

EDENSOR
1760-1860

A CENTURY OF CHANGE

BY

HUGO READ



2. EDENSOR. Pen and wash. 1801. Victoria & Albert Museum

EDENSOR 1760 - 1860

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EDENSOR Bakewell Road & the Church
by John Constable
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by C.R.LESLIE

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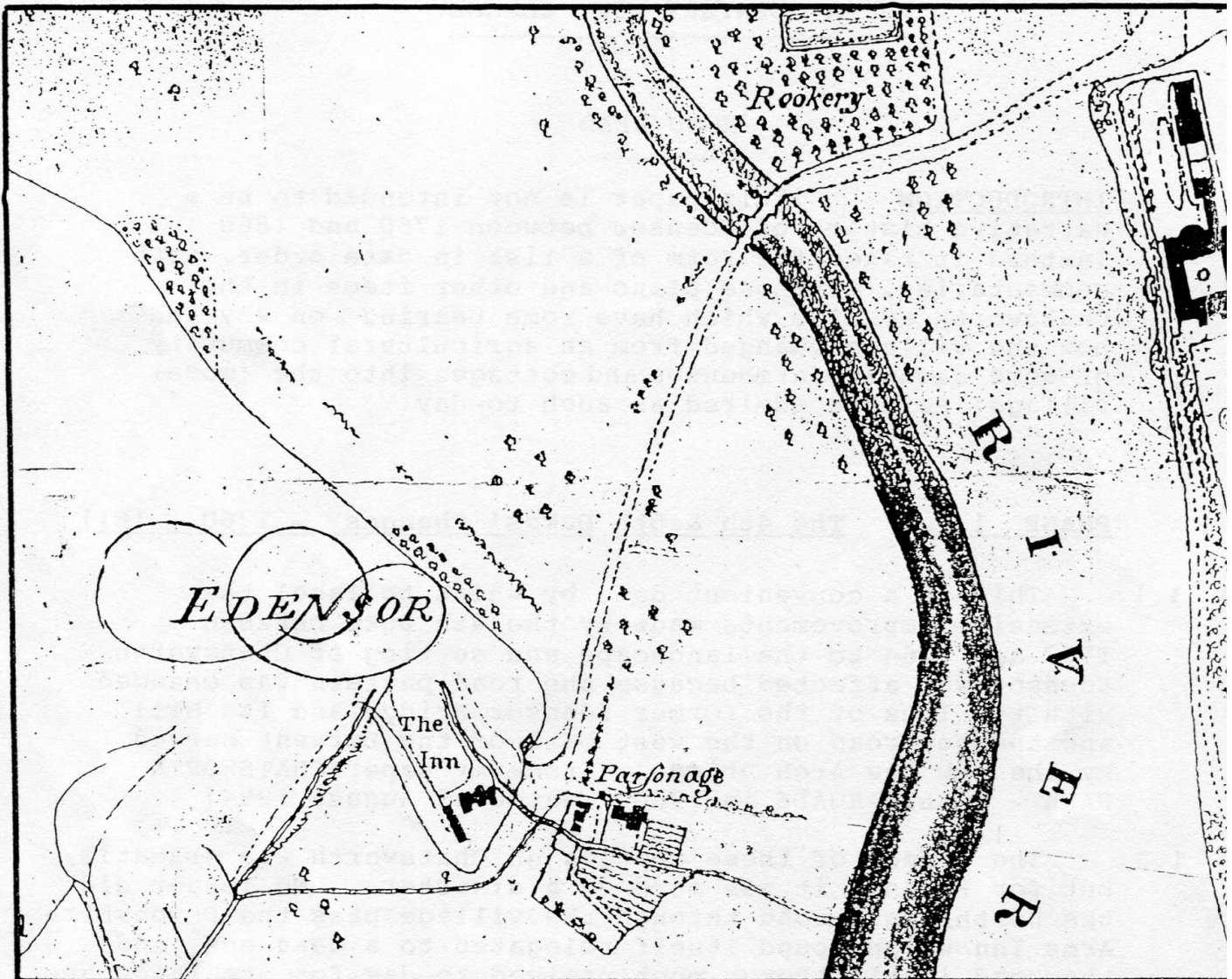
INTRODUCTION This paper is not intended to be a narrative history of Edensor between 1760 and 1860, Instead it takes the form of a list in date order, with commentaries, of those plans and other items in the Chatsworth archive which have some bearing on why and how the village changed from an agricultural community of some seventy farmhouses and cottages into the 'model village' so much admired as such to-day.

PHASE 1

The 4th & 5th Dukes' Changes - 1760 - 1811

- 1760 1.1. This is a convenient date by which to label the extensive improvements made by the 4th Duke between 1757 and 1764 to the landscape and setting of Chatsworth. Edensor was affected because the road pattern was changed with the loss of the former Edensor Bridge and its Mill and the new road on the west bank of the Derwent served by the new One-Arch Bridge. (see my paper "CHATSWORTH PARK - PUBLIC ROADS in 1760" dated 15 August 1994)
- 1.2. The effect of these changes on Chatsworth was dramatic, but for Edensor it was more of a disaster. No longer did the north/south road through the village pass the Devonshire Arms Inn which found itself relegated to a dead end, and the road itself though much praised to-day for its landscape value had in its original form two awkward hills to negotiate, the first by the side of the new Mill just north of the One-Arch Bridge. The second was the stiff climb up to the end of Jap Lane, itself a very awkward route of entry into the village. The re-routed road north out of the village done at the same time was however a great improvement, though it was left to the 6th Duke to alter it again some 70 years later.
- 1764 1.3. The 4th Duke dies leaving much to be completed by his successor. So far as Edensor was concerned, although the old Edensor Bridge and Mill had gone, the Parsonage still stood out on the flat and in full view of the House. A gable of this house appears in the c.1740 painting of the House and Edensor Bridge which hangs at the bottom of the West Stairs.

1773 1.4. G. Barker's "A PLAN OF CHATSWORTH PARK AND PLEASURE GROUNDS" was published. A small centre section is copied below and confirms that the Parsonage is still in view of the House, but that the new Chatsworth Bridge has replaced Edensor Bridge.



1777 1.5. The new Inn was built* on a site just outside the village on the new road north by Joseph Pickford, an architect/builder from Derby, and the tenant of the old inn Philip Melton was transferred there

1779 1.6. The old inn and also the old parsonage were knocked down and a new Parsonage, also by Joseph Pickford was built on a site just alongside that of the old inn, and was thus out of sight of Chatsworth. Unfortunately there are no plans of this, but the outline of the foundations shows clearly in aerial photos taken in the very dry summer of 1

Thus the view of the new west park from the House was finally cleared of obstructing buildings as the 4th Duke had intended, and the major Inn of the village was restored to a position on the main road through the village

*see my paper "The Edensor Inn 1777-1974 - A Short History" of July 1994

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1785 1.7. At about this time a surveyor was commissioned to make a new land survey of the Chatsworth Estate, probably the first in such detail since William Senior's surveys of 1617. This survey exists in the archives in two forms

First A large rolled plan mounted on linen showing the whole of the Chatsworth Estate from Baslow in the north to Beeley in the south, but unfortunately without Chatsworth House, the Gardens and the Old Park, the whole beautifully drawn from what was clearly a new and original land survey, with all parcels numbered and acreages written in. But though the survey details are obviously fully entered and complete, the plan itself is unfinished for there is no date, no signature, no title, no north point and no scale indicated - though from measurements it is clear the scale is 6 chains to one inch (1/4752)

Second A faded and discoloured 9" x 6" photograph of a "MAP OF EDENSOR TOWN 1785": the original map of which this is a photograph would appear to have been lost for many years. To make this photographed plan more usable I re-photographed it a few years ago and printed it out to the current Ordnance Survey scale of 25 ins to the mile (1/2500). Written in at the side of the plan is a schedule of some 100 parcels each with owner, tenant, description and acreage given, but unfortunately the 9' x 6' photo is very blurred at the edges and much of this data is unreadable. It is also unfortunate that the name of the surveyor above the word 'del' cannot be deciphered so we shall never know who he was, unless the original plan turns up one day.

1.8. Both versions are however so obviously drawn from the same survey measurements that the roll plan can be safely dated as 1785 also. I have therefore made a photocopy from the Edensor section of the roll plan - as this makes the 'cleanest' copy - and printed it out at double size to give a plan on A3 paper to a scale of 3 chains to the inch (1/2376 - sufficiently close to the '25 inch' OS for rough comparisons) and bound it into the back of this paper as **PLAN A**.

This plan therefore represents the state of the village as the 4th Duke would expect it to have been following all his other improvements, and forms a firm base from which to chart subsequent changes.

I have also added additional information:-

- a. Ownership other than the Duke's (from the particulars on the photo plan) are indicated in colour
- b. The boundary between Park and village in 1785
- c. Roads are coloured brown, also the by-pass, now the 'green track' between the south of the village and Sandys Turn which was constructed later to bring the road from the south right into the centre of the village, thus avoiding Jap Lane. The date of this 'green track' is unfortunately not known, but it was such an obvious improvement as soon as the inn was rebuilt in 1777, although it was not recorded on the 1785 plan, and must therefore be later. It seemed sensible to put in on Plan A,

1.9. Also shown on Plan A as existing in 1785 is a building the date of which is still uncertain. This became sometime in the 19c the Park Rangers House but started life as a drive-through Archway with supporting Lodges situated adjoining the newly routed road from the village to the north and designed therefore as a bypass to the new Chatsworth Bridge avoiding the village High Street. As such it could well have been designed by Paine as part of his work for the 4th Duke at the time (c.1760) and indeed there is apparently a brief and unidentified reference to a 'lodge' in Paine's papers.

1.9.2. Alternatively it could have been built to the design of Joseph Pickford in 1779. Pickford's biographer, Edward Saunders has found evidence in the Chatsworth papers that Hawksworth, the mason who worked on both the Inn and the new Parsonage helped eventually with a 'lodge' which could well be this building. Indeed Saunders has included it in his biography as 'attributable' to Pickford.

1.9.3. Whilst it would be nice to know who designed this Arch and when, the building presents a further mystery, for the best elevation faces Chatsworth, whereas one would expect it to face visitors approaching from the public road. It is unfortunate that all the detail of the portal of the original arch has been lost in the subsequent filling in to form the Park Rangers House as this might have offered some explanation of this apparent eccentricity.

1798 1.10. The 5th Duke purchased the freehold of the Cowley family which is coloured RED on Plan A. It is described in the conveyance as "a house now used as a public house in the name and sign of the TALBOT with brewhouse and yard occupied by Joseph Sellors" together with an orchard of not quite 3 acres and a small croft with stable adjoining

1.10.2 William Cowley who might well have been a descendent of a Cowley listed in William Senior's survey of 1617 died in 1763 aged 80 leaving all his property in Edensor to his son George, a victualler who is thus listed in the 1785 terrier as both owning and occupying what is now revealed as the TALBOT. George however never married and left the property to his natural daughter Priscilla Booth whose mother lived next door. Priscilla married a George Hutchinson who lodged at her house as well as renting the croft and stable, and therefore Hutchinson sold the property to the Duke and must have wanted to cash in on his wife's inheritance.

1.10.3 As well as a rough sketch plan which has allowed each item to be positively identified, the conveyance file contains a note that the orchard would allow the Duke to walk the clearly very inadequate road north at the point where it leaves the village centre. Clearly the TALBOT is the disreputable inn from the travellers tales revealed in Francis Thompson's History of Chatsworth (1949). It would be nice to know when it opened as an inn.

PHASE 2.

The 6th Duke's Changes - Part 1, 1811-1832

- 1811 2.1 With the succession of the 6th Duke at the age of 21 it is as well to remember that he had never known his grandfather who had been responsible fifty years previously for the massive changes at Chatsworth and the parallel changes in Edensor. As Francis Thompson implies in his History the young Duke thus took things as he found them without enquiring into their history. It is therefore interesting to add to the chronicle of Edensor some parallel activities on the estate generally so far as they appear to be relevant, and some extra items have thus been added in what follows.
- 1817 2.2 A new Agent was appointed, namely William Ashby Ashby
- 1818 2.3 Geoffrey Wyattville commissioned to prepare a scheme for improvement of Chatsworth House and its approaches
- 1819 2.4 Sydney Smithers appointed as Assistant Agent
- 1820 2.5 Wyattville reports and his plans are accepted. Work begins on the new North Wing for which a special Clerk of Works unit was established separate from normal estate work.
- 1821 2.6 The Lees' freeholds in Edensor were purchased from the son of Richard Lees to whom they had been left subject to a life tenancy of the house only in favour of his sister Mary. The land thus purchased has been coloured GREEN on **Plan A**, and was clearly for the purpose of enlarging the Park by the addition of the fields behind Daisy Bank and the Great and Little Crofts, known now to everyone as the Crobs. It is not known whether it was Lees' intention to sell, or whether the initiative came from the estate.
- 1823 2.7 The first note in the accounts of a demolition in Edensor and the tenants being moved to new cottages in Pilsley. Similar items now occur regularly over the next 20 years or so.
- 1826 2.7. Joseph Paxton appointed Head Gardener.
- Also an agreement signed by the Agent setting out terms for the surrender by Mary Lees, now Mrs Gilley, of the house [now the post office and adjoining cottage] on terms which are so generous as to suggest the estate required possession of the house very urgently. But the reason is not known, nor whether the offer was accepted,
- 1827 2.8 The Inn was enlarged by the addition of a 2-storey kitchen and staff block at the rear, and the porte-cochere was added to the facade, which was also stuccoed. This work was the first main item on the estate carried out by the Chatsworth (North Wing) Clerk of Works (see 2.5 above) The extension will have been to accommodate extra visitors to see the progress on the new wing.

1829 2.9 Extracts from the Duke's personal diary:-

Jan 17 Walked with Burgoyne [not identified] and talked about the roads

Jan 18 Ashby came and I ordered the road

Sept 25 All day fussing about my village and can see no daylight there

1830 2.10. A further extract from the Duke's diary

Oct 12 I went to Edensor Inn and finally settled road and everything with Mills [road engineer] and Ashby

1830-31 2.11 Two related items occur in the accounts over these two years, namely

2.11.1 Diversion of Edensor and Ashford Turnpike road from Edensor to Bowring Bank [identified by Ian Else as on the left of the road from Pilsley at the point where it takes a sharp turn right down to what is now Handley Bottom] £2054.16.0

2.11.2 Paid James Mills, Engineer, for surveying, setting out and superintending the road from Edensor to Bowring Bank, & extending reservoir [Swiss Lake] 84 days @ 3gns per day & expenses £386.5.0

1831 2.12. Further extracts from the Duke's diary:-

8 Jan My road progresses

4 April I like Mills' new road very much

5 April Walked to new Pilsley road with Mills

11 April Rode with Ashby. Settled walls and roads.

1831 2.13.1. The above new road is the present road to Pilsley and Baslow, known to all as The Cuttings where it cuts across and below the old road which it replaced (q.v. the plans in my paper "Roads in the Park in 1760").

2.13.2 In 1831 a Surveyor George Unwin was commissioned to make a new map of Chatsworth and the Estate, but unlike the survey of 1785 which was for management purposes, Unwin's was designed for the use of the Duke and his friends and is on a much smaller scale [3½ ins to 1 mile] on which whilst all boundaries, plantations etc are shown much of the finer detail of gardens and houses is missing.

2.13.3 The fold out PLAN B bound in at the back of this paper is adapted from a section of this new map but enlarged to twice the drawn size which makes the village just one quarter in size compared with the village on Plan A. It therefore shows the village in the wider setting of the Park and Chatsworth House and is important because for the first time on any plan appears the mysterious Avenue Plantations - aligned with the Cascade and of width equal to the west Front of the House - about which the archives appear to be singularly uninformative. But note that the boundaries of the fields through which the Avenue has been cut have been widened and planted as shelter belts to form paddocks.

2.13.4 Note road changes on Plan B compared with the 1785 Plan A, namely:-

- a. Entry to the village from the south via Jap Lane has disappeared to be replaced by what I have called the Green Track (see 1.8.c above) - coloured GREEN on Plan B
- b. A similar right turn off the road from the south appears just below the green track to link with the carriage way to the Chatsworth Bridge where it leaves the old High Street at the site of the 1760 Park Gate.
- c. A swing away from the direct road from the One-Arch Bridge to the Mill so as to ease the gradient appears - coloured BLUE on Plan B
- d. Mills' new road from the village to Bowring Bank beyond Pilsley - coloured RED on Plan B. - appears. But note there is no link from Mills' new road to the drive-through north lodge so that this was not apparently being used for its original purpose

Carriage roads still in use and not altered are coloured ORANGE for clarity

2.13.5 Plan B also discloses that all houses to the south of the old High Street have been demolished, including the new 1779 Parsonage, also that the lower third of all houses and buildings on the north side have been similarly demolished.

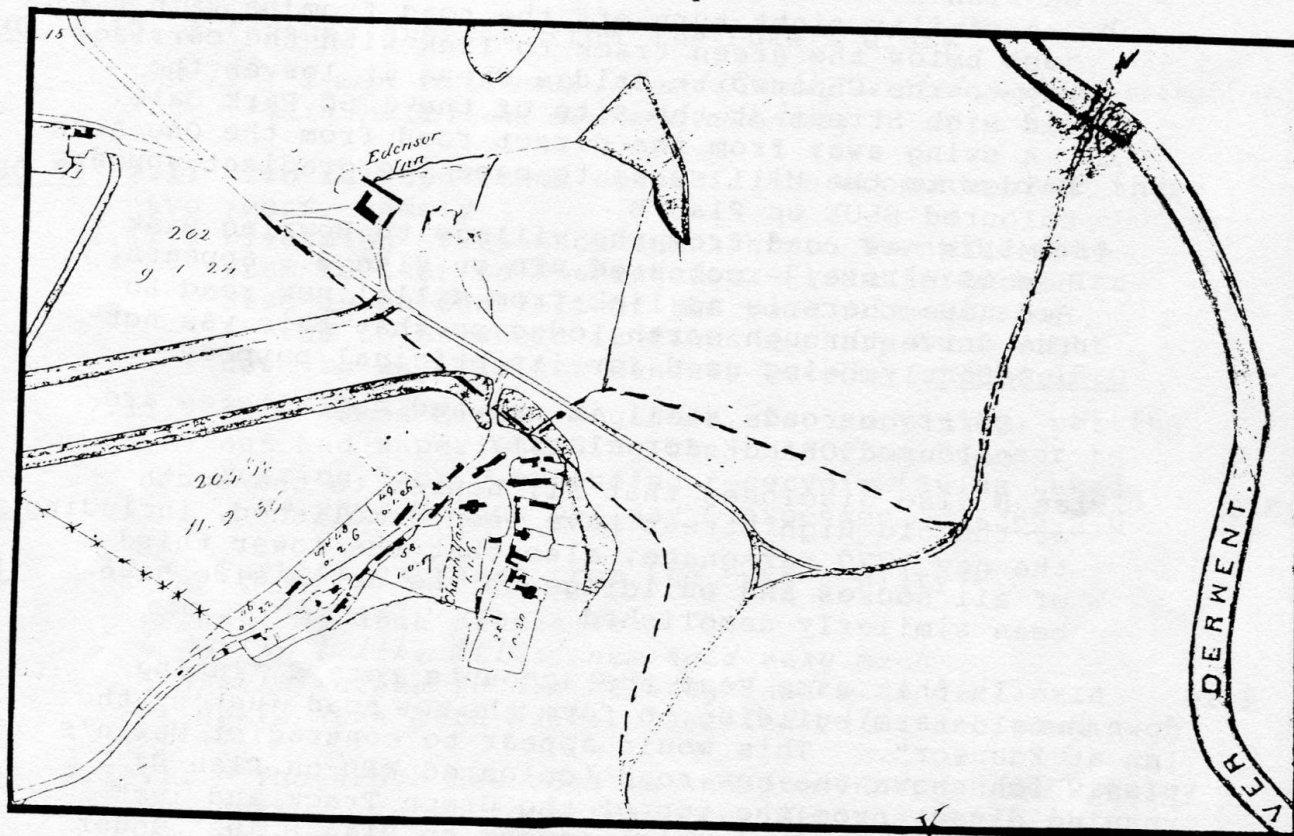
1831 2.14 Also in this same year the accounts record "Taking down the old farm building to form the new road just by the Inn at Edensor". This would appear to contradict Unwin's plan which shown the new road (coloured RED on Plan B) running direct from the top of the Green Track and just missing these buildings which appear on Plan B just under the "N" in Edensor (also clearly on Plan A)

The explanation must be that Unwin was commissioned perhaps a year or more before he produced his plan and had been told what changes it was intended to make. But then early in 1831 the idea of rerouting the first part of the new road just away from the village centre and continuing it back down to form what is now Sandys Turn would seem to have been a better solution. The effect of it was that the old High Street and also the 'green track' were no longer required, and even more important anyone approaching Chatsworth would completely avoid having to traverse the village.

1832
OR
1836 2.15.1. The first plan of this final road pattern does not appear until bound into a book of "Edensor Sketches" dated 1836, but none of the six or so sketches bears any date, so some may be earlier than 1836. A firm date for the present road from Sandys Turn cannot therefore be given, but remembering that the young Princess Victoria paid a formal visit to Chatsworth in late 1832, one can assume that all would have been made ready by then.

For record purposes one might therefore take 1832 as the end of the first part of the 6th Duke's improvements and the final sacrifice of the eastern part of the village.

2.15.2. The following plan shows very clearly how the rerouting to form Sandys Turn was the logical solution for the start of the Duke's new road to Pilsley. The plan is a montage from two of the sketches in the 1836 volume to which I have added in dashed lines the roads or suggested routes no longer required.



2.15.3 But the other and intriguing point to note from this plan is how the planting of trees and shrubs shown on both sides of the Avenue is carried round to screen the east face of the now reduced village, even to the extent of putting a twist in the new entry to it so that when the trees had grown up the village would not be seen from the road at all.


2.15.4 It seems to me that the Duke's first intention was to improve the approach to Chatsworth by cutting out having to traverse the village, but this meant losing part of the village so his tenants were given new houses in Pilsley for the most part and Beeley. Then so it would appear he wanted to hide what was left of the village. Thus the idea of making it into a showpiece instead falls naturally into a separate phase of changes (and the second part of the Duke's changes) which is chronicled in Phase 3 which follows.

NOTE In order to show the 1832 and 1785 situations in relation to each other, I have added to Plan A

1. The 1832 road lines in GREEN
2. The 1832 Park boundary in a heavy black dashed line (except for the churchyard boundary which came later)

PHASE 3 The 6th Duke's Changes Part 2 1832-1858

*"The Village of Edenson was new-modelled and
rebuilt between 1839 and 1841"*
6th Duke's Handbook 1844, p.113

- 1832 or 1836
- 3.1.1 It is probably as well to introduce **PLAN C** before resuming the listing of items from the archives. This **PLAN C** is based on a straight photocopy of another of the undated 'sketches' described in para 2.15.1. Being to a scale double that of Plan A it covers the new enclosed western section only of the village to be retained on the full size A3 sheet. Although the original is somewhat cut off at the right or eastern end it does confirm the apparent original intention to screen the village entirely from the new road to Pilsley from Sandys Turn.
- 3.1.2 The Plan confirms also from the accurate site dimensions that each house is indeed the same as that on Plan A of 1785 and I have accordingly inked in these former houses etc and given them the same numbers by which they are identified on Plan A, namely:-
- 19, 20, 24, 26, 27, 28, 43, 44(2houses),
45, 49, 51, 52, 53, 54, 55, 56, 57
59(2houses), 60, 62, 63, 64, 65.
- 3.1.3 The original sketch also indicates new buildings either built or contemplated (it does not indicate which is which) and these I have marked with cross hatching and a letter reference, They are:-
- A. Charlie Roose's present bungalow
 - B. The villa which carries the date 1839 and replaced No 46 on Plan A which was a small house and shoemakers shop,
 - C & D. The pair of semi-detached cottages which share a common front porch
 - E. The new farm bailiff's bungalow and the range of farm buildings for which Decimus Burton did the plans
 - F. Peter Day's present house, built sometime before 1841.
- 3.1.4 To complete the picture I have indicated the site of five other new houses or buildings which appeared in this enclosed village area before the Duke's death in 1858. These are marked with continuing letters (as in para 3.1.3) but using the symbol on the plan thus:-  They are:-
- G. The Lodge for the village
 - H. The new school which replaced what the Cowley conveyance papers of 1798 described as "The Charity School of the Duchess", plus the small house and workshop attached.
 - J The new house for the schoolmaster
 - K The ornamental Fountain
 - L "Norman House' to replace No, 49.

- 1833 3.2.1 Pulling down buildings in Edensor and carting away stone and rubbish
- 3.2.2. Paid William Blagden for improving the village of Edensor up Bakewell Lane
Paid John Hulley for levelling soil for new sunk fence at Edensor (query-old Vicarage garden) and for improvement of the village up Bakewell Lane including walling and widening (query - was this when house No.51 was lost, also No.44, the portion by the road)
- 1834 3.3. More references to new cottages at Pilsley
- 1835 3.4. Smithers succeeds Ashby as Agent - his first annual account being that for 1836.
- 1836 3.5.1. Work starts on the Great Conservatory. This was finished early in 1841 and commissioned in August of that year. (Note; this was by an entirely different labour force from normal estate work and under direction of Paxton).
- 3.5.2 Work starts on the new farm bailiff's single-storey house and the large range of farm buildings (item E on Plan C) to plans prepared by Decimus Burton. This work was completed in 1837 with the carving in December of the coronet and snake over the archway to the buildings.
- 1838 3.6.1 "Paid J.Robertson for 10 designs for cottages £10"
(for details of identity of Robertson see later)
- 3,6,2 a.Making templates for setting out cottages at Edensor
b.putting in foundations for Lodge cottages (i.e. the park lodges just below the inn).
c.Excavating for foundations and getting stone for Edensor cottages (note NOT lodges)
d.carpentry work for the Park lodges
e.making pattern for barge boards for Edensor cottages
- 1839 3.7.1. Various contract items namely:-
a. framing roofs for Edensor cottages
b. buying lead and painting at ditto
c. fixing cupboards and shelves at ditto
d. preparing and fixing roofs to bow windows at ditto
- 3.7.2. An important item noted in Dr.Chadwick's "The Works of Sir Joseph Paxton" 1961 at page 162, (which I missed)
"Dec 31 Pd John Walker for mason's work at the Parsonage, Gamekeeper's. Park Keeper's Lodge, cottages (6 named by tenant) in Edensor, the upper new cottage. the lower new cottage etc"
- 1840 3.8. Pd Charles Wildgoose for making and fixing park paling at the lodges at Edensor. This presumably for the park lodges, not Edensor lodge which was not yet built
- 1841 3.9.1 J, Robertson joined the staff at a salary of £150 p,a, and a plan by him of this year is for the stepped wall enclosing the new house at the lower end of Jap Lane (item F on Plan C which is shown as already built and occupied by Hemsley who was a building foremen.

3.9.2 Paid for masons's work at:-
 The School (item H on Plan C) £333.14.3½d
 The Masters house (item L on Plan C) £257.19.10½d

3.9.3 (not Edensor) Park House, Baslow built for Dr Condell the Duke's physician and completed in 1943. Robertson paid for the design and for superintending the construction £75.

1842 3.10.1 Installing a warm air apparatus at the Parsonage.

3.10.2 paid various tradesmen for the building of Edensor Lodge at a recorded cost of £479.16.6d - attributed to Robertson for the design (item G on Plan C)

3.10.3 The ornamental fountain facing the village green at the corner of Jap Lane built - item K on Plan C

1843 3.11 various payments made for walling, paling and gates at the entrance to the village

1844 3.12, Paid Vickers for the building of a gamekeepers house - per contract £1116.2.3d. The item makes it clear this is in Edensor, so the only possible house is Norman House (item L on Plan C) which replaced No. 49 which in 1785 was listed as a farmhouse and buildings. The somewhat high price compared with others quoted will be due to two factors - first the large yard at the rear, and second that being a contract all trades will have been included as well as contractor's profit..

Note This year represents the virtual end of what the Duke called the 'new-modelling' of Edensor. It was also the same year when Paxton was building his massive rockworks in the gardens and the beginning of the financial troubles of the estate due to the lavish spending. 1844 was also the year when Robertson left (at Michaelmas).

c.
 1848 3.13. Dunsa villa was built for Miss Thornhill on instructions of the Duke who according to a letter in the Markham papers returned the plans to Paxton with a request to enter on them the size of the rooms, It must thus be attributed to Paxton as emanating from his office. Also no payment for it appears in the estate accounts so that the Duke must have paid for it personally. Payments for later additions etc do however appear in the estate accounts. especially after Miss Thornhill's death when the villa was occupied by other tenants or employees.

1849 3.14. Smithers is moved to the Buxton Estate to succeed Philip Heacock who had died. He thus surrendered the Chatsworth Collection to which Paxton was appointed, and to which the Ashford Collection was also added two years later.

1855 3.15. Another sketch plan of Edensor but of this date shows that no changes had taken place in the buildings in the village since 1844. I have not reproduced this plan as each parcel shows a new number related to a new terrier

and different from the numbers on Plans A & C, which would only cause confusion. Instead I have chosen to illustrate the post 1844-position a much later plan because so little change had taken place. This Plan D is an enlarged copy of the first "25" Ordnance Survey copied at 1/1250 so as to be roughly comparable with Plan C. As it shows all the usual OS detail it gives a mature picture of the landscape which Paxton created. The only changes of moment from the post-1844 position are:-

- a. the church plan is of the new building dating from 1867 (consecrated in 1870)
- b. the Avenue Plantation has entirely disappeared (it was still there in the sketch plan of 1855)
- c. Decimus Burton's bungalow for the farm bailiff(1837) is in process of rebuilding as Edensor House to be the home of the Agent John Cottingham who succeeded Paxton in 1858.
- d. The house of Capt Barker on Jap Lane has been replaced by the present terrace of three cottages dating so it would seem from 1868.

1858 3.16 Death of the 6th Duke. Paxton resigns.

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This a linking paragraph to introduce two further Sections which it seems this paper needs as a final commentary on the listing of items from the archives.

They are:-

SECTION 4 THE NEW EDENSOR - WHOSE IDEA WAS IT?

SECTION 5 INVENTORY OF THE MAIN BUILDINGS

In Section 5 I am taking the opportunity of listing subsequent changes including those which took place during my time as agent between 1955 and 1973,

SECTION 4

THE NEW EDENSOR - WHOSE IDEA WAS IT?

- 4.1 It has generally been accepted, and indeed the 6th Duke implies but without stating as a fact that making Edensor into a model village was the inspiration and work of Paxton. I am indeed quite sure that it was Paxton who first saw the possibility of 'new-modelling' the houses and generally opening up to view what had hitherto been thought of as a reduced size village screened from view from an extended park. For the records show that this opening up was but the final stage in a process of emparking the lower section of the village which had started in 1823, two years before Paxton came to Chatsworth as head gardener.
- 4.2 I cannot believe that the Duke and his visitors could ever have been happy at having to traverse the lower end of the village street in order to get to the Chatsworth Bridge. Indeed they must have wondered why there was no lodge with a porter at the park gate at the bottom of the street or why the Parsonage had been built at such a dead end. For indeed it must surely have been obvious that the solution was to empark this lower section of the village, which was of course the reason for rehousing the displaced tenants in new houses in Pilsley and elsewhere. Unwin's plan of 1831 (Plan B) shows that some three quarters of the lower houses had by then disappeared, including Pickford's Parsonage of 1779.
- 4.3 But by 1827 an extension to the Inn had become necessary to accommodate the extra visitors coming to view the new North Wing and two years later the widening and improvement of the road from the Inn through the village became an urgent necessity. This was to be combined with a general improvement of the whole road north to Baslow and Pilsley for which a road engineer Mills was commissioned to design what is now known as the Cuttings and to oversee its construction. This road as Unwin's plan shows was designed to start in the centre of the village where what I have called the green track (the Jap Lane bypass) ended.
- 4.4 With this new road under construction, someone then had the bright idea of realigning its southern end so as to start at a new three-road junction now known as Sandys Turn and thus bypass the reduced-size village altogether. This as the plan in para 2.15.2 on page 8 shows made both the lower end of the old high street and the green track redundant. Moreover the village was linked to this realigned road at a point some 50 yards north of there the green track ended and thus allowed a cluster of old houses to be knocked down to form what is now the village green, a new feature which Paxton certainly exploited in his later 'new-modelling'.

- 4.5 I think it must have been the Duke's idea to empark the lower section of Edensor and his purchase of Lees' land in 1821 must have had this in view. But it would be interesting to know who had the bright idea of laying out Sandys Turn as part of the new road pattern. Was it perhaps the Duke's solution to his village problems which he records in his diary in the autumn of 1829 in which case the credit goes to him. Or was it perhaps the eye of the engineer Mills who saw the simplification resulting from the realignment and advised its adoption. Or was it Wyattville who saw the need for a sensible positioning of a new park gate which this realignment facilitated and who left designs for the two lodges in dissimilar styles, which may in their turn have given Paxton the idea for his varied styles in his later 1838 'new-modelling' of the village houses.
- 4.6 I do not think the bright idea was Paxton's, but if the Avenue Plantation was his brainchild, as it might well have been, for he had been given the added responsibility of looking after the woods in 1829, then he must have been pleased when Wyattville's siting of the new Park Gate left him just enough space for the start of the Avenue within the Park at a point where it could be not only the width of the West Front of Chatsworth but could be aligned on the Cascade - a form of vista which was also a folly and would have appealed to him with his eye for landscape.
- 4.7 The dramatic change to a village which visitors would be encouraged to visit and admire is signalled in the accounts by the payment in September 1838 of £10 to J. Robertson for 10 designs for cottages (para 3.6.1). We are indebted to Dr. Chadwick (para 3.7.2) for having first identified Robertson as an architectural draughtsman employed since 1829 by J.C. Loudon the well known gardener and landscape architect. Paxton knew Loudon well through their rival horticultural magazines and will have met Robertson on his visits to Loudon's headquarters at Bayswater and will have seen some of his work in the illustrations to Loudon's "Encyclopaedia of Cottage Farm and Villa Architecture" first published in 1833.
- 4.8 I am much indebted to Lawrence Udall for allowing me to study and take extracts from his copy of the 2nd edition of this massive work published in 1846 with an extensive supplement by Loudon's widow. Two of Robertson's 50 or so designs for cottages and small villas in this Encyclopaedia are reproduced on the following page 14a together with some of the convoluted detail which was becoming the fashion for rural estates and the whole effect must have been just what Paxton was looking for in his transformation of Edensor,
- 4.9 However in 1838 Robertson was still in Loudon's employ and so it would seem that Paxton might have invited Robertson to Chatsworth to see the buildings Paxton wanted to 're-model'. If so these 10 designs could not have been much more than preliminary sketches, if only because of the modest fee, but could nevertheless be shown to the Duke to get his general approval. They must however have been sufficient in content

Copy extracts from

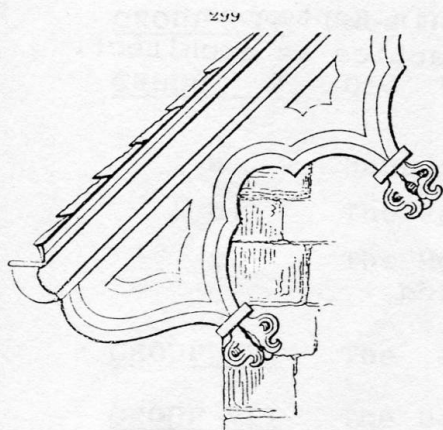
ENCYCLOPAEDIA OF COTTAGE FARM AND VILLA ARCHITECTURE

By J. C. Loudon (1833) 2nd Edition with a supplement 1846

John Robertson's entry
in the List of
Contributors

Sundry details of
verges, barge-
boards, balconies
etc

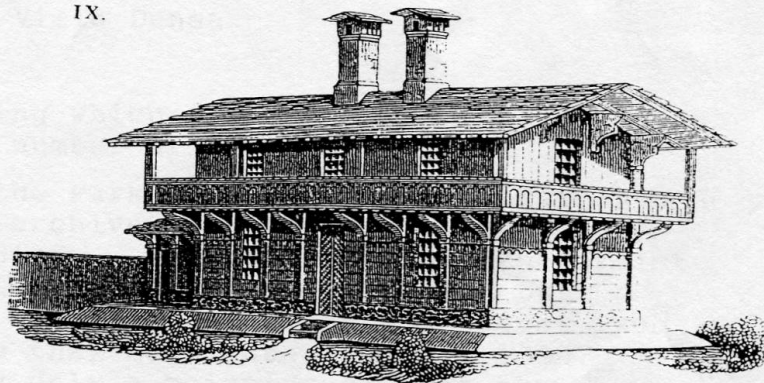
Robertson, John, Esq., Architect, Bayswater, near London. Design V. p. 30; VII. p. 35; VIII. p. 45; IX. p. 46; X. p. 49; XI. p. 50; XII. p. 55; XIII. p. 56; XIV. p. 61; XV. p. 62; XVII. p. 70; XVIII. p. 75; XIX. p. 76; XXIII. p. 90; XXIV. p. 95; XXV. p. 96; XXXI. p. 99; XXXVII. p. 100; XXXVIII. p. 103; XXX. p. 109; XXXI. p. 110; XXXIII. p. 133; XXXIV. p. 134; XXXV. p. 134; XXXVII. p. 134; XXXVIII. p. 134; XXXIX. p. 140; XLII. p. 159; XLIV. p. 163; XLV. p. 166; XLVI. p. 169; XLVII. p. 170; XLVIII. p. 173; XLIX. p. 174; L. p. 177; LVI. p. 183; LVII. p. 193; LVIII. p. 194; LX. p. 194; LXI. p. 204; LXVIII. p. 199; LXV. p. 203; LXVI. p. 204; LXVIII. p. 210; LXXII. p. 217; LXXIII. p. 225; IX. p. 646; L. p. 678; VIII. p. 693; figs. 1323 to 1326, and figs. 1348 to 1350. In general, all the explanatory diagrams, and all the Designs made from our suggestions, were drawn by Mr. Robertson, who has been in our office, as Architectural Draughtsman, since March, 1829.



Examples of Robertson's designs

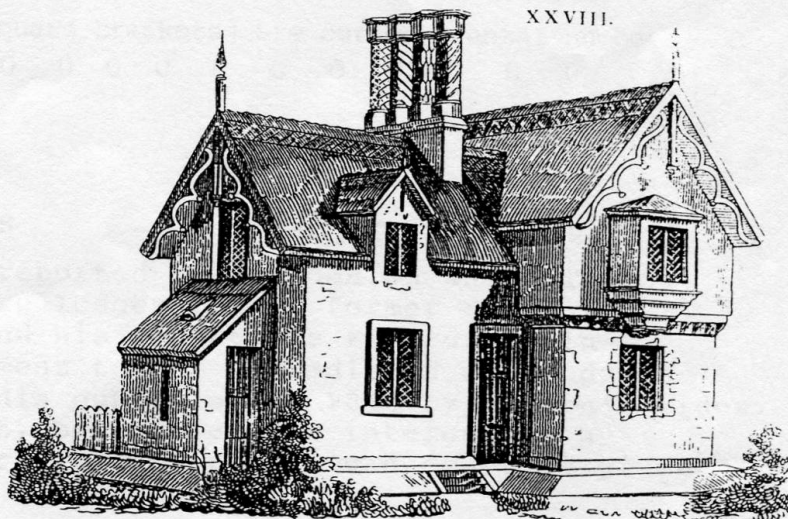
A 4-bedroom house
in the Swiss Style

IX.



A 2-bedroom cottage

XXVIII.



for Paxton to indicate to his tradesmen what was wanted, for the account entries for barge boards and the like make it clear that the work of re-modelling started immediately. Thus it may be more than just a coincidence that the number of houses to receive the 'Paxton treatment' also number about ten.

- 4.10. In 1841 Robertson came to Chatsworth on a salary of £150 pa which must have been in the nature of a retainer for he was also paid for other work such as Dr. Condell's house (para 3.9.3). During his time at Chatsworth Robertson dealt with the finishing touches to Paxton's inspiration including designs for Edensor Lodge, the rebuilt School, the Masters house, the Gamekeepers house and the Fountain. He left in September 1844 to return to Bayswater to set up in practice as architect.

SECTION 5INVENTORY OF THE MAIN BUILDINGS

The houses in Edensor fall naturally into groups, thus

- GROUP I The two Park Lodges and Edensor Lodge
- GROUP II Decimus Burton's Farm Buildings and
 the Farm Bailiff's House
- GROUP III The School and the Master's House
- GROUP IV **New** Houses up Bakewell Lane, north side
- GROUP V **Old** Houses 'New-modelled' by Paxton
 (in three sub-groups)
- a. Houses up Bakewell Lane, south side
- b. The Facing Houses 'below' the Church
- c. The Houses facing the Green and at the
 bottom of Jap Lane, also the Fountain
- GROUP VI **The** Jap Lane Houses
- GROUP VII The Detached Villa Dunsa

Note 1. In the listing which follows each house is given
 the reference number or letter on plan C

Note 2. Except for the Park Lodges, the illustrations are
 copies in the archives of sketches by the
 artist E. Sedding. The story is that the artist
 made them whilst on holiday in Edensor, but
 unfortunately they are not dated. However from
 other evidence they must date from pre-1860.
 It is probably only a coincidence that the
 first master and mistress appointed to the
 new school and occupiers of the masters house
 were also called R & P Sedding and their
 joint salary in 1842 was £120.

Note 3. Numbers in [square brackets] are current rental numbers
 0 0 0 0 0 0 0 0 0 0 0 0 0 0

GROUP ITHE TWO PARK LODGES

[65406 & 65424]

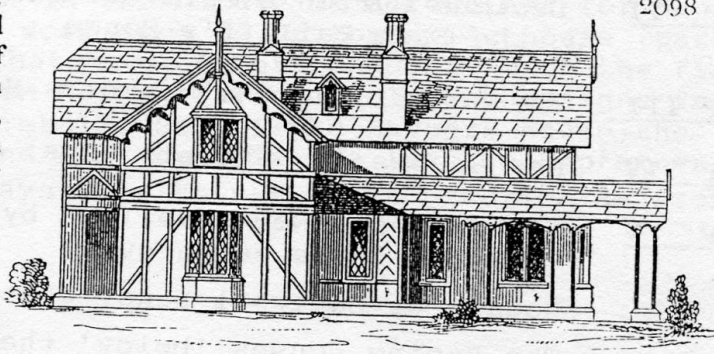
Robertson reported on the design and building
of these two lodges to his former chief
in 1842, and his report was reproduced in
the Supplement to the 2nd edition of Loudon's
Encyclopaedia published in 1846 by Loudon's widow.
This report, because of its interest as a
contemporary record of what was done, is given
verbatim.

Design X.—*The Edensor Gate-Lodges and Gates at Chatsworth.* By the late Sir Jeffry Wyattville, Architect. The Description by John Robertson, Esq., Architect, Chatsworth.

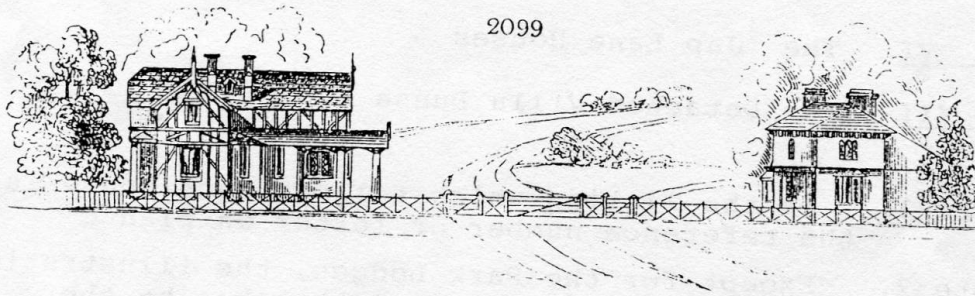
The elevation of one of the lodges is shown in fig. 2098., and of both, together with the gates, in fig. 2099. The ground plans are shown in figs. 2100. and 2101.

2300. *Description.* Fig. 2100. is the plan of an old English lodge, built of bricks and timber, as shown in fig. 2098. In this plan, *a* is a covered way or open porch; *b*, porch; *c*, lobby or inner porch; *d*, parlour; *e*, stairs; *f*, pantry; *g*, another pantry; *h*, a recess from the living-room; *i*, *k*, kitchen; *l*, privies; *m*, shed round the piggeries; *n*,

yard; *o*, gate to yard. Two families live in this house, which accounts for the two pantries, and the parlour *d* is converted into a living-room.

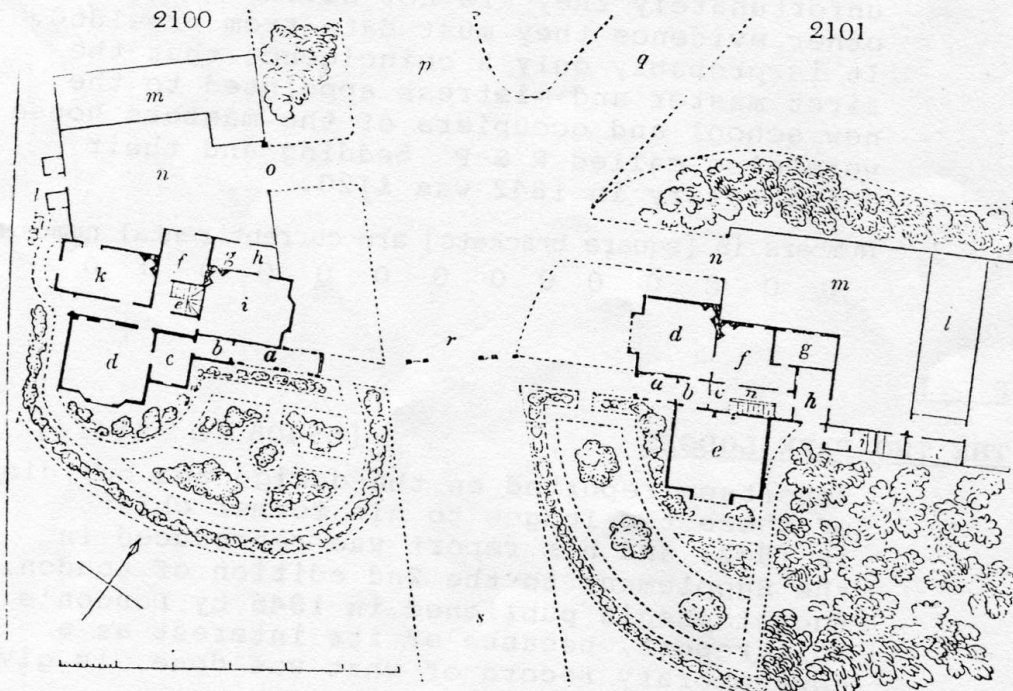


2098



2099

Fig. 2101. is an Italian lodge, shown in the right side of fig. 2099., built of stone: *a* is the entrance-porch, open; *b*, porch; *c*, lobby and staircase; *d*, living-room; *e*,



2100

2101

Group I (cont)

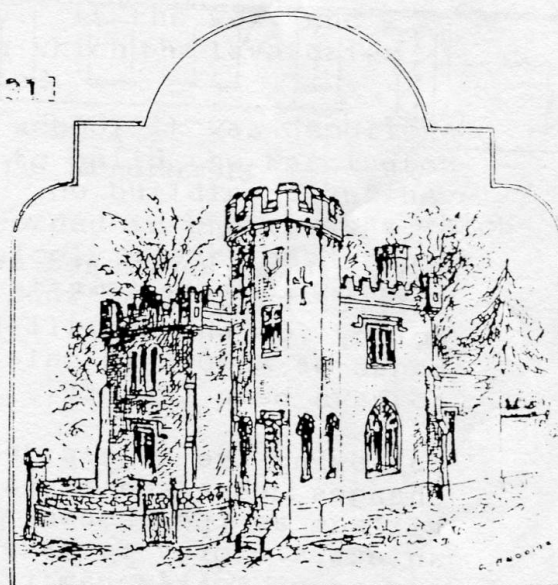
parlour; *f*, kitchen; *g*, pantry; *h*, lobby and back-door; *i*, covered way to privy, *k*; *l*, shed including pigsties; *m*, yard; *n*, gate to yard; *p*, road leading to Pilsley and Bake-well; *q*, road to Edensor Inn; *r*, gate; *s*, road to Edensor and Chatsworth. Both houses have chambers over the lower rooms.

2301. *Remarks.* These lodges were both built from designs by the late Sir J. Wyatt: they were finished in October, 1839. They have no merit in an architectural point of view; but the one is historically interesting, as showing the kind of building which was formerly constructed of timber framing filled in with bricks, in no very scientific manner; and the other is a specimen of what, twenty years ago, was reckoned the Italian manner. Such, however, is the grandeur of the scenery where they are placed, and to which the road leads, that these lodges escape critical notice. "There are two handsome lodges at the Baslow entrance to the park, nearly completed. They are also from designs by the late Sir Jeffry. They are built of beautiful rubbed or polished stone in the modern Italian style. Two are likewise to be built at the Beely entrance. These lodges were the last productions of Sir Jeffry for Chatsworth. An entrance-lodge to the village of Edensor is now being built in the castellated style: it is one of mine. — *J. R. Chatsworth, March 15. 1842.*"

Note the reference in the last paragraph of the above Report to the Baslow Lodges and also those planned for Beeley. These latter were not built though the plans are in the archives. The present Blue Lodge at the south entrance to the Park dates from 1860 and was probably by Stokes, Paxton's son-in-law.

THE EDENSOR LODGE (ref G) [65421]

Robertson's report on the Park Lodges confirms that this Lodge in a castellated style was by Robertson himself. It remains substantially as built. It is now occupied by Lawrence Udall who allowed me to see his copy of Loudon's Encyclopaedia. According to Plan D dated 1867, it was at that time the village post office.



GROUP II

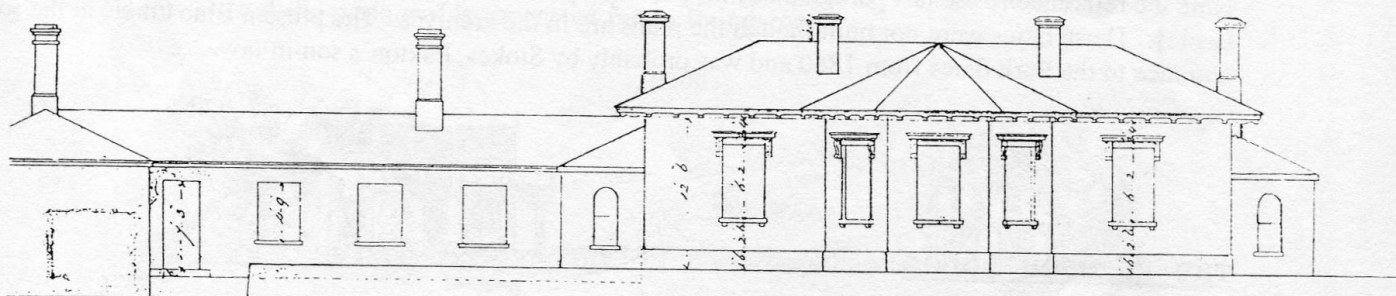
DECIMUS BURTON'S FARM BUILDINGS and the FARM
BAILIFF'S HOUSE (ref E) [65302 etc]

Other than the plans dated 1836, there is no indication why Burton should have been chosen for this commission, which appears to be his only one in Edensor — unless he had something to do with the Group IV houses A to D (see below).

Group II cont

Burton in the same year was helping Paxton with the foundations for the Great Stove so that it might have been Paxton who suggested Burton for the Edensor farm buildings and house; indeed it could have been that Paxton was involved in their siting as part of his new Avenue Plantation (if it was his brainchild - para 4.6)

Whatever the reason for his involvement, Burton produced a very neat solution in the form of a large yard protected by a U shaped range of buildings, chamfered at the corners and with the straight sides each 200 feet long. The range is for the most part double storey with fodder over and approached at the east end opposite the new entrance to the village from the park through an archway bearing a coronet and snake carved in stone... On the axis of the yard at the west end he placed an elegant single-storey farm house of some 50 feet width and featuring 5 large hooded windows of which the centre three project forward to form a 3-panel bay.



Elevation of Offices & House (Burton's drawing - reduced)

This group functioned as planned with a resident farm bailiff until 1853 when there must have been a change of policy for the bailiff Benjamin Swaffield left with a special bonus of £500 (his salary had been £150 pa) and the land seems to have been let off.

Following the Duke's death in 1858 this group has had more changes in use and appearance than anything else in the village as the house was substantially enlarged with an extra storey to make what is now Edensor House for the new agent Cottingham (£2180 spent in years 1859-61). The detail of the order of work done is not apparent from the accounts and indeed costs continued over quite a few years, and included the wall now forming the garden end, the demolition of the western ends of the long sides of the U and the opening of a new drive to the front door of the house at its north side by breaking through the Avenue Plantation on its south side as shown on Plan D.

The story as told to me was that the buildings continued to be used as draught horse stables until 1910 when, with the building of the Stud Farm at Pilsley they were converted to the estate office which had been hitherto in what is now the cottage of Edensor House. And finally in 1958 when I moved the office to what had been the original inn, they became the 11 Cavendish flats for pensioners.

GROUP IIITHE SCHOOL AND THE MASTER'S HOUSE (refs H & J)

This group dates from 1841, and with the Lodge built in the following year represents almost the last items in the new-modelling and landscaping of the lower part of the village around the newly-created village green.

THE SCHOOL

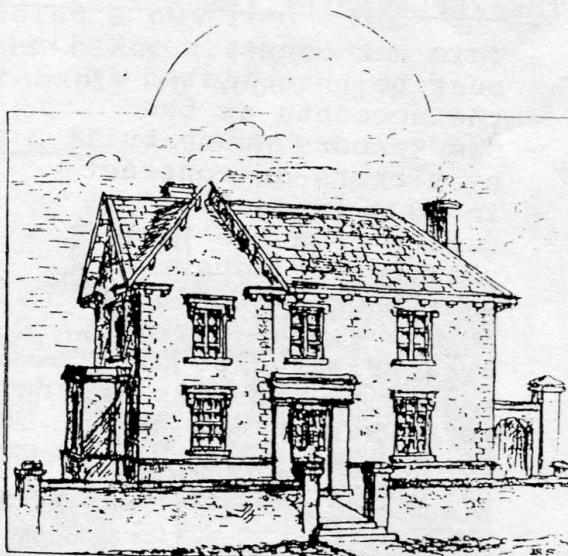
The site plan is clearly shown on Plan D. It is larger than that of the old school which thus had to be demolished, together with the adjoining cottage and workshop, before it could be built on the same site. In appearance it was almost the same as one of the three village schools illustrated in Loudon's Encyclopaedia, and as Robertson was by then resident at Chatsworth, its final design must clearly be attributed to him. The main school was roughly a double cube with an upper level of opening windows as well as a lower range. The roof was of low pitch and hipped with a large bracketted eaves overhang all round. There was a neat porch at the east end and the roof featured two identical belfreys, that to the west doing duty as the chimney. At the west end a wall concealed an open yard in which the lavatories and fuel stores etc were located.

Being no longer required as a school it was demolished in 1950 and the stone re-used to build the Hartington Memorial cottages at Pilsley. No building plans have been found, but it is well recorded in photographs which indicate a well detailed and nicely proportioned though chunky building which made no attempt to disguise its function.

THE MASTER'S HOUSE [65438]

This pleasant double-fronted villa is also almost certainly by Robertson, though Paxton may have had some say in the choice of style.

It is exceptionally well sited in the new village landscape and remains to-day as built. It is at present occupied by Denis Hopkins, retired Head Gardener.



GROUP IV

NEW HOUSES UP BAKEWELL LANE (North Side)

THE BUNGALOW

Ref A

[65416]

Built on the rising ground above the lane, this new house needed an approach dug out of the hill to the west. It remains substantially as built except for additional offices to the north. It is shown as planned on the original from which Plan C is made and will therefore date from some-time during the 1830's

THE VILLA DATED 1839

Ref B

[65445]

Except for additions at the rear this new house also remains as built. It replaced a group of three small houses (ref 46 on Plans A & C) (& see para 3.1.3)

THE PAIR OF SEMI-DETACHED COTTAGES

Ref C & D

[65411, 65405]

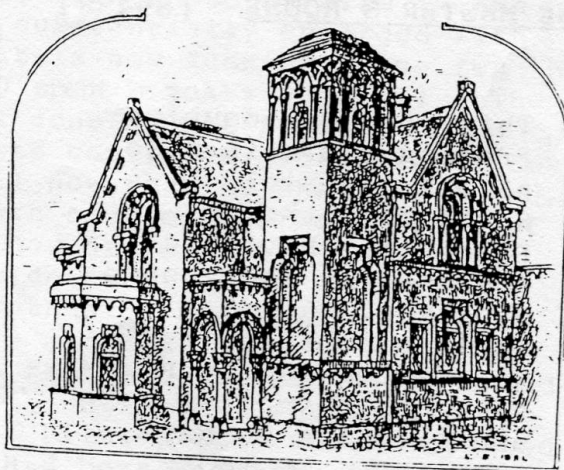
This pair of cottages with the unusual shared front porch would seem to have been quite small when built as there have been substantial additions at the rear to both. As with the above two items the site plan is shown as contemplated on the original of Plan C, but the date of building does not seem to appear from the accounts.

Who designed the above group is a mystery. Decimus Burton was working in Edensor at the relevant time (1836) and might have done the plans, More likely it was Wyattville who left the two plans for the dissimilar park lodges and might have designed this dissimilar trio also. I think it is unlikely to have been Paxton though he might have suggested the two new sites. It is of course too early for Robertson.

THE REPLACEMENT FOR Ref 49 now L

[65305]

This new house, now called Norman House must be that listed in the accounts as the Gamekeepers House built by Vickers on contract in 1844 (para 3.12) Dating from the last year before Robertson went back to London, it can almost certainly be attributed to him, though as with his other work, Paxton may have influenced the style.



GROUP V

OLD HOUSES 'NEW-MODELLED' by PAXTON

This group of 13 houses all dating from 1785 or earlier consists of 7 detached houses and three pairs of semidetached, which if counted as units, makes with the 7 detached a total of just 10 units to be new-modelled by Paxton starting in 1838 and using as I have suggested as models from which to work the 'designs for 10 cottages' for which Robertson was paid in that year.

Happily Sedding chose five of the most interesting results as subjects for his sketches, so it is possible to see how far Paxton's work has survived.

This whole group divides conveniently into three sub-groups:-

SUB-GROUP Va

HOUSES UP BAKEWELL LANE (South Side)

HOUSES Ref 44 (2) [65432]

These original two houses are to be seen in the foreground of Constable's pen and wash drawing of Edensor in 1801 reproduced on the frontispiece to this paper. It would seem that by 1838 the larger building on the roadside had been demolished and that Paxton had added an extra bay to the smaller building facing down the hill, building over the culverted stream in the process, and leaving a trap in the floor as a convenient 'drain'!. The facade is decorated with an armorial shield. In the 1960's an extra (third) bay was added in matching style so as to enlarge the house.

THE DAISY BANK BUNGALOW Ref 45 [65430]

It seems the new-modelling took the form of rebuilding the facade and adding a new roof, for the back walls seem to be much older. The extra room was added at the west end probably in about 1860-70

THE DAISY BANK HOUSES Ref 52 & 53 [65433 & 65435]

As with the bungalow it seems as if a new facade was built on to the old back walls and the elaborate new roof added. Externally this unit remains as originally altered



SUB-GROUP Va cont

THE COTTAGE Ref 54

[65413]

This would seem to have had a new roof to which elaborate barge boards were added. The facade looks as though it was rendered at this time, but what appears to be a stone string course at first floor level turns out to be a painted timber implant.

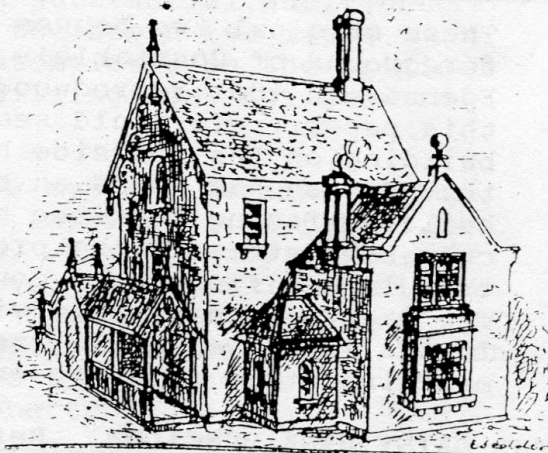
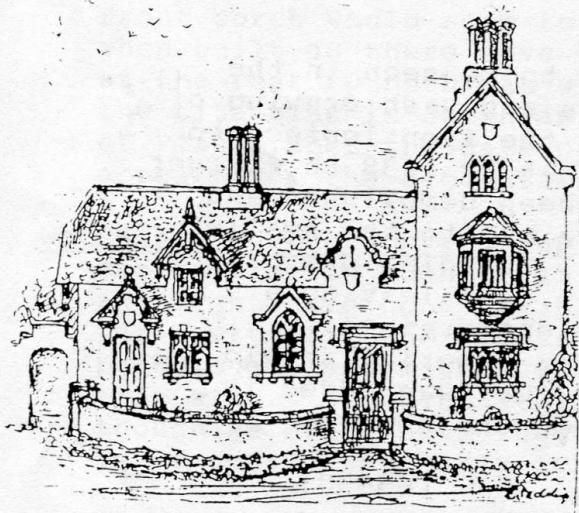
THE COTTAGES Ref 55

[now 2 cottages 65434 & 65417]

This building would seem to have been given a new stone facade with a lot of decoration in varying styles. It has been much altered internally since the 1840's.

SUB-GROUP Vb

THE FACING HOUSES BELOW THE CHURCH



COTTAGES 56 & 57

[65441]
[65414]

COTTAGE Ref 45

[65412]

This pair of buildings marks the western end of the village green created by the re-routing of the road out of the reduced size village. Together they frame the vista up the remainder of Bakewell Lane. It must be assumed that Paxton added an extra storey to each so they should not be too dwarfed by the old church tower on the higher ground. On Nos 56 and 57, note that the dummy dormer above and the elaborate window to the side of the main door have vanished, the former presumably due to the need for roof repair. What seems to have been an extra wing with its elaborate window treatment still remains on the east face of No.45. This is identified on Plan D as in use as an Infants School.

Note. The square roofed house on the left of Bakewell Lane just beyond No 57 is a much later conversion of a cowshed which stood there in Paxton's time.

SUB-GROUP Vc

THE HOUSES FACING THE GREEN AND AT THE
BOTTOM OF JAP LANE, ALSO THE FOUNTAIN

Plan A dating from 1785 shows that this vitally important group of houses was obscured by two ranges of what the terrier suggests were little more than small cabin-type cottages or stock buildings, one range masking the two houses now facing the green and the other the yard and brewhouse of the Talbot Inn. This latter range was also just opposite the start of the stepped path which was then the only approach to the north door of the old church, and objectionable for that reason also. It was only to be expected that Paxton would want to do something special in the new-modelling of this sub-group of houses now to be opened up to public view at such an important situation in the new village landscape.

HOUSE No. 19

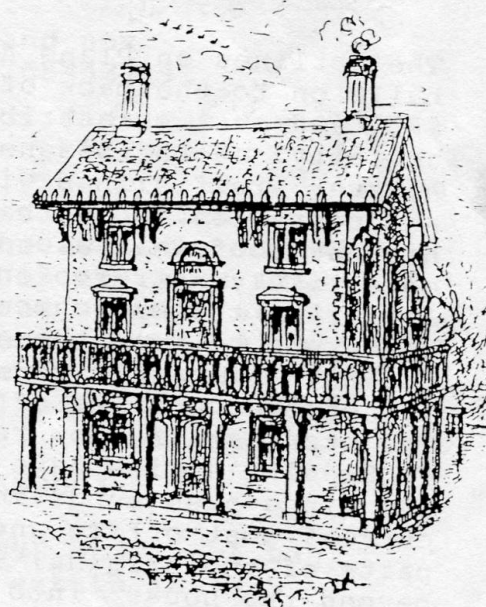
[65409]

The back wall of this house collapsed in the 1960's from which it became clear that it had been part of the 18c structure, and that the facade and roof had been part of Paxton's new-modelling. Paxton's new facade with its linked double gable roof has a somewhat manorial style which sits well in its position at the end of the row.

THE OLD TALBOT INN No. 20

[65306]

This house belonged to the Cowley family until bought in by the 5th Duke in 1798 and I am sure the main walls belong to the old 18c building. In this case Paxton's new-modelling in 1838-40 by which he created the swiss chalet impression was limited apart from some minor details to the addition of the encircling first-floor external balcony shown on Sedding's sketch and a new roof with a large overhang to cover the balcony. But if Paxton as I have suggested was using as his model one of the 10 designs for which Roberston was paid in 1838 one would have expected the roof to be of much lower pitch like that in the Robertson swiss style design I have copied from the Encyclopaedia on page 14a. The final effect of the large overhang allied to a roof of conventional pitch and with the balcony now all but gone is somewhat bizarre, but it is at least an added matter for wonder by to-day's visitors.



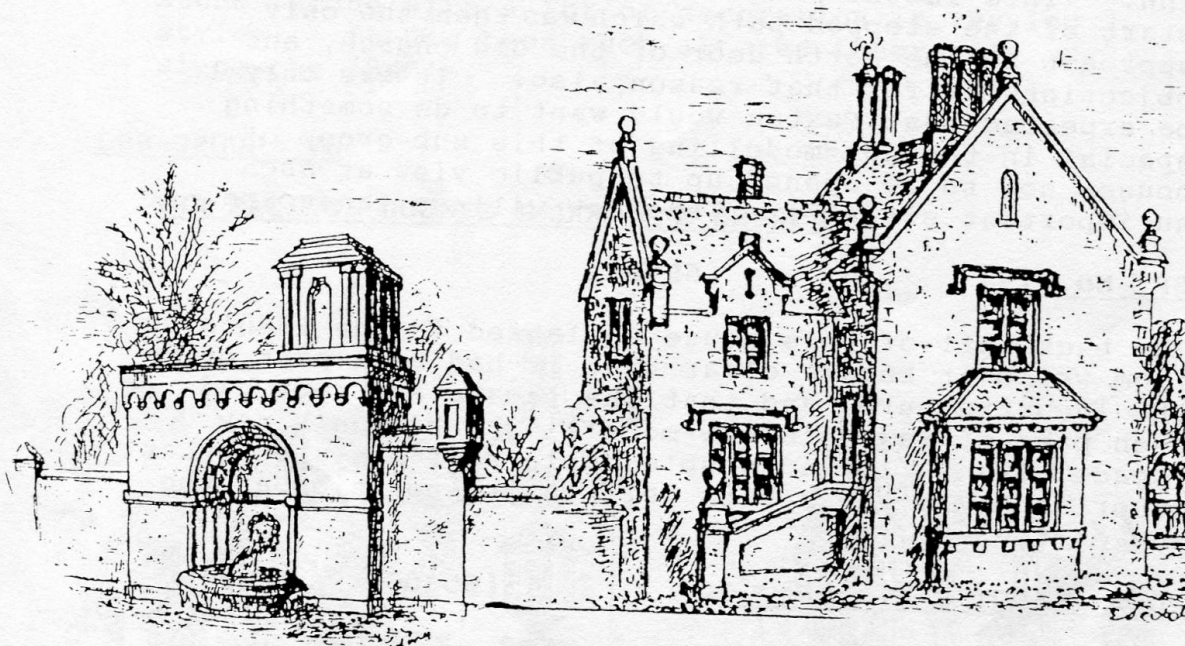
SUB-GROUP Vc (cont)

THE FOUNTAIN Ref K

THE POST OFFICE & COTTAGE Ref 24

[65424 & 65502]

The montage of two of Seddings's sketches shows how Paxton turned the corner between Green and Jap Lane. The gable end is of Lees' original family farmhouse bought in by the 6th Duke in 1821.



The outlines on Plans A & C show that the small wing built on to the back of the house has appeared after 1836 and must be attributed to Paxton's new-modelling activity. Both this new roof and the main house roof however are finished with the same stone-capped verge and pinnacles, so either Paxton will have copied on his new roof what already existed on the house roof, or more likely he reroofed the house also to better effect. As far as the enrichment of the vertical surfaces are concerned he used the same detail as on the pair of houses 56 & 57 'below the church' (page 23) though as the detail is not overdone the effect is more restrained. The stone stair, now removed, suggests the gable room may in Sedding's time have been in use as a shop. The house has since been subdivided and the far portion is the current post office and former tenants have converted parts of the original 18c single storey farm range beyond the house into the present successful cafe.

I am sure Paxton always had the idea of some form of ornament on the site of the old Talbot Inn yard and its brewhouse so as to hide the back of the Lees house and round off this significant corner. But it seems he delayed adding the fountain until Robertson had arrived in 1841, as the detail of its design must surely be attributed to Robertson.

SUB-GROUP VITHE JAP LANE HOUSESTHE HOUSE Ref F

[65301]

Neither the origin nor a precise date for this house has come to light. Now occupied by Peter Day, it is built on what was the garden and orchard of the Lees' family farmhouse bought in by the estate in 1821, but it could be that the agreement recorded in para.2,7 is relevant, being part of the life tenancy of the sister of the vendor in that it could have been the garden and not the house of which the agent was so anxious to obtain vacant possession. The first possible date for this house is therefore 1826, and the undated plan on which Plan C is based shows it either in contemplation or built, also it was definitely built before Robertson designed its encircling stone wall in 1841.

With no designer apparent, I have wondered whether the urgent need for a site near to the church prompted this site for a replacement for Pickford's Parsonage already in 1826 in line for demolition. There is however no sign of any evidence for this supposition, but if it was true then Wyatville might well have been the architect.

The construction of the house is also somewhat of a mystery for it looks as though it was built in two stages, and the southern section with its very small rooms looks like an afterthought. Perhaps one day papers will turn up to solve the mystery.

THE HOUSE Ref 27

(since demolished and now
[65425, 65435, 65442])

This house in 1785 was the freehold of Capt Emmanuel Barker. It also appears on Plan C also on the sketch plan of 1855 (not reproduced), but by the time of Plan D - 1878 - it had been replaced by the row of three cottages which are there now. There is an entry in the accounts for "3 cottages in Edensor built for £1050" in the year 1868 which must almost certainly be this row - well into the time of the 7th Duke therefore and contemporary with the rebuilt church. I have been unable to trace when the freehold was bought in by the estate.

THE PRESENT VICARAGE Ref 26

[65309]

This house and its croft coloured MAUVE on Plan A was like the last house not owned by the estate in 1785 but by Philip Melton who was the tenant under the estate of the original Devonshire Arms Inn which used to lie adjoining the 4th Duke's new Park Gate (1760) and was then moved to Pickford's new Inn when it was built in 1777, (now the Estate Office). The terrier on the plan of 1785 states that this house was 'let to others'. When

The Present Vicarage (cont)

the estate acquired the freehold is once again not as yet discovered. Examination of the outline ground plans on Plans A & C seems to show that by the latter date (c.1835) at least the front of house had been rebuilt some 6 feet back from the pavement edge, presumably to provide ventilation for a new cellar. This perhaps explains why this house is unlike others in the village, being more in the nature of a double-fronted late georgian 'box'. One would expect the rebuild to have taken place soon after the freehold was acquired, which if the attribution is correct could be at any time in the first 30 years of the 19th century. There is evidence on other parts of the estate that it was a usual practice to rebuild when freeholds were acquired, for example the Shakespeare Inn in Buxton and the Devonshire Arms Inn in Pilsley. The kitchen wing at the rear has been extended more than once, the last time being to provide a first floor nursery over the old wood shed for the children of the new Chatsworth agent in the early 1920's, Gerry Hartopp before he was moved to Barbrook. The next occupier was Francis Thompson, the librarian, and it became the present vicarage in 1973.

Nos 1 & 2 THE OLD VICARAGE

Ref 28

[65304 & 65313]

This in the 18c was the principal house in the village and in 1785 was occupied by John Barker along with a large garden and crofts and a stable yard. The family of Barker would repay further research for in 1760 the 4th Duke's agent was Alexander Barker, an agent of the same name (the same person ?) was the addressee of the architect's account for the new inn in 1778, a Revd Barker owned a field near the One-Arch Bridge at the time of its construction, G.Barker produced the Plan of Park and Estate in 1773 (para 1.4) and finally there is Capt Barker already mentioned (ref 27).

This house was certainly the vicarage in 1878, the date of Plan D on which it is so named, and the incumbent at the time was the Revd Joseph Hall who had been installed in 1856 and held office until 1907. I have not been able to find out when this house became the residence of the incumbent, because the few references during the time of Paxton's new-modelling of the village refer only to 'the Parsonage' without identifying the building. According to Unwin's plan of 1831, Pickford's Parsonage of 1779 had gone by then which is why I suggested that perhaps the new house on site F (Peter Day's present house) might have been built to fill the gap, but by 1841 Robertson's plan of the encircling wall shows it occupied by someone else, not the vicar. Thus I cannot say where the incumbent lived between certainly 1841, and perhaps a decade earlier, until 1878.

It may have been this house for at least part of the time, and probably was during the Revd Hall's incumbency from 1856.

Nos. 1 & 2 THE OLD VICARAGE (cont)

As for the structure of the house its outline is clearly shown on both versions of the originals from which Plan A is derived, and the same outline reappears fifty years later on Plan C, also on the next sketch plan of 1855 which is not copied in this paper. But on Plan D dated 1878 three changes appear: first there has been a doubling in length of the kitchen wing to the north, from which it must be deduced that the whole kitchen wing roof was raised one storey to provide the two large attic rooms that are there now. Secondly the east wing has been demolished and a new wing of roughly equal length built some twenty feet further back from the main face of the house. This is the wing which contained the very attractive vicar's study whilst it was still the vicarage, and finally the attractive curved wall screening the north part of the garden from the back lane appeared for the first time.

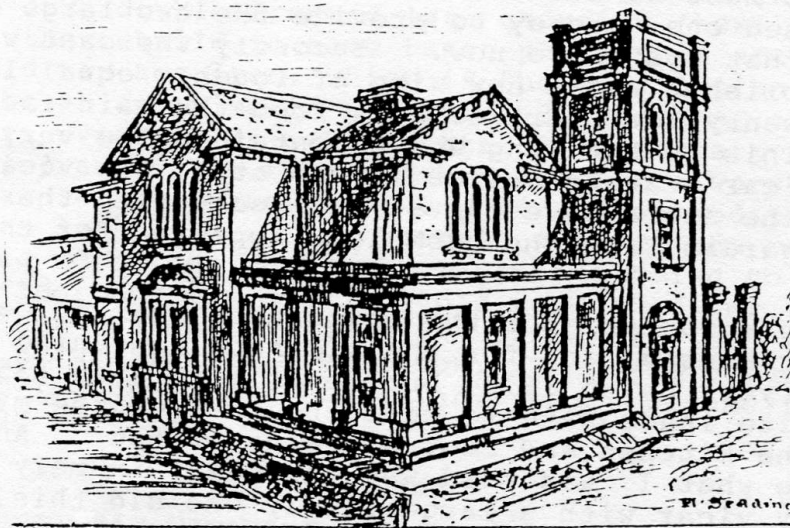
From 1858 the accounts show the costs each year of certain of the larger houses, and for the vicarage something was spent in each year up to 1878, but never more than £35 in any year, quite inadequate to meet the cost of the major changes to the kitchen and east wings described. And so I now believe what I was told was the case, namely that it was a wealthy vicar with a large family who did this rebuilding at his own cost who must have been the Revd Joseph Hall.

The reason for the east wing having a hipped roof is now apparent and it must I think follow that the main centre section and and west (dining room) wing with their gabled roofs were there in 1785. It would be nice to know when the house was built and for whom, and perhaps something will come to light one day.

In 1973 the house was divided into two, the smaller section, No.2 based on the victorian east wing with the delightful vicar's study as its sitting room. It was also made quite self-contained with a new front door off the back lane and a section of garden fenced off. The main part of the house with its attics became a family scale house with a large garden and the old stable yard buildings on what had been the old part of Jap Lane before its closure early in the 19th century.

SUB-GROUP VII

DUNSA The origin of this detached house is already described on page 11 at para 3.4 and the Sedding sketch shows the house as it was built, with typical overhanging eaves.



When I became involved the roof required urgent repair and with materials short and building licences still difficult to get, not to mention shortage of cash due to the death duty liability following the death of the 10th Duke some simplification of the roof detail was essential. Jack Davidson of the firm of Hadfield Cawkwell and Davidson of Sheffield, who was looking after the estate office conversion from the former inn was therefore asked for his advice. He suggested substituting a traditional stone capped eaves with just enough projection to throw a shadow on the wall below, and this was done. The result so far as the eaves are concerned is not Paxton therefore, but nevertheless does no injury to his concept as a whole for this villa. A few years later on a change of tenant, it was agreed to allow the new lessee to reconstruct the interior to more modern requirements, and this was done by Cawkwell, Davidson's senior partner most successfully without altering the outside appearance. The original internal layout had been two living rooms on the facades shown on the sketch with bedrooms above and a stair in the turret, and with the kitchen and staff rooms at the rear. Cawkwell contrived a new elegant stair in the centre of the house and the upper turret room became an en suite bathroom for the principal bedroom, and the lower portion an outer lobby. I like to think that if Paxton had been designing for the domestic requirements of the 1950's he would have planned his interior in the form it now takes.