

BROUGH HOUSE

Stretfield Road, Brough, Bradwell, Derbyshire



Heritage Assessment

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FINAL (version 2)

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SUMMARY OF PROJECT DETAILS

OASIS ID:	thejesso1-320380
Planning Reference:	n/a
TJC Project Code:	B20
Project Type(s):	Heritage Assessment
National Grid Reference:	SK 17999 82476
County:	Derbyshire
District/Unitary Authority:	Peak District National Park Authority
Parish:	Brough and Shatton
Elevation (above sea level):	c.163m OD
Designation Status(s):	Grade II Listed Building (NHLE: 1096585)
Prepared by:	James Thomson MCIfA
Reviewed by	Oliver Jessop MCIfA
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NON-TECHNICAL SUMMARY

This report presents the results of a heritage assessment produced for Brough House, Stretfield Road, Brough, Bradwell, Derbyshire, centred on National Grid Reference SK 17999 82476, and was prepared to inform a proposed planning application. The proposal comprises alterations to the existing building and the addition of a rear extension.

Brough House comprises a Grade II Listed Georgian style country residence for a wealthy middle-class industrialist, most likely built between 1819 and 1827. The house has remained in residential use throughout its history and retains a good degree of original architectural features and internal plan form. Evidence of alterations suggest that the building may have been extended in the mid to late 19th century, including the probable extension of the east wing and the addition of a single storey building with glazed roof. Changing ownership and developments in domestic accommodation have affected the integrity of the buildings original design, with the insertion of partitions, reorganisation of circulation, and loss of original interior furnishings. This is particularly evident in the northern rooms of the house which may have served as kitchen and associated domestic offices.

The overarching approach to the design has sought to respect the historic fabric and appearance of the building, and the proposed additions draw influence and reinforce the original design intentions of Brough House. The additions will fit comfortably within the existing composition of structural elements and will not detract from the overall architectural and historical interest of the Listed Building. It is considered that the proposed scheme of works will lead to a negligible level of harm to the significance of the building such that change to the significance of the building will be imperceptible.

I INTRODUCTION

BACKGROUND

This report presents the results of a heritage assessment produced for Brough House, Stretfield Road, Brough, Bradwell, Derbyshire (**Figure I**), centred on National Grid Reference SK 17999 82476, and was prepared to inform a proposed planning application.

The proposal comprises alterations to the existing building and the addition of a rear extension.

AIMS

This document describes the archaeological and historical context of the site, analyses the heritage significance of the site and its contribution to the significance of other heritage assets, and presents an assessment of the impact of the proposed development.

DISSEMINATION

Copies of this report will be distributed to the Client, and the Greater Manchester Historic Environment Record. In addition, a digital copy will be uploaded to the OASIS (Online Access to the Index of archaeological investigationS) with the reference number: **thejesso I-320380**.

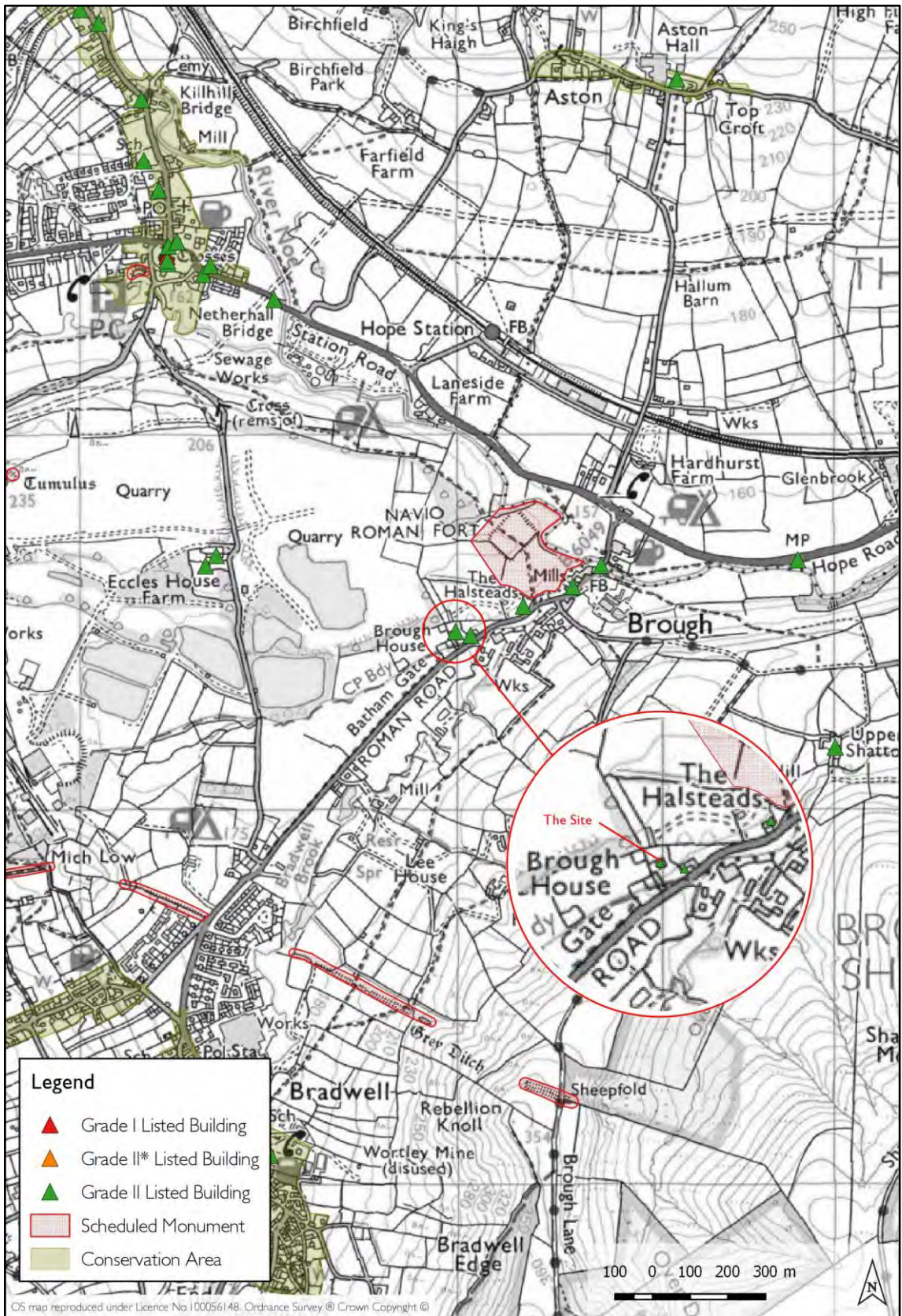


Figure I: Site Location

2 SITE LOCATION AND BASELINE CONDITION

LOCATION OF SITE AND SETTING

Brough is approximately 1.2km northeast of Bradwell, and 1.2km southeast of Hope. The village is situated towards the base of a topographic bowl that forms the catchment for the Bradwell Brook situated on the eastern side of the River Noe Valley and bordering the edge of the White Peaks.

Brough House is a two-storey gritstone-built structure located within the centre of its own grounds on the western side of Brough, bounded to the south by Stretfield Road. Access to the house is across a stream that passes under Stretfield Road shortly after Brough House to join with Bradwell Brook. The house is built into a steep hillside north of Bradwell Brook, situated at approximately 163m above Ordnance Datum (aOD) with the land to its north continuing to rise to c.170m aOD before settling into a gentler gradient.

GEOLOGY

The site lies on the southern edge of a siltstone and sandstone outcrop of the Man Tor Beds, a sedimentary rock formed approximately 322 to 322 million years ago in the Carboniferous Period (BGS, 2018).

DESIGNATION(S)

Brough House is a Grade II Listed Building (NHLE: 1096585). The full listing description is included as **Appendix 3**.

Situated approximately 40m east of the site is a Grade II Listed barn (NHLE: 1334521), whilst 175m northeast of the site is Navio Roman fort and vicus, a Scheduled Monument (NHLE: 1017505).

3 METHODOLOGY

INTRODUCTION

This assessment was undertaken in accordance with the Chartered Institute for Archaeologists' standards and guidance for historic environment desk-based assessments (2014), and in reference to the policies and guidance of the National Planning Policy Framework (NPPF).

LIMITATIONS

The scope of the report is limited to:

- A walkover survey of the site and study area;
- Review of relevant archive and documentary material;
- Consultation of plans and information provided by the Client and their Architect;
- Relevant published literature and websites.

WALKOVER INSPECTION

The Site was inspected on the 29th March by James Thomson MCIfA in order to assess its character, identify visible historic features and assess possible factors that may affect the survival or condition of known or potential assets.

DOCUMENTARY AND ARCHIVE RESEARCH

A review of the previous archaeological archives and documentary sources has been undertaken to identify gaps in knowledge, and to ensure that the full historic character of the site and study area is understood.

Direct consultation was made with:

- Derbyshire Archives.

In addition, the following archaeological databases and archive repositories were consulted online:

- Archaeological Data Service (ADS);
- Documentary sources, including archaeological publications and relevant grey literature reports and surveys where available;
- Geological Mapping;
- Heritage Gateway;
- Historic mapping including relevant Ordnance Survey Maps;

- Historic and modern aerial photographs available through Britain from Above, National Collection of Aerial Photography, Cambridge Air Photos and Google Earth.
- The Historic England Red Boxes Archive;
- National Record of the Historic Environment;
- The National Heritage List for England – Historic England;

TIME PERIODS

The description of archaeological remains, find spots or extant features within the report, makes reference to the following time periods, which describe broad and unequal phases of past human activity:

- Prehistoric – Palaeolithic, Mesolithic, Neolithic (Pre 30,000BC – 2000BC)
- Prehistoric – Bronze Age and Iron Age (2000BC – AD43)
- Roman (AD43 – AD450)
- Saxon/Early Medieval (AD450 – AD1065)
- Later Medieval Period (AD1066-1540)
- Post-Medieval and Modern (AD1541 to present)

4 PLANNING POLICY

LEGISLATIVE CONTEXT

The principle legislation in relation to the protection and management of the historic environment comprises:

Historic Buildings and Ancient Monuments Act 1953 – established the register of parks, gardens and battlefield sites of special historic interest. The effect of proposed development on the sites and their settings on the list is a material consideration in planning decisions. Historic England are a statutory consultee in relation to works affecting Grade I/II* Registered Parks and Gardens.

Ancient Monuments and Archaeological Areas Act 1979 – affords statutory protection to Scheduled Monuments and Areas of Archaeological Interest. Consent of the Secretary of State (Department for Digital, Culture, Media and Sport) is required for works affecting these assets.

Planning (Listed Buildings and Conservation Areas) Act 1990 – provides additional planning controls for works affecting Listed Buildings and Conservation Areas. The Act established that the Local Planning Authority should have special regard to the desirability of preserving Listed Buildings, or its setting, (Section 66); and a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas (Section 72). Historic England is a statutory consultee in relation to works affecting Grade I/II* Listed Buildings.

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) (revised 24th July 2018) sets out the Government's planning policies for England and how these should be applied by local planning authorities in plan-making and decision-taking. A presumption in favour of sustainable development is placed at the heart of the framework (para. 11). To achieve this, the NPPF identifies three overarching objectives (economic, social and environmental) that are to be pursued in mutually supportive ways, and which include contributing to the protection and enhancement of the historic environment (para. 8).

NPPF encourages local planning authorities to ensure that developments establish or maintain a strong sense of place and are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change (para. 127). NPPF states great weight should be given to outstanding and innovative designs that raise the standard of design in an area whilst fitting with the overall form and layout of their surroundings (para. 131) and recommends that permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area (para. 130).

Section 16 of the NPPF, 'Conserving and enhancing the historic environment' states that local planning authorities should require an applicant to describe the significance of any heritage assets affected to a level proportionate to their importance (para. 189). Where a site includes or has the potential to include heritage assets of archaeological interest, this should include an appropriate desk-based assessment and, where necessary, a field evaluation (para. 189).

When considering the impact of a proposed development on the significance of a designated heritage asset, NPPF states that local planning authorities should give great weight to the asset's conservation. The more important the asset the greater this weight should be. Any harm to, or loss of, significance of a designated heritage asset should require clear and convincing justification (para. 194).

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining an application, although a balanced judgment will need to be made having regard to the scale of harm, or loss, and the significance of the heritage asset (para. 197).

NPPF also recommends that local authorities should treat favourably those proposals that preserve elements of a heritage asset's setting that make a positive contribution to its significance (para. 200).

LOCAL PLAN

The statutory development plan for the Peak District comprises the saved policies of the Local Plan (2001), which is currently in the process of being replaced by the Local Development Framework Core Strategy.

The following policy, concerning management of the historic environment, is relevant to the proposed scheme:

Peak District Local Plan 2001

Policy LC6: Listed Buildings

- (a) Planning applications for development affecting a listed building and/or its setting should clearly demonstrate:
 - i. how these will be preserved and where possible enhanced
 - and
 - ii. why the proposed development and related works are desirable or necessary.
- (b) Development will not be permitted if applicants fail to provide adequate or accurate detailed information to show the effect on features of architectural or historic interest. Information should include appropriate floor plans, elevations, sections, notes of the specification of materials, and (where external work is involved) plans and elevations showing the listed building's relationship to its curtilage and to neighbouring structures.

- (c) Development will not be permitted if it would:
- i. adversely affect the character, scale, proportion, design, detailing of, or materials used in the listed building;
or
 - ii. result in the loss of or irreversible change to original features or other features of importance or interest.
- (d) In particular, development will not be permitted if it would directly, indirectly or cumulatively lead to:
- i. changes to plan form which involve removal of original walls, stairs, or entrances, or sub-division of large interior spaces;
or
 - ii. removal, alteration or unnecessary replacement of structural elements including roof structures, beams and floors;
or
 - iii. the removal, alteration or unnecessary replacement of features such as windows, doors, shutters, fire surrounds and plasterwork;
or
 - iv. the loss of curtilage features which complement the character and appearance of the listed building (eg boundary walls, railings or gates);
or
 - v. the replacement of original features other than with original materials and with appropriate techniques;
or
 - vi. repairs or alterations involving materials, techniques and detailing inappropriate to the listed building;
or
 - vii. extensions to the front of listed buildings;
or
 - viii. extensions of more than one storey to the rear of listed small houses or terraced properties.
- (e) Conversion of a listed building to a use other than that for which it was designed will not be permitted unless it can accommodate the new use without enlargement and does not require major rebuilding. The new use must not involve or lead to changes to the listed building or its curtilage and/or setting that would adversely affect its architectural or historic interest and integrity.
- (f) Where change to a listed building is acceptable, and before the work is carried out, an adequate record of the changes made will be required.

5 UNDERSTANDING THE SITE - BACKGROUND

INTRODUCTION

This section of the report examines the historical context of the site, including a summary history of the development of the surrounding area. It has been compiled from a variety of sources, primarily in the form of records held by the Derbyshire Record Office (**Figure 3**). Extracts from relevant historical maps are included as **Appendix 1**, and photographs as **Appendix 2**.

HISTORICAL BASELINE

Brough House is believed to have been built for Benjamin Pearson in 1830, however it is most likely that it was built sometime earlier as the obituary for Benjamin Pearson "*of Brough House*" records he died on April 21st 1827, aged 70, followed by his wife November 23rd 1839, aged 73 (Derbyshire Courier, 23 Nov. 1839 and 30 May 1840 respectively). A plan produced to accompany the enclosure of land in the Parish of Hope in 1819 (**Appendix 1.1**), illustrates the site of Brough House as undeveloped land under the ownership of Revd. H.C. Morewood, therefore suggesting the property was constructed between 1819 and 1827.

The 1841 Census does not distinguish Brough House from the other dwellings in Brough, and no one with the name Pearson was listed in the village at this time. Of interest, Bagshaw's Directory of 1846 lists "*Pearson, Benj. Chas. & Co., lace thread mfrs*" in Brough. The Charles Pearson referred to is most likely the same recorded in the tithe survey of Hope Parish in 1848 as owner and occupier of a "*homestead and meadow*" at Brough House (plot 442). The house at this time is depicted as a rectangular structure, with a smaller outbuilding to its west (**Appendix 1.2**). The accuracy of the 1848 map is poor, and the location of the building does not map directly to the site of the existing building when georeferenced from field boundaries. This is considered to be due to the inaccuracy of the 1848 survey rather than an indication that the building was rebuilt.

Charles Pearson was also recorded in the 1851 Census as a resident of Brough, where his occupation is identified as a cotton doubler, and farmer of 33 acres employing 1 labourer. Doubling, the process of twisting two or more single yarns to provide a stronger cord, was undertaken at Brough Mill which was owned by the Pearson family (Evans, 1912). The mill was converted to the production of white lead soon after 1851, and Kelly's directory of 1857 lists Charles Pearson simply as a farmer suggesting he no longer had interests in the mill.

Charles Pearson died in 1861, and his property appears to have passed to his sister Charlotte who had married Ellis Eyre in 1810 at Hope. Ellis Eyre was listed as resident of Brough House in Kelly's directory of 1864. The property later passed to their son Benjamin J. Eyre who was born in Brough

and became a successful cutlery manufacturer in Sheffield (Eyre History, 2014). His company, Eyre, Ward & Co., won a prize medal at the Great Exhibition of 1851 (Manah, 2013). Following the death of B.J. Eyre in 1878 the house, and freehold, were put up for auction listing Lot 1 as including:

The excellent VILLA RESIDENCE, called "Brough House" situate at Brough, near Hope, with the Farm Buildings, part of Old Mill with Water Wheel and Machinery, also Outhouses, Garden, Orchard, and the two Fields, respectively known by the name of the "Birdswash" and "Scales Breech" thereto belonging, formerly in the occupation of the deceased.

The House is well adapted for a Gentleman's summer residence. It has a southern aspect, and contains Sitting Rooms, Kitchens, and convenient Lodging Rooms and Outbuildings. It is situated in one of the most picturesque districts of the Peak of Derbyshire, about two miles from Castleton, and one from Hope, four from Hathersage, and 14 from Sheffield, and is within an hour's easy drive from the Miller's Dale and Chapel-en-le-Frith Railway Station.

(Sheffield Independent Saturday, 9 Nov. 1878)

Benjamin died without issue, and Brough House was ultimately bought by the Nicholson family.

Brough House is clearly illustrated on the 1880 Ordnance Survey (OS) map (**Appendix 1.3**) depicting a building along much the same plan form as the existing structure, except for the potential absence of the northwest glazed roof room. This room has appeared by the production of the 1898 OS map (**Appendix 1.4**), which shows it hatched in (the OS symbol for a glasshouse).

Kelly's directory of 1887 records that the property was owned by Edmund Nicholson who was active within his community appearing several times in the local papers in relation to his presidency of the Yorkshire Farmers' Union (Sheffield Daily Telegraph, 4 Feb. 1913). Edmund Nicholson would remain to be listed as the resident of Brough House in trade directories into the 1930s.

The estate was put to auction in 1917 following the death of Joseph Nicholson, the house listed under Lot 1 as:

Charmingly situated COUNTRY RESIDENCE, known as "BROUGH HOUSE", containing 3 Reception Rooms, 5 Bedrooms, Bathroom and W.C., 2 Kitchens, Store-room, Pantry and Cellar, with Outside Dairy and usual Outbuildings.

THE GROUNDS include tastefully laid-out Gardens, sheltered by well-grown, healthy Trees, Kitchen Garden and Orchard.

(Sheffield Daily Telegraph, Saturday 23 June 1917)

The 1921 OS map (**Appendix 1.5**) shows Brough House to have remained relatively unchanged, with the exception of the addition of a small extension to the eastern side of the building. This extension no longer survives, although it appears on historic OS maps through to the 1990s.

The house evidently remained with the Nicholson family after sale, with Felix Nicholson recorded as resident when his marriage to Dorothy Knowles was announced in 1935 (Belper News, 30 Aug. 1935). The estate attached to Brough House at this time included a large stretch of Bradwell Moor, with the Nicholson's retaining shooting rights. The moor was listed in 1920 as affording "good sport, although birds are somewhat scarce" (Sheffield Daily Telegraph, 9 Aug. 1920).

Earl's Cement, who started the Hope works in the 1920s, subsequently bought Brough House in 1936 (information supplied by the present owner). The works provided the property to their work's manager except for a short spell where it was let to a Sheffield family during the war. In 1939 the house was occupied by Mr and Mrs W. Melling when their daughter Margaret was recorded as marrying Roy Charlesworth (Sheffield Daily Telegraph, 12 July 1939). Margaret may have stayed on at the house after her marriage, as a Robert Charlesworth had come to reside there by 1951 when he was recorded as tackling a car fire at a garage on the property (Buxton Herald, 19 Jan. 1951).

The house was sold in 1961 when the cement works commissioned plans of the building, suggesting a phase of alterations to the interior. The drawings appear to show the building as existing at the time (**Appendices 1.7-1.8**) and annotated with proposed changes that match the existing layout (**Appendix 1.9**). Of note are the main staircase that turned through 90 degrees at its head; the arrangement of doors to the northern side of the main hall; and the annotation "to cellar" beneath the main stairs. The as existing plans annotate the rooms, showing three reception rooms and kitchen within the main part of the building at ground floor level (**Appendix 1.7**), and four bedrooms above and a fifth bedroom and bathroom in the rear wing (**Appendix 1.8**). The arrangement of the ground floor rooms within the rear range are discernible amongst the proposed changes on **Appendix 1.9**, which suggests it was a second kitchen, with a room to its south and west which probably served as storage, whilst the room with the rooflight was also named as a store.

Brough House was bought by the Baxter family in the 1980s from Blue Circle Cement, who lived there into the early 21st century before selling it to the present owners.

6 UNDERSTANDING THE SITE: BUILDING APPRAISAL

INTRODUCTION

The following section presents the results of the appraisal of the buildings at Brough House. Floor plans showing the phasing is presented as **Figure 2**. Rooms are referred to by an applied numbering scheme for ease of reference, which are also shown on **Figure 2**.

PHASED DEVELOPMENT

The building appraisal identified three principal phases of alteration at Brough House which have been attributed to the following periods:

Phase 1: 1819-1830	Construction of Brough House
Phase 2: 1830-1860	Occupancy of Charles Pearson, possibly including the creation of a lodging within the rear wing.
Phase 3: 1960-Present	Structural changes undertaken at the end of the ownership of Earle Ltd. Hope Cement Works.

Phase 1: 1819-1830

Brough House was constructed within this period for Benjamin Pearson, a farmer and mill owner. The original size and layout of the building is unknown. Whilst the 1848 Tithe Map illustrates the house to have been square in plan, this may have been a simplification. Structural differences within the northern third of the building do, however, suggest a degree of alteration has taken place, including:

1. Variation in the fabric, tooling and form of quoins between those of the southern range and those in the north-eastern corner of the east wing;
2. Variation in wall thicknesses across the northern walls of **G6** and **G7/F5**, in comparison to the exterior interior and exterior walls of the southern two thirds of the building;
3. The similarity of the chimney above the ridge of the east wing to those of the southern range do suggest a common origin, whilst that of the western wing appears later in date;
4. The moulded beam above the door between Rooms **G7** and **G8** is of a style not seen elsewhere in the building, and appears to have been interrupted by the fireplace in **G8**;
5. The erased lines of a partition wall on the 1960s refurbishment drawing (**Appendix 1.9**) correspond with the line of a beam through **G8** which appears to support the location of wall at this point.

This evidence has been interpreted as suggesting the extension of the eastern wing during Phase 2, followed by reorganisation of internal walls in Phase 3.

Phase 2: 1830-1860

Charles Pearson lived at Brough House during this period, initially continuing the cotton doubling business that he ran with Benjamin before concentrating on farming. Although Charles remained unmarried during this period, he may have taken on lodgers. When the property was sold in 1878 it was described as containing "*Sitting Rooms, Kitchens, and convenient Lodging Rooms*", with the reference to more than one kitchen and lodging rooms suggesting lodgers may have had their own kitchen facilities. The provision of lodging accommodation may have provided the impetus for the possible extension of the eastern wing.

Phase 3: 1960-Present

Examination of plans of the property produced in 1962 indicate a range of alterations were undertaken when Earl's Cement sold the property, or once taken on by its subsequent owners, including:

1. The insertion of a door between **G1** and **G4**;
2. The replacement of fireplace surrounds in **G1** and **G6**;
3. The formation of the partitions for **G4** and **G5**;
4. The realignment of doors between **G1**, **G6** and **G7**;
5. Alterations to the north wall of **G7**;
6. Removal of a partition wall across **G8**;
7. The insertion of window in the north wall of **G8**;
8. The conversion of the staircase to remove a 90° turn; and
9. The repositioning of the door into **G10**.



Figure 2: Phase Plan

DESCRIPTION OF BROUGH HOUSE

Exterior

Brough House is a two-storey building forming a southern east-west oriented range with a pitched roof and two pitched rear wings. The roofs of the building are clad in stone slate. The eastern wing is slightly longer and widens to lap partially around the northern elevation of the western wing. Within the remaining northwest angle is a single storey structure with a glazed pyramidal roof. The building is roughly rendered and painted white, with the exception of the southern elevation where the fabric of the building is exposed as squared gritstone laid to regular, diminishing, courses with diagonal or herring-bone tooling pattern. There are gable chimneys at both ends of the southern range, at the gable end of the west range, and within the central ridge of the east range. The chimneys of the southern range and east wing are of similar gritstone construction, with projecting stringcourse and chamfered coping.

The southern elevation (**Appendix 2.1**) is formed of three regular bays of rectangular windows with plain ashlar surrounds and recessed box-frame sash windows. The central ground floor bay contains a door with plain ashlar surround and moulded cornice supported on two rounded brackets. A Sunlife Fire Insurance Plaque is evident on the southern elevation of building, stamped with registration number 174925.

The southern and eastern corners of the building are defined by ashlar quoins, which project slightly from the southern elevation, but are flush with the render elsewhere. The fabric and tooling of the quoins suggest evidence of phasing within the structure of the building that is otherwise obscured by the render. The southern quoins are of gritstone, with clear short tooling known as drove work. The quoins to the northeast corner of the building are of a finer grained sandstone, with delicate vertical tooling.

The eastern elevation (**Appendix 2.2**) has an uneven fenestration pattern, comprising three unequally spaced large windows at ground floor, with the northern windows possessing stone surrounds, projecting sills and timber casement frames. The surround of the southern most of these windows is a concrete replacement. South of this group is a small window with four-light casement. At first floor level there are two further large windows with stone surrounds, centred above windows on the ground floor. Between them is a small rectangular window with stone sill and lintel and four-light casement. Three curved brackets project from the eaves level of the northern half of the elevation, which may have previously supported guttering but redundant.

The western elevation (**Appendix 2.3**) contains a canted stone-built bay window with vertical box-sashes. A crenelated stone parapet had formerly adorned the top of the bay, which has been re-

laid to border a flower bed within the grounds. Above the bay window is a single sash with plain ashlar surround and slightly projecting chamfered sill. At the northern end of the elevation is a single structure constructed of coursed gritstone blocks with distinct horizontal tooling forming a boasted surface, and plain flat coping. The doorway within this section of walling is inserted, with sawn cut jambs.

Within the northern gable (**Appendices 2.4-5**) of the east wing is a large wide rectangular window at ground floor level with lead flashed lintel and timber sill, and a further smaller square fixed light window to its west. These windows both appear to be altered, with a visible scar beneath the render surrounding the large central window. At first floor level is a rectangular timber sash with stone sill and lintel. A patch of dislodged render at ground floor level on this elevation appears to display stone and brickwork fabric.

Interior

As the proposed works focus on alterations to the **G8-G10**, this assessment has focused on describing these rooms. Observations made of the other rooms within the property have been included on **Figure 2** for context.

Room G8, measuring 4.2 x 2.8m (**Appendix 2.6**), is situated in the northern end of the western wing. Little historic fabric is visible, except for a moulded beam above the door opening between **G7** and **G8** (**Appendix 2.7**). This beam is panelled with a moulded edge, terminating against the wall to its west but appearing to be truncated by projecting wall surrounding the AGA oven to its east. The style of moulding on this beam was not observed elsewhere in the house. The stone paving within the room bears little sign of wear and no scars from the probable removed partition through the room and is therefore considered to be of Phase 3. The kitchen units are all modern. The aperture of the eastern window is original, although the splays of its internal jambs have possibly been boxed out and the timber casement looks to be a modern replacement. The northern window, however, is modern, with square jambs, timber sill, and three rectangular lights in a timber frame. A plastered beam, of square section, runs across the room from west to east.

Room G9 comprises a small larder, measuring 1.0 x 2.6m. The room has been furnished with shelving and retains no notable historic features. The floor is of vinyl overlay, and the northern window is a modern steel frame.

Room G10 comprises a utility room, measuring 3.2 x 3.2m (**Appendix 2.8**). The room is paved in stone and has exposed stone walls of uncoursed gritstone rubble. The ceiling incorporates a timber lantern skylight with double-glazed glass, which was installed in 2004-5 replacing an earlier corrugated sheet roof that itself was a replacement of the glazed roof shown on 1880 OS

(**Appendix I.3**). The western door is an insertion, presumably replacing a northern door shown on the 1960s plan (**Appendix I.9**).

CELLAR

Excavated into the hillside behind the house is a cellar accessed at ground level through a doorway in a stone built retaining wall. The retaining wall is of two distinct areas of fabric, comprising roughhewn gritstone rubble to the west and squared pitched face masonry to the east.

The interior of the cellar comprises two rooms. The southern room is relatively small, has a stone vault and stone walls, with a wide doorway with plain ashlar jambs and lintel into the northern room. The northern room of the cellar is much longer, brick vaulted with brick walls, containing windows into lightwells to the north east and west elevation with plain stone frames.

RETAINING WALL

The retaining wall defines the northern side of a garden west of the house, stepping back around the northwest corner of the house, and doglegging along the western half the house before splitting into two levels opposite the eastern part of the northern elevation.

The western portion of the wall is built from quarry faced squared rubble laid to irregular courses, forming a convex curve where it turns back around the northwest corner of the house and defining the edge of a staircase up to the upper garden and the western jamb of the doorway into the cellar. The centre of this wall steps back where the eastern wing projects out, and there is a straight joint before it turns east. The eastern portion of this wall, where it forms two levels is roughly built in rubble.

7 UNDERSTANDING THE SITE – SIGNIFICANCE

INTRODUCTION

The significance of heritage assets is their value to this and future generations because of the archaeological, architectural, artistic or historic interest embodied in their physical presence and way in which they are experienced (after definitions in NPPF). Establishing what factors contribute to the significance of an asset, and how, is crucial to understand its vulnerability to change and in ensuring appropriate conservation strategies are identified which preserve and enhance that significance.

Significance is expressed in this report on a four-point scale of negligible, local, regional or national.

BROUGH HOUSE

Brough House is a Grade II Listed Building (NHLE: 1096585).

Historical and Archaeological Interest

The house is situated within a group of historic buildings forming the core of a modest former estate created by Benjamin Pearson in the mid-19th century and including Brough House, an earlier mill, and a later barn (the latter also being Grade II Listed, NHLE: 133452). Benjamin Pearson is of regional historical interest as a mill owner, whilst later owners included a number of individuals of further interest to understanding the social, political and economic history of the area. This history of relatively well documented, and there is further potential to enhance our knowledge of this element of the buildings interest.

The fabric of the building illustrates evidence of several phases of construction and alteration at Brough House which presents a measure of archaeological interest. There is potential for further information on the development of the house to survive within its fabric which would enhance our understanding of the history of the building and how it was previously used.

Architectural and Artistic Interest

The house is notable as a fine example of a late Georgian house, being well proportioned with modest but well executed detailing. The interior of the building retains features of interest, including surviving historic joinery and plasterwork. The historic layout of the interior is also largely still legible, although the insertion of partitions within some rooms, alterations to doorways and changes in function of the former service rooms have reduced the contribution this element makes to the significance of the building.

The situation of the building within its grounds suggests a degree of forethought in regard to how the building would be approached and how it would appear within its grounds. The development of mature trees along its boundaries and shrubs along the southern boundary now enclose the building, offering a sense of privacy and detachment from the rest of the village. Originally the setting of the building may have been much more open, enhancing its prominence and reflecting the importance of its owners within the village.

Summary of Significance

Overall the building is considered to possess a national level of significance, reflecting its historical and architectural interest as a moderately high-status house of excellent quality and good survival of historic fabric. Whilst of a broad architectural style that occurs nationally, this building is notable as a regional example.

The building exhibits evidence of phased development and alterations, the aspects of which make a varying contribution to its overall significance (**Figure 3**). In specific relation to the rooms proposed for alteration (**G8-10**), these rooms represent a part of the building that may have been extended during the early Victorian period and which may have contained domestic facilities, or were part of a separate lodging. There is a low level of preservation of historic features within this part of the building, and the location of interior walls and routes of communication appear to have changed since construction.

The principal aspect of the building faces towards the south, although the position of the bay window and glazed extension to the west also illustrate the importance of the aspect facing over the houses' gardens. The north elevation is, by comparison, much more utilitarian and does not form a visible or significant aspect of the buildings design. This is further reflected in the low quality of previous interventions to the windows into rooms **G8** and **G9**.

The glazed extension, **G10**, is an addition to the house which has been reorganised and may have originally been fully glazed (based on its depiction as a glass house on historic OS maps). Whilst the roof and interior of the extension was altered in 2004-5, the absence of evidence for windows or interior wall finishes suggests that it was originally intended to be used for growing plants rather than a store or reception room.



Figure 3: Plan identifying the significance of fabric (areas outside of affected rooms broadly assessed only)

8 IMPACT ASSESSMENT

PROPOSED DEVELOPMENT – POTENTIAL IMPACTS

The proposals for the extension and alterations to Brough House comprise:

- The addition of a northern single storey extension to the east wing;
- The creation of an entranceway at the point of the existing modern window in the north wall of **G8**;
- The insertion of a new window in the west wall of **G10**; and
- The insertion of a new stove in **G10**, requiring a link into the flue in southern wall;

IMPACT ASSESSMENT

An assessment of the effect of the proposed works has been undertaken, considering the contribution made by the affected fabric to the significance of the building, and the nature of any residual effect (both negative and positive). For ease of reference this has been tabulated below (Table 2), with references linking to proposal drawings.

Table 1: Levels of significance and effect referred to in Table 2

Contribution of Affect Element to Significance of Heritage Asset	
High	H
Medium	M
Low	L
Neutral	N
Negative	Neg
Works do not affect historic fabric	n/a

Effect	
Very positive	++
Positive	+
Neutral	o
Negative	-
Very negative	--
More information required	?

Table 2: Assessment of impact of proposed works to the significance of the Brough House.

Ref.	Description	Contribution of element to sig.	Effect	Heritage Impact Assessment
BROUGH HOUSE				
West Elevation				
	<p>Insertion of a new window within the single storey glazed building.</p> <p>The stone-built wall surrounding the glazed building is an addition to the historic core of Brough House and may have replaced an earlier glass house. Alterations were made to the building in the 2004-5, including the installation of the lantern skylight and insertion of the western door.</p>	L	o	The contribution made by the effected element to the significance of the building is low, and the proposed insertion of the window is not anticipated to affect that contribution.
North Elevation				
	<p>Addition of a single storey extension.</p> <p>This work will require tying into the northern wall of the building.</p>	M	o	<p>This affected wall fabric forms part of the north elevation which is utilitarian in design and rendered over. Additionally, the phasing and degree of survival of original fabric within this wall is uncertain. The intended method of tying in is to be minimally intrusive and thus the physical impact to the significance of the building is expected to be neutral.</p> <p>There will also be a visual effect to the northern aspect of the house.</p> <p>The design of the structure has sought to adopt a scale that is suited to its location such that it will not detract from the organisation or hierarchy of the building. Its siting, on the northern side of the building and below the height of the adjacent hillside further reduces the prominence of the building. The pallet of materials draws on the existing building, utilising render at ground floor level and a glazed roof light that reflects that of the existing single storey extension.</p> <p>Overall it is considered that the scale and mass of the addition sits comfortably alongside the historic core of the building, such that its design and materials will not detract from the buildings significance.</p>
	Insertion of a doorway through the northern window of G9 .	L	-	This affected wall fabric makes a low contribution to the significance of the building. The proposal will result in further loss of

Ref.	Description	Contribution of element to sig.	Effect	Heritage Impact Assessment
	This work will require the removal of a modern window of negative interest and removal of previously impacted historic fabric.			walling, the phasing and degree of survival of original fabric within which is uncertain.
Room G10 (Snug)				
	The insertion of a new stove in G10 , requiring a link into the flue in southern wall.	H	o	The southern wall of G10 comprises original fabric of the building, although the chimney may have been added or, more likely, rebuilt at a later date. The proposed insertion of the stove will require linking into the existing flue which will have a minimal impact to existing fabric. The sensitivity of the contribution to significance made by the wall and flue to minor interventions is very low, and the works are therefore not considered to affect the overall significance of the building.

9 DISCUSSION AND CONCLUSION

DISCUSSION

Brough House comprises a Grade II Listed Georgian style country residence for a wealthy middle-class industrialist, most likely built between 1819 and 1827. The house has remained in residential use throughout its history and retains a good degree of original architectural features and internal plan form. Evidence of alterations suggest that the building may have been extended in the mid to late 19th century, including the probable extension of the east wing and the addition of a single storey building with a lantern skylight. Changing ownership and developments in domestic accommodation have affected the integrity of the buildings original design, with the insertion of partitions, reorganisation of circulation, and loss of original interior furnishings. This is particularly evident in the northern rooms of the house which may have served as kitchen and associated domestic offices.

The degree of alteration to the northern rooms of the house, and their potential later origin, reduce the contribution that these parts make to the overall significance of the building, and therefore are also hold a correspondingly lower level of sensitivity to change. Similarly, the northern aspect of the house is utilitarian in design and retains clear evidence of modern alterations. The western elevation of the building is more sensitive, with a clear emphasis within the design of the building for the provision of light and the visual interaction with its associated gardens.

The proposed works include a targeted suite of alterations to the northern part of the property, seeking to improve the degree of service space and improve the usability of the existing single storey extension. The works are located solely within the area of the building considered to have been a later extension and affect rooms where there is an almost total absence of original internal fixtures and architectural details and where internal circulation has been substantially altered. Within these areas the proposal will require the removal of areas of historic fabric, resulting in a single identified negative impact.

Firstly, the impact from the insertion of the linkage into the proposed northern extension has been reduced through limiting the impact to the removal of the wall beneath the sill of the modern inserted window. This harm will not affect the architectural interest of the building and is preferable to seeing alterations in use of space within the rooms in the southern part of the house which are deemed to be more sensitive to change.

CONCLUSION

The overarching approach to the design has sought to respect the historic fabric and appearance of the building, and the proposed additions draw influence and reinforce the original design intentions of Brough House. The additions will fit comfortably within the existing composition of structural elements and will not detract from the overall architectural and historical interest of the Listed Building. It is considered that the proposed scheme of works will lead to a negligible level of harm to the significance of the building such that change to the significance of the building will be imperceptible.

10 SUPPORTING INFORMATION

AUTHORSHIP

This report has been prepared by James Thomson MClfA. Editing has been provided by Oliver Jessop MClfA. Fieldwork and archive research was undertaken by James Thomson MClfA.

ACKNOWLEDGEMENTS

Caroline McIntyre and Mr and Mrs Cooper are thanked for commissioning the project and for their help and advice through all stages of survey and investigation.

Thanks also go to the staff of Derbyshire Record Office for their assistance.

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APPENDIX I:

HISTORIC MAPPING AND ILLUSTRATIONS



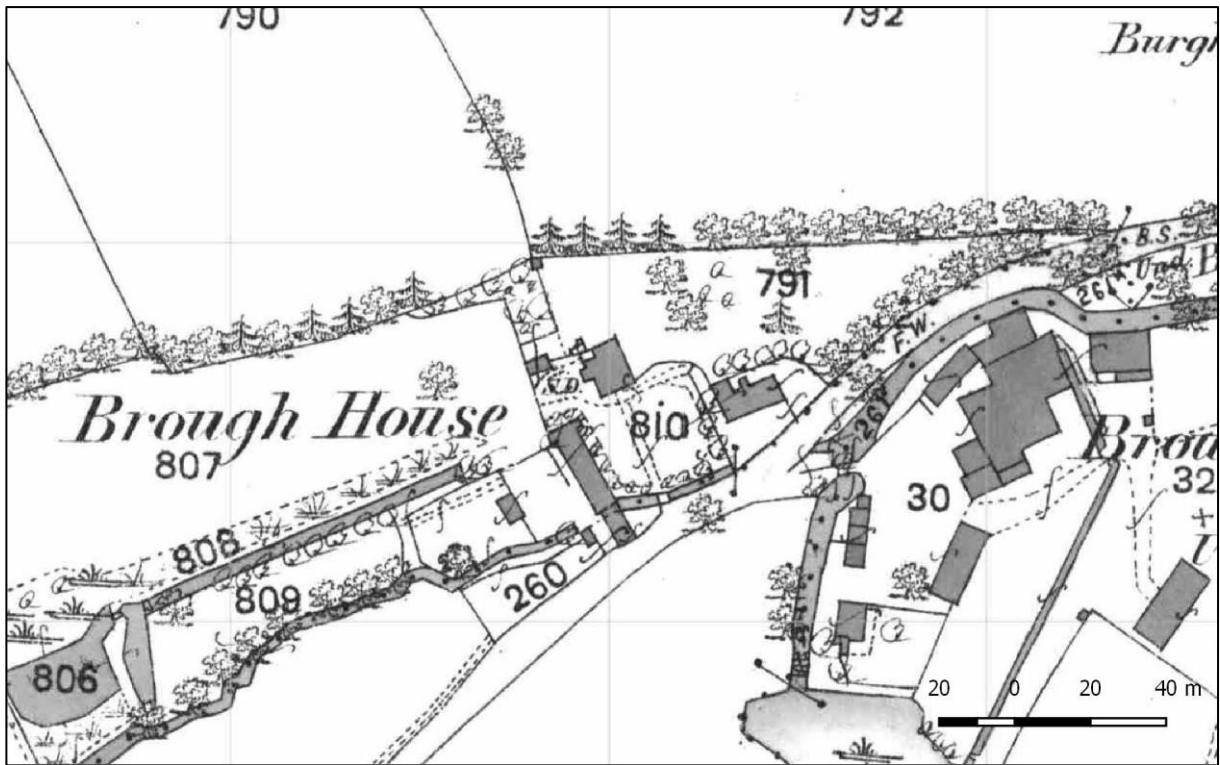
Appendix I.1: 1819 Hope parish enclosure map (site of Brough House indicated)

© Derbyshire Record Office

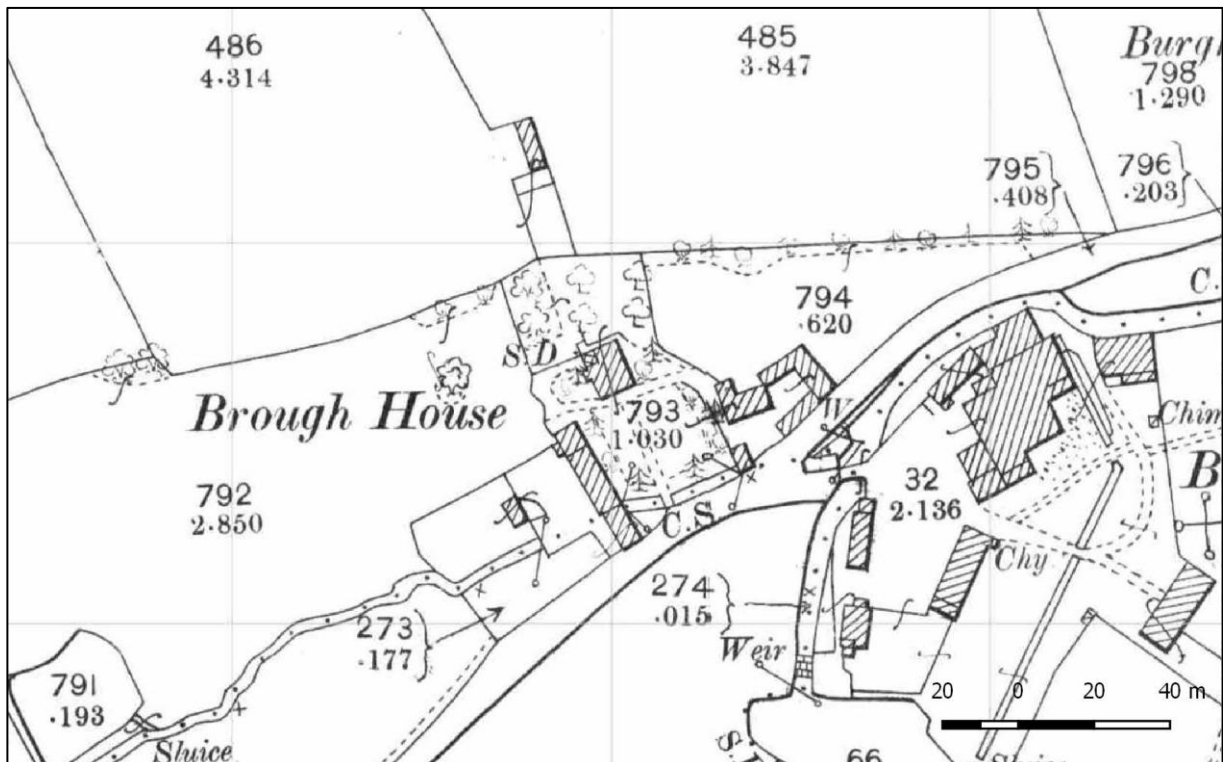


Appendix I.2: 1848 Hope parish tithe map (site of Brough House indicated)

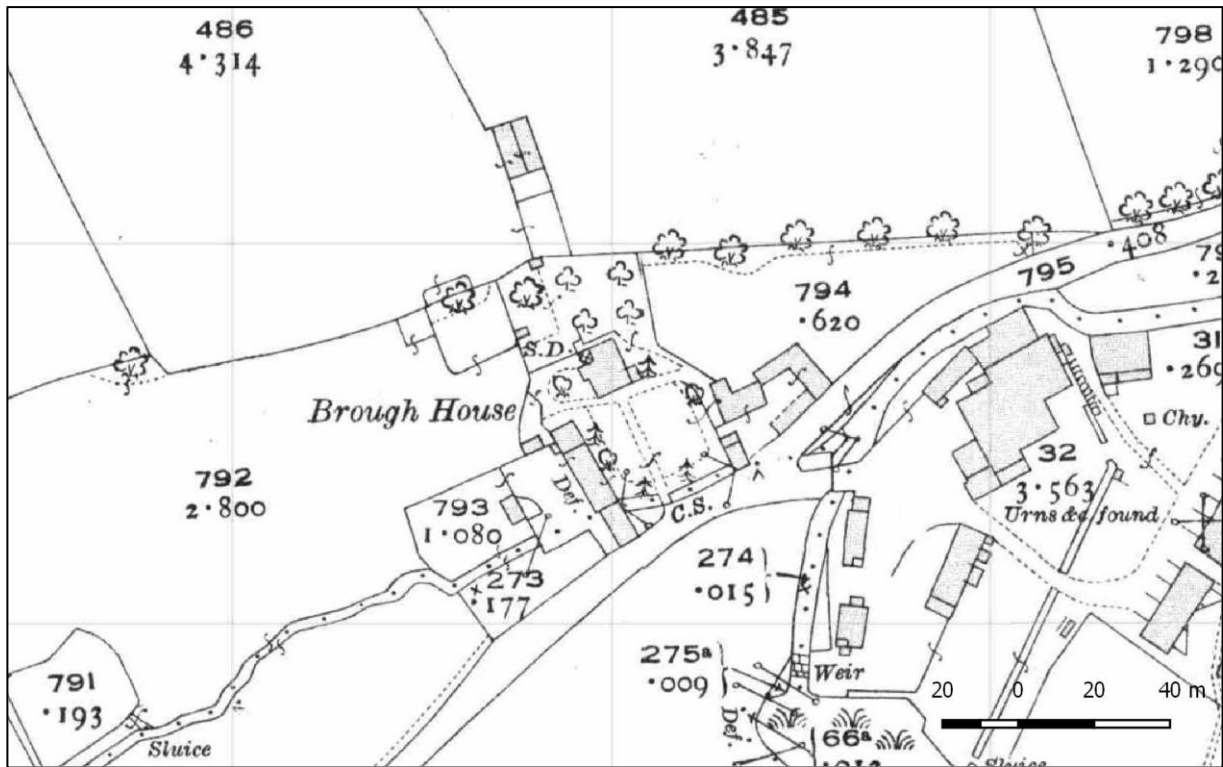
© Derbyshire Record Office



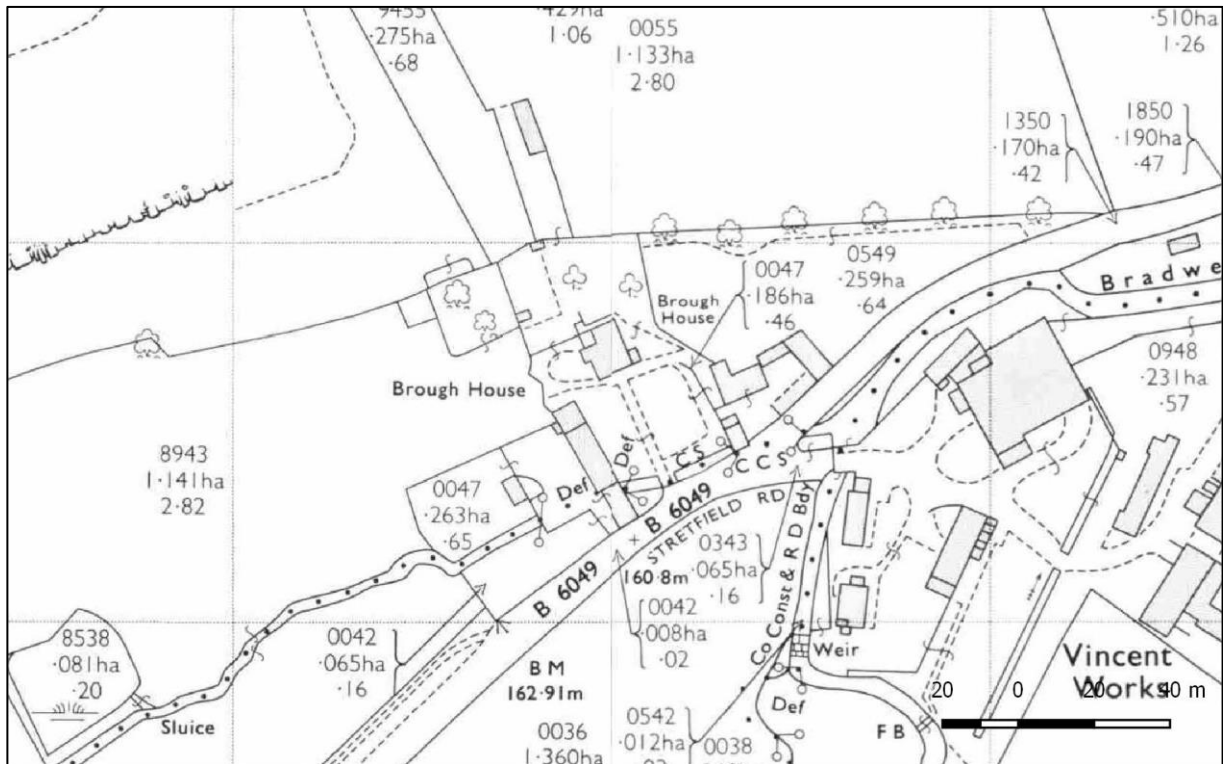
Appendix I.3: 1880 Ordnance Survey Map



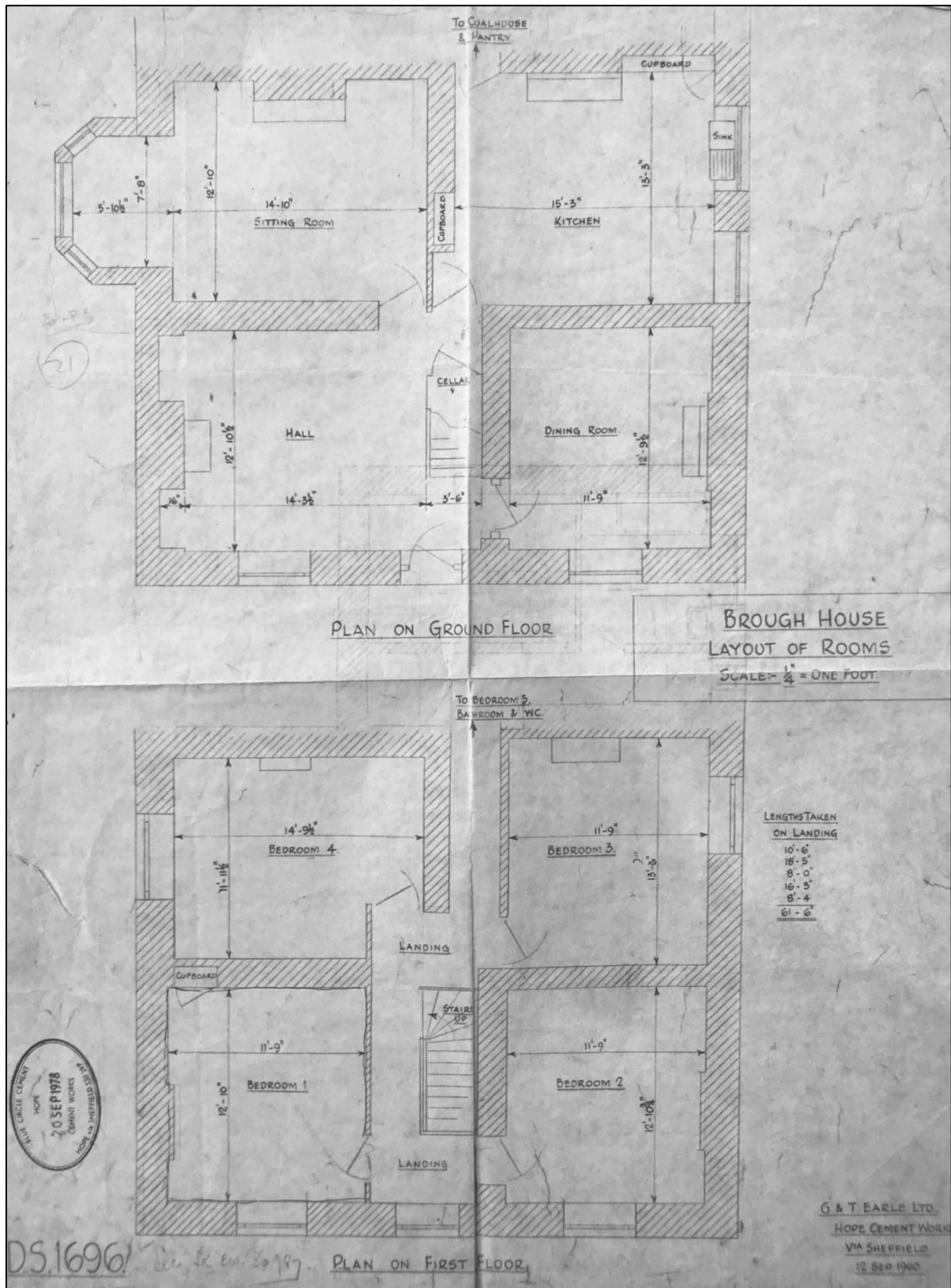
Appendix I.4: 1898 Ordnance Survey Map



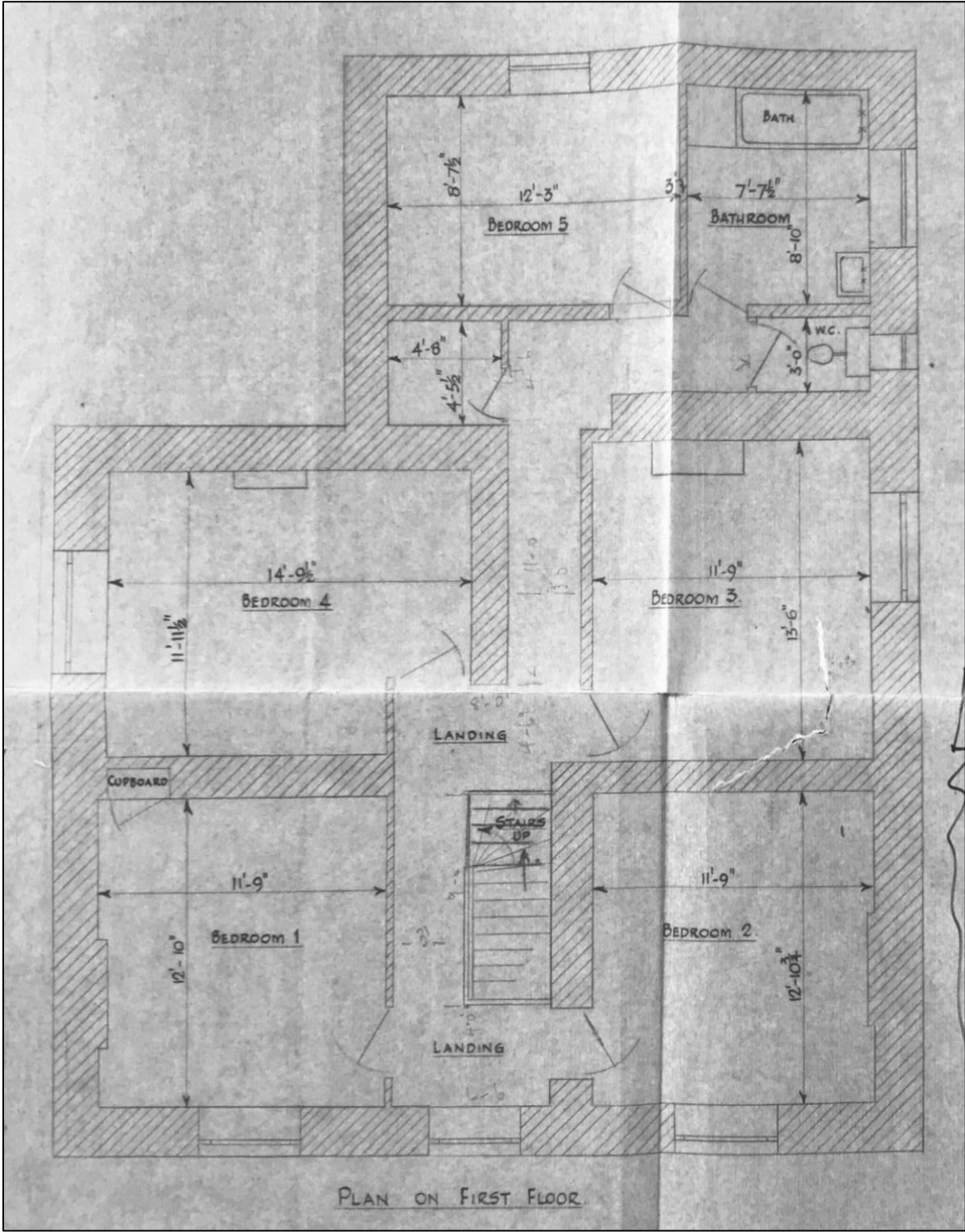
Appendix I.5: 1921 Ordnance Survey Map



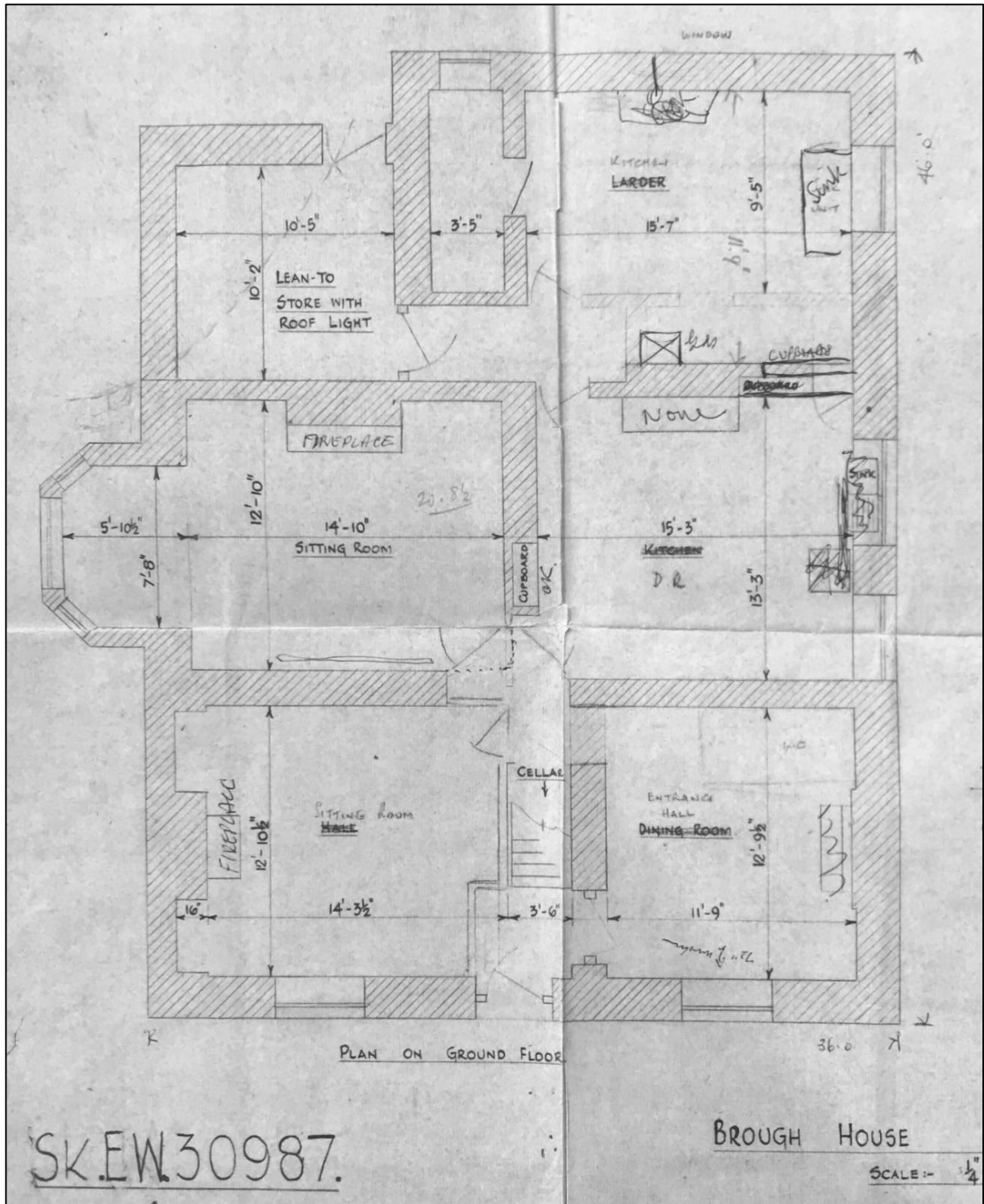
Appendix I.6: 1971 Ordnance Survey Map



Appendix I.7: 1961 Ground and First Floor Plan (as existing at time of survey)



Appendix I.8: 1961 First Floor Plan (as existing at time at time of survey)



Appendix I.9: 1961 Ground Floor Plan (showing proposed changes)

APPENDIX 2:

SITE PHOTOGRAPHY



Appendix 2.1: South Elevation of Brough House, looking northwest



Appendix 2.2: East Elevation of Brough House



Appendix 2.3: West Elevation of Brough House



Appendix 2.4: North Elevation of Brough House



Appendix 2.5: North Elevation of Brough House looking southwest



Appendix 2.6: Interior of G8, looking east



Appendix 2.7: Detail of moulded beam above doorway between G7 and G8, looking south



Appendix 2.8: Interior of G10

APPENDIX 3:

BROUGH HOUSE LISTED BUILDING DESCRIPTION

BROUGH HOUSE

List entry Number: 1096585

Location

County: Derbyshire

District: High Peak

District Type: District Authority

Parish: Hope

National Park: PEAK DISTRICT

Details

Grade: II

Date first listed: 21 April 1967

House. Early C19. Coursed squared gritstone with gritstone dressings. Stone slate roofs with-stone ridge stack and stone gable end stacks. Two storey, L- plan. South elevation of three bays with raised angle quoins. Central doorway with stone surround, keystone and flat bracketed hood. Flanked on each side by glazing bar sashes in stone surrounds. Three similar windows above.

Listing NGR: SK1799682473