



Atelier MB

Urban Architects

Statement of Significance
to support a Planning and Listed Building
Application for The Bulls Head Inn,
101 Church Street
Old Glossop

Client:
Inglenook Inns & Taverns Limited
July 2018
Job 1795

Rev: A



Contents

Introduction

Location and Description

Heritage Context

Building History

Assessment of Significance

Sources



View from Church St



View from Church St to the Church



View looking up Dunne St



View from Dunne Lane towards Bulls Head rear

Introduction

This Statement of Significance has been written by Atelier MB Architects, a practice specialising in works to historic buildings. We have been asked to undertake this report in relation to the Bulls Head Inn, no. 101 Church Street, Old Glossop. This report is written to inform the design of proposals to convert the property. Our Client is the current property owner, Inglenook Inns & Taverns Limited. This document distils the research undertaken by ourselves, and draws conclusions as to the significance of the building as a heritage asset.

Location and Description

The Bulls Head Inn is located in the small hamlet of Old Glossop, High Peak, Derbyshire. This is situated in the Old Glossop Conservation Area.

The property is currently tenanted as a public house, with 4 no. en-suite bedrooms let on a bed and breakfast basis on the 1st floor. The 2nd floor is taken up with a flat for the licensee.

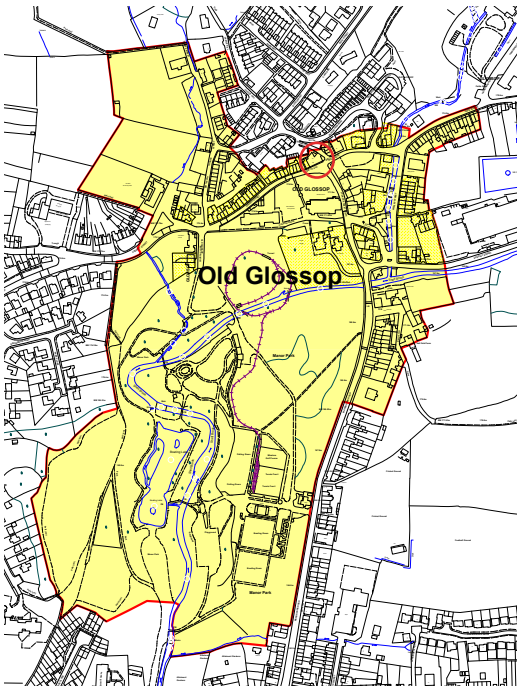
The building has been developed in several phases, with the oldest part to the East dating from the C17th. This part is two storey. Three storey extensions were added in the C18th and C19th to the West; and during the latter half of the C19th single storey extensions and raised decking added to the rear. All these extensions interconnect internally on all floors.

The main entrance to the Inn is off Church St, with access to the rear yard via Dunne Street.

Heritage Context

Old Glossop

This Early agricultural settlement (formerly known as Glossop) dates back to 450-850AD. By C13th it consisted of a cluster of small buildings around a parish church. This grew during the C16th-18th as the woollen industry developed. This was based on the 'domestic system', with the whole family involved in taking raw wool to cloth. This was a 'cottage' industry, with the work was primarily carried out in Weavers cottages. These cottages were focused along Church St, with up to 100 being built during this time.



Map of the Old Glossop Conservation Area - Site Ringed in Red

By the end of the C18th the factory system of production was introduced, and a significant phase of growth took place in Glossop. Water powered mills were constructed along the river. By the end of the C18th the search for water power directed development towards the lower parts of the valley away from the early settlements of Glossopdale. One of the settlements in the valley was then known as Howardtown. Closest to Glossop, as the former grew, it became known as Glossop – hence the original settlement on the valley side becoming known as Old Glossop.

By C19th, whilst Howardtown grew rapidly with the mills, Old Glossop lost its status.

However, its growth did not diminish. A further 333 houses were built between 1824-1851, along with a new church, vicarage, two primary schools, and two new public houses. This development remained centred on Church Street and the C15th Market Cross (the market itself outgrew this location in the mid C18th). New development took the form of infill along existing streets within this core area, together with the re-use of existing former industrial buildings.

Old Glossop Conservation Area

This area encompasses the historic centre of Old Glossop – including All Saints church, and the cluster of C17th buildings that surround the C15th Market Cross. C18th-19th property lined streets radiate from this tight core. It includes all the key components of the former centre of Glossopdale life – including village schools, public houses, and shops. The latter have rapidly diminished in number during the last century – with pubs and shops converted into private houses. The Church of All Saints in its current form dominates the centre, and dates from C18th – 19th forming a group with the neighbouring church school (now converted into houses).

The overriding character is that of the local vernacular dating from the C17th-19th. These are high quality buildings, varied in type, and many are listed. They are predominantly built from local millstone grit, with simple stone dressed openings, and stone slate or blue slate roofs. This consistent palette offers a unifying backdrop to the more decorative public buildings.

As one ascends Church St South, the Bulls Head corner plot comes into view as a focal point of the scene. The

steep topography is intrinsic to the character of the area, with views of the church roof possible from Church St as it curves around the curtilage. The low two storey nature of the Weavers Cottage serves to highlight the evolution of the property within the street scene.

Including the church and the cross, some of the other nearby listed buildings are the C17th group of cottages at nos 28-36 Church St, the C16-17th Old Manor House adjacent to the Cross, and the Duke of Norfolk's Church of England School.

LISTING TEXT

SK0494 CHURCH STREET, Old Glossop 921-1/11/113 (North side) 27/01/78 No.101 Bull's Head Public House

GV II

Weaver's house, now public house. c1605, rebuilt and extended c1783, altered C20. Narrow coursed millstone grit with stone dressings, stone and Welsh slate roofs with 2 stone s(t)acks, 2 truncated ridge stacks and brick stack to rear. EXTERIOR: 3 storey plus 2 storey wing to right with quoins and coped gable with kneelers. Street elevation has 4 window front arranged 3:1. 3 storey late C18 block to le" has doorway to right with painted flush surround and C20 door. To right two C20 casements, above two 3-light mullioned casement windows and to right wooden pub sign. Above again two similar 3-light windows and to right single similar 2-light casement. 2 storey C17 wing to right has quoins and single 2-light, originally 4-light, chamfered mullion widow with casements and Tudor hoodmould. Above similar window with glazing bars. Right return has C17 gable with central 2-light chamfered mullion window, inserted C20 window to right and a blocked doorway to le". Rear elevation has single storey C20 extension. Main building heightened, with narrow coursed masonry to ground and 1st floor, with quoins to right and coarser masonry above. Scattered and varied fenestration to late C18 block with single 2-light, originally 4-light, flush mullioned window to 1st floor, plus later inserted windows. Single storey extension to ground. INTERIOR: has chamfered and stopped beams. Ground floor much altered. Alehouse Recognition granted 1787.



C17th Ground Floor - former doorway to RHS



C17th Ground Floor - Front Window

Building History

101 Church Street

Listed grade II, the Bulls Head of today is located on a corner plot opposite the All Saints Church. The land falls away steeply towards the church, and rises up immediately behind the property where a plateau of residential properties are clustered overlooking the church below. Dunne Lane runs uphill to the side of the site, and on the other side is a short terrace which includes a shop and the Wheatsheaf public house.

Church Street itself is a long terrace of primarily two storey, cottages which lead in from the valley below at Glossop town.

The Church is set within generous grounds filled with established trees, and opposite this are a tight cluster of properties – some dating from the C17th, around the Market Cross.

The Listing description states the original use of the C17th part of the building as ‘weavers cottage’, however significant evidence suggests this may not have been the case. We do not have evidence to conclude a specific original usage for this part of the building. However, the location, detailing and layout suggest it could have been a merchants house. It may even have been a larger building at some point before the C18th construction was added.

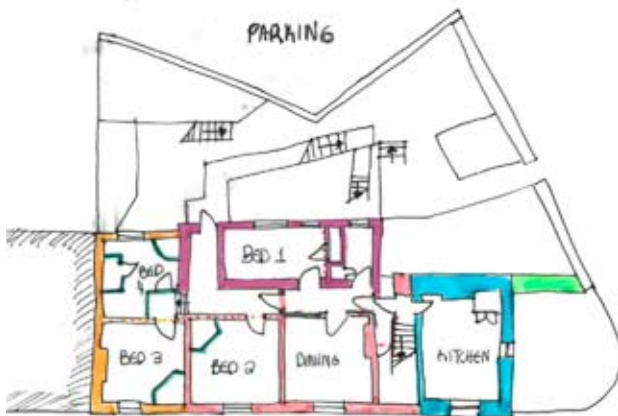
Comparable dated properties, and the details such as the chamfered window reveals, stone mullion configuration, and kneeler design, all date this property to the C17th. Unfortunately map data is not available for this time so we cannot be more precise.

The illustrated plans summarise the physical evolution of the building on the site as follows:

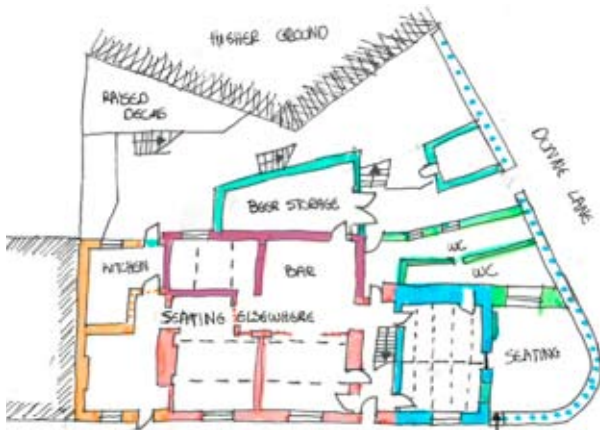
- a) C17th – end property. The date is unconfirmed, but anecdotally there is a dated stone lintel above a door to the rear. Logically this seems unlikely as dating stones would usually be placed over the main entrance, and there is no internal evidence of a door to the rear elevation. However, only opening up and removal of the C20th decking/extensions would confirm this. There is no evidence to suggest this was a weavers cottage, but it may have been a merchants house.



Sketch plan - 2nd floor existing



Sketch plan - 1st floor existing



Sketch plan - ground floor existing

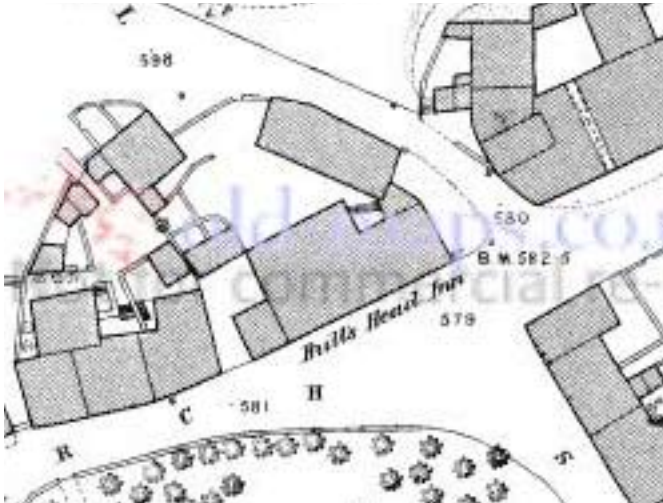
- C17th
- C18th
- Age uncertain - tbc following opening up
- Age uncertain - C18th-C19th
- C19th
- Age uncertain - tbc following opening up
- C1960s
- C1970s
- Post 1970s

b) c1753 – Mapping or other evidence has not been uncovered to determine the exact construction date of the large three storey property to the West of the ‘weavers cottage’. However, the first evidence of the building being in use as a licensed premises is the alehouse licensing record. This lists a James Bowers as licensee 1753-62. It is feasible the property was built purposely as a public house or inn. It was certainly the first to be licensed in Glossop. Note however, that the requirement of Inns to be licensed only commenced in 1753, therefore it probably functioned as an Inn before this time on this site – in the C17th property, or in an earlier building since demolished to make way for the C18th extension.

The listing text then notes that the property was extended c.1783 but unfortunately we have found no further evidence to corroborate this date.

The alehouse records list six rooms and a cellar in 1753. If this is correct, it sheds doubt on his also owning the C17th building at this time. Such accommodation could easily be accommodated in the C18th building without using the C17th space as well. There is no evidence of a below ground cellar – however, as this term was often used to simply describe a store room it may be describing a space within the ground floor or a structure to the rear which is no longer in evidence. The earliest building map dates from 1879. This shows both a significantly sizeable building behind the C18th property, and a smaller extension to the West. Either could feasibly have been used as a store. New evidence has come to light of a map of the Poor Law Union dated 1857. This appears to show the C18th portion of construction being two parallel buildings running along Church St. The Eastern gable wall suggests an earlier formation without the deeper plan to the rear. This could suggest that the plan was symmetrical about central chimneys. There remains doubt as to when, if indeed later, the rear of the property was built up higher and a new overarching pitched roof added to form a single entity. The 1880 map is the next large scale map to show the entire C18th and C17th construction as one property, the Inn.

c) C19th – The 1857 Town Map shows a smaller building as a further extension to the West of the main property (possibly separately demised). However, this does not extend to fill the terrace with the next ‘cottage’. The 1898 map shows a further extension to the rear, and then side alleyway in this space. There is no evidence on



1880 Map



1898 Map

site that the current Western building has been extended itself. It is therefore most likely that this earlier property was at least substantially demolished, and a larger 'house' built to fully fill the terrace. Both the 1899 and 1919 maps appear to show the current configuration.

d) C20th The 1968 map is the first to show the plethora of contemporary extensions to the rear of the property – including a large single storey flat roofed masonry construction behind the bar, which is used as a beer cellar.

The Inn was the first recorded licensed premises in (old) Glossop. Located opposite the church, church warden accounts (to be verified) record that the church building workers were provided with ale from this establishment. The first map to denote the building as an Inn is the 1880 map. As distinct from a public house, and Inn was defined as a public house with rooms for travellers to stay. As the only pub within the vicinity when first established, it would have been ideally located for travellers coming by coach from further afield to sell their wares – or indeed attend events at the church. The property was also used by various societies and pivotal community groups. For example the bell ringing group and the turnpike road trustees (to be verified). It was also common for public houses in general to be used for the Quarter and Petty sessions, and other minor court sessions such as the recovery of small debts. It has clearly been a very important community venue in the past.

Internally, although a significant level of modification has taken place in recent years, there are still a series of historical characteristics of interest. The spaces are characterised by low ceilings and low window cills – often deep enough to form window seats. Step level changes occur at each phase of the construction. At the 1st floor a significant portion of one of the internal walls is an early timber panelled construction with a clerestory window over – affording light into the narrow corridor from the front spaces.

Assessment of significance

The significance of the Bulls Head Inn Building has been assessed on categories from Historic England's



Conservation Principles, 2008: evidential, historical, aesthetic and communal.

Evidential

(the potential of a place to yield evidence about past human activity).

As one of the earliest buildings built in Old Glossop, the property clearly has strong evidential value. It was the first public house, and certainly during its early years was pivotal to community life both within the Hamlet and initially as the only Inn within the vicinity serving travellers. Its historic development and the interconnection of these buildings gives us information about the evolution of both the settlement, and the licensed premises trade. With the exceptions of the modern extensions to the rear (stores and WCs), the property offers high evidential value.

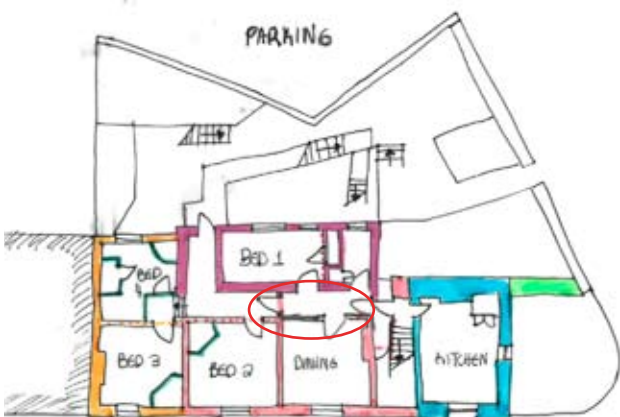
Although there have been some modifications to the C17th fabric, the majority remains intact externally and internally and is of high value. Behind contemporary interior decoration, there is clear evidence of the original window and door positions. Further opening up could confirm suggestions that the original fireplace remains within this part of the building.

At ground floor the beams and joists remain exposed, and the window seats are in-use albeit with contemporary panelling and seat lining. The window openings appear to remain unaltered, and one of the original doorways remains.

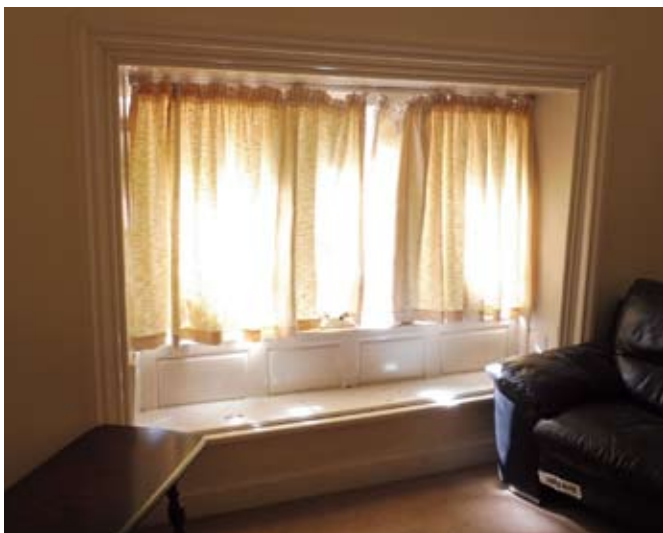
Externally, the C18th and C19th buildings also remain predominantly as originally built. Internally, further opening up of recent modernisations to add en-suites to the bedrooms will be required to determine the extent of historic features such as fire places and wall linings. Although the ground floor has undoubtedly undergone some changes – such as locking shut certain doors, as it is still used as an Inn, there is some value in the internal layout which may date from the C18th.

At 1st floor a timber framed internal dividing wall remains in relatively good condition, along with several original doors and doorways, and exposed beams to bedrooms 1 and 2.

The majority of the partitions at 2nd floor appear to be contemporary in nature, which has compromised the



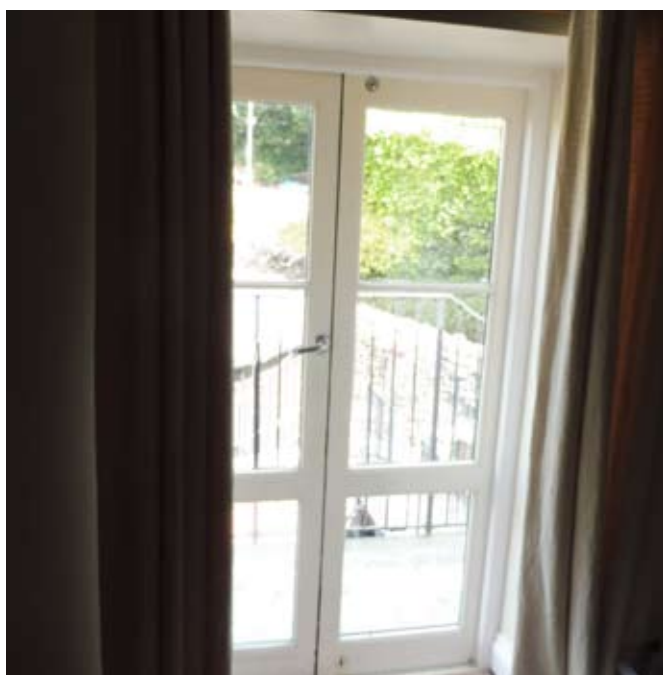
C18th Timber Framed Partition at 1st Floor - Highly Significant



C18th Windows with Window Seats - Highly Significant



Non-original Fixtures and Fittings - Low Significance



Non-original or Modified Windows and Doors - Low Significance

evidential value. However, behind these must remain some evidence of the former fireplaces or chimneybreasts, as these are still in use at the ground floor.

The kitchens are wholly contemporary and detract from the evidential value.

Historical

(the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.)

This building offers little value in this respect. In terms of its function, it offers little that is unique in terms of the construction, layout, or fixtures/fittings. What it does offer is the evolution of an Inn across several decades, which is manifest in the building as an entity rather than any specific element.

Aesthetic

(the ways in which people draw sensory and intellectual stimulation from a place.)

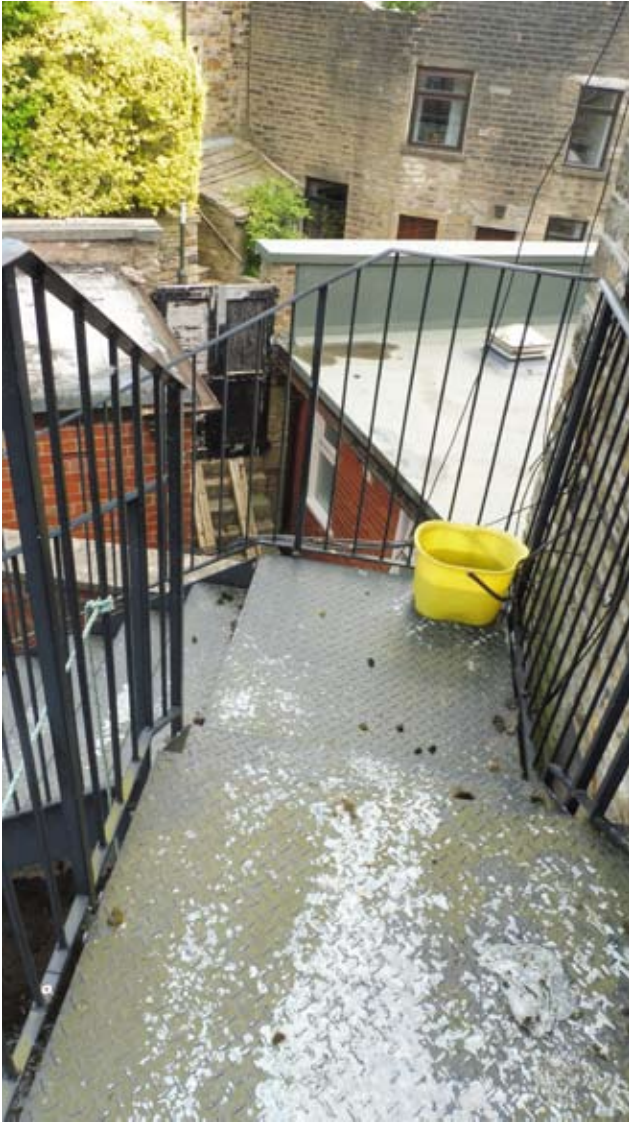
Although somewhat diminished by contemporary modifications, the exterior of the C17th building still offers high aesthetic value both as a stand-alone example of a C17th house of this scale, and as part of the wider context, which is characterised by decorative stone built properties such as this. The C18th and C19th additions offer a medium aesthetic value as part of the wider context – particularly as part of the Church Street terrace of properties.

Internally, some of the historic detailing is of lower value due to its poor quality craftsmanship (boarded ceilings). However, the majority of the joinery and any original fireplaces that are uncovered offer medium aesthetic value.

Communal

(the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory).

As an active Inn, it offers a medium communal value to the existing community. It is likely that several generations of local families have frequented the premises. However, the interior has changed significantly over time, and any notable collective events relating to the building seem to



Rear Extensions - Low Significance



C17th Chimney - Albeit Modified - High Significance

be in the distant past.

Elements of Significance:

Plan/Structure

High Significance

- At first floor, the majority of the layout can be considered to be as intended when first opened as an Inn.
- All the original door, window and fireplace positions fall into this category
- Staircase position.
- Internal window linings to form window seats.

Medium Significance

- Dating the current ground floor plan cannot be confirmed, however, given the continuity of use it seems likely that the current arrangement is very similar to that always in place.

Low Significance

- At 2nd floor we have little evidence to confirm the original layout – very little original detailing remains.
- Non original windows and doors to the rear elevation
- Kitchens and bathrooms
- Contemporary balustrades
- Rear extensions (WCs, decking, and stores).
- En-suite enclosures
- Stud walls (NB if careful removal reveal historic fabric, this status must be reassessed).

Windows and Doors

High Significance

- All original doors and window frames

Low Significance

- Contemporary modifications to rear elevations, and internal doors

Fixtures and Fittings

Medium Significance

- Ground floor partitions dividing bar areas. Some aspects date from C18th-C19th, however they have been severely modified and therefore their value compromised. (NB if careful removal reveals historic fabric, this status must be



C18th Fireplaces - High Significance



Ground Floor Partitions - Medium Significance due to position and elements of original fabric

reassessed).

--Fitted timber storage within the corner of the 1st floor kitchen

Low Significance

-WCs, kitchens,

-bar counter and storage shelves (NB if careful removal reveal historic fabric, this status must be reassessed).

-Contemporary wall panelling and seating

Finishes

Medium Significance -Ceiling boarding

Low Significance -Wall linings -Floor finishes

Sources:

Illustrated Handbook of Vernacular Architecture, Brunskill, R W ,1999

Houses and Cottages of Britain: Origins and Development of Traditional Buildings, Brunskill R W, 2000

Historical map data including the Glossop Town Plan, 1880.

History in a Pint Pot Two Hundred Years of History Told In A Pub Crawl Around Glossop, David Field, 1999.

UK census data 1841 – 1881. The Local: A History Of The English Pub, Paul Jennings, 2011.

Old Glossop Conservation Area Character Appraisal Supplementary Planning Document, High Peak Borough Council, 2006.

Victorian Pubs, Mark Girouard, 1975

Vernacular Architecture – An Illustrated Handbook, R W Brunskill, 2000