

7.0 THE RELATIONSHIP OF STRUCTURES AND SPACES

General

7.1 The relationship between the buildings within the settlement, how they are laid out and the spaces between them, helps to create a sense of place and makes a key contribution to the special character of Bradwell Conservation Area.

7.2 The B6049 runs approximately north-south through Bradwell and includes the main shopping area. It also links the three distinct parts of the village – Bradwell Town, The Hills and Smalldale. These older areas are situated on the sloping limestone ground, with roads generally running up the hills, cutting across the contours.

7.3 In most places lanes are edged by stone walls, either boundary walls or the walls of the buildings themselves. These stone walls provide a continuity that links the buildings and spaces through the Conservation Area.

7.4 Part of the special interest of Bradwell is the elevated position of much of the settlement. The changes in ground level within the Conservation Area and its immediate setting provide a vast range of views and vistas (see Fig. 17). There are open, long-distance views from many parts of the Conservation Area, and views can also be glimpsed between buildings and above rooftops. The tree-clad Bradwell Edge, to the east, is visible from much of the Conservation Area. The hills further to the north, including Win Hill, as well as houses across the valley, can also be seen from many places. Partly as a result of these changes in level, the surrounding landscape makes an important contribution to the character of Bradwell Conservation Area, providing a backdrop of greenery and trees to the built environment.

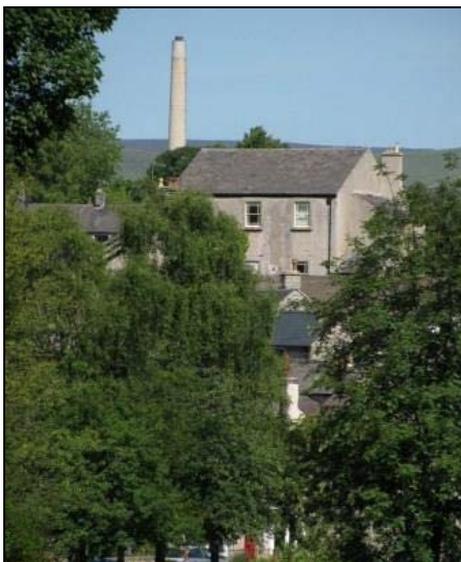


P7.1 View of hills to the north, from Church Street



P7.2 View of hills from (top to bottom) Hungry Lane, Smalldale, Church Street and Smithy Hill

7.5 The tall chimney of the Hope Cement Works can be seen from a number of places, appearing above the rooftops.



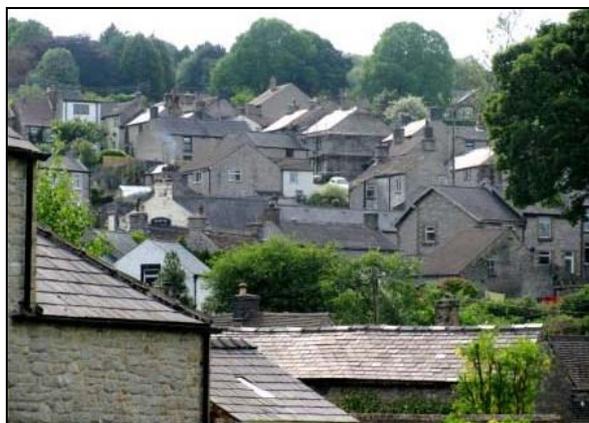
P7.3 Cement Works chimney from Dale End (top) and from the Steps on The Hills (bottom)

7.6 The Bradwell Brook makes a significant contribution to the character of the lower-lying parts at the centre of the Conservation Area, with the sound of flowing water being a feature of the areas beside the stream.



P7.4 Bradwell Brook

7.7 The Conservation Area developed organically and has an unplanned, informal arrangement of structures and spaces. The almost total non-uniformity of layout, orientation and appearance of buildings is one of the most distinctive and defining characteristics of Bradwell. Evans described “its steep and winding streets ... and all sorts of queer little out of the way places running in and out in all directions, break-neck, oblique, skew-tilted, beginning everywhere, leading nowhere...”, so that, “although no fine architecture, there is much variety. The houses face some this way, some that, and the narrow streets climb the steep hillside in higgledy-piggledy but mostly neighbourly confusion” (Evans, 1912). When viewed from a distance, buildings and roofs are clustered together at differing heights and orientations.



P7.5 Bradwell Town seen from Wortley Court (top) and from Brookside (bottom)

7.8 Density of built form varies through the settlement, being relatively low in The Hills and Smalldale and higher at the north end of Church Street and in the Bradwell Town area, which has a tight-grained, urban texture throughout. Density is relatively high on the west side of Netherside but considerably lower on the east side, where a few loosely-spaced buildings are positioned away from the roadside, with the exception of Bridge House and the buildings on the north side of Newburgh House.

7.9 Elements which characterise the more urban areas are: clusters of tight-knit buildings,

occasionally detached, but generally in short, informal terraces or small complexes; connections via a network of walls containing roads, more minor lanes, oblique alleys, narrow inter-connecting paths and other spaces; predominantly hard surfaces and very little planting. There are a number of enclosed spaces that have an intimate quality, and public and private spaces are not always clearly defined.

7.10 A few buildings in the more hilly areas of the settlement have, for example, two storeys on one elevation and two-and-a-half or three storeys on the opposite elevation, for example 2-4 Fern Bank, on the corner of Fern Bank and Hollow Gate. Most buildings face the road, lane or path on which they are situated, although some are oriented with their gable end, side or rear elevation facing onto the lane. Occasionally short terraces are oriented with their gable end facing the road. Throughout the Conservation Area groups of buildings are as important to the character as individual structures.



P7.6 2-4 Fern Bank is a prominent building, with a 2-storey frontage; its 3-storey gable, rising high above the lane, accentuates the steepness of the hill

7.11 Some terraces of properties front the street or pavement directly, providing continuous building lines and leading the eye along the road.



P7.7 The terrace of 1-7 Church Street leads the eye along the road in both directions



P7.8 The continuous frontage of cottages on Brookside, at the back edge of the lane



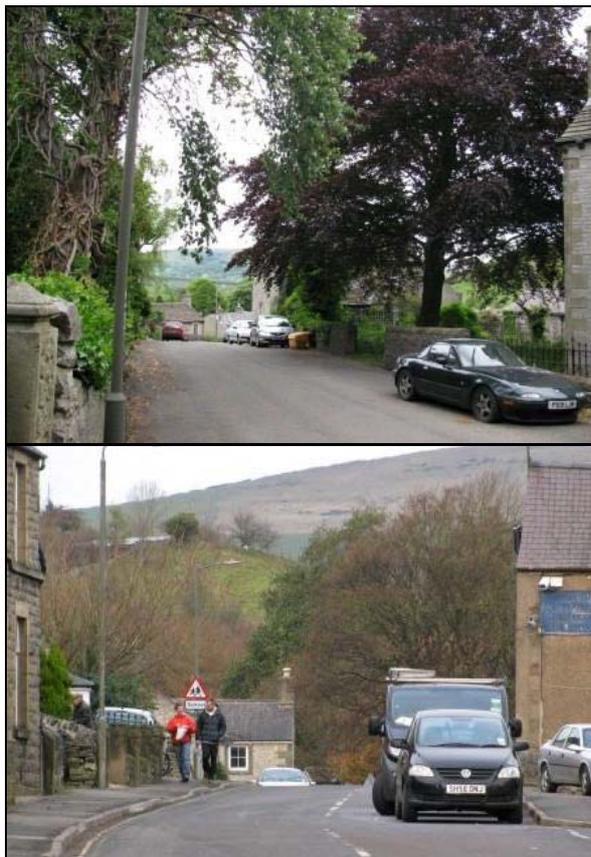
P7.9 The continuous walls of former barns at Hill Head

7.12 There are few areas in the Conservation Area where buildings line both sides of the street. Exceptions include Towngate, Far Hill, the west end of Smithy Hill, the north end of Church Street, Bridge Street and the east end of Smalldale.



P7.10 Buildings line both sides of Towngate (top) and Smithy Hill (bottom)

7.13 Differences in height through the settlement mean that in places only the roofs and upper storeys of buildings further down the road are visible.



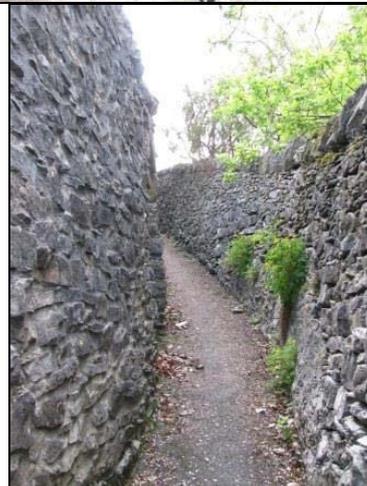
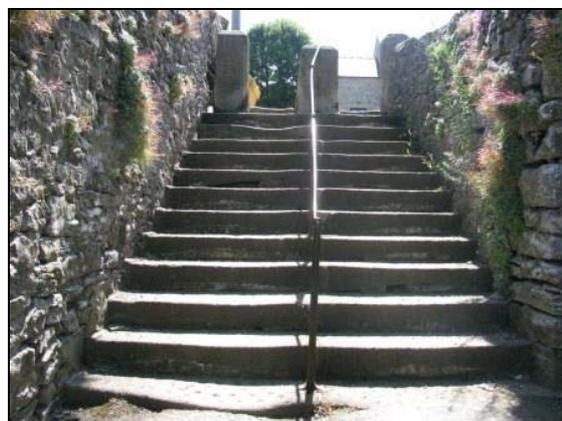
P7.11 Roofs of properties on The Green (top, in The Hills), Town End (middle, from Netherside) and on Towngate (bottom, from Hungry Lane) are at road level

7.14 There are few straight roads in Bradwell, and bends often prevent views ahead along the lane, although there may still be views to hills in the distance.



P7.12 Bends prevent views ahead along Church Street (top) and Hill Head (bottom), but there are long-ranging views to hills in the distance

7.15 The many narrow footpaths or steps often climb steeply, or twist and turn, preventing views ahead but creating an air of expectation.



P7.13 Steps to The Hills and footpath on The Hills, creating an air of expectation

7.16 The lanes and paths through Bradwell often branch off at oblique angles from each other, so that corner properties sometimes split the view along adjoining lanes.



P7.14 Corner properties split the view along branching lanes (top to bottom): the White Hart Inn on Towngate; Jeffrey Barn on Bessie Lane; and Lilac Cottage on The Green

7.17 There is a sense of the urban form opening and tightening through the settlement, with open spaces or wider roads closing in to narrow lanes or paths, often creating pinch-points (see Fig. 17). These contrasts add variety to the street scene and a sense of expectation is sometimes created where a narrow, enclosed lane leads towards a more open area.



P7.15 A pinch-point at the narrow entrance to Bridge Street from the more open Towngate



P7.16 The enclosed entrance into Towngate from Hugh Lane creates a sense of expectation



P7.17 Buildings appear to converge where the road narrows dramatically at the top of Towngate

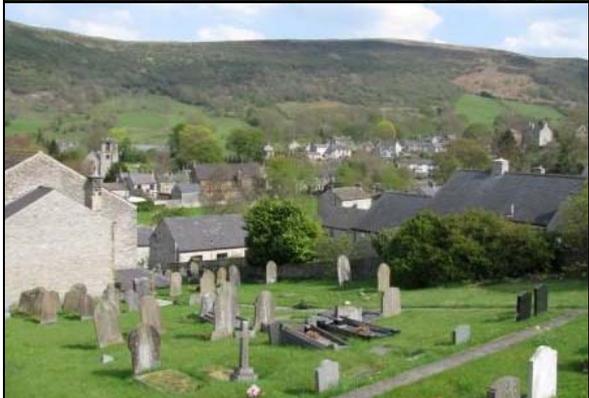


P7.18 The narrow east entrance to Charlotte Lane is barely visible from Fern Bank

7.18 Further contrast is provided by the juxtaposition of tight urban areas and landscape, both within and surrounding the Conservation Area. Landscape elements within the settlement itself make an important contribution to the character of the Conservation Area, softening the built environment, containing the buildings and helping the settlement to blend with its wider setting (see Section 8). In places, the built environment is framed by greenery in both the foreground and background.



P7.19 Landscape softens the built environment & helps the settlement blend with its wider setting



P7.20 Greenery in the foreground and background frames buildings, viewed from the Primitive Methodist churchyard on Hugh Lane (top) and from Hungry Lane (bottom)

7.19 A significant feature of the more open, flatter, central area of the village is buildings spanning the Bradwell Brook, with the water running through arched channels beneath them.



P7.21 Buildings span the Bradwell Brook

7.20 There are no major landmarks or focal buildings within the Conservation Area, although the church tower is visible from many points. A number of buildings, listed and unlisted, make an important contribution to the townscape of the settlement and there are several important open spaces. These are shown on Fig. 16.

7.21 In addition to the more general spatial characteristics of the Conservation Area, described above, there are also specific characteristics which define the different areas of the settlement. In order to describe these (below), the settlement has been separated into four main areas: the valley bottom, Bradwell Town, The Hills and Smalldale.

Valley Bottom

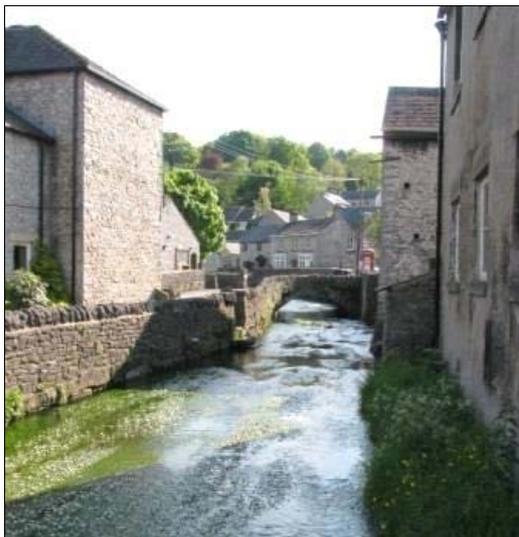
7.22 The area of Bradwell beside the road bridge contains a number of large-scale, former industrial buildings (see Section 4). Together with the equally large-scale Wesleyan Sunday School building, these give this area a sense of industry rather than domesticity.



P7.22 Industrial feel to the bridge area

7.23 There is a semi-rural view to the south-west from the bridge, with the high walls of the

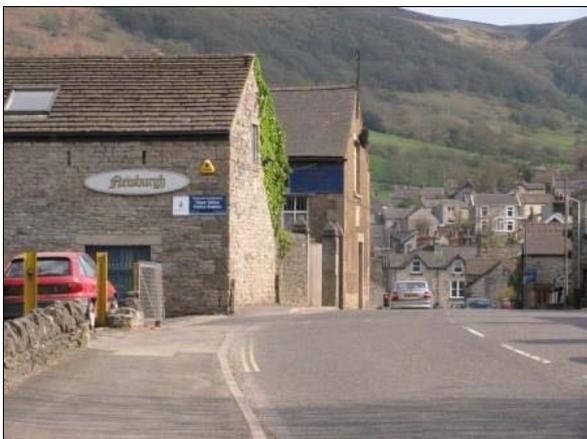
buildings beside the stream channelling the eye ahead. The red of the telephone kiosk on Towngate provides a splash of contrasting colour amongst the buff-greys and greens.



P7.23 Semi-rural view from the bridge

7.24 On Bridge Street, the large buildings on the south side together with the continuous terrace of properties on the north side, narrow the lane and create a strong sense of enclosure.

7.25 The Police Station and Newburgh Hall, on Netherside, are former agricultural buildings and are oriented with their gable ends facing the road, which is a typical characteristic of farm buildings in Peak District settlements. These are important gateway buildings when entering the Conservation Area from the north, framing views towards the centre of Bradwell and to The Hills beyond, with the greenery of Bradwell Edge rising above the roofs of the settlement ahead. These two properties are important unlisted buildings within the Conservation Area, making a significant contribution to its character.



P7.24 Police Station & Newburgh Hall are important gateway buildings

7.26 The non-traditional, modern buildings on the east side of Netherside are outside the Conservation Area boundary, but large gaps between them mean that this edge of the

Conservation Area is relatively open, with views across greenery to Bradwell Edge.

7.27 Church Street is characterised by continuous terraces of small, traditional stone cottages set to the back edge of the pavement, contrasting with the significantly larger Church of St. Barnabas and Shoulder of Mutton Inn, both set a considerable distance from the road. Brook Buildings are also of a larger scale and dominate the smaller, more vernacular buildings nearby, their multi-dormered windows being a prominent feature.



P7.25 Brook Buildings dominate the smaller cottages nearby

7.28 Brook House is a key feature of views to the west across the Recreation Ground from Church Street, its repeating pattern of Y-traceried gothic windows presenting a rare example of symmetry and uniformity within the Conservation Area.



P7.26 Gothic windows of Brook House

7.29 The small public garden at the corner of Church Street is a rare enclosed public space in Bradwell, and has an air of intimacy.

7.30 At the bottom of Dale End, the tall, blank rear elevation and south gable end of Whiterock House have a significant presence in the townscape, appearing to tower above the road and over the small cottages nearby. On entering the Conservation Area from the south, the building's height is emphasised by the drop in

level down to Church Street. This is an important unlisted building in the Conservation Area.



P7.27 Whiterock House towers above the road

7.31 Trees overhang the entrance to Bradwell Dale at Dale End, creating a dark tunnel.

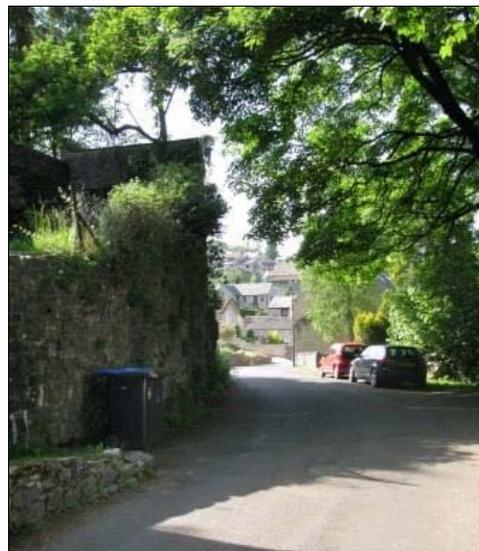


P7.28 Trees overhang entrance to Bradwell Dale

7.32 Trees are also a dominant feature at the bottom of Dale End on Brookside, overshadowing the east side of the road and providing a dense backdrop to the few detached buildings on the west side, creating a sense of enclosure. In the summer months, the decorative, white-painted timber detailing and pale stone walls of Dale End Cottage contrast strongly with the dark green of the trees, which seem to envelop the building. The darkness created by the trees, when in leaf, emphasises the light and openness that characterises the centre of the settlement at Bradwell Town.



P7.29 Trees envelop Dale End Cottage



P7.30 The light and openness of Bradwell Town contrasts with the tree-enclosed Dale End

7.33 The curved stone structure on top of the rocky outcrop to the north of The Sett, on Brookside, has an austere, tower-like appearance and its overbearing presence adds to the sense of enclosure at the south end of Brookside at Dale End.



P7.31 Tower-like structure north of The Sett

Bradwell Town

7.34 Towngate has a sense of being the centre of the settlement. The wide open area at the east end of Towngate is an important open space within the Conservation Area, providing a focal point at its junction with Brookside and Bridge Street. From this space, Towngate continues to the west as a relatively broad lane, opening out further beyond the Old Bulls Head, with the triangular green leading up the hill to Hungry Lane.

7.35 The scene at the bottom of Towngate and north end of Brookside is particularly picturesque, with Bradwell Brook running along the road edge and open views across the

Recreation Ground to The Hills and Bradwell Edge.



P7.32 Picturesque view from Brookside

7.36 The Methodist Sunday School, on Towngate, is an important unlisted building in the Conservation Area, its gothic detailing and the sweep of the green around it emphasising its visual prominence in the street scene. Stanley House (Grade II listed) is also an important building on Towngate, its gritstone walls and polite detailing being distinctive features.



P7.33 The Methodist Sunday School is an important unlisted building

7.37 There are long-ranging views across the valley to Bradwell Edge from the top of Towngate, with the rooftops of buildings on Netherside visible in the valley bottom.



P7.34 Bradwell Edge from the top of Towngate

7.38 Ivy House, on Towngate, is a prominent building in the street scene and is an important

unlisted building in the Conservation Area. The property rises up at the top of the hill, enclosing and defining the western edge of Towngate, and its 3-storeyed frontage and orientation facing diagonally into the public domain give it a dominant presence. Its north-east corner projects into the lane, visually narrowing the entrance to Hollowgate.



P7.35 Ivy House is a prominent building at the top of Towngate

7.39 Views to the south from the top of Towngate are prevented by the sharp bend at the north end of Hungry Lane. The roof of the Methodist Sunday School appears at road level.



P7.36 No views south from the top of Towngate

7.40 The Hollowgate, Hill Head and Far Hill area is characterised by narrow back lanes, connecting lanes and paths wrapping around building blocks, so that where property frontages face onto the public domain on one elevation, their rear or side elevations face the public domain on another. As a result, the public and private domains are not always clearly defined and it is not always clear on which lane a property is located. There is a sense of lanes curving this way and that with no consistent form or direction, creating a confusing layout. Most of the lanes slope, sometimes steeply, so that buildings are often visible at different levels, with roofs and upper floors frequently appearing below road level, sometimes with other properties higher up the hill visible in the distance. Bends in the road and the oblique

angles at which the lanes are set in relation to each other, mean that there are few uninterrupted views along the lanes themselves.



P7.37 To the west of Towngate, buildings are often visible at different levels

7.41 At the east end of Hollow Gate few buildings address the lane itself, and the steeply rising land to south and west, accentuated by the high, curving wall running obliquely down from Far Hill and the houses rising above it, give the lane a sense of being in a hollow, with rising boundary walls a dominant feature.



P7.38 Boundary walls dominate on Hollowgate

7.42 As the lane continues to the west, properties on the north side are set well back from the road and the south side is dominated by a high cliff face, with a stone boundary wall above and only the rear elevations of properties visible high above the road. Both sides of the road here are dominated by greenery, and this area creates a break in the urban form, separating the developments to north-east and south-west. The derelict barn, positioned above the south side of the road and presenting mostly blank elevations to the public domain, gives an agricultural feel to Hill Head here.



P7.39 A break in the urban form on Hill Head

7.43 Far Hill is characterised by closed views looking up the hill to the west contrasting with long-ranging views to north-east, east and south-east, opening up further as the land drops steeply down to Hungry Lane. The lane is very narrow and properties here are generally oriented to the back edge of the lane, giving an enclosed feel. Views of hills above the rooftops, however, reduce the sense of enclosure slightly.



P7.40 Views from the west end of Far Hill (top) and panoramic views from the lane connecting Far Hill to Hollow Gate (bottom)

7.44 Smithy Hill is characterised by contrasts. For example, buildings on the north side of the road mostly face the road, whereas those on the south side are mostly oriented with side or rear elevations to the road. While the eastern end of

the lane is fairly open, the western end is narrow and has a tight-knit, enclosed feel, with properties lining both sides. Towards the west end of the lane, the view is closed in by the small workshop building at the corner of Fern Bank; in contrast, there are open views across the valley to the east.



P7.41 Contrasting orientations of buildings on the north (top) and south (bottom) sides of Smithy Hill

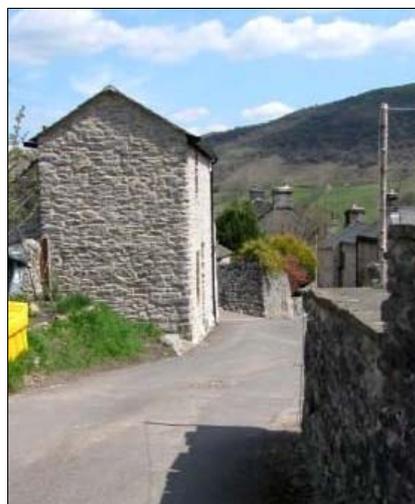


P7.42 Tight-knit development at the west end of Smithy Hill



P7.43 Closed views to the west (top), open views to east (bottom) on Smithy Hill

7.45 The tall, narrow gable end of The Old Cobblers Shop at the east end of Charlotte Lane is a distinctive feature of views from both directions along Charlotte Lane.



P7.44 The Old Cobblers Shop

7.46 The Bethlehem Chapel, on Hugh Lane, is an important unlisted building within the Conservation Area, of a significantly larger scale than the buildings surrounding it and visible from many places, with a symmetrical frontage displaying elements of polite architecture. Hugh Lane widens into a significant open space in front of the chapel and slopes downhill in both directions from here, emphasising the prominence of the chapel in the village.

7.47 The bell-tower to the former Primitive Methodist Sunday School is a distinctive feature when approaching along Hugh Lane from the north. The large Weeping Beech tree in the churchyard on the north side of the Bethlehem Chapel, is also a significant feature in the townscape, visually closing the gap between buildings on both sides of the road and obscuring views of the Bethlehem Chapel itself.



P7.45 The Primitive Methodist Sunday School bell-tower and the large Weeping Beech are significant features on Hugh Lane

7.48 Granby Road / Jeffrey Lane forms a clear edge to the settlement, containing the built environment on its east side, contrasting with the rural green landscape to the west. There are long-ranging views over the settlement to the hills in the distance.



P7.46 Views of Win Hill from Granby Road

7.49 There are long-ranging views to the north from the south-west corner of the Conservation Area on Hungry Lane. This is one of the few locations within the Conservation Area where the industrial roofs of the Newburgh Engineering site can be clearly seen.



P7.47 Long-distance views from Hungry Lane

The Hills

7.50 Development is mostly concentrated in the historic core at the north end of The Hills, between the top of the Steps leading up from Church Street and New Road, with the important open space at The Green in the centre. From the north end of The Hills, there are long-ranging views across the valley to Bradwell Town, with the Hope Cement Works in the distance. The buildings of Bradwell Town appear to be surrounded by trees when viewed from here.



P7.48 Important open space at The Green



P7.49 Bradwell Town from north end of The Hills

7.51 A number of connecting lanes and pedestrian ways link the main lanes through the area, and dramatic changes in level within these and across the whole area mean that buildings appear at different levels, sometimes below road level, sometimes at a higher level, adding variety to the street scene. Buildings in Bradwell Town,

in the distance, often appear at eye level, framed between properties on The Hills.



P7.50 Cottages are below road level on the west side of The Green (top) and between The Green and Bessie Lane (bottom)



P7.51 View west from beside the stream on New Road: frontages and building corners jut into the lane as it bends around them, with roofs at differing heights and framing views across the valley to Bradwell Town

7.52 In the south and south-eastern parts of The Hills, the main lanes are dominated by greenery and either become footpaths or terminate in open pasture-land. The southern end of Bessie Lane, in particular, has a rural feel.



P7.52 Trees beside the stile at the southern end of The Green



P7.53 Rural feel to Bessie Lane

7.53 The twentieth century villas on the west side of The Green as it runs south are distinctive in the Conservation Area. These are relatively large, detached properties, set in landscaped grounds some distance from the road, behind stone boundary walls and screened by mature shrubs and trees. Hill Stiles is almost hidden from view, at least in the summer months.

7.54 Density of built form loosens considerably beside the stream at the bottom of New Road. This area is characterised by openness and greenery and has a peaceful, tranquil, rural feel, with the sound of the stream flowing.

Smalldale

7.55 Development in Smalldale is at its highest at the eastern entrance from Gore Lane, which is tight and constricted, and lessens considerably as the road runs to the west. As a result there is a distinct contrast in character between the more urban, eastern end and the more rural, western end of Smalldale.

7.56 The buildings at the eastern entrance to Smalldale cluster together, so that views close in from both directions, with bends in the road and constriction of the built form preventing views ahead. The characteristic Bradwell feature of the urban form opening and tightening through the settlement can be seen here, in the contrast between the narrowness of the entrance to

Smalldale and the openness of the approach from Gore Lane.



P7.54 Buildings cluster at the eastern entrance to Smalldale, closing in views

7.57 To the west side of the constricted eastern entrance, the lane opens out to form an important open space, emphasising the narrowness of the lanes which run into it.



P7.55 The constricted eastern entrance to Smalldale opens into an important open space

7.58 To the west of the more developed, east end of Smalldale, the road climbs steadily uphill, softened by grassed verges and trees, and has a more rural feel. Most views to the south-west along the road terminate with trees and greenery.



P7.56 Views to south-west terminate with trees

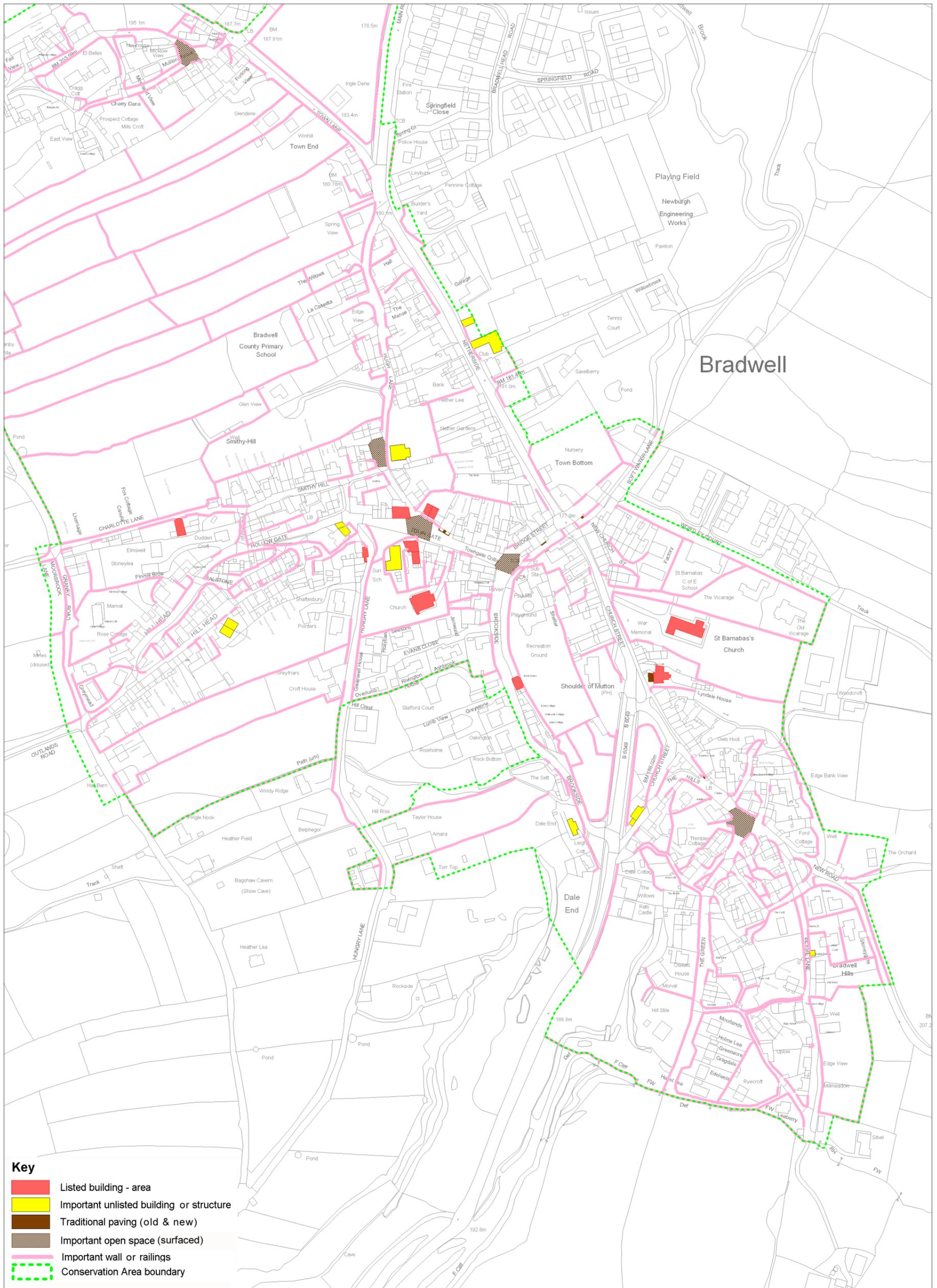


P7.57 Grassed verges soften the road

7.59 There are long-ranging views downhill to the north-east and east from within Smalldale. As the lane progresses uphill towards the west, hills can be seen over the roofs of buildings further down the hill, but the view becomes progressively narrowed by overhanging trees.



P7.58 Long-ranging views to north-east (top), framed by trees from further west (bottom)

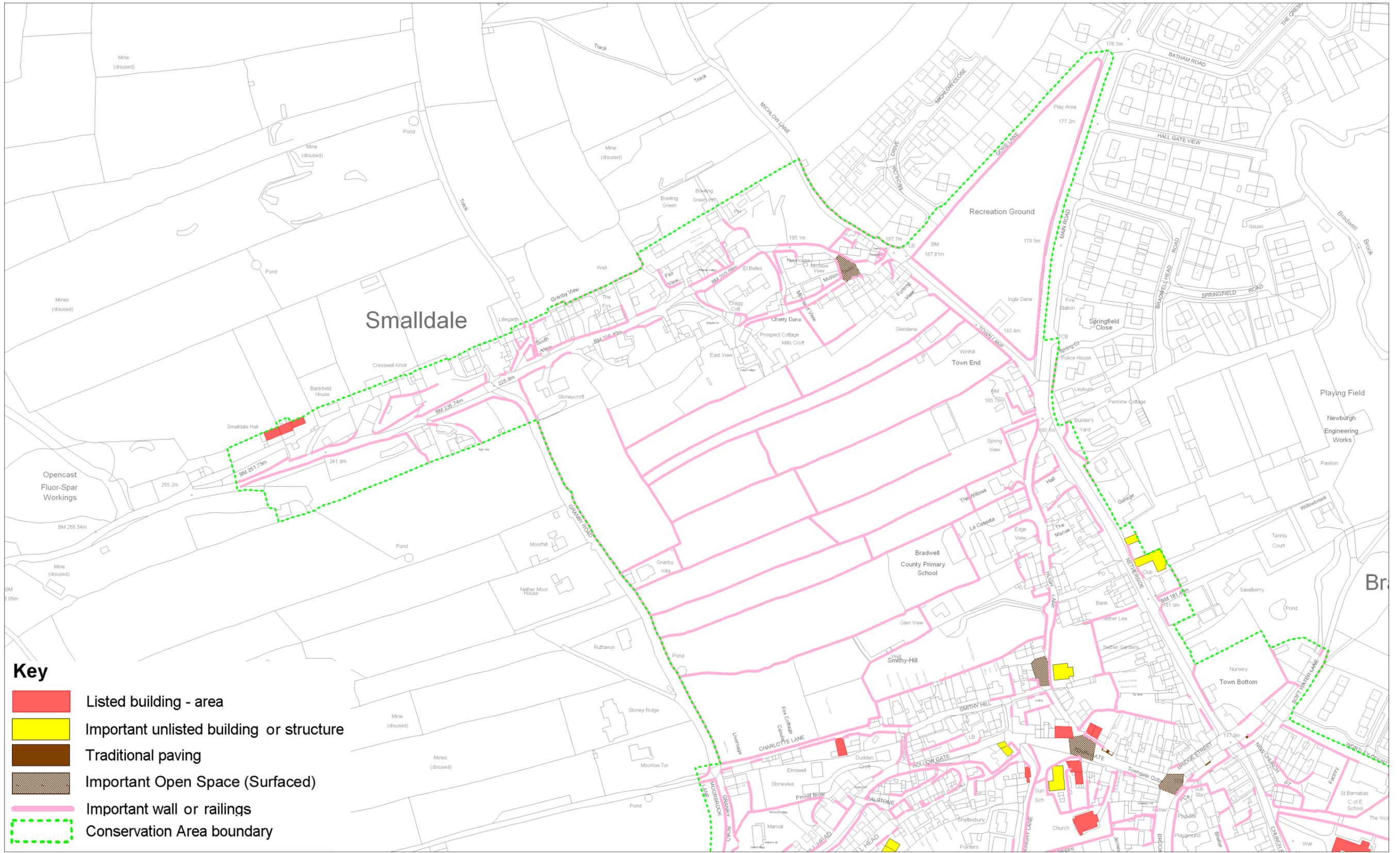


Key

- Listed building - area
- Important unlisted building or structure
- Traditional paving (old & new)
- Important open space (surfaced)
- Important wall or railings
- Conservation Area boundary



Fig. 16a Streetscape Features within Bradwell Conservation Area



- Key**
- Listed building - area
 - Important unlisted building or structure
 - Traditional paving
 - Important Open Space (Surfaced)
 - Important wall or railings
 - Conservation Area boundary

Fig. 16b. Streetscape Features within Bradwell Conservation Area

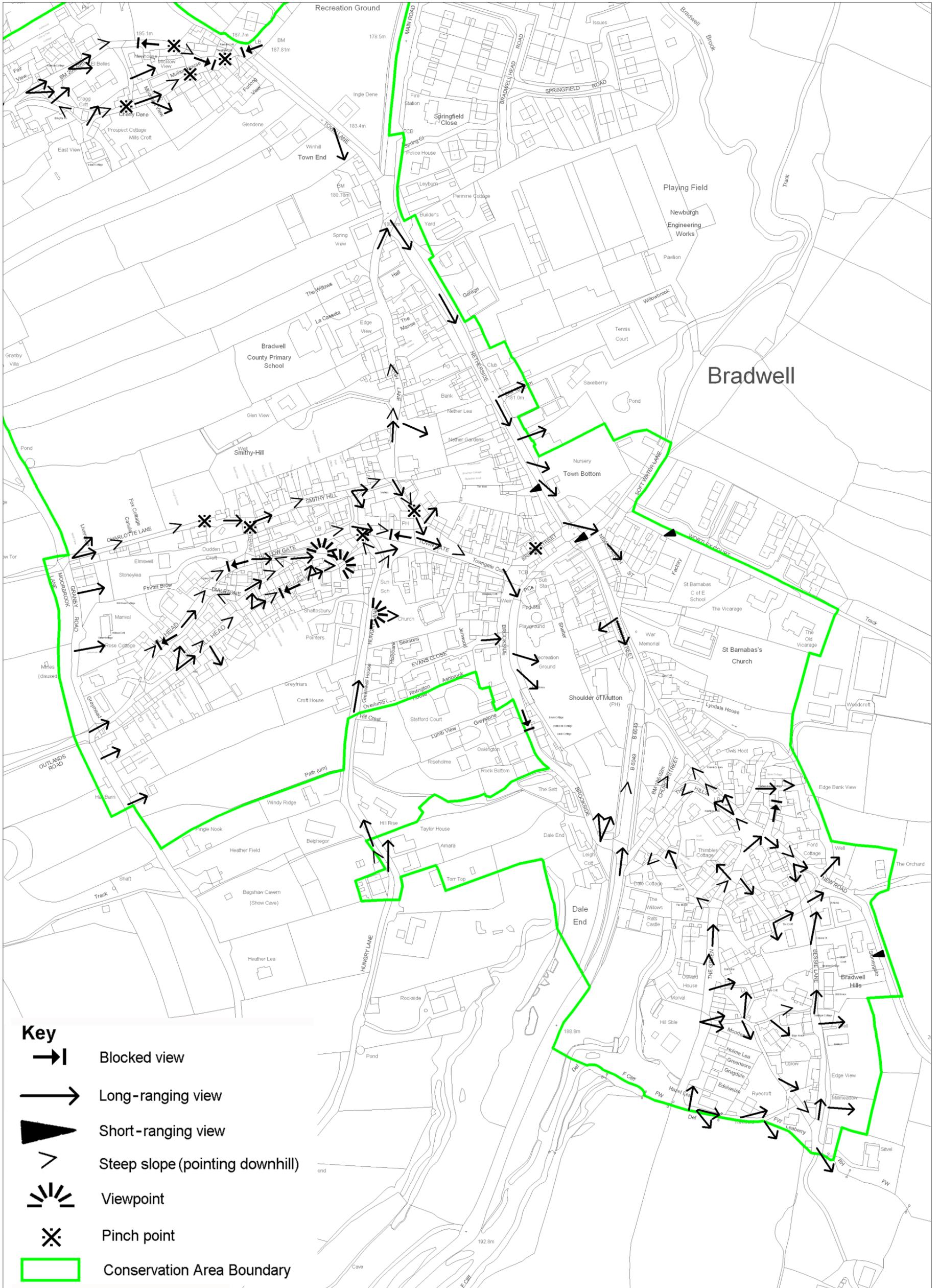


Fig. 17a. Views within Bradwell Conservation Area

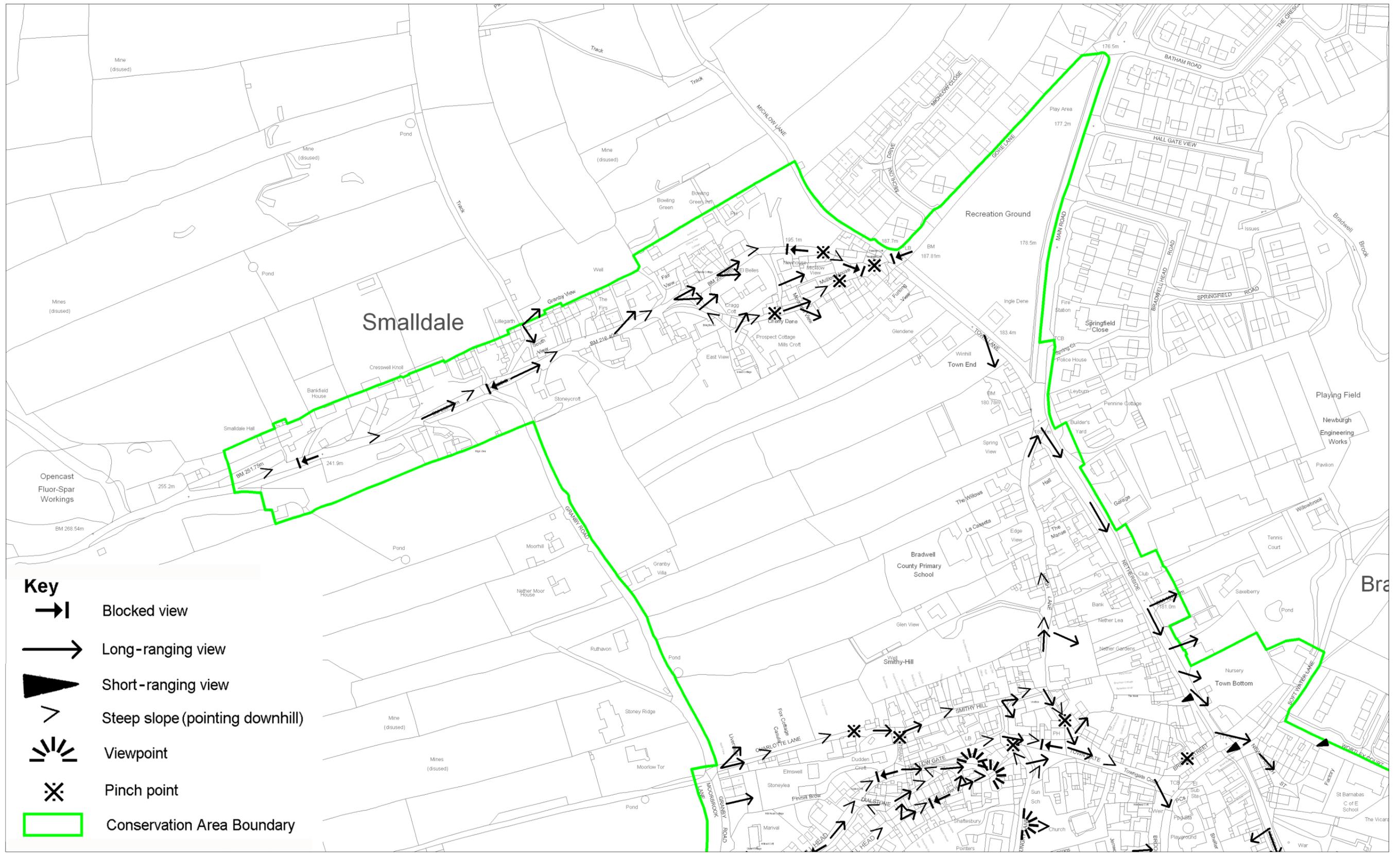


Fig. 17b. Views within Bradwell Conservation Area