Charlestown Works, Glossop, Derbyshire

A Cultural Heritage Desk-Based Assessment and Historic Building Appraisal

Charlestown Works

ARS Ltd Report 2011/80
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Executive Summary

This cultural heritage desk-based assessment (DBA), including a brief building appraisal, has been undertaken to inform a planning application. The aim of the DBA is to provide the Development Control Archaeologist and Local Planning Authority with sufficient information on the known and potential archaeological interest and the likely impact of any proposed development upon the cultural heritage of the site.

Charlestown Works has been assessed as having local significance as a typical example of a 19th century paper mill and late 19th century bleaching and dying works, owned by locally important individuals. The proposed development requires the demolition of the all the standing structures, except for the former office block (Building U), and the construction of a variety of houses, as well as office space and work units. The impact upon its significance is therefore high.

The walk-over survey identified vestiges of structures belonging to the former Turnlee Paper Mills. These are largely in derelict states or fully demolished in the form of wall footings. The original water course, composed of a mill pond and sluices, is mostly extant. These elements are part of the local industrial heritage and thus the proposed re-development will have an impact upon them. However, the poor repair of much of the site is likely to be rectified by redevelopment, and therefore if the re-development is sympathetic to the historic character of the mill buildings there will be a neutral overall impact where historic fabric is retained.

It is considered that the information within this DBA describes the significance of the heritage assets as specified in PPS5 HE6.1, and thus no field evaluation is necessary. However, due to the proposed demolition of standing structures possessing architectural and historical significance, it is recommended that a historic building recording (English Heritage Level 2) be undertaken to create a permanent record of the historic fabric.

1 INTRODUCTION

1.1 Project Background

1.1.1 A planning application is to be submitted for the re-development of the former Charlestown Works and Turnlee Mills site in Glossop (Fig. 1). The site itself is composed of a series of amalgamated ranges along both sides of Charlestown road (A624), other dispersed buildings and a system of watercourses comprising sluices and a mill pond (Fig. 2). The Development Control Archaeologist has advised that there is the potential for archaeological remains surviving within the site and therefore it has been recommended that an archaeological desk-based assessment (DBA) should be carried out. The aim of this work is to describe the significance of heritage assets and an assessment of any potential impacts upon them as required by *Planning Policy Statement 5: Planning and the Historic Environment (PPS5)* HE6.1 (CLG 2010, 6).

1.1.2 There have been no previous archaeological investigations within the area of the proposed development. Historic Ordnance Survey mapping shows two major industrial concerns on site during the 19th century: the Charlestown Works (bleaching and dyeing) and the Turnlee (later Turn Lee) Paper Mills. A complex water management system appears to have fed these sites, drawn from Long Clough Brook: culverted watercourses are present beneath parts of the site, and a mill pond with a number of sluices survives in the southern part of the site. A number of standing buildings relating to the historic Works/Mills also survive within the site.

1.2 Location and Land-use

1.2.1 The proposed development site occupies two areas either side of Charlestown Road and covers an area of 4.1 hectares in total. The land to the east is occupied by large vacant industrial buildings that are mainly constructed in natural stone. These buildings also occupy a narrow section to the west of Glossop Road forming a dominant feature when approaching Glossop from the south. It is intended to retain the existing office building (Building U) in its present location on the west of Charlestown Road.

1.2.2 The land to the east is of irregular shape and has significant level changes across the site, where the land elevates from Charlestown Road. Steep woodland bank forms the majority of the eastern boundary. The southern boundary is occupied by the former mill pond and existing woodland. The existing Long Clough brook follows the southern boundary of the site eventually disappearing under the existing Mill buildings and then across Charlestown Road. The western boundary is formed by Charlestown Road and existing residential properties are located to the east of the site.

1.2.3 The long narrow section of land west of Charlestown Road is currently occupied by the existing Mill buildings. The brook reappears along the eastern boundary of the site. The existing development beyond the eastern boundary is predominately commercial. The access to the western site is by the existing access from Charlestown Road, this area of land is set approximately 8m below Charlestown Road. Heavily steeped wooded banks form the boundaries along the northern boundary and Glossop Road. The eastern boundary backs onto existing commercial premises; once again the brook reappears along this boundary and disappears into the existing woodland along the north eastern boundary. The site's northern boundary is formed by residential properties elevated approximately 5m above the site level.

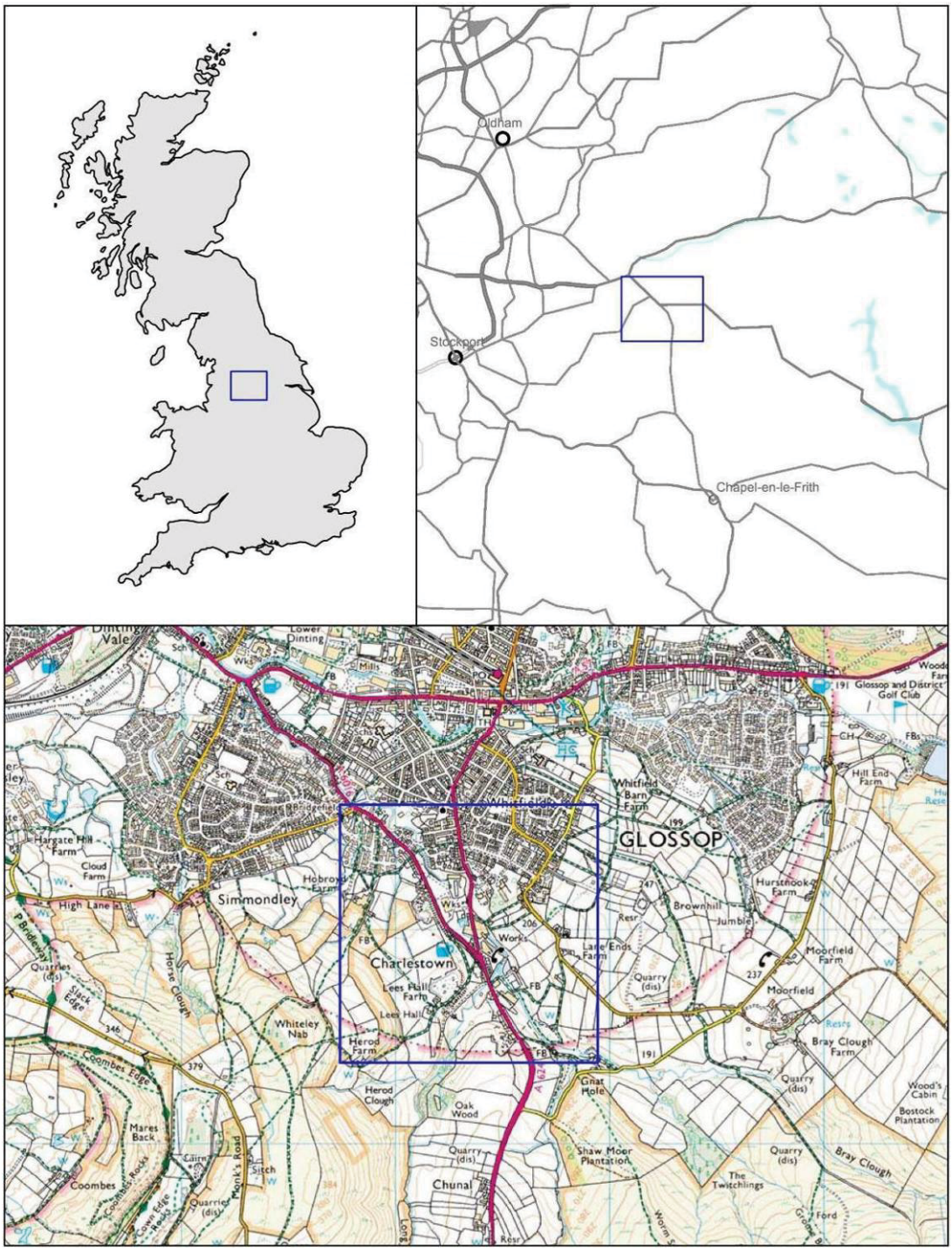


Figure 1: General site location
(Ordnance Survey data Copyright OS, reproduced by permission, Licence No. 100045420)

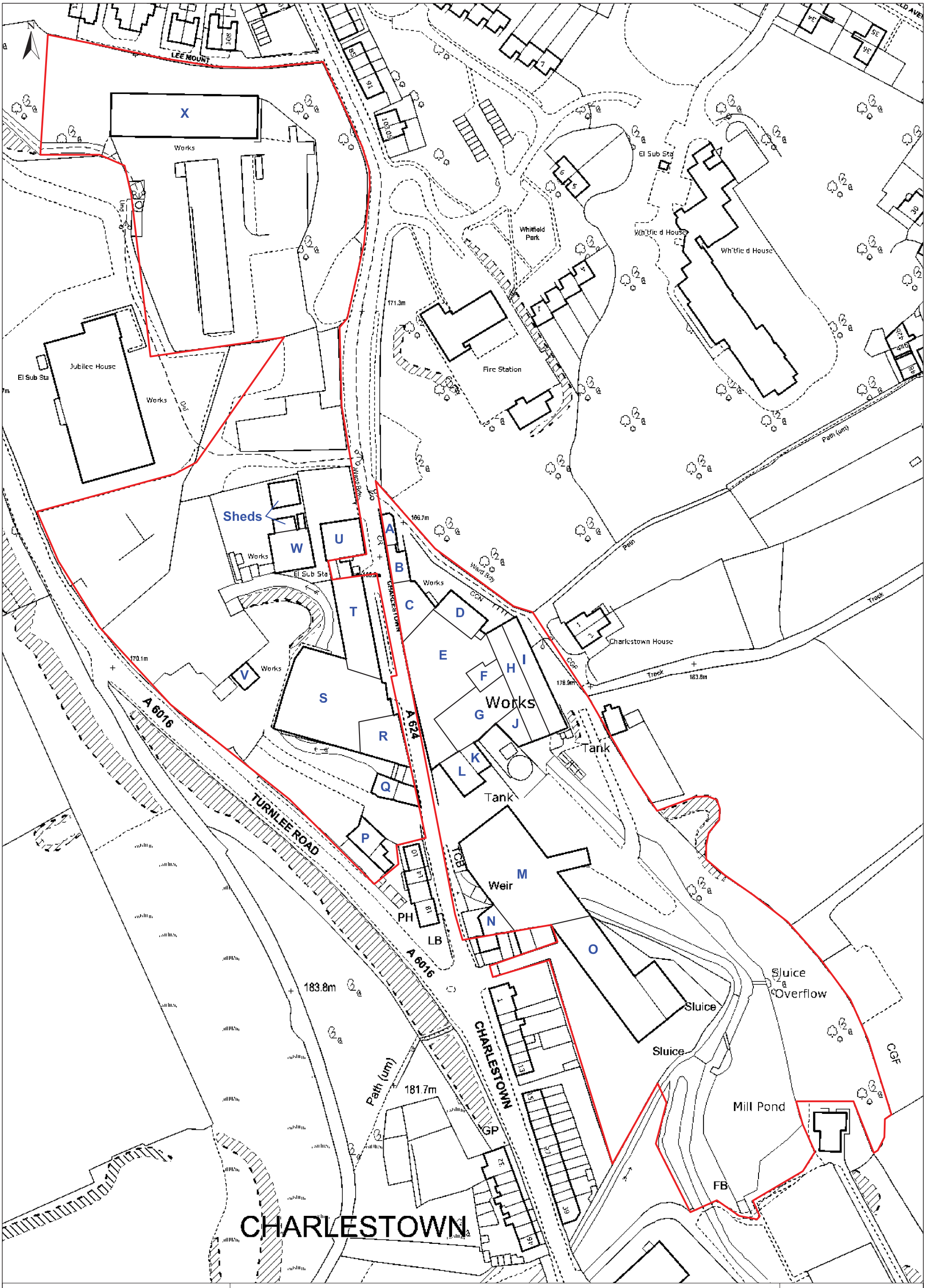


Figure 2

Site plan with building labels

Scale = 1:1500 @ A3

Key:

A — Building code

Site boundary

Metres 0 20 40

2 METHODOLOGY

2.1 Aims and Objectives

2.1.1 This report sets out the results of the desk-based assessment and building appraisal, followed by a statement of the archaeological potential of the area, an assessment of the impact of the proposed development (and previous interventions) and recommendations on any further work required. This archaeological desk-based assessment includes:

- An identification and description of heritage assets within the proposed site and sites within a buffer zone of 500m from the boundary of the site, in order to establish the baseline conditions. This includes the historical and archaeological background to the area.
- An assessment of the significance of any archaeological remains and the built heritage.
- An assessment of the impact of the proposed development on these archaeological remains and the built heritage.
- Recommendations on any further work which may be required to properly assess the interest, as outlined in PPS5, HE6.1 (CLG 2010, 6).

The following activities have therefore been undertaken as part of this assessment:

- Desk-based survey, including a search of both published and unpublished records to collate known archaeological information and to identify any previously unknown heritage assets.
- Analysis of aerial photographs from both Derbyshire HER and the NMR, and other photographs relevant to the site.
- Analysis of cartographic evidence including a mapped chronological regression of the development of the site closely integrating observations from the maps into the text.
- A detailed walk-over survey, including a representative series of photographs of the site and maps showing located features. The identity, position and direction of all photographs are located on a site plan in the report.
- The assessment also includes an appraisal of the standing buildings on site, including most of their interiors. The buildings are coded and indexed to a map showing the location of each. A brief description of each building is provided, with an assessment of its chronology, original purpose and significance.
- Records pertinent to the history of the proposed development site were consulted at the Derbyshire Historic Environment Record Office (HER), the Derbyshire Archaeological Society, Matlock Local Studies Library and Glossop Local Studies Library.
- Identification of the relevant planning policies and of any other factors which have a bearing on the cultural heritage of the site and surrounding area.

2.2 Study Area

2.2.1 The study area is defined as two distinct areas, separated by Charlestown Road, covering a combined total of 4.1 hectares and is centred at SK 0337 9299. Significant sites located within 500m of the proposed development site boundary are also incorporated into the brief period synthesis below.

2.3 Scheme of Work

2.3.1 In accordance with the overall methodology outlined in Section 2.1 above, the information within this report has been gathered from a number of sources, both primary and secondary, in accordance with the relevant English Heritage and Institute for Archaeologists Standards and Guidance (EH 2006a; IfA 2008; IfA 2009). The scope of the historic environment and cultural heritage interests included in the desk-based assessment are as follows:

2.3.2 *Historic Environment Record (HER)*
The HER held at Derbyshire County Council was consulted in order to obtain information on the location of all designated sites and areas of historic interest, as well as findspots, monuments, listed buildings, conservation areas and the historic landscape characterisation. A list of these sites can be found in Appendix I. Short reports on previous archaeological investigations within or close to the study area were also consulted in order to help assess the level of preservation and potential for archaeological remains to survive within the study area.

2.3.3 *Archives Service*
The Derbyshire Record Office (Matlock), Matlock Local Studies Library at County Hall and Glossop Local Studies Library were consulted in order to study historic documents specific to the development area. Historic maps of the area were studied along with local history publications relating to the use and development of the site.

2.3.4 *National Monuments Record (NMR)*
The NMR located at Swindon was consulted in order obtain information on designated historical sites within the development area and within a 500m radius. The aerial photographic transcriptions and discussion are included in the relevant section below.

2.3.5 *Web sources*
The following listed web sources were consulted for this investigation:

- www.britishhistoryonline.com
- www.vision.port.ac.uk
- www.heritagegateway.co.uk
- www.pastscape.co.uk
- www.Glossoplife.co.uk
- Magic Maps: www.magic.gov.uk
- Archaeological Data Service: www.ads.ahds.ac.uk
- British Geological Survey: www.bgs.ac.uk/geoindex/index

2.3.6 *Walk-over survey*
A site visit forming part of the DBA was undertaken by Alvaro Mora-Ottomano of Archaeological Research Services Ltd in August 2011 and comprised a walk-over the entire proposed development area in order to identify the survival of any archaeological remains.

2.3.7 *Historic building appraisal*
A brief appraisal of the standing buildings on site, including their interior, was also undertaken by Alvaro Mora-Ottomano in August 2011. A brief text description of each building is provided, with an assessment of its chronology, original purpose and significance.

3 POLICY AND GUIDANCE

3.1 National Planning Policy Framework (NPPF)

3.1.1 This assessment is carried out under the National Planning Policy Framework (NPPF) (DCLG 2012). The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. The purpose of the NPPF is to contribute to the achievement of *sustainable development*, which includes "…*contributing to, protecting and enhancing our natural, built and historic environment*…" (DCLG 2012, 30).

3.1.2 Section 12 of the NPPF deals with government policy in relation to conserving and enhancing the historic environment and its role in sustainable development.

3.1.3 Paragraph 126 states that Local Authorities must undertake to, " *recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance*". In developing their strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

3.1.4 Paragraph 128 states that, "*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation*" (DCLG 2012, 30).

3.1.5 Paragraph 129 states that, "*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal*" (DCLG 2012, 30).

3.1.6 In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

- the desirability of new development making a positive contribution to local character and distinctiveness.

3.1.7 Paragraphs 132 – 141 provide guidance on the approach to be adopted by local authorities in weighing the impact of development against the conservation of heritage assets and their setting and significance (DCLG 2012, 31-32). Paragraph 132 states that "*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional*" (DCLG 2012, 31).

3.1.8 Paragraph 135 states that "*The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset*" (DCLG 2012, 31).

3.1.9 Paragraph 141 states the Government requirement for the planning process to contribute to public understanding of the historic environment.

3.1.10 The Planning for the Historic Environment: Historic Environment Planning Practice Guide (PPS5) now superseded by the NPPF, is still the only detailed extant Historic Environment guidance) as is a much more in-depth document than the policy statement itself. This practice guide "supports the implementation of national policy, but does not constitute a statement of Government policy" (CLG/DCMS/EH 2010, 6). This document has been presented by English Heritage as a 'live' document and is therefore intended to be subject to future changes as techniques and practice develop.

4 BASELINE DATA

4.1 Geological Assessment

4.1.1 *Geology and Quaternary history*

The principal underlying geological deposits in the Charlestown area is Millstone Grit Group mudstone, siltstone and sandstone. This consists of fine to very coarse-grained feldspathic sandstones, interbedded with grey siltstones and mudstones, with subordinate marine shaly mudstone, claystone, coals and seatearths (http://www.bgs.ac.uk/Lexicon/lexicon.cfm?pub=MG). The solid geology is overlain by diamicton/till.

4.2 Known Heritage Assets within the development area

4.2.1 *Designated Heritage Assets*
There are no designated heritage assets within the development area.

4.2.2 *Non-designated Heritage Assets*
There is one non-designated heritage asset within the development area.

4.3 Known Heritage Assets beyond the development area

4.3.1 *Designated Heritage Assets*
There are no designated heritage assets beyond the development area.

4.3.2 *Non-designated Heritage Assets*
There are seven non-designated heritage assets beyond the development area.

4.4 Aerial Photograph Analysis

4.4.1 A cover-search of available aerial photography was obtained from the National Monuments Record (NMR) and filtered for the most informative sources. The aerial photographs show that the study area was dominated by a combination of industrial activity and domestic residence in the past. However, they also reveal traces of a rural agrarian past (Appendix II).

4.5 Map Regression Analysis

4.5.1 A consideration of the earliest available cartographic record that illustrates the site and its comparison to the most recent map edition, shows that it is an area which has seen substantial industrial development from the early 19th century until recent times.

4.5.2 Early cartographic records, including Janssen's map of 1646 – 83, Tuke's map of 1798 and Burdett's map of 1767; illustrate Glossop with little detail related to the site concerned. Greenwood's map of 1824 – 25 shows the proposed development site with a series of buildings as well as the names Turnlee and Charlestown (Fig. 3).

4.5.3 The Poor Law map of Glossop issued in 1857 shows the site with several buildings including three 'Paper Mills' and a system of sluices and mill ponds. The large 'Paper Mill' to the east of the present A 624 road is depicted with the surviving chimney stack of Building D and also the footprint of Building G (Fig. 4).

4.5.4 The 1st Edition Ordnance Survey (OS) map of 1880 shows that at this time Turnlee Mill, labelled as 'Turnlee Mill (Paper)' and the Charlestown Works, labelled as 'Charlestown Works (Bleaching)', occupied the majority of the study area with some fields and trees to the extreme north and south (Fig. 5). Turnlee Mill comprised of a number of buildings with associated features such as mill ponds. A sluice that entered the study area in the north runs through the centre past the Mill and towards the east. Some of the small outbuildings in the centre of the study area still survive and can be seen on the modern OS map. Only small sections of the sluice are visible on the modern map however it could still survive beneath the subsequent buildings. The Charlestown Works comprised of some large and smaller buildings

surrounded by a number of outbuildings and mill ponds. The sluice ran alongside the Works to the west and exited the study area in the south, in the same position as it can be seen on the modern OS map. Some of the buildings also appear to have survived.

4.5.5 The 1st Revision OS map of 1898 shows that the study area had undergone a number of changes since 1880. The extreme north of the site remained relatively empty but Turnlee Mill, now labelled as 'Turn Lee Mills (Paper)', had expanded dramatically with the addition of more buildings (Fig. 6). There is not much evidence of these buildings on the modern OS map however. The Charlestown Works, now labelled 'Charlestown Bleach and Dye Works' had also expanded and parts can still be seen on the modern version of the map.

4.5.6 The only visible change to the study area between 1898 and 1921 is the addition of some small buildings in the north as indicated by the 2nd Revision Ordnance Survey Map of 1921 (Fig. 7). There is no evidence to suggest that these buildings survive today.

4.5.7 The 3rd Revision OS map of 1968 – 1972 shows that since 1921 there has been an 'Electric Cable Depot' built in the extreme north of the study area and the Charlestown Works has had a building added to it (Fig. 8).

Figure 3: Greenwood's map of 1824 – 25

Title:

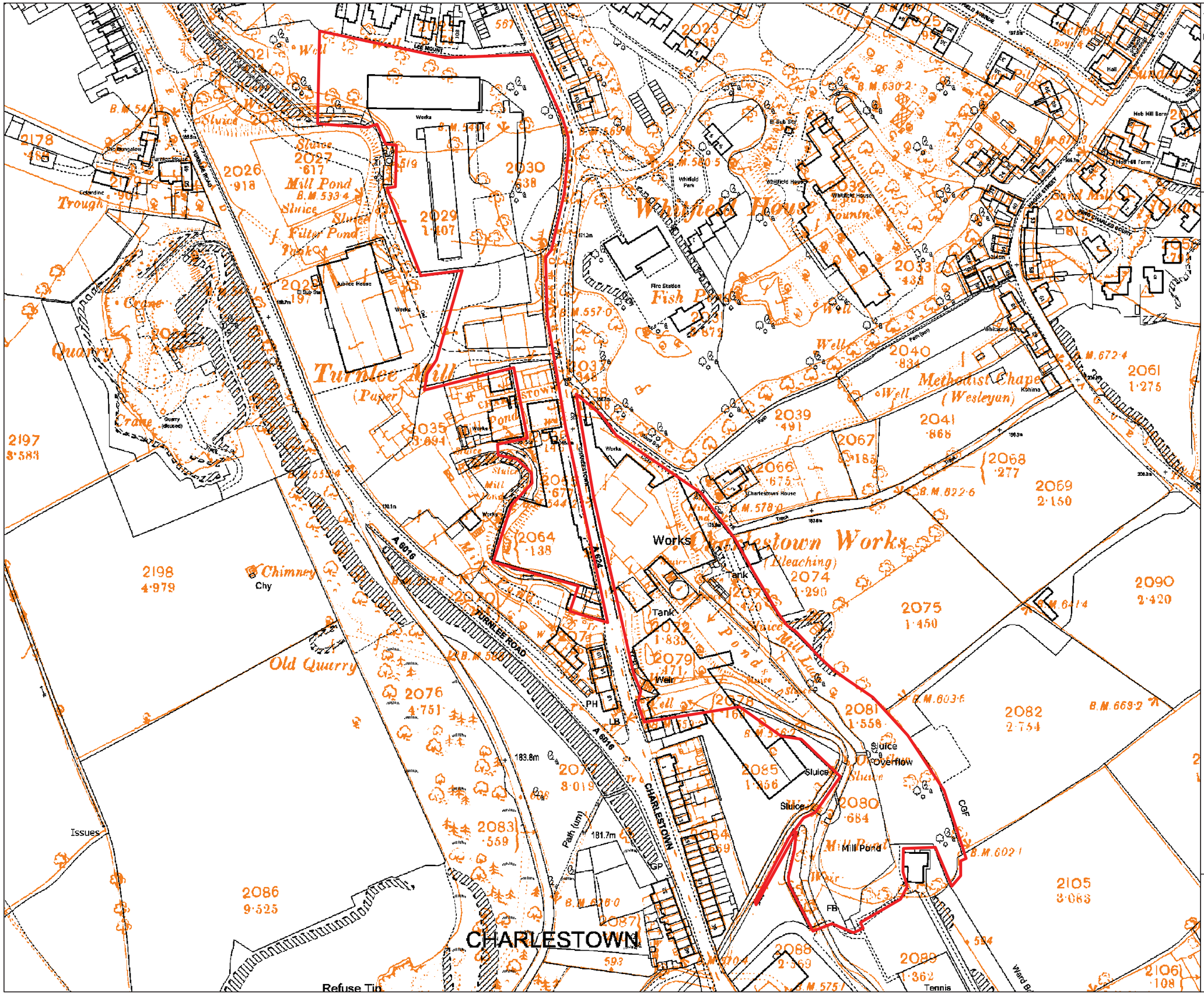
Figure 4: Poor Law map of 1857

Key:

Title:

Figure 5: 1st Edition OS map of 1880

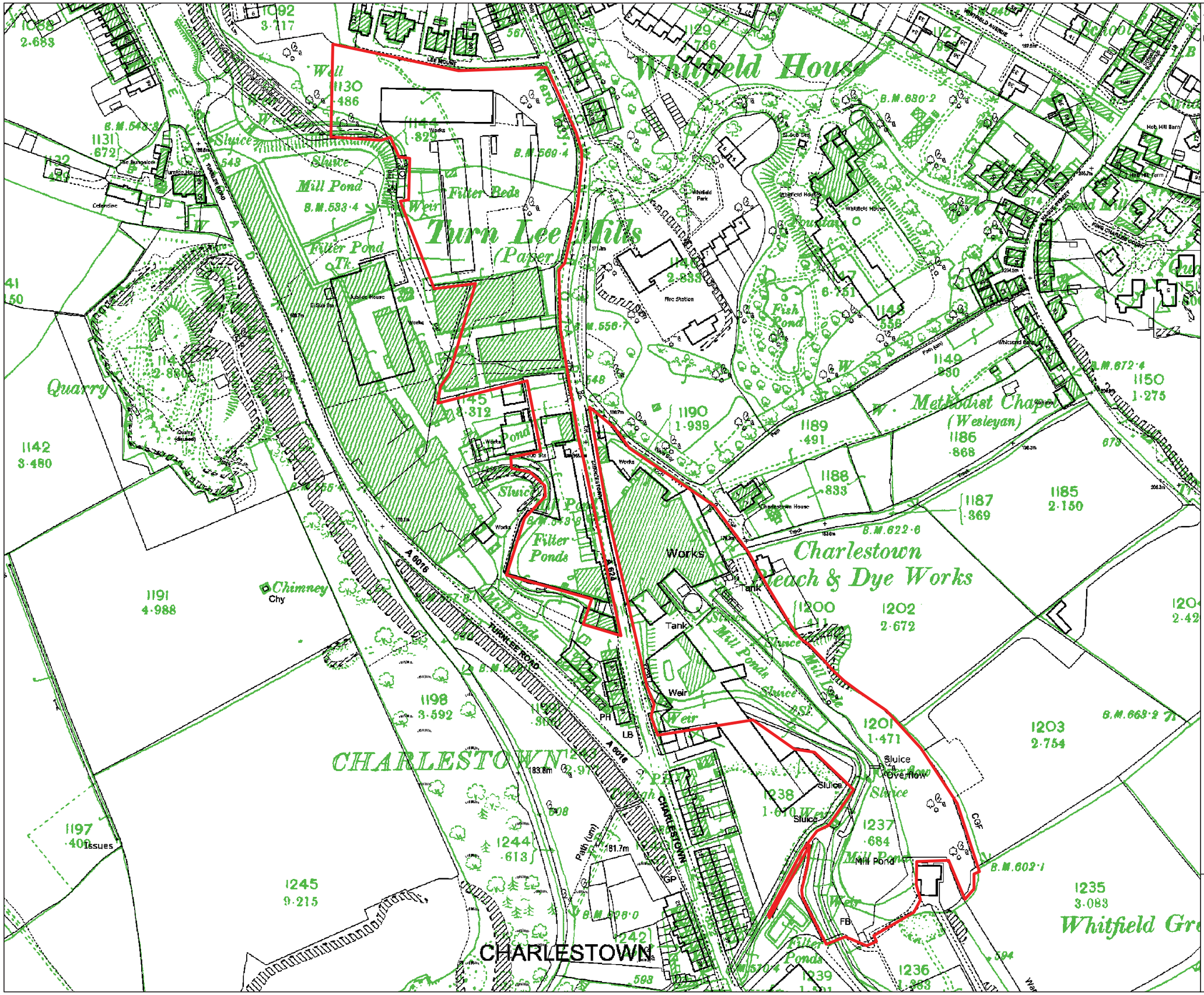
Key:



Title:

Figure 6: 1st Revision OS map of 1898

Key:

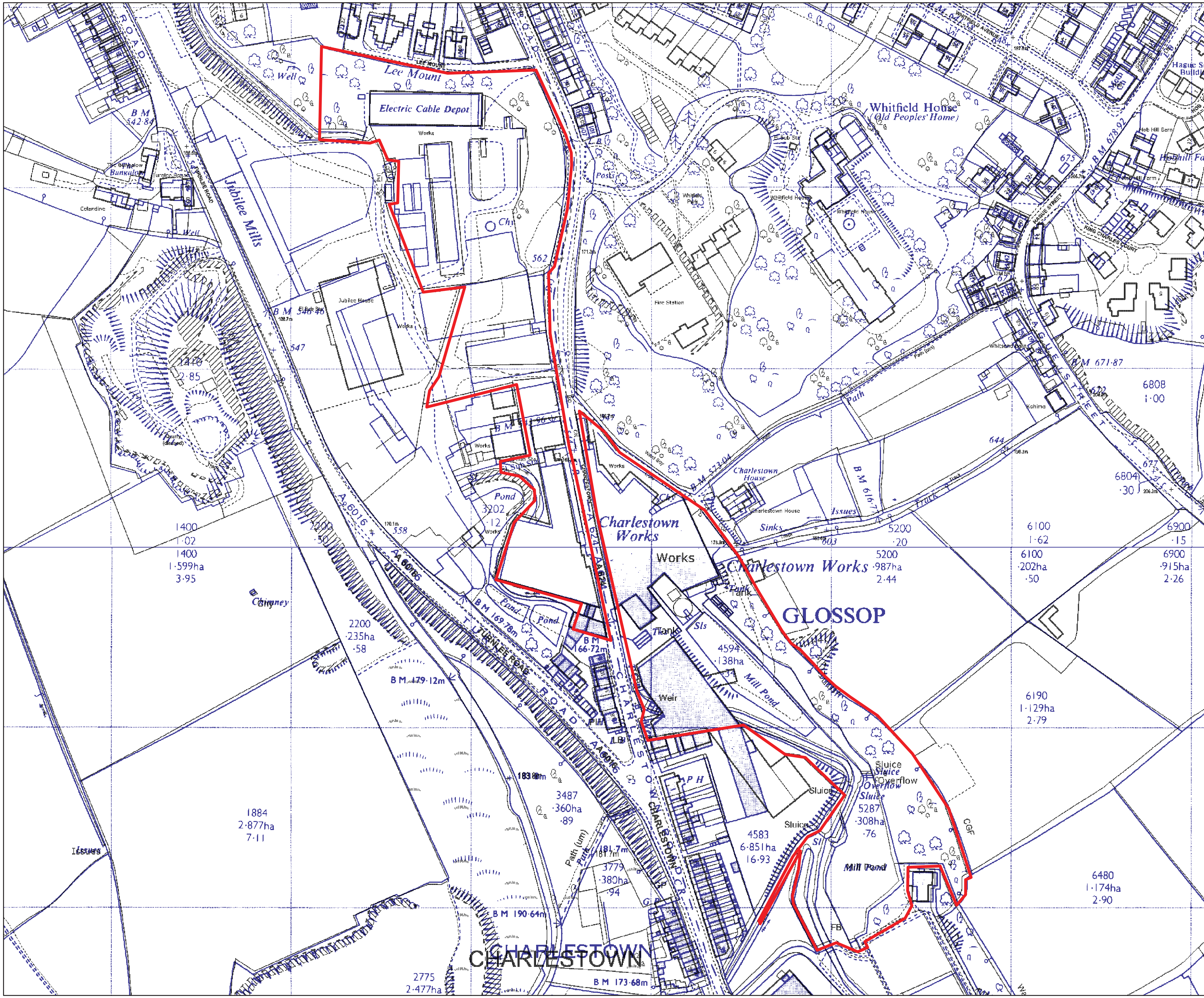


Title:

Figure 7: 2nd Revision OS map of 1921

Key:

N



Title:

Figure 8: National Grid National Survey map of 1968-1972

Key:

4.6 Previous Archaeological Investigations

4.6.1 No previous archaeological investigations have taken place within the proposed development site.

4.7 Walk-over survey

4.7.1 A site visit forming part of the DBA was undertaken by Alvaro Mora-Ottomano of Archaeological Research Services Ltd in August 2011 and comprised a walk-over the entire proposed development area in order to identify the survival of any archaeological remains.

4.7.2 Most of the original Turnlee Paper Mill structures are no longer extant as it has been re-developed through time. However, vestiges of the former mill complex were identified. Few standing remains of the former Charlestown Works to the east of the A624 road are partially in existence. These include buildings which are discussed in the relevant section (historic building appraisal). Elements of the original water course network are also extant.

4.7.3 The features identified were photographed and plotted in a scaled plan. The location and direction of the photographic viewpoints are shown on plan (Fig. 9). A description of the remains and the overall setting within the site is included below with accompanying photographs:

4.7.4 Viewpoints 1 and 2 show a substantial 'L'-shaped stone wall which acts currently as a retaining wall of the present stone works within the north-western area of the site. The east/west wall contains remains of window openings (Fig. 10) and the north/south return includes a cast-iron box of a former horizontal drive shaft (Fig. 11). The surviving elements appear to be part of a building depicted in the Ordnance Survey map issued in1898 which is shown as a large rectangular (east/west) building slightly recessed from the main Charlestown road. This building was once part of the 'Turn Lee Mills (Paper)'.

4.7.5 Viewpoint 3 shows the stone footings of another large east/west building of the former mill complex which is depicted in the Ordnance Survey map issued in 1898. The remains are located immediately to the south of the structure discussed in the preceding paragraph and is currently adjacent to a cobbled road which enables access to the stone works (Fig. 12).

4.7.6 Viewpoint 4 is also located within the stone works, showing the remains of a brick wall, reduced to ground level, with concrete floors which may also be part of a square structure depicted to the west of the aforementioned east/west building shown in the Ordnance Survey map issued in 1921 (Fig. 13).

4.7.7 Viewpoint 5 shows another stone wall along the main road which also appears to be the eastern side of an additional mill structure to the south of the previously highlighted east/west buildings as shown in the Ordnance Survey map issued in 1921. The internal side of the wall contains a cast-iron box of a former horizontal drive shaft and two window openings (Fig. 14).

4.7.8 The three large east/west buildings of the former mill complex which no longer exist, except for the surviving walls identified during the walk-over survey, appear illustrated in recent maps as indicated by the Ordnance Survey map dating from 1968 to 1972.

4.7.9 Viewpoint 6 shows a tall brick base topped with a large course of sandstone blocks which might have supported a water tank for a boiler (Fig. 15). The brick base is also located within the current stone works and it appears to have been part of a former structure of the original mill complex.

4.7.10 Viewpoint 7 shows the present state of a sluice within the stone works which runs towards Building W (Fig. 16). This sluice is a mayor component of the former mill water course network, which meanders throughout the site and dates from the mid 19th century.

4.7.11 Viewpoint 8 shows the same sluice immediately to the south of Building W (Fig. 17).

4.7.12 Viewpoint 9 also shows the same sluice running along and slightly under the southern wall of Building S (Fig. 18).

4.7.13 Viewpoint 10 shows a well-preserved weir of the main sluice which is situated along Charlestown road and runs underneath Building M (Fig. 19).

4.7.14 Viewpoint 11 shows a wider area of the sluice to the south of Building O (Fig. 20). This section of the sluice has been recently dredged out by a mechanical digger.

4.7.15 Viewpoint 12 is a further illustration of the sluice from a foot-bridge positioned along the southern boundary of the site (Fig. 21).

4.7.16 Viewpoint 13 shows the current state of the only surviving mill pond within the southern end of the site boundary (Fig. 22).

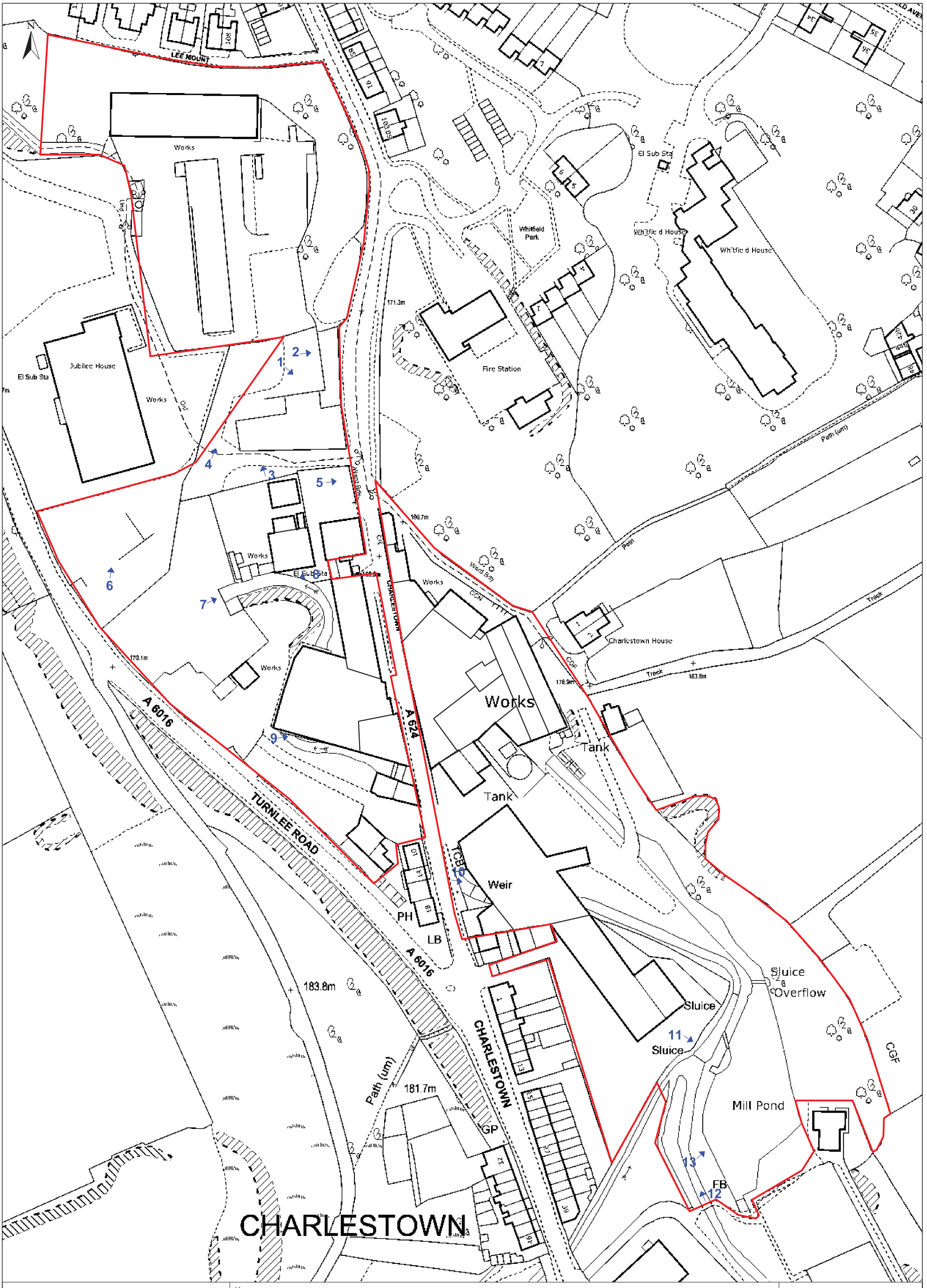


Figure 9

Feature viewpoints

Scale = 1:1500 @ A3

Key:

9 Feature viewpoint

Site boundary

Metres 0 20 40

Figure 10: Viewpoint 1 –Remains of a former building acting currently as a retaining wall

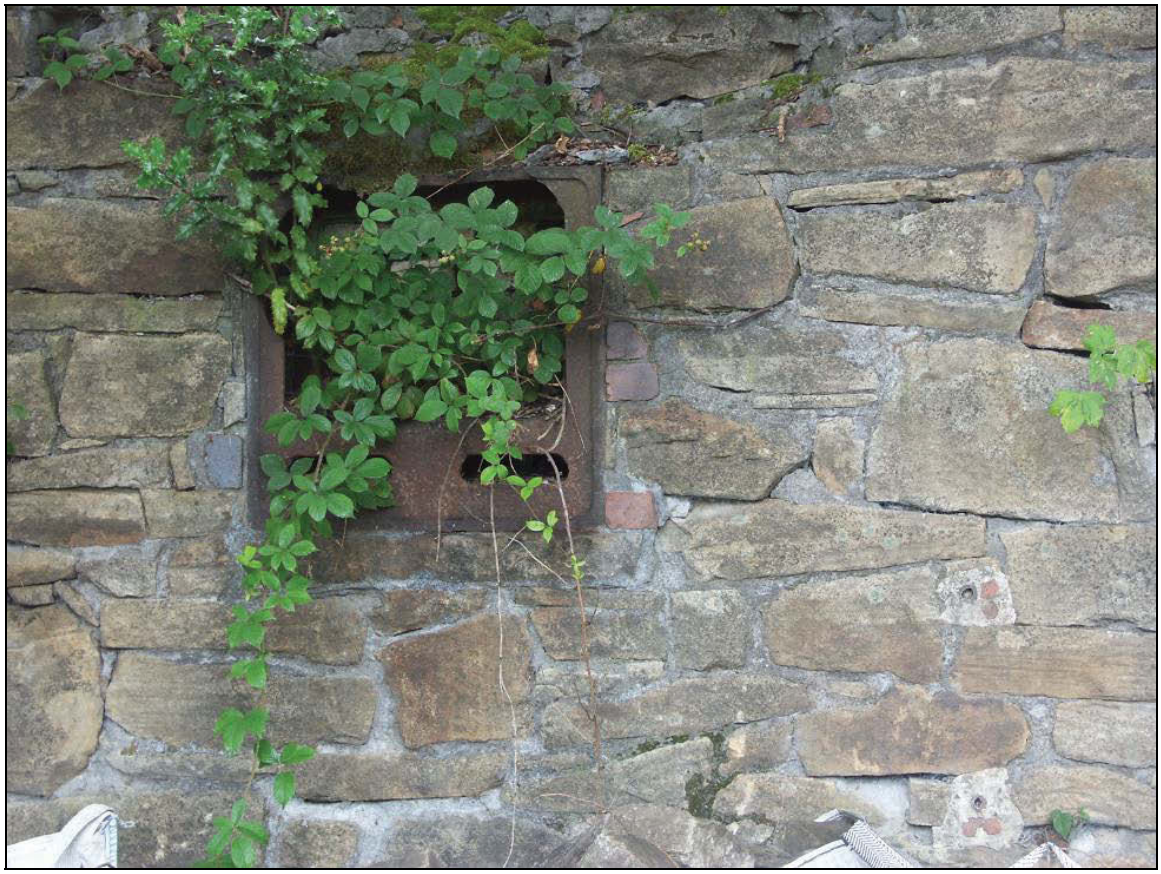


Figure 11: Viewpoint 2 –Detail of drive shaft box within the present retaining wall

Figure 12: Viewpoint 3 –Footings of a former building adjacent to the cobbled road to the works

Figure 13: Viewpoint 4 –Brick footings and concrete floor of former structures

Figure 14: Viewpoint 5 –Remains of former building with a drive shaft box and window openings

Figure 15: Viewpoint 6 –Brick base of a possible former tank

Figure 16: Viewpoint 7 – Sluice within the stone yard

Figure 17: Viewpoint 8 –Sluice to the south of Building W

Figure 18: Viewpoint 9 –Sluice to the south of Building S

Figure 19: Viewpoint 10 –Weir adjacent to Building M

Figure 20: Viewpoint 11 –Sluice to the south of Building O

Figure 21: Viewpoint 12 –Sluice from a foot-bridge along the southern boundary of the site

Figure 22: Viewpoint 13 –Mill pond within the southern end of the site boundary

5 PERIOD SYNTHESIS FOR THE DEVELOPMENT AREA AND 500M HALO

5.1 Prehistoric

5.1.1 There are no sites or findspots from the Prehistoric period either within the site or within the 500m buffer around it.

5.2 Iron Age and Romano-British

5.2.1 The approximate route of a Roman road (MDR11569) runs from north-west to south-east to the eastern side of the study area. The road itself is now mainly lost to erosion or is buried under peat. Some Celtic heads (MDR693) have been discovered on Fitzallan Street, north-north-east of the study area.

5.3 Early Medieval and Medieval

5.3.1 Carved stone heads (MDR665 and MDR668), believed to date from the medieval period have been discovered in close proximity to the study area. One was found 70m north-east of the boundary of the study area and the other was discovered approximately 440m to the north-north-west.

5.4 Post-medieval and modern

5.4.1 Originally known as a centre of wool processing, Glossop rapidly expanded in the late 18th century when it specialised in the production and printing of calico, a coarse cotton. Under the benign patronage of the Howards, and other mill-owning families, the villages became a mill town with many chapels and churches, its fortunes tied to the cotton industry.

5.4.2 In 1774, Richard Arkwright opened a cotton mill at Cromford. He developed the factory system and patented machines for spinning cotton and carding. In 1785, his patents expired and many people copied Arkwright's system and his patents, exemplified by the Derwent Valley Mills. By 1788 there were over 200 Arkwright-type mills in Britain (Derwent Valley Mills Partnership 2000). At the same time there were 17 cotton mills in Derbyshire, principally in Glossop. By 1831 there were at least 30 mills in Glossopdale, none of which had more than 1000 spindles (Birch 1959).

5.4.3 Charlestown Mill, located within the proposed development site, was originally built for cotton spinning in the 1790s by Charles Hadfield of Lees Hall; however in 1851 it was used for paper manufacturing (Glossop and District Historical Society 1979, 24). In the 19th century, there were three mills within the proposed development site. These were the two Turn Mills, one built in 1791 by Bennets, the other by William Kershaw in 1805; and Whitfield Mill, built by George Roberts and John Kershaw in 1802. In 1851 Turnlee Mill was operated by Joseph Bennett who was a cotton spinner and paper maker (*ibid.*; The Quarterly 1994).

5.4.4 Glossop became one of the largest paper manufactures in the United Kingdom in the 19th century. Olive and Partington had five paper machines and 15 festoon drying coating machines spread across three sites – Turn Lee Mill, Jubilee Mill and Old Dover Mill (www.Glossoplife.co.uk). They employed almost 600 people and produced 350 tons of paper weekly manufactured from pulp-wood supplied from Russia and Scandinavia. They produced a range of different products from fine quality printing papers to corrugated packaging and coated magazine papers (*ibid.*). In around 1900, Turn Lee Mill was well established as a manufacture of high quality papers (Best and Russell 2007, 41).

5.4.5 The pressures of the war years and lack of investment meant as other mills began to take advantage of the post war improvements, and using high quality wood pulps imported from Scandinavia and Canada, paper from Glossop began to be seen as second class. New technology, larger and more efficient machines gradually brought about the demise of Olive and Partington and in the early 1960s the mill was finally forced to close (www.Glossoplife.co.uk).

5.4.6 There are no modern sites or findspots within the site boundary of the 500m buffer zone around it. However, there is a chimney (MDR689) relating to the nearby Turn Lee Paper Mill lies approximately 100m to the west of the boundary of the study area. Turn Lee Paper Mill itself (MDR689) lies within the boundary of the study area. The Mill was in existence by 1835 and ceased production in the 1960s. The site of Dover Mills Paper Mill (MDR11200) sits immediately to the south of the study area boundary. The Mill was constructed in the 19th century and was possibly originally built for the wool trade. A house at no. 45 Hague Street (MDR681) sits approximately 300m to the east.

6 HISTORIC BUILDING APPRAISAL

6.1 Building A

6.1.1 This range is two storeys high composed of five bays built with squared gritstone blocks laid to regular courses and has a hipped slated roof with lead flashing (Figs 23 and 24). Each floor has window openings with flush plain sandstone lintels and projecting sills, which contain recessed sash windows of two panes with horns. The southernmost bay is a later addition built in the same architectural style and with comparable fabrics. The interior was not viewed due to constrained access.

6.1.2 This range was probably built as a small workshop building; however no specific function could be ascertained. It appears to have been built around the latter part of the 19th century as it is absent on the first edition of Ordnance Survey map surveyed in *c.* 1880 but is plotted in the first revision of 1898. The range bears some architectural merit and is of local historical significance.

Figure 23: Charlestown Road with Building A in the foreground

Figure 24: Front elevation of Building A

6.2 Building B

6.2.1 This range is two storeys high composed of four bays built with squared gritstone blocks laid to regular courses and has a hipped slated roof with tile ridges (Fig. 25). The front elevation has four window openings on the first floor with flush plain sandstone lintels and projecting sills which contain modern windows with a single outer awning opening on each. The position of the window openings appears to be the result of a later alteration as their original location are thought to be much lower as indicated by clear scars in the wall. The rear elevation has a similar window arrangement but it is crudely executed with the insertion of brickwork replacing the original stone wall on each bay (Fig. 26). The southern end of the range abuts the adjacent structure and partially blocks a window opening of Building C.

6.2.2 Internally the building is made of brick walls, concrete floor and the upper storey is supported by inserted RSJ beams (Fig. 27). There is a sliding door within the northern wall which leads to the rear yard.

6.2.3 This range was probably built as a small workshop building of the 'Charlestown Bleach & Dye Works'; however no specific associated functionality was ascertained. It appears to have been built in the first quarter of the 20th century as indicated by the second revision of the Ordnance Survey map issued in 1921, although it was erected later than the adjoining Building C as suggested by the construction brakes between them. The range bears little or no architectural merit although is of some local historical significance.

Figure 25: Front elevation of Building B

Figure 26: Rear elevation of Building B

Figure 27: Internal view of Building B

6.3 Building C

6.3.1 This range is a trapezoidal structure with four pitched gables fronting the main road between Building B to the north and Building E to the south (Fig. 28). It is two storeys high composed of eight bays built with squared gritstone blocks laid to regular courses and has four parallel slated pitched roofs with central valleys. There are window openings on each floor with flush plain sandstone lintels and projecting sills which contain modern windows with a single outer awning opening on the first floor. The window openings of the ground floor are boarded up; and their low position may suggest that the road had been raised through time.

6.3.2 Some of the original windows were observed internally, which consist of fixed casements of six panes with an upper pivotal opening under segmental arched heads (Fig. 29). The floors are made of concrete with RSJ stanchions and ceiling beams.

6.3.3 This range was also probably built as a small workshop building of the 'Charlestown Bleach & Dye Works'; however no specific function could be ascertained. It appears to have been built in the first quarter of the 20th century as indicated by the second revision of the Ordnance Survey map issued in 1921, although it was erected before than the adjoining Building B as suggested by the construction brakes between them. The range has little or no architectural merit although is of some local historical significance.

Figure 28: Front elevation of Building C

Figure 29: Internal view of Building C

6.4 Building D

6.4.1 This is a rectangular range of two storeys high composed of seven bays built with squared gritstone blocks laid to regular courses and has a double hipped slated roof within the northern elevation and a copped pitched roof in the southern end (Figs 30 and 31). There are window openings on each floor with flush plain sandstone lintels and projecting sills. Most of the windows are later replacements composed of fixed timber casements with six panes each. The northern elevation has an external steel dog-leg staircase, blocked-up openings and an original window of iron glazing bars with twenty lights. There is a stone chimney stack against the southern gabled wall which appears to have been reduced and possibly capped (Fig. 32).

6.4.2 Internally there is a basement which contains an original jack-arched vaulted brick ceiling (Fig. 33). There are several RSJ stanchions and beams which appear to be later replacements. The ground floor also contains a jack-arched ceiling and further original iron windows whose openings have brick segmental arched heads (Fig. 34). The first floor contains the roof structure composed of five double timber king-post trusses, each carrying four tiers of trenched side purlins (Fig. 35).

6.4.3 The location of the current chimney stack appears depicted within the 'Paper Mill' of the Poor Law map of 1857 amongst a series of buildings. This eastern complex of the paper mill later became the 'Bleaching' works as indicated by the first edition of Ordnance Survey map surveyed in *c.* 1880, which shows the actual footprint of the Building D; replacing an existing small range although it possibly re-utilised the stack. The present building is thus an original element of the former 'Charlestown Works (Bleaching)' although the stack is possibly an earlier surviving structure of the paper mill complex of the mid 19th century. However, no specific associated functionality was ascertained due to the lack of surviving features and fittings. The range bears little architectural merit and is in a moderate state of disrepair. However, it is of local historical significance.

Figure 30: Northern elevation of Building D with double hipped roof

Figure 31: General view of the side eastern elevation of Building D

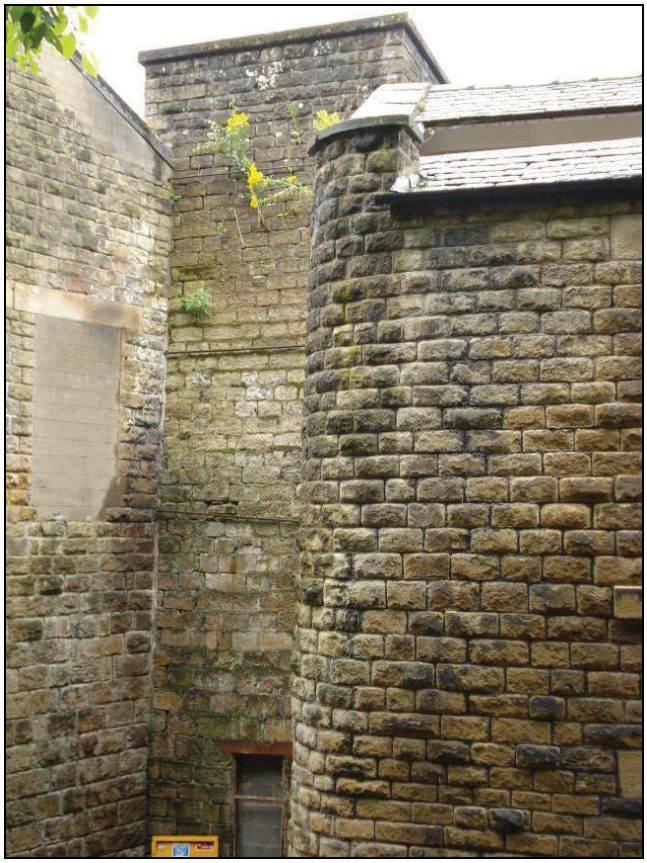


Figure 32: Former chimney stack adjoining the southern elevation of Building D

Figure 33: Jack-arched ceiling in the basement of Building D

Figure 34: Ground floor of Building D with jack-arched ceiling

Figure 35: Roof structure of Building D

6.5 Building E

6.5.1 This range is a large single-storey modern structure made of squared gritstone blocks laid to regular courses with a long front elevation of nine bays with wide panels topped with glazed fixed windows and a short parapet for its north-light roof (Fig. 36).

6.5.2 Internally it consists of stone and brick walls, a concrete floor and a roof structure composed of RSJ stanchions and beams as well as timber trusses supporting metal sheeting. There are long brick troughs which might elements of its former bleach and dye uses (Fig. 37).

6.5.3 This range is within the footprint of earlier structures of the 'Charlestown Bleach & Dye Works', thus there might be surviving elements of the former buildings beneath the ground. However its present fabrics are modern in character and are of little architectural and historical significance.

Figure 36: Front elevation of Building E

Figure 37: Internal view of Building E

6.6 Building F

6.6.1 The external character of this range hardly exists as most of its original walls have been opened up with the insertion of steel structures as part of a general amalgamation of the surrounded buildings. A short stone parapet can be just seen behind the roof of Building E. Moreover, a later brick upper storey is also discernable beyond the parapet (Fig. 38).

6.6.2 The interior has also suffered extensive alterations and its current state consists mainly of few stone walls, a concrete floor and RSJ structures (Fig. 39). There is however an original double timber north-light roof structure encased by the parapet (Fig. 40).

6.6.3 This range is within the footprint of earlier structures of the 'Charlestown Bleach & Dye Works'; however no specific associated functionality was ascertained due to the lack of surviving features and fittings. There might be surviving elements of the former buildings beneath the ground. Its present fabrics are either modern or have suffered severe lost as a result of later alterations. The present range is of little architectural and historical significance.

Figure 38: View of the parapet of Building F

Figure 39: Internal view of Building F

Figure 40: North-light roof structure of Building F

6.7 Building G

6.7.1 Building G is two storeys high with a basement although the range is partially disfigured by the insertion of later buildings around it. It is built with squared gritstone blocks laid to regular courses and has a hipped slated roof within the western elevation (Figs 41 and 42). The roof itself has tile ridge containing the remains of four cowls along it. The building is composed of nine bays determined by the arrangement of window openings and the internal roof trusses. There are original windows on the first floor whose openings have flush plain sandstone lintels and projecting sills; and contain iron windows of nine lights. Observation on the basement floor revealed that the walls are also built internally with stone. It has a section of brick jack-arched vaulted roof (Fig. 43). The ground floor has been largely modified with the insertion of an RSJ structure, concrete ceiling and modern fixed glazed windows (Fig. 44). The first floor contains eight long queen-post timber trusses and a single king-post supporting the hipped western end (Fig. 45).

6.7.2 The footprint of this range is exhibited as part of the 'Paper Mill' eastern complex on the Poor Law map of 1857, and its architectural style is in keeping with such a date. The building would have formed part of the original paper mill and subsequently would have changed its function as part of the later 'Charlestown Works (Bleaching)' works as indicated by the first edition of Ordnance Survey map surveyed in *c.* 1880. However, no specific associated functionality was ascertained due to the lack of surviving features and fittings. Its present fabrics are in a moderate state of disrepair and the overall range has lost part of its integrity as a result of later alterations; however it is a local historical asset.

Figure 41: Northern elevation of Building G

Figure 42: South-western end of Building G

Figure 43: Jack-arched ceiling in the basement of Building G

Figure 44: Internal view of the ground floor of Building G

Figure 45: Roof structure of Building G

6.8 Building H

6.8.1 Building H is a long and narrow range running north-west to south-east along Building I to the east. The western elevation adjoins Buildings E, F, G and J. It is two storeys high built with squared gritstone blocks laid to regular courses and has a pitched roof which appears to have been heightened with modern fabrics (Fig. 46). The central section of the roof is even higher, although this section appears to be an original structure within the present range. Due to the amalgamation of the adjoining buildings, most of its external fabrics are currently obscured and/or altered, including blocking of former openings.

6.8.2 The ground floor has concrete floor and ceiling supported by an RSJ structure (Figs 47 and 48). The central section of the taller roof structure can be seen inside the first floor. This consists of three timber king-post trusses carrying two tiers of side trenches purlins (Fig. 49). The rest of the structure is composed of steel 'W' trussed-rafter roof.

6.8.3 The footprint of this range appears on the first revision of the Ordnance Survey map issued in 1898 as part of the 'Charlestown Bleach & Dye Works'; however no specific associated functionality was ascertained due to the lack of surviving features and fittings. Its present fabrics are either modern or have suffered severe lost as a result of later alterations. The present range is of little architectural and historical significance.

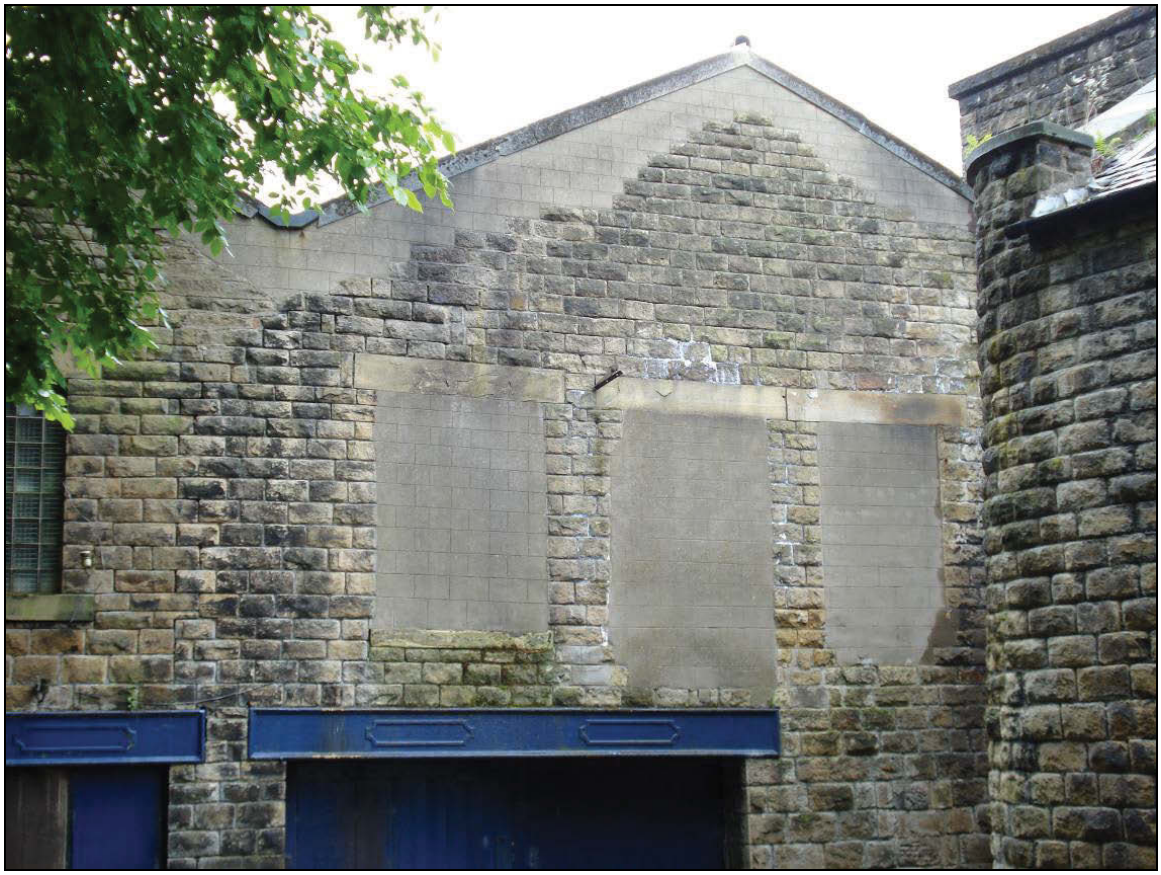


Figure 46: Northern gable end of Building H

Figure 47: Internal north-eastern corner of Building H

Figure 48: General view of the interior of Building H

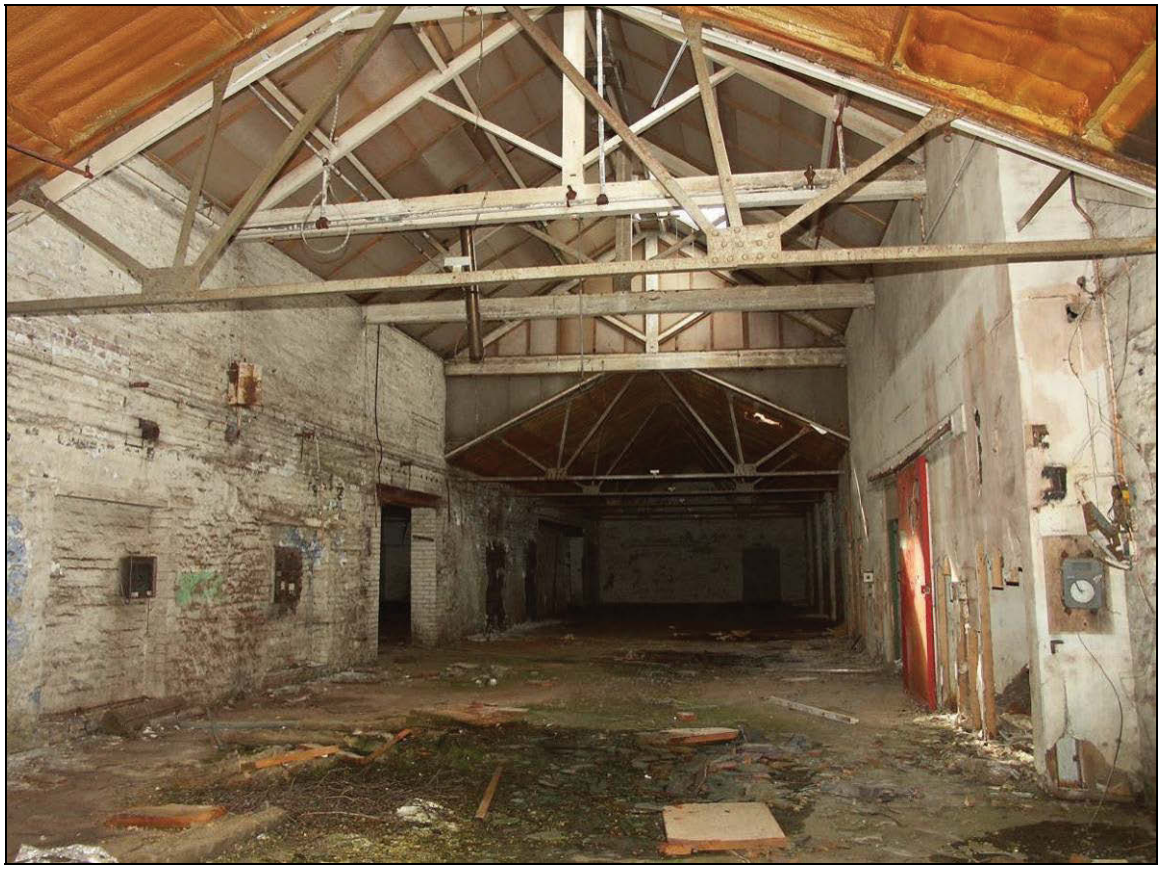


Figure 49: Roof structure of Building H with three king-post trusses in the central area

6.9 Building I

6.9.1 Building I is a later eastern abutment/extension of the adjacent Building H. It is built with squared gritstone blocks laid to regular courses and has a pitched roof with corrugated asbestos sheeting (Fig. 50). The current roof has also been raised, matching the height of the adjoining building.

6.9.2 It has a large steel roller shutter door which enables access to the interior which is built with bricks, a concrete floor and a steel 'W' trussed-rafter roof structure (Fig. 51).

6.9.3 This range is also depicted on the first revision of the Ordnance Survey map issued in 1898 as part of the 'Charlestown Bleach & Dye Works'; however no specific associated functionality was ascertained due to the lack of surviving features and fittings. Its present fabrics are either modern or have suffered severe lost as a result of later alterations. The present range is of little architectural and historical significance.

Figure 50: Eastern elevation of Building I

Figure 51: Roof structure of Building I

6.10 Building J

6.10.1 Building J is a trapezoidal range of two storeys and three bays built with squared gritstone blocks laid to regular courses and has a pitched slated roof with a ridge tile which slopes down towards the southern gable end (Fig. 52). There are window openings on each floor composed of sandstone flush lintels and projecting sills with modern glazed fixed windows.

6.10.2 Internally there are five cast-iron columns, supporting a girder which in turns bear the upper section of the adjacent wall of Building H, and five timber king-post trusses within the southern end of the building (Fig. 53).

6.10.3 This range is also depicted on the first revision of the Ordnance Survey map issued in 1898 as part of the 'Charlestown Bleach & Dye Works'; however no specific associated functionality was ascertained due to the lack of surviving features and fittings. Its present fabrics are either modern or have suffered severe lost as a result of later alterations. The present range is of little architectural and historical significance.

Figure 52: Western elevation of Building J

Figure 53: Surviving cast-iron columns supporting timber king-post trusses in Building J

6.11 Building K

6.11.1 Building K is a small single-storey brick-built range with a pitched roof containing corrugated asbestos sheeting (Fig. 54). The gabled elevation contained a large section of breeze blocks which appear to have been added as a result of opening up the original brickwork in order to insert (or remove) a large machine inside it and subsequently blocked up.

6.11.2 Internally the building is empty and its fabrics include brick walls, concrete floor and a steel 'W' trussed-rafter roof structure (Fig. 55).

6.11.3 The footprint of the building appears depicted within a slightly large range on the first revision of the Ordnance Survey map issued in 1898 as part of the 'Charlestown Bleach & Dye Works'. Thus there might be surviving elements of the former buildings beneath the ground. However, the present structure may date to the mid 20th century as its fabric suggests and its precise location indicated by the Ordnance Survey map dating from 1968 to 1972. The present range is of little architectural and historical significance.

Figure 54: Southern gable end of Building K

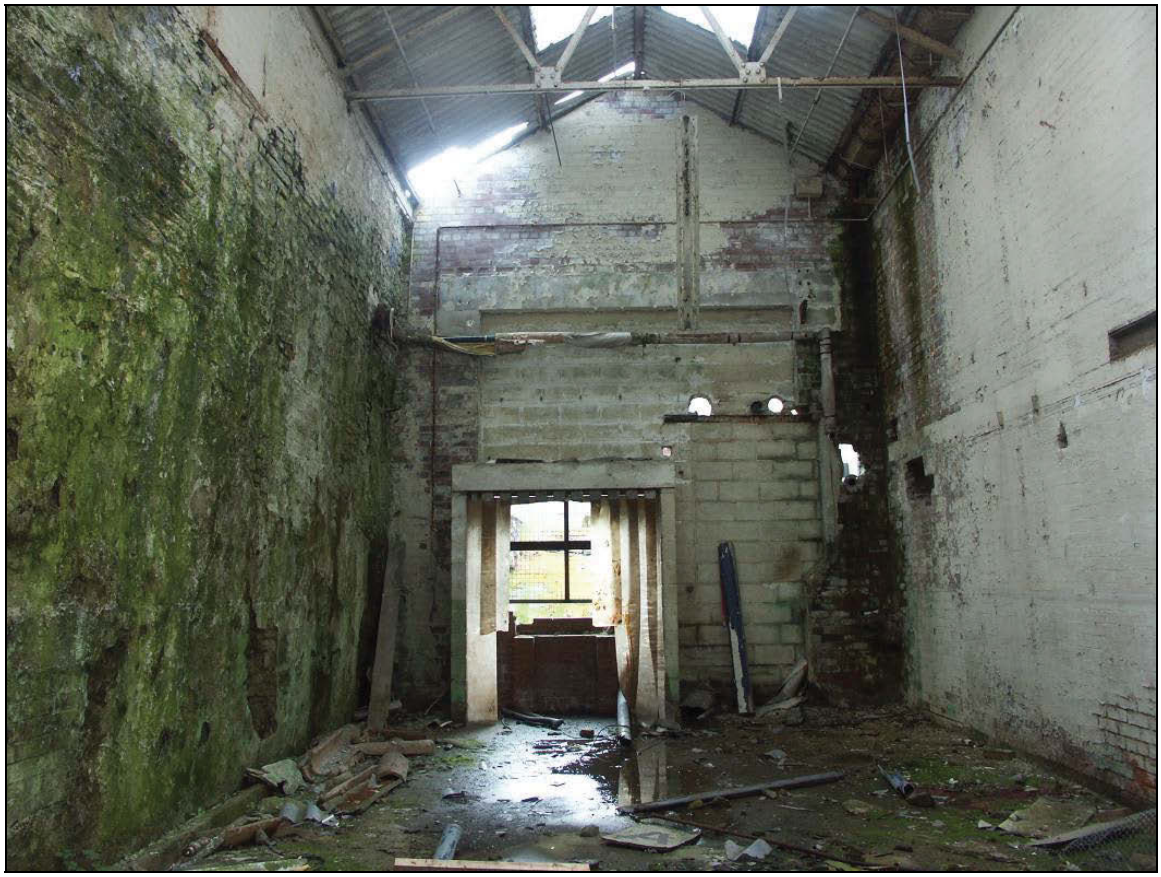


Figure 55: Internal view of Building K

6.12 Building L

6.12.1 Building L is a single-storey brick-built range with a pitched roof containing two cowls along the ridge (Fig. 56). The brickwork is rendered with cement. It has a small lean-to extension to south.

6.12.2 Internally the structure is mainly composed of concrete and RSJ stanchions and beam. There is, however, a possible remain of a kiln (Fig. 57).

6.12.3 This range appears first depicted on the Ordnance Survey map dating from 1968 to 1972. The present range is of little architectural and historical significance.

Figure 56: Front elevation of Building L

Figure 57: Internal view of Building L

6.13 Building M

6.13.1 Building M is a large modern structure built with brick, concrete and steel with a series of north-light roof structure (Fig. 58).

6.13.2 The present lay-out is identified on the Ordnance Survey map dating from 1968 to 1972; although its position had included several earlier buildings of the former 'Charlestown Bleach & Dye Works' as illustrated on the preceding Ordnance Survey maps. Thus there might be surviving elements of the former buildings beneath the ground. The present range is of little architectural and historical significance.

Figure 58: General view of Building M

6.14 Building N

6.14.1 Building N is a modern single-storey brick-built range with RSJ structure and a steel roller shutter doorway (Fig. 59).

6.14.2 This range appears first depicted on the Ordnance Survey map dating from 1968 to 1972. The present range bears no architectural merits and little historical significance.

Figure 59: Front elevation of Building N

6.15 Building O

6.15.1 Building O is a modern long range built with bricks, RSJ structure and metal sheeting (Fig. 60).

6.15.2 This range appears first depicted on the Ordnance Survey map dating from 1968 to 1972. The present range bears no architectural or historical significance. However, its position included an earlier building of the former 'Charlestown Bleach & Dye Works' as illustrated on the second revision of the Ordnance Survey map issued in 1921. Thus there might be surviving elements of the former building beneath the ground.

Figure 60: General view of Building O

6.16 Building P

6.16.1 Building P is single-storey structure with rough-cast walls and two large steel roller shutter doorways which enables access to a garage (Fig. 61). The building appears to have formerly been part of terraces houses as depicted from the first edition of the Ordnance Survey map issued in *c.* 1880. However, the present range is of little architectural and historical significance.

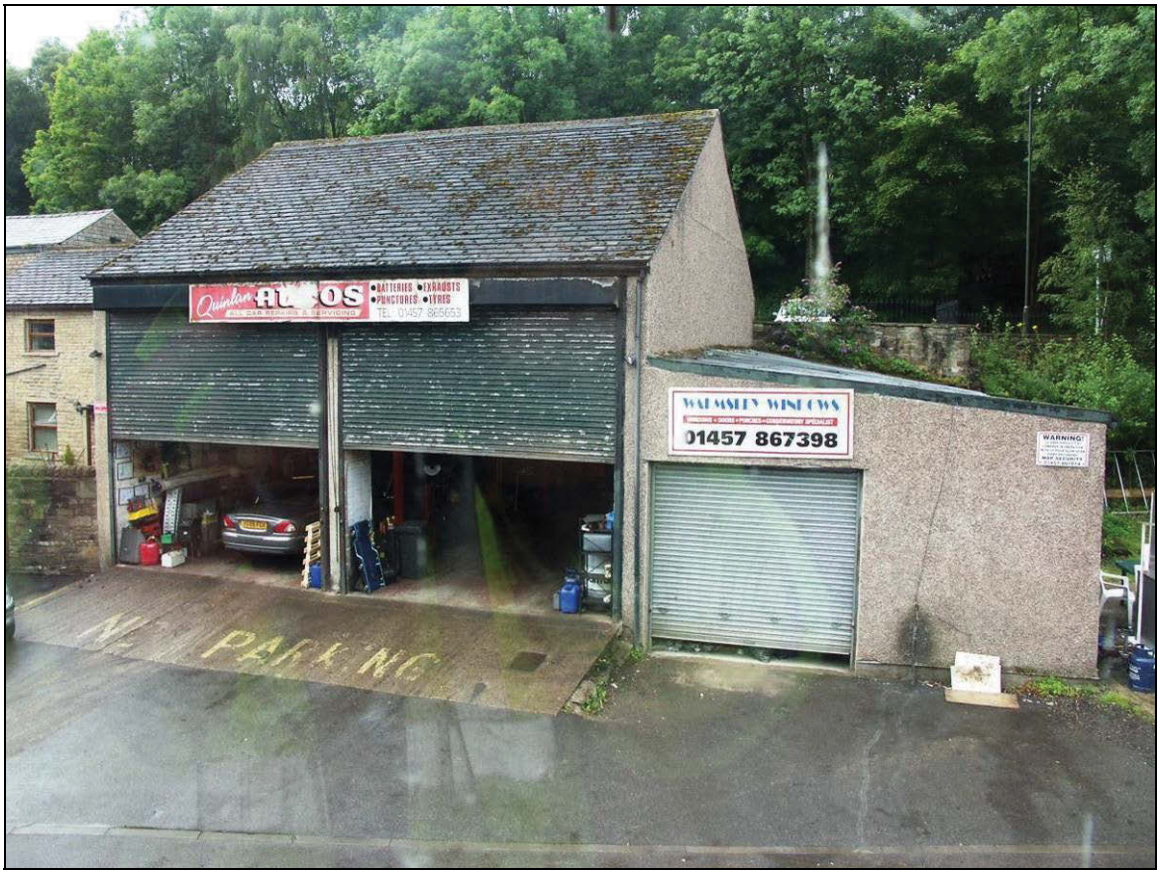


Figure 61: Front elevation of Building P

6.17 Building Q

6.17.1 This range is two storeys high built with squared gritstone blocks laid to regular courses and has a hipped slated roof with ridge tiles and contains two cowls along the ridge (Fig. 62). Each floor has window openings with flush plain sandstone lintels and projecting sills; although with an irregular arrangement and different types throughout.

6.17.2 The ground floor consists of brick walls, concrete floor and an RSJ structure supporting a concrete upper floor. There is a straight steel staircase which leads to the upper floor (Fig. 63). The first floor has matching fabrics and the roof structure comprises four composite trusses set across the building. The principal rafters and tie-beam are made of sawn timber. From the apex of the truss, a vertical wrought-iron suspension bolt drops to an interlocking and bolted junction that connects the timber tie-beam. The structure is reinforced with two raking struts. The principal rafters carry two tiers of trenched timber side purlins on each side (Fig. 64).

6.17.3 This range was probably built as a small workshop building; however no specific associated functionality was ascertained. It appears to have been built around the latter part of the 19th century as it is depicted on the first edition of Ordnance Survey map surveyed in *c.* 1880. The range bears some architectural merit and is of local historical significance.

Figure 62: Building Q along Charlestown Road

Figure 63: Ground floor of Building Q

Figure 64: Roof structure of Building Q

6.18 Building R

6.18.1 This range is a single storey structure built with squared gritstone blocks laid to regular courses and has a double pitched roof with a central valley. The roof has been renovated with metal sheeting. It is composed of five bays determined by window openings with flush plain sandstone lintels and projecting sills, containing recessed timber casement windows of six panes each (Fig. 65).

6.18.2 Internally the building has been partially opened up to the adjoining Building S, and thus it has lost some of the original fabrics and integrity. However, it still contains two cast-iron columns supporting the centre of large tie-beams of the original double king-post trusses (Fig. 66).

6.18.3 This range was probably built as a small workshop building of the 'Turn Lee Mills (Paper)' as indicated by the first revision of the Ordnance Survey map issued in 1898; however no specific associated functionality was ascertained. The range bears some architectural merit and is of local historical significance.

Figure 65: Front elevation of Building R

Figure 66: Building R with cast-iron columns supporting double king-post trusses

6.19 Building S

6.19.1 Building S is a large modern range built with an RSJ structure, concrete and metal sheeting and has a steel roller shutter doorway facing the main Charlestown road (Figs 67 and 68). It has a steel north-light roof structure supported by stanchions (Fig. 69).

6.19.2 This range appears first depicted on the Ordnance Survey map dating from 1968 to 1972. The present range bears no architectural or historical significance. However, its position included earlier buildings of the former 'Turn Lee Mills (Paper)' as illustrated on the second revision of the Ordnance Survey map issued in 1921. Thus there might be surviving elements of the former building beneath the ground.

Figure 67: Front doorway of Building S

Figure 68: Rear view of Building S

Figure 69: Internal view of Building S

6.20 Building T

6.20.1 This is also a modern long single storey range built with bricks including a tall parapet concealing a pitched roof. The main front elevation is rendered with cement and contains several large window openings with 'Crittal' type windows (Fig. 70). The interior is vacant and the roof structure is fully exposed, consisting of steel 'W' trussed-rafter roof (Fig. 71).

6.20.2 This range also appears first depicted on the Ordnance Survey map dating from 1968 to 1972. The present range bears no architectural or historical significance. However, its position included earlier buildings of the former 'Turn Lee Mills (Paper)' as illustrated on the second revision of the Ordnance Survey map issued in 1921. Thus there might be surviving elements of the former building beneath the ground.

Figure 70: Front elevation of Building T

Figure 71: Internal view of Building T

6.21 Building U

6.21.1 Building U is an elegant three-storey range with a basement situated along the north-western side of Charlestown (Fig. 72). The range has a flat roof concealed by a short parapet and a chimney stack on the southern side. The building has seven bays which are determined by a series of window openings containing decorative chamfered lintels, creating integral bands, and projecting chamfered sills (Fig. 73). The basement floor is visible from the rear elevation (Fig. 74). Most of the windows appear to be later replacements composed of 'Crittal' type, although the ground floor has the original sash windows. On the northern and southern elevations there is a clear construction break which divides the building into two equal sides. It seems that the western half was added later although it is almost identical in appearance.

6.21.2 The fabrics within the basement also revealed difference between the two sections, including the fabrics and arrangements of the timber ceiling joists. Moreover, the easternmost wall of the building is built with random unhewn stones which may be part of an earlier building (Fig. 75). On the western side of the basement there is a snooker room, with a proper full-sized table, which appears to have been purposely built to accommodate the large table (Fig. 76).

6.21.3 The ground floor was recently used as offices which contain a suspending false ceiling and modern lighting. It lacks of any significant features or fittings except for the windows and their moulded architraves (Fig. 77). On the western side, there is a large chimney breast with its original fire place blocked up (Fig. 78).

6.21.4 The first floor is similar to the ground level and also used as offices (Fig. 79). It was possible to view the differences between the joist of the eastern and western sides of the entire building.

6.21.5 The second floor is practically equivalent to the lower floors with offices (Fig. 80). The roof structure was examined between the eastern and western sides and it was established a clear difference, as the former is composed of hollow bricks between possibly concrete joists whereas the latter consists of solid concrete.

6.21.6 The eastern side of the present range appears depicted on the first revision of the Ordnance Survey map issued in 1898. The second revision dating to 1921 shows an 'L' shape footprint; and later on the Ordnance Survey map dating from 1968 to 1972 shows its current lay-out. Based on the physical evidence, it is apparent that the present eastern half was built earlier than the western counterpart. It is possible that the eastern half, originally built in the late 19th century might have been substantially modified with the present appearance in around the first quarter of the 20th century as suggested by the brickwork of the roof. The western half would have been incorporated to the building around the mid 20th century. The current structure might have been built as part of an office block of the former Turn Lee Mills and thus is a local historical asset and its elegant structural character bears some architectural significance.

Figure 72: Building U along Charlestown Road

Figure 73: Detail of window openings within the front elevation of Building U

Figure 74: Rear elevation of Building U showing the basement floor

Figure 75: Eastern wall of basement

Figure 76: Snooker room within the western side of the basement

Figure 77: Ground floor of Building U

Figure 78: Chimney breast within the western side of the ground floor

Figure 79: First floor of Building U

Figure 80: Second floor of Building U

6.22 Building V

6.22.1 Building V is a single-storey range used as a garage and built with concrete, steel and metal sheeting (Fig. 81). The present range bears no architectural or historical significance. However, its position included earlier buildings of the former 'Turn Lee Mills (Paper)' as illustrated on the first edition of Ordnance Survey map surveyed in *c.* 1880. Thus there might be surviving elements of the former building beneath the ground.

Figure 81: Front elevation of Building V

6.23 Building W

6.23.1 Building W is a modern single-storey brick-built structure with a concrete floor and a metal sheeting roof (Fig. 82). There are several plane fixed glazed windows and a large roller shutter doorway on the western elevation. There are three steel sheds immediately to the north (Fig. 83).

6.23.2 The present range bears no architectural or historical significance. However, its position included an earlier building of the former 'Turn Lee Mills (Paper)' as illustrated on the second revision of the Ordnance Survey map issued in 1921. Thus there might be surviving elements of the former building beneath the ground.

Figure 82: Northern and western elevations of Building W

Figure 83: Steel sheds adjacent to Building W

6.24 Building X

6.24.1 This is a long single-storey range situated along the northern site boundary and is currently used to store architectural stonework. It is built with bricks and it has a pitched roof with corrugated asbestos sheeting (Fig. 84). The interior consists of a concrete floor and steel stanchions supporting a 'W' trussed-rafter roof (Fig. 85).

6.24.2 This range was originally built around the mid 20th century as an 'Electric Cable Depot' which is shown on the Ordnance Survey map dating from 1968 to 1972. It bears no architectural and historical significance.

Figure 84: Southern elevation of Building X

Figure 85: Internal view of Building X

7 SETTING STUDY

Since the introduction of NPPF the setting of a heritage asset is a consideration. Section 7.2 details the relevant policy and guidance on setting and provides a methodology by which the potential impact of the potential re-development at Charlestown Works in terms of setting can be assessed.

7.1 Setting Policy and Guidance

7.1.1 *Setting Policy: The definition of setting*
As defined in the PPS5 Practice Guide, setting is the surroundings in which an asset is experienced (CLG/DCMS/EH 2010, 34). In the document, *Conservation Principles: Policy and Guidance* (English Heritage 2008) it is noted that 'places where significance stems essentially from the coherent expression of their particular cultural heritage values can be harmed by interventions of a radically different nature' (English Heritage 2008, 58).

The latest statement on Setting is the consultation draft of *The Setting of Heritage Assets* (English Heritage). This document refers to the practice guide for PPS5 and, in particular, the statement: 'All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. Elements of setting may make a positive or negative contribution to the significance of a heritage asset, may affect the ability to appreciate that significance, or may be neutral' (CLG/DCMS/EH 2010, 34).

7.1.2 *Methodology*

Paragraphs 114-117 of the PPS5 practice guide (CLG/DCMS/EH 2010, 34) consider setting extensively. In line with this guidance, criteria by which existing setting *and* change to setting will be judged as making a positive, negative or neutral contribution to the setting of an asset are:

- *View*: the views to and from an asset will play an important part in the way in which we experience an asset.
- *Environmental factors*: setting is influenced by environmental factors such as noise, dust and vibration.
- *Spatial associations and our understanding of the historic relationship between places*: Buildings that are in close proximity but not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each. They would be considered to be within one another's setting. Importantly, the perceived extent of a setting may change as an asset and its surroundings evolve or as understanding of the asset improves. Also, the setting of a heritage asset can enhance its significance whether or not it was designed to do so
- *Public appreciation*: Finally, it is stated that the contribution that setting makes to the significance of an asset does not depend on there being public rights or an ability to access or experience that setting. Evaluation of the effect of change within the setting of a heritage asset will usually need to consider the implications, if any, for public appreciation of its significance.

8 STATEMENT OF SIGNIFICANCE

8.1 Charlestown Works is not a designated Conservation Area and there are no listed buildings within the proposed development site. No heritage assets known from the HER or NMR are present within the site itself. Moreover, no Scheduled Ancient Monuments, Registered Parks and Gardens or Historic Battlefields lie within the proposed development site.

8.2 However, the historical background, archaeological work and cartographic regression analysis have shown that the study area was once part of an industrial site dating from the late 18th century onwards. In the 19th century the site was largely developed with several paper mills, of which one was later turned into a bleaching and dying work in the late 19th century.

8.3 Later unsympathetic alterations, carried around the mid 20th century, of large part of the site, have adversely impacted upon most of these heritage assets.

9 POTENTIAL IMPACTS ON SIGNIFICANCE

9.1 Charlestown Works has been assessed as having local significance as a typical example of a 19th century paper mill and late 19th century bleaching and dying works, owned by locally important individuals. The proposed development requires the demolition of the all the standing structures, except for the former office block (Building U), and the construction of a variety of houses, as well as office space and work units. The impact upon its significance is therefore high.

9.2 The walk-over survey identified vestiges of structures belonging to the former Turnlee Paper Mills. These are largely in derelict states or fully demolished in the form of wall footings. The original water course, composed of a mill pond and sluices, is mostly extant. These elements are part of the local industrial heritage and thus the proposed re-development will have an impact upon them.

9.3 The historic building appraisal identified the significance of the standing structures. A table has been arranged which summarises their chronology and highlights their architectural elements (Table 1).

CODE	DATE	ARCHITECTURAL CHARACTER
A	Late 19th C	Stone walls
B	First quarter 20th C	Stone walls
C	First quarter 20th C	Stone walls
D	Early to mid 19th C	Stone walls, earlier chimney, jack arches, king-post trusses
E	Mid to late 20th C	
F	Mid to late 20th C	
G	19th C	Stone wall, jack arches, queen-post trusses
H	Late 19th C	King-post trusses
I	Late 19th C	
J	Late 19th C	Stone walls, king-posts trusses, cast-iron columns
K	Mid 20th C	
L	Mid to late 20th C	
M	Mid to late 20th C	
N	Mid to late 20th C	
O	Mid to late 20th C	
P	Late 19th C	
Q	Late 19th C	Stone walls, composite trusses
R	Late 19th C	King-post trusses, cast-iron columns
S	Mid to late 20th C	
T	Mid to late 20th C	
U	Late 19th to mid 20th C	Stone walls, decorative window openings, architraves
V	Mid to late 20th C	
W	Mid to late 20th C	
X	Mid 20th C	

Table 1: Summary of buildings' chronology and architectural character

9.4 It has been established that the majority of the buildings are of low architectural merit based on their original style or on subsequent modifications. There are, however, standing structures of architectural value and local historical significance. These include the following:

- Most of the present fabric of Building G and the remains of a chimney stack of Building D are part of the original 19th century Paper Mill which then became the Bleaching Works in the late 19th century. There are several buildings within the site which were also part of the late 19th century mill complex, including Buildings D and Q which are in moderate state of disrepair.

- The remaining buildings were incorporated to the works from the latter part of the 19th century onwards. Re-development of the works occurred throughout time, involving demolition of earlier structure and erection of later buildings.

- Buildings E, F, K, M, O, S, T, V and W were built between mid to the late 20th century within the footprint of earlier structures of the original works, thus there might be surviving elements of the former buildings beneath the ground.

9.5 The majority of the standing structures have undergone substantial alterations resulting in partial loss of their significance. The overall condition of them is moderate, although most of the architectural features highlighted in table 1 are in a reasonable condition. The original buildings together with the remnants observed during the walk-over survey, as well as the present water courses, are of local historical significance. The proposed demolition of these heritage assets has a high impact upon them.

9.6 In relation to setting, a number of houses and few work units have views to and from the proposed development area and there will, therefore, be an effect upon the setting of these buildings. The aesthetic value of the proposed re-development is a subjective and personal judgement and so cannot be deemed to have an overall negative or positive impact on setting. Although it is considered that the overall impact upon the setting of heritage assets by the proposed development is medium, the creation of sympathetic new buildings may be regarded as an improvement of the site which is currently in a derelict state, and contains many unsympathetic large work units.

9.7 The proposed re-development will not have a significant environmental impact in terms of noise, dust or vibration. The sympathetic design might also be of local public appreciation as it will provide jobs, residential accommodation, and even security as its current derelict state is subjected to vandalism and theft.

9.8 Current evidence does not suggest that significant buried heritage assets will be present within the area of proposed development. It is also highly unlikely that other sites of sufficient importance to merit in situ preservation will exist on the site. There is a potential that remains of local to regional significance relating to the mill complexes are preserved.

9.9 The proposed re-development will result in a loss of significance to the standing remains of the former Charlestown Works and Turnlee Mills. However, the poor repair of much of the site is likely to be rectified by redevelopment, and therefore if the re-development is sympathetic to the historic character of the mill buildings there will be a neutral overall impact for historic fabric not removed. Where demolition takes place, there will be a major impact on significance.

10 RECOMMENDATIONS

10.1 It is considered that the information within this DBA describes the significance of the heritage assets as specified in PPS5 HE6.1, and thus no field evaluation is necessary. However, due to the proposed demolition of standing structures possessing architectural and historical significance, it is recommended that a historic building recording (English Heritage Level 2) be undertaken to create a permanent record of the historic fabric.

11 STATEMENTS AND ACKNOWLEDGEMENTS

11.1 Publicity, Confidentiality and Copyright

11.1.1 Any publicity will be handled by the client.

11.1.2 Archaeological Research Services Ltd will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

11.2 Statement of Indemnity

11.2.1 All statements and opinions contained within this report arising from the works undertaken are offered in good faith and compiled according to professional standards. No responsibility can be accepted by the author/s of the report for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

11.3 Acknowledgements

11.3.1 Archaeological Research Services Ltd would like to thank all those involved with the archaeological project, especially Phillip Nobel-Wood, Mark Lee and Steve Baker, Development Control Archaeologist for Derbyshire County Council for valuable inputs throughout the project.

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Greenwood's Map of 1824 – 25
Poor Law Map of 1857
1st Edition Ordnance Survey Map of 1880
1st Revision Ordnance Survey Map of 1898
2nd Revision Ordnance Survey Map of 1921
National Grid National Survey Map of 1968-1972

APPENDIX I: HER RECORDS

Site No.	SITE NAME	SITE TYPE	PERIOD	ORGANISATION	NGR
MDR 665	Carved Stone Head, Glossop	FINDSPOT	Unknown		
MDR 668	Carved Stone Head, Whitfield, Glossop	FINDSPOT	Medieval		
MDR 681	No 45 Hague Street, Glossop	HOUSE	Post Medieval to Unknown		
MDR 689	Turn Lee Paper Mills (site of) and nearby surviving chimney, Glossop	PAPER MILL, MILL POND, CHIMNEY	Post Medieval		
MDR 689	Turn Lee Paper Mills (site of) and nearby surviving chimney, Glossop	PAPER MILL, MILL POND, CHIMNEY	Post Medieval		
MDR 693	Celtic Heads, Fitzallan Street, Glossop	FINDSPOT	Unknown		
MDR 665	Carved Stone Head, Glossop	FINDSPOT	Unknown		

APPENDIX II: AERIAL PHOTOGRAPHY

Charlestown, Glossop
Air Photo Interpretation and Mapping Report

MAL/67096 0050 07-DEC-1967 © English Heritage. NMR

Air Survey Report by Tara-Jane Sutcliffe, AIfA
Air Photo Investigator
Archaeological Research Services Ltd
Air Survey Mapping and Report Date: 26th August 2011

Summary of Air Survey Mapping Results

Introduction

This summary provides an overview of the archaeology within the Charlestown study area as evidenced by the air photographic record. The project lies outside of the area already mapped by the English Heritage National Mapping Programme (NMP).

Source Photography

A cover-search of available aerial photography was obtained from the National Monuments Record (NMR) and filtered for the most informative sources. The following aerial photographs were obtained as digital images from the NMR (Order ID 56611):

Vertical Photographs:
RAF/58/1094 F22 0244 21-APR-1953 English Heritage (NMR) RAF Photography
MAL/67096 0023 07-DEC-1967 © English Heritage. NMR
MAL/67096 0025 07-DEC-1967 © English Heritage. NMR
MAL/67096 0050 07-DEC-1967 © English Heritage. NMR
OS/69221 0144 09-JUN-1969 © Crown copyright. Ordnance Survey
OS/70379 0220 23-SEP-1970 © Crown copyright. Ordnance Survey
OS/71463 0095 05-SEP-1971 © Crown copyright. Ordnance Survey

Oblique Photographs:
NMR 4552/28 28-AUG-1989 © Crown copyright. NMR
NMR 4552/35 28-AUG-1989 © Crown copyright. NMR
NMR 12983/64 21-MAR-1997 © Crown copyright. NMR

The historic aerial photography spans the period from 1953 to 1997, providing a measure of the changing conditions of the study area in the post World War II era.

This has been supplemented with vertical photography taken by Info Terra in 2009 and obtained via Google Earth™; this provides an indication of the latest evidence for features observed on earlier photography. Interpretation of the air photographic record has been supported by consultation of historic editions of the Ordnance Survey map; the earliest of which for the study area is the 1st edition 1:10560 scale edition of 1880.

Mapping Methods:
The air photographic mapping was conducted in accordance with practices developed for the National Mapping Programme. The images provided by the NMR were rectified using specialist software (AERIAL 5.29). Ordnance Survey 1:10,000 raster maps were used for control and as a base for mapping in AutoDesk Map 3D 2008. Accuracy for the Ordnance Survey map is in the range of ±8m and rectification of photographs is normally within ±2m.

Rectified images were outputed from AERIAL in uncompressed TIF format at a resolution of 400dpi. A World file (.TFW) accompanied each TIFF file and the control information was retained in the AERIAL RDA file (RDA).

Dating of monuments recording from aerial photographs relied on recognising morphologically characteristic forms. Other sources of archaeological and historical data (NMR AMIE Records, HER point data, and Ordnance Survey historic maps) have been consulted to complement the air photographic evidence and aid interpretation.

Summary results:
The area under consideration has historically been dominated by a combination of industrial activity and domestic residence. However, the aerial photography reveals traces of a rural agrarian past.

Evidence for narrow ridge and furrow cultivation of post medieval date (interpretative plan: area A), centred at SK 03039317, is visible as earthworks on vertical photography taken in December 1967 (MAL/67096 0025 07-DEC-1967).

Seen under an area of rough pasture on the latest photography captured in 2009 by Google Earth, elements of these earthworks are potentially extant. A further block of post-medieval narrow ridge and furrow (interpretative plan: area B) is visible to the east of the development site, centred at SK 03969302, and is extant on the latest Google Earth imagery of 2009.

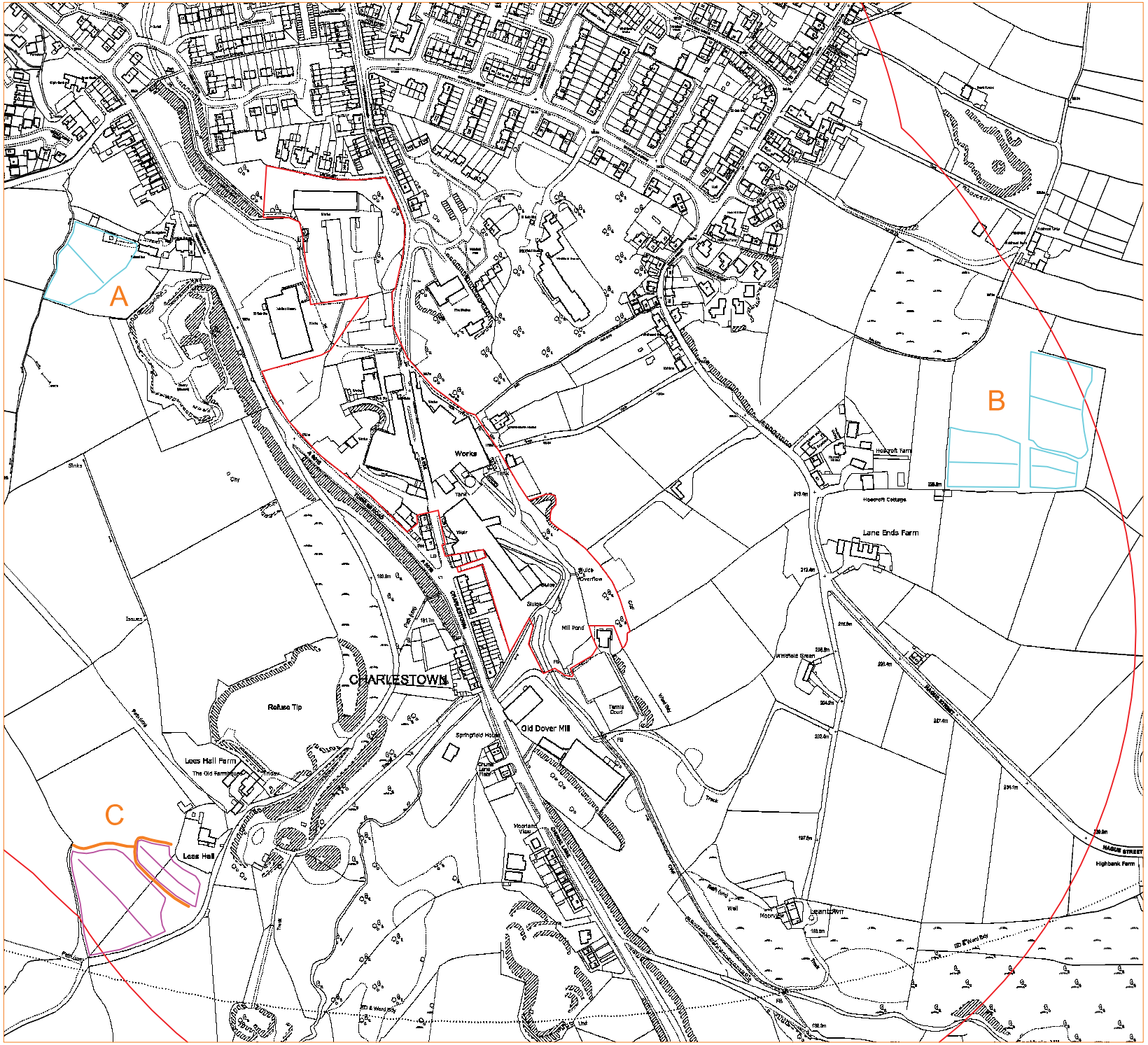
Post medieval narrow ridge and furrow cultivation
MAL/67096 0025 07-DEC-1967 © English Heritage. NMR

Vestiges of earlier field boundaries of medieval or post medieval date (interpretative plan: area C) are also visible as earthworks on vertical photography, centred at SK 03109254, captured by the Ordnance Survey in 1970 (OS/70379 0220 23-SEP- 1970).

They are not recorded on the first edition of 1:10,560 scale Ordnance Survey map of 1880, by which time it is presumed that they were no longer in use. Although a later field boundary bisects the fields, the boundaries appear to remain largely intact, visible as earthworks in the latest Google Imagery of 2009.

Vestigial field boundaries of medieval or post medieval date
OS/70379 0220 23-SEP-1970 © Crown copyright. Ordnance Survey

In addition, elements of post medieval narrow ridge and furrow cultivation are discernable within the enclosures formed by these boundaries; however, the earthworks appear to be no longer extant on the latest Google Earth imagery of 2009.



Charlestown, Glossop

Air photographic interpretation and mapping

Study area

Field boundary

Ridge & furrow (extant)

Ridge & furrow (levelled)

0 200

scale (m)

APPENDIX III: SPECIFICATIONS

Brief for archaeological desk-based assessment

Site name: Former Charlestown Works and Turnlee Mills, Glossop
Grid reference: (centred) SK 0337 9299
Area of site: c 5.6 ha
Issued by: Steve Baker (Development Control Archaeologist for High Peak Borough Council)
Issued to: Mr Lee Richards, Charter Design
Date: 7th July 2009

1 Introduction

1.1 An application is being planned for the redevelopment of the former Charlestown Works and Turnlee Mills site, Glossop (**Figure 1**).

1.2 The Development Control Archaeologist has indicated that there is likely to be archaeological potential within the site, and has recommended that an archaeological desk-based assessment (DBA) should be carried out to inform future planning recommendations and decisions.

1.3 The objective of the DBA is to provide the Development Control Archaeologist and Local Planning Authority with sufficient information on the known and potential archaeological interest and the likely impact of any proposed development upon the archaeological interest.

1.4 The DBA should seek to develop a formal assessment of the importance of archaeological remains using the Secretary of State's criteria as set-out in Annex 4 of Planning Policy Guidance note 16 (PPG16 1990).

2 Background

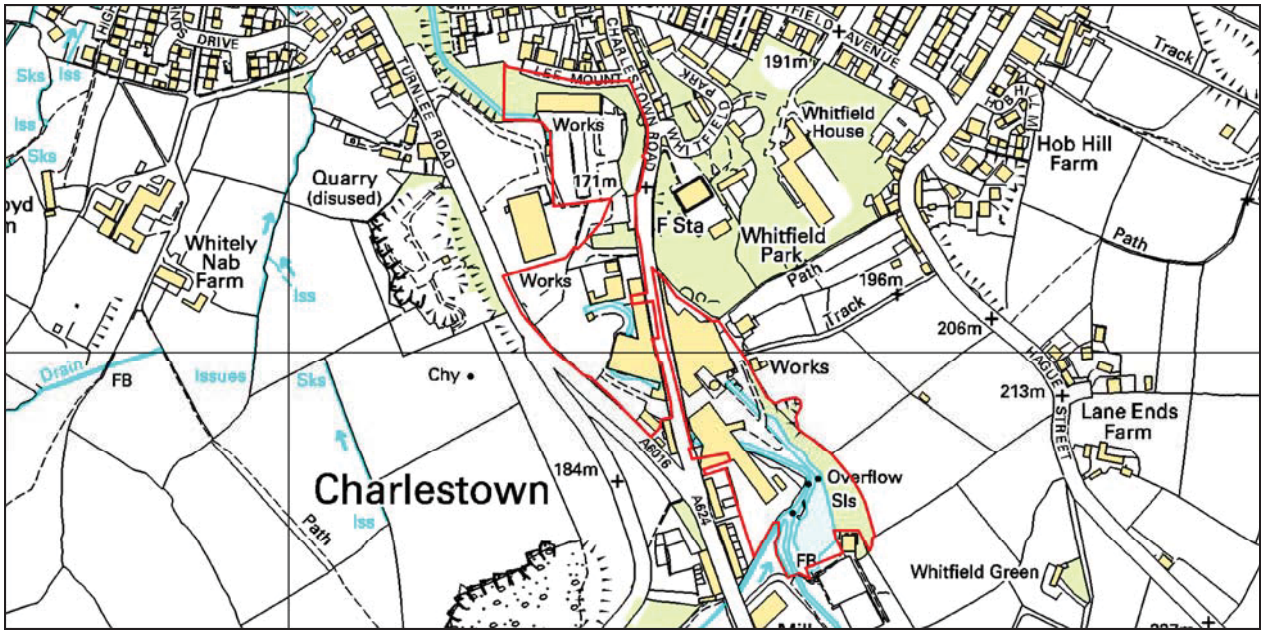


Figure 1: The proposed development site (boundary in red)

2.1 As far as the Development Control Archaeologist is aware there have been no previous archaeological investigations within the area of the proposed development.

2.2 Historic Ordnance Survey mapping shows two major industrial concerns on site during the 19th century: the Charlestown Works (bleaching and dyeing) and the Turnlee (later Turn Lee) Paper Mills. A complex water management system appears to have fed these sites, drawn from Long Clough Brook: culverted watercourses are present beneath parts of the site, and a mill pond with a number of sluices survives in the southern part of the site. A number of standing buildings relating to the historic Works/Mills also survive within the site.

3 Method

3.1 The DBA will consider all available cartographic, photographic, historical documentary and index records that relate to the site. The following documentary sources should certainly be consulted and included in an analysis of the development of the site:

i) **Geotechnical data:** where available from within or immediately adjacent to the site.
ii) **Cartographic sources:** Ordnance Survey, parliamentary enclosure, tithe award maps, estate maps and plans, geological survey, cropmark/earthwork transcriptions, Extensive Urban Survey
iii) **Photographic sources:** aerial photographs (Derbyshire HER and NMR), and other photographs relevant to the site (Derbyshire Local Studies Library, Derby Museum, Derbyshire Records Office, Picture the Past)
iv) **Historical documents:** held in local museums, libraries and archives. Primary sources should be consulted where appropriate.
v) **Trade and business directories & gazetteers** where relevant
vi) **Relevant pictures/engravings**
vii) **Archaeological, historical or industrial journals, books or documents:** published and unpublished, particularly those most relevant to understanding the development of this area (i.e. Derbyshire Archaeological Journal)
viii) **Records and indexes:** held by the Derbyshire Historic Environment Record, Derbyshire Archaeological Society
ix) **Local societies:** Derbyshire Archaeological Society has an extensive library and a number of members with a detailed knowledge of local resources.

3.2 The assessment should include a list of all HER records within a 500m radius of the site. This should be indexed to a map showing the location of each record indexed by its HER number.

3.3 The analysis of the cartographic evidence should include a mapped chronological regression of the development of the site closely integrating observations from the maps into the text.

3.4 The assessment should include the results of a detailed walk-over survey, and include a representative series of photographs of the site and maps showing located features. The identity, position and direction of all photographs should be located on a site plan in the report.

3.5 The assessment should also include a brief appraisal of the standing buildings on site, including all building interiors. Where areas are inaccessible this should be stated clearly and the areas marked on a plan. All buildings on site should be numbered and indexed to a map showing the location of each. For buildings of late 20th century date of no archaeological significance a single exterior photograph only should be taken. Earlier buildings should be photographed as required to illustrate character and significance (a minimum of one exterior and one interior photograph). A brief text description of each building should be given, with an assessment of its chronology, original purpose and significance.

3.6 Where information obtained through oral accounts or discussions is to be used to interpret the development of site, transcripts of such accounts or discussions should be included in the report.

4 Health and safety

4.1 Archaeologists visiting the site will naturally operate with due regard to health and safety regulations.

5 Monitoring

5.1 The work should be undertaken by suitably qualified and experienced staff. Details of staff and their relevant experience should be supplied to the Development Control Archaeologist and agreed prior to the commencement of the project.

6 Report Preparation

6.1 Bound copies should be provided for the interested parties including the developer and their agent (or as many as agreed), High Peak Borough Council, the Development Control Archaeologist and the Derbyshire Historic Environment Record.

6.2 A digital copy of the report including illustrations and photographs (pdf format) should be submitted to the Historic Environment Record.

6.3 The DBA report should include as a minimum

- Non-technical summary
- Introductory statement
- Aims and purpose of the assessment
- Methodology
- An objective account of available information including walk-over survey and buildings appraisal
- Formal assessment of importance (1.4)
- Conclusion and, if appropriate, recommendations
- Supporting illustrations, photographs and plans at appropriate scales (see 3.2 - 3.3)
- Supporting data – tabulated or in appendices
- Index to archive and details of archive location
- References
- A copy of this brief

6.4 The report illustrations should include: a location map at not less than 1:25000 and a site plan at not less than 1:500; copies of all historic map extracts consulted (where possible) with the boundary of the site clearly depicted (see 3.2); a plan showing the location of all HER records within a 500m radius; a plan indicating positions of photographs used within the report; a plan showing positions of all buildings covered in the buildings appraisal. All illustrations need to be suitably labelled or captioned.

7 Submission and deposition of project archive

7.1 As it is possible that the assessment will be followed by further fieldwork arrangements should be made **from the outset of the project** for the archive, consisting of artefacts, record sheets, original drawings, drawn plans, photographs, notes, copies of the all reports along with an index to the archive to be deposited in Buxton Museum and Art Gallery in accordance with the procedures set-out in "Procedures for the Transfer of Archaeological Archives" (2003) (a copy is available upon request from either the Museum or the Development Control Archaeologist).

Your museum contact will be:
Buxton Museum and Art Gallery
Terrace Road
Buxton
Derbyshire
SK17 6DA
☎ 01298 24658
Fax 01298 79394
buxton.museum@derbyshire.gov.uk

8 Publicity

8.1 The results of the work should be published in an appropriate archaeological journal. This may take the form of a full definitive report or a short interim summary, depending upon the significance of the results. A contingency may be required for this and discussed with the client and the Derbyshire County Archaeologist. Guidance notes on the publication of reports in Derbyshire Archaeological Journal are attached.

8.2 At the start of fieldwork (immediately before fieldwork commences) an OASIS online record http://ads.ahds.ac.uk/project/oasis/ must be initiated and key fields completed on Details, Location and Creators forms. All parts of the OASIS online form must be completed for submission to the HER. This should include an uploaded .pdf version of the entire report (a paper copy should also be included with the archive).

Notes for contributors to the *Derbyshire Archaeological Journal* of interim and short reports on developer funded archaeology:

The aim is to publish annual compilations of short reports on developer funded archaeology in the county on a regular basis in the *Derbyshire Archaeological Journal,* in order to better inform the public of the results of the work being undertaken.

It is envisaged that the reports will take one of two forms;

1 Interim reports – short interim descriptions of an excavation or survey that will eventually be subjected to fuller publication.

2 Definitive reports – summaries of archaeological work which will not be pursued further. Note that even if the results were negative, if valid questions were posed then a brief explanation will be worthwhile.

MODEL – see 'Some Fieldwork in Derbyshire by the Trent & Peak Archaeological Unit in 1998-9' edited by Graeme Guilbert and Daryl Garton, *DAJ* vol. 121 (2001): 223-5. Number 18 is an example of an Interim report and numbers 19 to 20 are examples of definitive reports.

DETAILED NOTES

Set individual reports out in alphabetical order of site names.
NGR should follow site name, followed by names of those responsible for the report and/ or fieldwork.
Give due acknowledgement to sponsors of project within text.
Definitive reports should include whereabouts of the related written, drawn and photographic archive, as well as any artefacts.
Illustrations – include line drawings and/or photographs if appropriate.
References – include where appropriate at the end of each report.

FUNDING

The Derbyshire Archaeological Society will require an offer of grant-aid towards the printing costs of short reports submitted in order to guarantee publication. Costs will be determined from the printer's estimate. A contribution towards these costs of around 60% will be sought from the relevant contracting archaeological organisation. For further information contact Pauline Beswick (Hon. Editor), 4 Chapel Row, Froggatt, Calver, Hope Valley, S32 3ZA or tel. 01433 631256.

DEADLINE

Reports received by the end of July will be considered for inclusion in *DAJ* in the year following. If too late they will be saved for consideration for the succeeding year.

Reports to be submitted in hard copy and on disc to:
Steve Baker at Environmental Services Department, Derbyshire County Council, Shand House, Dale Road South, Matlock, Derbyshire DE4 3RY.

Figure 2: Site plan showing current zoning