

House Numbers in Baslow & Bubnell

The number of houses 1800 – 2000



Baslow from the south east with Chatsworth Park in the foreground

Bubnell village is barely visible behind the trees in the centre

but the amphitheatre of its large fields beyond shows up well

Baslow and Bubnell were first named in Anglian times, perhaps around 700 AD \pm 100 years and both feature in the Domesday Book. The church, much as it stands today was completed in the late 1300s, showing that there was a respectable community in the area at the time. Baslow is on the east bank of the river Derwent but also includes the houses south of the old bridge along Bubnell Lane. Bubnell lies west of the river mainly to the north. It has always been the smaller partner but has almost as much good agricultural land as Baslow.

This article describes the number of houses in each village traced over the years. I continue to use the word village for Bubnell but for generations it has been too small to warrant the name. Figures are from the Tithe Award, the Censuses, OS maps and the Rutland Sale of 1920. Full accuracy is not guaranteed

The Hearth Tax is the first source to suggest a size. In 1670 there were 46 houses with hearths in Baslow and 18 in Bubnell. There would have been more without hearths. The first map is a 1799 Rutland Estate Map. It shows 103 houses in Baslow village, but no buildings are marked in the open countryside and none in Bubnell. Probably a total figure for Baslow would have been 116 and Bubnell 20 as listed in the table. The Tithe Award of 1848 is an accurate account of all property including houses.

The Duke of Rutland had been Lord of both Manors for centuries. In two sales (or exchanges) in 1824 and 1880 he sold all land in Baslow south of the A619 to the Duke of Devonshire. Bubnell was sold to Devonshire in 1870. In 1920 Rutland,

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short of money sold at open auction all his remaining property in Baslow as listed in catalogues that still exist.

The table shows the change in the number of houses over the years. 1878, 1898 and 1920 are the dates of Ordnance Survey maps.

NUMBER OF HOUSES

Period	BASLOW				BUBNELL		
	Built	Demol.	No at end of period		Built	Demol.	No at end of period
In 1670			(46)				(20)
In 1799			127				20
1800-1824	8	1	134		+1	1	20
1825-1848	42	19	157				20
1849-1879	22	8	171			-6	15
1880-1898	13	6	178		+2	-5	12
1899-1920	26	5	199				12
1921-2020	404	18	585		+10	-2	20

The figures show a steady growth in number of houses in Baslow. Bubnell decreased in size until 1920 since when there has been a slight increase.

The population in 1841, the year of the first full census, was Baslow 962 and Bubnell 128

Baslow

From 1800 to 1848 years 48 new houses were built and 20 were pulled down, mostly after 1824. The 1820s were important in the village. In 1824 the Duke of Devonshire acquired land east of the Bar Brook. Seven houses were pulled down, farmland flattened and the main road to Chesterfield diverted in order to create his "New Park". In 1827 there was a major redevelopment near the Church with the demolition of nine houses. New construction include New Buildings and Church Terrace so accommodation was available for those who had been evicted. About the same time roads were upgraded throughout the village with proper pavements and walls. These improvements would have made the village more attractive for the visitors who were beginning to arrive from Sheffield, Manchester and elsewhere.

There was slow building activity over the next 70 years. The housing stock increased from 138 to 178 between 1848 and 1920. If the 12 houses of Derwent Terrace built in 1903 are excluded there was on average only one new house every 2 years. However there was significant upgrading of existing buildings to cater for the influx of tourists during this period. The most significant arrival was the Hydro Hotel in 1881, a magnificent edifice with accommodation for 150 visitors.

Then in 1920 the Duke of Rutland, the major landowner in the village, sold all his property releasing land for development. New houses began to appear all over the village. Over the next 100 years 388 new houses were built (and 16 pulled down). There were several specific phases of building which are described below.

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- Sebastian de Ferranti (the famous electrical engineer) living in Baslow Hall took the opportunity of the 1920 sale to buy up most of the land between Over Lane and the River Derwent. When he died in 1929 it was sold mainly to developers. Building started within a few years on Calver Road (both sides). White Lodge Lane and Derwent Drive were built some before and some after the 1939-45 War. Gorse Ridge Drive and adjoining roads were delayed until 1976 when the “Redmile Estate” was built and rapidly occupied.
- The Hydropathic Hotel, the Baslow Hydro, built in 1881 had its heyday but fell into decline after the first world war before being demolished in 1936. It too was sold for development. Some buildings on Eaton Hill, Bar Road and Hydro Close appeared before the War but most after it. Eaton Close followed in the late 1970s
- Council Housing on Bubnell Lane (south of the Old Bridge) West End and Bakewell Road started in the mid 1930s and most were in place soon after. St Anne’s Close and the bungalows north of the bridge were a little later.
- The area of Over Road and Church View Drive had always been freehold. Development was considered in the late 1800s, but it was only in the 1960s that building started.

From 1980 building stopped. The Peak Park Planning Authority was and still is as reluctant to allow new houses as was the Duke of Rutland. The only recent additions have been the Housing Association buildings around Eaton Rise at Nether End with 9 private houses, and the group of 10 at Low Meadows off Over Lane.

Bubnell

The story has been very different for Bubnell. In the 1600s it had 18 houses with hearths (and more without). By 1799 it was smaller: there were only about 18 in total while Baslow had more than doubled in size. For the next 70 years there was little change, certainly none between 1848 and 1870 when the Manor was acquired by the Duke of Devonshire. The 1848 Tithe Award gives precise figures as shown in the table. Since then the fate of each house is known in detail.

Types and Numbers of Houses in Bubnell 1848 to today

	farmhouses	cottages	large houses	total
1848	8	10	3	21
1870	8	10	3	21
1900	5	3	4	12
1920	5	3	4	12
today	1	[5]	14	20

NB in the figures for “today” all houses are assumed to be “large” except for the 5 bungalows.

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Since 1848 the village continued to contract, mainly due to the destruction of workers cottages, though there has been a slight increase in house numbers in the last 60 years mainly, due to five local authority bungalows built close to the bridge.

The changes summarised in the table are described below.

The Farmhouses. In 1870, there were 8 farms in Bubnell all but one over 50 acres in size and large by local standards

When Duke of Devonshire acquired Bubnell he had plans ready for a new "Model Farm" now Bubnell Farm at the top of the hill (the old centre of the village). Between 1870 and 1885 farmland was reorganised and a new farmhouse, farm buildings and a keepers cottage were built. In the process three old farmhouses were demolished and a fourth converted to residential use.

Over the next century the number for farms has gradually decreased until today there are only two and one farmhouse (the other farmer lives outside the village). The original farm buildings remain in use as domestic dwellings

Workers Cottages. In 1848 there were 10 cottages. Between 1870 and 1900 eight were destroyed. Two were in the way of the new farm, but the other six were deliberately taken out of commission when the occupant died or left. Moorland View, originally two cottages is now a single large house: this and the Keepers Cottage survive today.

In 1841 the cottages were occupied by five agricultural labourers and three craftsmen. By 1911 only two labourers and the gamekeeper remained.

Larger houses defined here as the residences of people with assets or income but are not employed in the vicinity. 1841 there were only two, Bubnell Hall and Bubnell Cottage. Over the years the number increased with converted farmhouses (5), converted outbuildings (2) and new builds (3). One of the three new builds was on the site of four derelict cottages. The other two, both on greenfield sites, were awarded to individuals who had given personal service to the Duke and Duchess.

The Bungalows. The final addition was the five local authority bungalows built near the bridge in the 1960s.

The area of farmland has changed little over the years, though some internal field walls have been removed

Comment

It is unclear why Bubnell failed to grow during the 1700s becoming a community, with no shops few craftsmen and a minimum of agricultural workers. It has always been prosperous with several affluent tenants one of whom was John Gardom of Bubnell Hall who financed and built Calver Cotton Mill in 1778. The farms were large by local standards and despite its smaller population had nearly as much land under cultivation as Baslow. In 1848 there were 127 acres of wheat a cash crop (Baslow had 119 acres). It was a ghetto of rich farmers! My only suggestion is the controlling hand of the Lord of the Manor the Duke of Rutland who wanted it thus.

There was little change in the 1800s until the arrival of the Duke of Devonshire and his new model farm in 1870. No doubt this arrival increased the efficiency of farming but did not explain the deliberate destruction of 8 out of the 10 workers cottages.

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Today the ancient village of Bubnell is just a handful of houses fewer in number than in 1670. During the 1900s the number of farms has gradually decreased. Today there are only two. The Duke of Devonshire, at least in theory remains "The Lord of the Manor" owning the entire area except for some of the houses which are freehold.

Baslow and Bubnell

Baslow and Bubnell (probably) occupy the same ground that they did 1000 years ago. Over the last 200 to 300 years, the number of houses of Baslow has steadily increased, rapidly in the last 90 years, thriving on its tourist attractions and now as a residence for commuters. Bubnell has shrunk so that it remains as a small group of houses, and a productive agricultural area which adds to the prosperity of the whole community.

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