullion windows, where these original openings still remain, and most are located along Smithy Lane and Shaw Lane, possibly the oldest part of the village.

5.18 The eighteenth century saw a period of economic boom, with new materials such as brick and blue roofing slates gradually becoming available, although these were expensive and could be afforded only by the most wealthy.



P40 C17th buildings on Shaw Lane

5.19 Parwich Hall was almost completely rebuilt in the early-mid eighteenth century using brick and blue slate, with only the base of the sixteenth century house remaining, forming the plinth of the new building. Brick would have been very expensive, having to be brought in by horse and cart, and was therefore only used on the front and sides. The date of the rebuilding is generally thought to be 1747, but there is some dispute about the authenticity of this date, and a number of internal and external features suggest an earlier modification of the house, possibly dating from the William & Mary period in the late seventeenth century (Craven and Stanley, 1991).



P41 Parwich Hall

5.20 A number of grand and impressive Georgian farmhouses were constructed within the village from the middle of the eighteenth century, reflecting the status and wealth of the owners who paid for their construction, including Flaxdale House, Hallcliffe House, Townhead House, Fernlea, Flatts Stile and The Fold. They are typically three storeys in height, of roughly coursed or coursed limestone with gritstone dressings, with plain blue clay tiled roofs, stone coped gables sometimes with moulded kneelers, flush quoins (except for Flaxdale House which has rusticated quoins), and gable end chimney stacks. Square section timber gutters are also a feature.

5.21 The front elevations of these buildings reflect the classical rules of proportion, symmetry

and detailing characteristic of Georgian architecture. Most have a central doorway, with two-light square section flush mullion windows on each side to each floor. Georgian sash windows did not reach Parwich and the windows of the eighteenth century buildings in the village are generally side opening casements, again typical of Derbyshire vernacular. A few eighteenth and early nineteenth century properties do have sash windows, such as Sunnyside, Nethergreen House and Blanche Meadow Farm, but these may not be original.



P42 Flaxdale House

5.22 Another characteristic feature of eighteenth century Derbyshire houses are tall tiers of leaded lights illuminating the stairwells, generally to the rear of the buildings and so rarely open to view. This feature can be seen on most of the eighteenth century Parwich farmhouses. Fernlea has a modified version of this, with a single window linked to a three-light horizontal window above, forming a T-shape.



P43 Stairwell windows at The Fold and Fernlea

5.23 A number of buildings display individually unique characteristics. Church Farmhouse has a massive stone lintel with horizontal hood mould above the front door. Hallcliffe House has a Venetian window to the front elevation. Flaxdale House has outer bead moulding around the window lintels and jambs to the front elevation. Rose Cottage has a course of ridge tiles along the eaves at the gable end and a number of

other properties have a brick eaves course. The house to the south-west of Fernlea has a curved corner wall, apparently to ease the movement of horses to and from the adjacent stable block – the stables are still in situ inside. Fernlea itself has a well in the basement. Rock House, an important unlisted building in the Conservation Area, has decorative tooling, with a variety of different patterns, to the window lintels at the front of the property.



P44 Venetian window at Hallcliffe House



P45 Ridge tiles along eaves at Rose Cottage



P46 Well in basement at Fernlea

5.24 The Rookery is built into the hill behind, with the roof at ground level to the rear. This is a characteristic feature within the Peak District, but this is the only building in Parwich to be constructed in this manner.

5.25 All of the existing public buildings in Parwich were constructed in the nineteenth century. These are of coursed limestone (roughly coursed to the sides and rear of the Methodist Church) with gritstone dressings and stone coped gables. The Church of St Peter was rebuilt in 1873-4 by Stevens and Robinson, retaining the original Norman door and the earlier

tympanum, and displaying both Norman and Gothic architectural styles. Parwich School was built in 1861 in the Gothic style and has plain and fishscale roof tiles. The Methodist Chapel, built in 1847, has Gothic glazing bars to the round arched windows at the front.



P47 The Church of St Peter, Parwich



P48 Parwich Methodist Church

5.26 The early twentieth century properties, including the Vicarage and Rathbourne Hall, have continued the tradition of limestone walls with gritstone dressings characteristic of Parwich. Rathbourne Hall displays a mixture of architectural styles, with a gothic front entrance doorway, drip moulds, stone mullions and transoms to the windows, and leaded lights.



P49 Rathbourne Hall

5.27 A stone extension was added to the west side of Parwich Hall in 1905 and was raised in height in the 1930s, and the wrought iron gates to the front were installed in 1937. The Grade II Listed Type K6 telephone box on Main Street was designed in 1935 by Sir Giles Gilbert Scott.



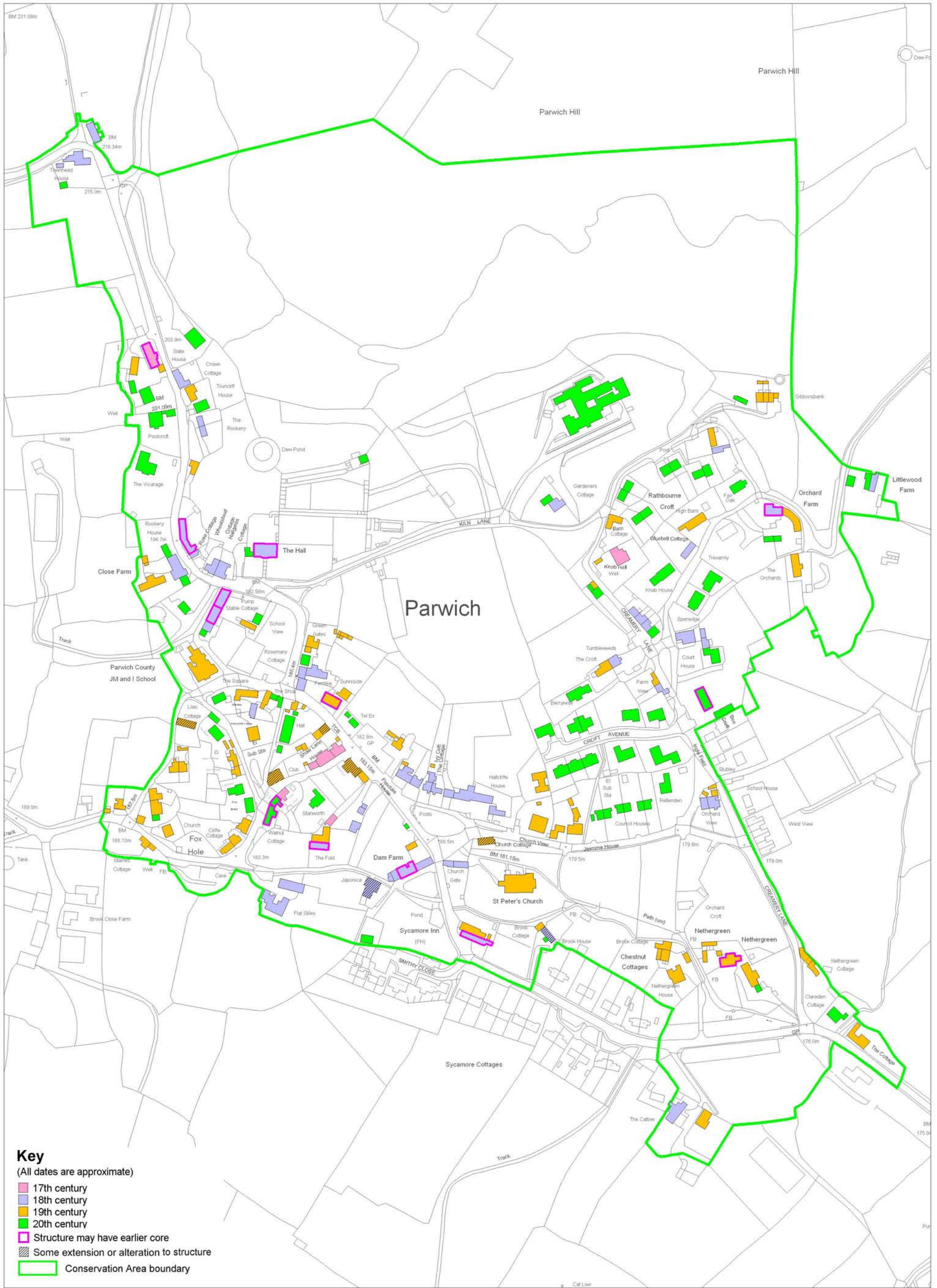
P50 Type K6 Telephone Box

5.28 Retlenden, an early twentieth century property on the corner of Church Walk and Creamery Lane, is of architectural interest and makes a positive contribution to the Conservation Area at this point, even though its design and construction materials are not in the local vernacular.

5.29 More recently, many of the original ancillary farm buildings within the Conservation Area have been converted for residential use, other buildings have been extended or enlarged, while some smaller dwellings have been knocked together to form single houses.

5.30 Some modifications to properties have led to historic features being obscured or lost. For example, original window openings have been altered on a number of older properties and various forms of double glazing and u-pvc have compromised the historic value of some of the unlisted properties. However, these changes are relatively limited within the village and in general do not negatively affect the overall historic and architectural character of the Conservation Area.

5.31 There are 32 Grade II listed structures within the Conservation Area, and two Grade II* listed buildings - the Church of St. Peter and Parwich Hall. Other Grade II listed buildings within the Parish but outside the Conservation Area include: Foufinside Farmhouse, Parwich Lees, Lower Gotham Farmhouse and Cottage Farmhouse in Pikehall.



6.0 PREVALENT AND TRADITIONAL BUILDING MATERIALS

6.1 Most of the buildings within the Conservation Area are constructed from local limestone with gritstone dressings and quoins. Traditional rainwater goods in the area are either timber box gutters or cast iron with half-round or ogee profiles. This consistent use of local building material, accompanied, in most cases, by blue clay roof tiles, gives the Conservation Area the unified and harmonious appearance typical of a traditional White Peak village.



P51 Timber box gutters



P52 Cast iron rainwater goods

6.2 The limestone would have been extracted from local quarries at Monsdale Lane, Dodd's Hill and up the Dale towards Whitecliffe. The stone used for the church was imported from outside. There are numerous disused lime kilns around the northern perimeter of the village, which would have been used for making quicklime for mortar. Walls are generally of carboniferous limestone as follows: rubble limestone, uncoursed (random) or roughly coursed; roughly squared limestone, roughly coursed or regularly coursed; and regularly coursed dressed (tooled) limestone. A number of the twentieth century developments are constructed from limestone Davy-block.

6.3 The limestone buildings generally have gritstone dressings, mostly just heads, cills and mullions on pre-eighteenth century buildings, with full gritstone window surrounds and quoins from the mid-eighteenth century, and with later

nineteenth century buildings having just gritstone heads and cills. The gritstone used for dressings would have been imported from further afield, possibly from the Mayfield, Sheen or Stanton quarries about 10 miles (16 km) away.



P53 C18th gritstone dressings and quoins

6.4 The different types of limestone wall construction, the addition of gritstone quoins and dressings to openings and the detailing of the stonework, reflect both the status and age of the building.

6.5 Parwich Hall is constructed from red brick to the front elevation and rubble limestone to the rear. Brick is a rarity in this area of Derbyshire as it would not have been available locally, and only the owners of the highest status buildings could have afforded it. The shop, the south-facing gable wall of Rosemary Cottage and one of the north-west facing gable end walls of the Sycamore Inn are also of red brick, but these were constructed in the nineteenth and early twentieth centuries, when improved transport meant that brick was more readily available.



P54 Parwich Hall - red brick & limestone

6.6 A number of properties have rendered walls. The twentieth century houses on Church Walk are rendered or partially rendered over red brick. Much of the render is modern cement-rich pebble dash, rather than a traditional wet dash or lime render.

6.7 The majority of buildings in the Conservation Area have Staffordshire blue tiles, man-made on the earlier buildings, but generally machine-made on the newer properties. A few, such as Knob Hall, the School and Jasmine House, have fishscale as well as plain clay tiles. Most of the twentieth century council houses and the Croft Avenue bungalows have plain Hardrow concrete roof tiles, but the council houses on Church Walk and Retlenden have red clay roof tiles, which are not typical of Parwich.



P55 Church Walk - Render and red clay tiles

6.8 Stone slate roofing is unusual in this area of Derbyshire, and only a few buildings in the village have stone slate roofs, including Lea House near Gibbonsbank and the cottage immediately to the north of The Fold.

6.9 Parwich Hall, the Methodist Chapel, St Peter's Church and Rathbourne Hall have Welsh Slate roofs.

6.10 The majority of buildings have brick chimney stacks. Flaxdale House has limestone stacks, although these are not original. A few buildings, including the corner house to the south-west of Fernlea, have chimney stacks constructed using engineering blue bricks.

6.11 A few buildings have decorative iron railings above the boundary walls, including the Methodist Church, Sunnside, Rock Cottage and Nethergreen House.



P56 Decorative iron railings at Sunnside

6.12 Boundary walls are usually of limestone rubble construction, both dry-stone and mortared, with a variety of coping stone details, including rounded, flat and triangular.



P57 Rubble limestone boundary walls

6.13 There is little street furniture of particular merit in the Conservation Area, with the exception of cobbles outside Brentwood, some modern limestone setts in the seating area next to the shop and a row of gritstone posts on the west side of The Green, which may be of some age.

6.14 Street lighting is modern and utilitarian in appearance. There are a number of timber seats on the public open areas which are of a purely functional nature.



P58 Timber seating

6.15 Tarmac is the predominant surfacing material, although some gritstone kerbs can be found around The Green. The lane on the north side of The Green has a naturalistic, lightly-gravelled surface.



P59 Gritstone kerbs around The Green



P60 Gravelled surface around The Green



P61 Coursed + uncoursed rubble limestone walls



P62 Fishscale clay roof tiles



P63 Engineering blue brick chimney stack



P64 Red brick chimney stack



P65 Plain clay roof tiles



P66 Welsh slate roof



P67 Stone slate roof



P68 Limestone setts by the shop