

**BASLOW AND BUBNELL**

**An Historical Comparison**

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# Baslow & Bubnell

## An Historical Comparison

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### Introduction

This paper describes the number of houses in Baslow and Bubnell from 1670 up to the present day. Most of the data was obtained by counting the buildings on a series of maps. These maps and the other sources are listed at the end. The figures are moderately reliable but there are many potential sources for error. Maps may have omitted buildings, and some buildings may have been for agricultural use only. Houses recorded as one may have been subdivided to house several families: Some are known to have been short terraces and are recorded as two or more houses. Outlying houses in the parish are included.

Both Baslow and Bubnell are old communities, named in Anglian times and appearing independently in the Domesday Book. Today Baslow is the main village, part of which is the hamlet of Bubnell. For the purpose of this paper, they are treated separately. Baslow is east of the river Derwent and includes a small area west of the river downstream from the old bridge. Bubnell is west of the river and mostly north of the bridge.

**BASLOW** has always been the larger community with much more rough ground and moorland. Bubnell is much smaller but has approximately the same area of good agricultural land.

The Duke of Rutland had been Lord of the Manor of Baslow for generations, owning most of village. However since at least 1700 there have been two areas of freehold, one around the Barbrook at Nether End, the other at Daisy Bank (approximately between the school and the village shop). Ownership of part of the land in the south of the parish passed to the Duke of Devonshire in two tranches, in 1824 and 1860. The Duke of Rutland sold all his remaining property in Baslow to individuals and developers in 1920

**BUBNELL** likewise belonged to the Duke of Rutland, until he sold it to the Duke of Devonshire in 1870. There were no freeholders until 1930. Apart from a few private dwellings, it remains Devonshire property today.

## 1. Baslow

### 1670 to 1800

Records of the Hearth Tax of 1670 list 46 houses in Baslow, 12 with more than one hearth. At the time Baslow was an agricultural village with a little millstone quarrying, lead smelting and coal mining. It was, and still is, a staging post on one of the busier routes between Bakewell & the west and Chesterfield & the east. There has never been any mills or similar large scale industrial activity in the village.

### 1800-1850

Between 1670 and 1800 the number of houses in Baslow had more than doubled to 116. The Rutland estate map of 1799 shows three well separated parts, Bridge End, Over End and Nether End each with about 35 houses. There were 10 more houses at Robin Hood and elsewhere outside the village.

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### **The Number of Houses in Baslow and Bubnell built and demolished since 1670**

	<b>BASLOW</b>			<b>BUBNELL</b>		
<b>Date</b>	<b>Built</b>	<b>Demolished</b>	<b>Houses</b>	<b>Built</b>	<b>Demolished</b>	<b>Houses</b>
<b>In 1670</b>			<b>46</b>			<b>18</b>
<b>1670-1799</b>	<b>70</b>	<b>?</b>	<b>116</b>	<b>0</b>	<b>?</b>	<b>18</b>
<b>1800-1849</b>	<b>48</b>	<b>20</b>	<b>144</b>	<b>1</b>	<b>0</b>	<b>19</b>
<b>1850-1879</b>	<b>17</b>	<b>7</b>	<b>154</b>	<b>2</b>	<b>6</b>	<b>15</b>
<b>1880-1899</b>	<b>12</b>	<b>5</b>	<b>161</b>	<b>2</b>	<b>5</b>	<b>12</b>
<b>1900-1919</b>	<b>25</b>	<b>2</b>	<b>184</b>	<b>0</b>	<b>1</b>	<b>11</b>
<b>1920- today</b>	<b>398</b>	<b>16</b>	<b>566</b>	<b>10</b>	<b>0</b>	<b>21</b>

Between 1800 and 1850, 48 new houses were built, most after 1824, pointing to active growth in the village. Nearly half were on freehold land, much of it released by the Duke of Rutland as a result the 1824 Enclosure Award.

Over the same period, and again mainly after 1824, 20 houses were demolished. Some were in Church Street between the main road and the church allowing the 1827 enlargement of the churchyard and realignment of the start of Church Lane (at the modern mini-roundabout).

1824 was the year the Duke of Devonshire acquired land east of the Barbrook which he developed as an extension to his park. Five houses, a malt house and many field boundaries were cleared in the process.

#### **1848**

At the time of the 1848 Tithe award, there were about 150 houses in Baslow. These included 6 inns, 12 farmhouses with over 20 acres of land, 11 larger houses, 2 flourmills, a tannery and the vicarage. These larger houses (in my personal assessment) were more substantial than the usual workers cottage.

#### **1850-1880**

Building activity continued after 1848. By 1880 there were 17 new houses and 2 other buildings. These included a new school and headmaster's house, new shops at Nether End, a beer-house, a bank and a Gas works with 3 cottages alongside.

Most of the building seems to have been for a specific purpose, such as tied cottages or for retail use. Only one of the new houses, on Eaton hill, was on a "green field" site and appeared to be for residential use only. There was also a major restoration of the church (and the telegraph arrived in the village).

Few houses were demolished: they including the old 1839 school near the church and two adjacent houses, allowing a further extension of the churchyard.

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### **1880-1920**

There was a major event in the village in 1880, the opening of the Hydropathic Establishment or Hydro: its extensive grounds covered much of the area between Eaton Hill and Bar Road. This massive hotel was a major attraction, putting Baslow on the tourist map. Unfortunately it failed in the 1930s and was demolished in 1936.

During this period new houses were being built at a rate of about one a year, some for local residents, some for incoming business men and professional people. Many were substantial buildings. The numbers included 3 terraces

- before 1900 the terrace at the top of Bar Road (4 houses)
- before 1910 The Green (4 houses)
- before 1920 Derwent View (12 houses).

### **1920 to today**

Baslow has more than doubled in size since 1920. At present there are 567 houses, a net increase of 378.

The first phase was in 1920 when the Duke of Rutland sold all his property in Baslow (and other villages). Many plots were developed for housing.

Soon after council houses were built in Bubnell Lane.

Further land was released when the Hydro and its grounds were sold in 1936 allowing houses to be built on Eaton hill, Bar Road, and Hydro Close. Eaton Drive followed later in the 1960s.

Church View Drive and Over Road, freehold land earmarked for houses a century earlier, was finally developed in the 1970s, closely followed by the estate off Over Lane which includes Royal Croft Drive

About a dozen houses are conversions of older outbuildings, mainly of the mill and the tannery in Calver Road.

Virtually nearly all the houses built since 1880 have been residential. The only exceptions are the Village Hall, Ashenfell Surgery and, for completeness, the small shop in Nether End Car Park.

Since 1920, 16 houses have gone. Included are a group of buildings at Nether End - the old Royal Hotel, a 3 story block with shops and a garage belonging to the Wheatsheaf: the latter survived as a petrol station until the 1980s. The rest were small cottages that "fell down" or were incorporated into new houses.

As a tourist village hotels are important. Four (excluding alehouses) were already present in 1800. Two more were built between 1848 & 1880 on private property at Nether End, and the Hydro hotel came in 1881. In the mid 1900s, two were demolished the Hydro and The Royal at Nether End and Baslow Hall was converted into a hotel.

### **Bubnell**

In the Hearth Tax of 1670 Bubnell had 18 houses, one of which was Bubnell Hall (with 11 hearths). At least two of the inhabitants of the hamlet were known to be

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entrepreneurs in the lead smelting business. Considering the acreage of farmland available, there must have been wealth amongst the small number of farmers.

Over the next 200 years, the total number of houses changed little, 18 in 1800, 19 in 1850 and 21 in 1870.

In 1800 there were still several “gentlemen” and business men in the hamlet. The Tithe award of 1848 records 5 farms over 80 acres but no shops and few craftsman – a small rich agricultural community. There were no freehold properties.

In 1870 the Duke of Devonshire took over the manor from the Duke of Rutland. He built a new farm, complete with a large farmhouse, modern buildings and a gamekeeper’s cottage. In the process two old farmhouses and two small cottages had to go. Over the next 30 years he pulled down all but two of the remaining workers cottages. It was totally reliant on Baslow for labour and services.

By 1900 there were 6 farmhouses, 3 larger houses including Bubnell Hall, the keepers cottage – and the two cottages.

Over the last 100 years, the number of active farms has been reduced to two. With 3 new houses and 2 outhouse conversions, there are now 16 houses in the hamlet. Five bungalows for the elderly were built in the 1960s increasing the total to 21.

### **General Comparison of Baslow and Bubnell**

At least in historic times Baslow has always been larger than Bubnell. While Bubnell has not changed since 1670, Baslow has increased vastly now being 20 times the size of its neighbour as shown in the table shown earlier in the article.

Figures for 1821, counting families rather than houses, show that Baslow still an agricultural community, but it had large number of tradesmen and craftsmen. Bubnell was totally agricultural.

#### **1821 Census**

	FAMILIES	
	BALSOW	BUBNELL
in agriculture	83	17
in trade	56	1
other	37	1
<b>Total</b>	<b>165</b>	<b>18</b>

In the mid 1800s Baslow became a tourist attraction confirmed by the building of the Hydro in 1880. Since that date, it had gradually become a residential village for commuters and the retired, with some farms and retailers and a few local craftsmen.

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### Sources

**1670 Hearth Tax** Of several returns, 1670 appears most complete. As it was a tax, to be avoided if possible, the numbers are likely to be an underestimate.

**1799 Estate Map** The Duke of Rutland was Lord of the Manor of both villages. An estate map shows houses and appears to be comprehensive.

**1824 The Enclosure Award and the “Exchange of Lands”**

The Enclosure Award lists existing freehold properties and created new ones. Maps detail the changes but unaffected areas are omitted.

In 1824 1860 and 1870 the Dukes of Rutland and Devonshire Exchanged Lands. Map and schedules detail houses and tenants.

The Tithe Award of 1848 gives a complete picture of all houses and tenants in both Baslow and Bubnell.

Ordnance Survey maps of 1879, 1898, 1920 show the positions of the houses.

In 1920 the Duke of Rutland sold all his remaining properties in Baslow. The sale schedule lists all the houses involved and their current tenants.

Today's maps including Google were used to identify the present houses.

Note. For easy of use, dates in the text have been rounded to the nearest 5.

I am grateful to the Trustees of Chatsworth Settlement to allow me use of their records

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