TJC Heritage Ltd
Heritage & Historic Building Consultants

WHITE HOUSE FARM

Idridgehay, Derbyshire



Heritage Statement

April 2025
v2.0

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SUMMARY OF PROJECT DETAILS

TJC Project Code:	**J18**
OASIS ID:	**thejesso1-524585**
Project Type(s):	Heritage Statement
National Grid Reference:	SK 28730 47729
Postcode:	DE56 2SD (nearest)
County:	Derbyshire
District/Unitary Authority:	Amber Valley
Parish:	Idridgehay and Alton
Elevation:	c.107m above Ordnance Datum
Planning Reference(s):	TBC
Designation Status(s):	Grade II listed building NHLE: 1158551
Prepared by:	James Thomson MCIfA & Richard Pougher ACIfA
Reviewed by	Jennifer Oliver MCIfA
Date:	09.04.2025
Version:	v2.0

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EXECUTIVE SUMMARY

This report presents the results of a heritage statement for White House Farm, Idridgehay, Derbyshire DE56 2SD situated at National Grid Reference SK 28730 47729. It has been prepared to assess the potential impacts, if any, arising from proposed changes to several discrete areas of the building, including refurbishment and partial demolition.

White House Farm comprises a late 16th to 17th Century farmhouse at its core, which has been significantly remodelled in the 18th century with subsequent alterations in the 19th, 20th and 21st Centuries. The building is recognised as a nationally significant heritage asset on account of its age, aesthetic merit, and national interest as a regional example of its type.

Renovations in c.2019 stripped much of the building back to its historic fabric, removing unrecorded alterations by previous owners and resulting in the loss of some historic fabric (predominantly wall plaster and flooring). Whilst these works will have impacted the significance of the building, the overall historic and architectural interest of the building remained, particularly in relation to its external aesthetic, principal plan form, the historic fabric of its walls and roofs, some elements of flooring and internal structural features (such as fireplaces).

The proposed scheme aims to rectify and offset some of the harm done, through implementing a comprehensive scheme of renovation, including conservation of historic fabric and improvements to its environmental performance. The proposals also seek some minor changes to the internal planform and an extension to improve the functionality of the building in response to modern living.

1 INTRODUCTION

1.1. BACKGROUND

1.1.1. This report presents the results of a heritage statement for White House Farm, Idridgehay, Derbyshire DE56 2SD situated at National Grid Reference SK 28730 47729 (**Figure 1**). It has been prepared to assess the potential impacts, if any, arising from proposed changes to several discrete areas of the building, including refurbishment and partial demolition.

1.1.2. The content of this report is based on an earlier document produced in 2021, which has been reviewed to reflect new evidence and an updated to account for revisions to the design.

1.2. AIMS AND STANDARDS

1.2.1. In accordance with the requirements of National Planning Policy Framework para. 207 (MHCLG 2024), this document describes the archaeological and historical context of the site, analyses its heritage significance and its contribution to the significance of other heritage assets and provides an assessment of the impact of the proposed development.

1.2.2. The assessment is undertaken in consultation with Historic England guidance (2015, 2017 and 2019); Chartered Institute for Archaeologist standards and guidance (2020) and in reference to relevant legislation and planning policy set out in **Section 3.**

1.3. SCOPE AND LIMITATIONS

1.3.1. The scope of this report included desk-based research; a site inspection and walk-over survey; and a building appraisal.

1.3.2. The desk-based research and assessment of setting considered archaeological records and designated heritage assets within the vicinity of the site held by the Derbyshire Historic Environment Record (search ref. CDR14010) and the National Heritage List for England (NHLE). Other sources of information consulted are identified in **Section 2**. This was to provide sufficient background information to place the site within its context and to identify heritage assets that may possess settings which could be affected by proposal.

1.3.3. No limitations were encountered which have had a bearing on the accuracy of this assessment.

1.4. DISSEMINATION

1.4.1. Copies of this report will be distributed to the Derbyshire Historic Environment Record and uploaded to the Archaeology Data Service with the reference number: **thejesso1-524585**.



Figure 1: Site location plan showing designated heritage assets

2 METHODOLOGY

2.1. DESK-BASED RESEARCH

2.1.1. A review of the previous archaeological archives and documentary sources has been undertaken to identify gaps in knowledge, and to ensure that the historic character of the site and study area is understood. The sources consulted are listed in **Section 11** of this report, and include:

- Derbyshire Record Office;
- Derbyshire Historic Environment Record;
- National Record of the Historic Environment dataset;
- The National Heritage List for England – Historic England;
- Documentary sources, including archaeological publications and relevant grey literature reports and surveys where available;
- Geological mapping;
- Historic mapping including relevant tithe maps and Ordnance Survey Maps where available;
- Historic and modern aerial photographs available through Britain from Above, National Collection of Aerial Photography, Cambridge Air Photos and Google Earth; and
- Online sources and relevant publications held by TJC Heritage Ltd.

2.2. SITE APPRAISAL

2.2.1. The site was inspected in March 2019 by James Thomson MCIfA and February 2025 by Richard Pougher ACIfA in order to appraise the setting of heritage assets within the study area, identify the presence, extent and character of known and possible archaeological remains, and to consider factors in the former use and management of the site that may have affected the survival of buried archaeological remains. The scope is based on a Level 1 (visual record) landscape record (HE, 2017b). The exterior and interior areas of the buildings at the site was inspected to assess its development and use over time and to make an assessment of its significance. The scope is based on a Level 1-2 (visual record) historic building record (HE, 2016a).

2.3. ASSESSMENT

2.3.1. This report provides a discussion of the results of the preceding stages of desk-based research and survey; an assessment of the significance (including a description of their setting) of heritage assets identified at the site and those within the wider area identified to be sensitive to change at the site; an assessment of impact; and recommendations.

2.3.2. This assessment has been undertaken in accordance with the following process and definitions.

Assessment of Significance

2.3.3. The significance of heritage assets is their value to this and future generations, and is defined in this report in relation to the following heritage interests (MHCLG, 2019):

Heritage Interests	
Archaeological	As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
Architectural and Artistic	These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
Historic	An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Note: NPPF terminology is adopted, rather than Conservation Principles' four heritage values, to ensure compliance with current planning policy.

2.3.4. In weighing these interests an assessment of overall significance is made, in reference to published guidance and assessment criteria, and in accordance with the following levels:

Heritage Significance		
High National / International	Heritage assets of exceptional interest, and of particular or national importance that fulfil the criteria for designation at a high grade (i.e. as a Scheduled Monument, Grade I or II* Listed Building / Registered Park and Garden or National Parks where cultural heritage is a defined special quality) (DCMS 2013, 2018 & https://historicengland.org.uk/listing/selection-criteria/) and/or which fulfil the criteria for inclusion on the UNESCO World Heritage List (section II.D of UNESCO, 2019).	**1**
National	Heritage assets of special interest that fulfil the criteria for designation (i.e. as a Conservation Area, Grade II Listed Building / Registered Park and Garden, Registered Battlefield or Protected Wreck Site) (DCMS, 2018 & https://historicengland.org.uk/listing/selection-criteria/.)	**2**
Regional	Heritage assets of moderate interest that fulfil the criteria for local listing as set out by local authority guidance or Historic England's advice note on Local Listing (2016b). Broadly defined, such assets possess architectural or historical interest that notably contributes to local distinctiveness or possesses archaeological interest that greatly contributes towards the objectives of a regional research agenda.	**3**
Negligible	Heritage asset of limited interest that fails to fulfil the criteria for local listing or only slightly contribute to the objectives of a regional research agenda, typically due to poor preservation, survival or restricted contextual associations.	**4**

Assessment of Contribution

2.3.5. Aspects of a heritage asset, including their setting, may not contribute equally to its significance, reflecting the varying degree of heritage interest embodied in it. Contribution to significance is expressed in line with the following scale:

Contribution to Significance		
High	Aspect is fundamental to the key heritage interest/s that define the significance of the asset.	**H**
Moderate	Aspect makes an important contribution to the significance of the asset, comprising a secondary aspect of its heritage interest/s or an aspect of potential higher interest that has been affected by no more than moderate (under 50%) loss such that its contribution to significance is reduced.	**M**
Limited	Aspect makes a slight contribution to the significance of the asset, comprising a complementary aspect of its heritage interest/s or an aspect of potential higher interest that has been affected by substantial (over 50%) loss such that its contribution to significance is greatly reduced.	**L**
Neutral	Aspect does not contribute to the significance of the asset.	**N**
Negative	Aspect represents an unsympathetic change which detracts from the significance of the asset.	**Neg**
Uncertain	Sensitivity uncertain: more information required.	**?**

Assessment of Effect

2.3.6. The assessment of the effect of a proposal considers the contribution made by the affected aspects to the significance of a heritage assets, and the nature of any effect (both negative and positive) to that contribution. The scale of effect adopted is set out in the following table:

Effect of Proposal		
Positive	Proposals will greatly reveal or enhance the contribution the effected element makes to the significance of the heritage asset, and/or substantially contribute towards the conservation of the asset.	**++**
Limited Positive	Proposals will better reveal or enhance the contribution the effected element makes to the significance of the heritage asset and/or contribute towards the conservation the asset.	**+**
Neutral	Proposals will preserve the contribution the effected element makes to the significance of the heritage asset.	**o**
Limited Negative	Proposals will result in the partial loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a detrimental effect on the conservation of the asset.	**-**
Negative	Proposals will result in the total loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a significant detrimental effect on the conservation of the asset.	**--**
Uncertain	Effect uncertain: more information required.	**?**

3 PLANNING CONTEXT

3.1. INTRODUCTION

3.1.1. Change arising to the historic environment from the planning process is managed through legislation, planning policy and practice guidance, and Historic England advice to ensure affected heritage assets are conserved in a manner appropriate to their significance.

3.2. MAIN LEGISLATIVE FRAMEWORK FOR THE HISTORIC ENVIRONMENT

3.2.1. White House Farm is a Grade II listed building (NHLE: 1158551) and subject to:

Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest.

3.3. AMBER VALLEY BOROUGH COUNCIL LOCAL PLAN

3.3.1. Relevant saved policies of the AVBC local plan include:

EN23 Proposals for development which would result in the total or substantial demolition of Listed Buildings will only be permitted exceptionally and where there is clear evidence that the building is wholly beyond repair and every possible effort has been made to continue its present use or find an alternative use, including offering the unrestricted freehold of the building on the open market at a realistic price reflecting its condition

EN24 Development proposals for:-

a) the external alteration of Listed Buildings

b) the external alteration of any other buildings within the curtilage of Listed Buildings built before 1 July 1948

c) new buildings and other structures, or alterations and extensions to existing buildings or other structures, within the setting of a Listed Building

will only be permitted where the proposals contribute to the preservation of the Listed Building and its setting, having regard to the elements which make up its special interest, including the character, appearance, scale and its original function

EN31 Planning permission will only be given for development proposals likely to affect a site containing archaeological remains of less than national importance where:

a) the application is supported by an assessment and if necessary an archaeological field evaluation, and

b) it is demonstrated that the archaeological remains can be preserved in situ and, if not justified, excavation and recording, and

c) preservation in situ is to be carried out in accordance with an agreed scheme

The Borough Council will impose conditions on planning permissions or alternatively seek to enter into Section 106 Agreements with developers, to ensure appropriate archaeological investigation

3.4. National Planning Policy

3.4.1. The Government's planning policies for England are set out in the National Planning Policy Framework (NPPF, 2024). In relation to designated heritage assets (such as listed buildings, scheduled monuments, and conservation areas) NPPF recommends great weight is to be given to their conservation (para. 212), that proposals causing substantial harm should be refused consent unless the harm can be adequately justified (para. 213-214), and that less than substantial harm is weighed against the public benefits of the proposal (para. 215). For non-designated heritage assets, NPPF recommends that the effect of the proposal is considered in determining an application, giving a balanced judgement in regard to the scale of harm and the significance of the asset (para. 216).

4 SITE DESCRIPTION

4.1. LOCATION

4.1.1. The building examined as part of this project comprises the former farmhouse of White House Farm (**Appendices 2.1-2**; **Figures 3-4**). The farm lies on New Road, which was laid down at the beginning of the 20th Century, approximately 850m south of Idridgehay.

4.1.2. Idridgehay is a joint township with Alton and Cliffe in the Parish of Wirksworth (Hackett 1863; 171).

4.2. GEOLOGY

4.2.1. The underlying geology at the site is Morridge formation mudstone, siltstone and sandstone (British Geological Survey 2025).

5 UNDERSTANDING THE SITE – ARCHAEOLOGY AND HISTORY

5.1. INTRODUCTION

5.1.1. This section of the report examines the archaeological and historical context of the site, including a summary history of the development of the surrounding area. Extracts from relevant historical maps are included as **Appendix 1**. HER monuments are referred to by their reference number, a gazetteer of heritage assets is included as **Appendix 4**.

5.2. ARCHAEOLOGICAL RECORDS

5.2.1. Derbyshire HER records 23 monuments within the 1km study area surrounding the site (**Figure 2**). The only monument recorded within the site boundary itself is White House Farm farmhouse itself (MDR23653).

5.2.2. The majority of monuments within the study area relate to Post Medieval and 19th-century buildings and structures. The earliest monument comprises the conjectural route of the Derby to Buxton Roman road (MDR11318). The route of the road between Kirk Ireton and Derby is unknown, but is projected to run in a north-west to south-east direction, passing c.290m to the west of the site. The boundaries of Shottle Medieval Deer Park are identified within the landscape c.685m north-east of the site (MDR4643).

5.2.3. Industrial sites within the study area are limited to the possible remains of two Post Medieval lead smelting boles on Bull Hill, c.396m south of the site (MDR9988) and the Grade II listed former corn mill c.492 east of the site (NHLE: 1158538; MDR23719) with the former mill race (marked on the 2nd edition OS maps, described in the list description as blocked) being drawn from the Sherbourne Brook, c.96m south of the site (MDR8742).

5.2.4. Historic buildings within the study area mainly relate to Post Medieval 18th and 19th century development centred on Ireton Wood, c.800m north-west of the site. These monuments are all listed buildings, with the exception of a wall-mounted Queen Victoria post box (MDR14091), and a mid-19th century brick Primitive Methodist Church on Bullhill Lane c.512m west of the site (MDR11832). Of note is Southsitch House, an early-17th century Grade II* listed timber-framed hall house with 19th century alterations, c.990m north of the site (NHLE: 1109057; MDR2740).

5.2.5. There are no archaeological events recorded within the study area, as a result the archaeological monuments recorded on the HER predominantly relate to built heritage and others are derived from bibliographic sources.

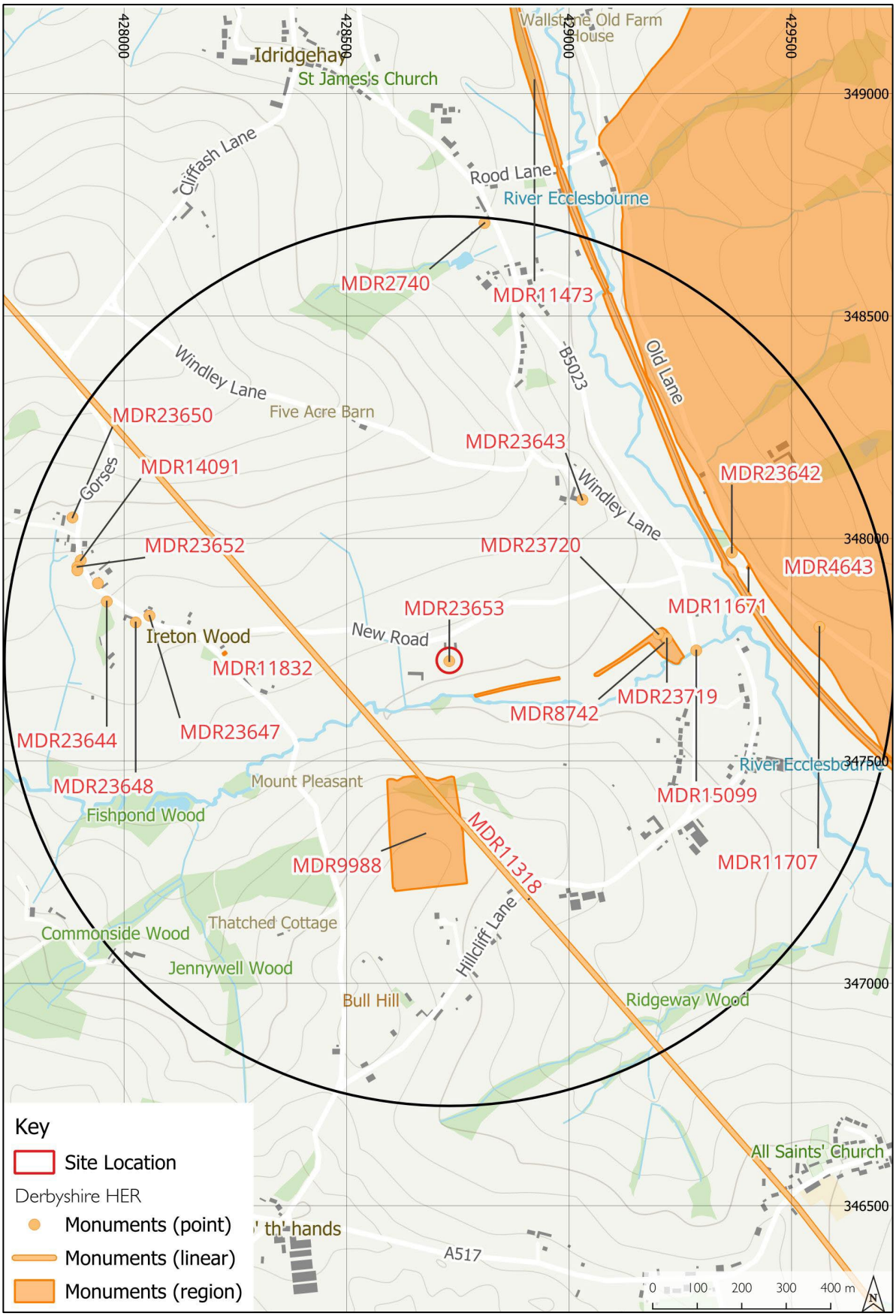

Figure 2: Plan showing HER monuments within the 1km Study Area

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Contains HER data courtesy of Derbyshire County Council (March 2025 ref. CDR14010)

5.3. WHITE HOUSE FARM

5.3.1. The local postman in his history of the area states that there was an ancient packhorse track from White House Farm over the Sherbourne Brook with the route meeting Hillcliffe Lane at the junction of another old track leading to the top of Bullhill Lane. He claims that White House Farm was an old coach house on this route (Winson 2001, 9-10). No direct historical evidence has been identified to demonstrate his account.

5.3.2. Burdett's map of Derbyshire surveyed between 1762-1767 (**Appendix 1.1**) depicts "Iderichey", Cliffe Ash, Ireton Wood and Turnditch with routes passing between them. One route to the south crosses the river Ecclesbourne and probably follows Old Lane (marked on the 1900 25" map), the other follows the Wirksworth Road and crosses the Sherbourne close to where the later Sherbourne Mill stood turning to follow the Hillcliffe Lane. The route from this road to Cliffe Ash appears to follow the route of Windley Lane. The route south from Ireton Wood appears to follow the line of the present-day road. Notably, Whitehouse Farm is not marked on the map.

5.3.3. The area of the site is not included in the 1818 enclosure award for Hulland Ward that included Idridgehay (DRO D57/1). The accompanying map that illustrates the allotments focuses around the Biggin Township, although some lands were mentioned as being allotted to people from Idridgehay and Ireton Wood.

5.3.4. The 1836 Tithe Map and apportionment (**Appendix 1.2**) details that the farm belonged to Thomas Hawkes, and was occupied by John Greatorex junior. The main house marked as (45) on the map is described as house, garden, yard and Lane. A second house (46) is described as house and garden and was occupied by John Greatorex senior. The farm was set at the southern end of a group of 12 fields. A further 3 fields being located on the southern side of the River Sherbourne which splits at the eastern boundary of the lower orchard to form the mill 'lade' (leat) for Sherbourne flour mill. Eight fields were allocated to meadow (including two described as upper and lower orchard), four to pasture and three to arable. On the field (51) located in the south-east corner of the main group of fields and adjacent to the river was called Kiln Hole, suggesting an earlier industrial use. In total the farm was calculated to be 31a-1r-19p with the additional house adding a further 18 perches. Four structures are shown including an L-shaped structure, a T-shaped structure (the present farmhouse) and two smaller rectangular buildings. To the west of the group is a lane, which runs down towards the river but does not appear to continue beyond it. A footpath leads westwards across the fields to the Idridgehay and Wirksworth Road.

5.3.5. The OS 1884 six-inch map (**Appendix 1.3**) shows no significant changes to the buildings, although a small addition is shown to the south of the east elevation of the farmhouse, and the orchard to the south is more clearly marked. Like the tithe map a footpath is shown from the farm travelling

east to the north of Sherbourne Mill as far as the Wirksworth Road. There is also a path leading west towards Ireton wood Farm (not shown on the tithe as it was situated within the Liberty of Ireton Wood).

5.3.6. A very similar layout appears on the 1900 OS map (**Appendix 1.4**) with paths leading northward to Idridgehay and Windley Lane and northeast towards Ecclesbourne House. On the central building the larger scale map shows what look to be pens perhaps indicating pigsties.

5.3.7. On the 1922 OS 25" map (**Appendix 1.5**) the biggest change is the depiction for the first time of New Road that partially follows the line of the old footpath towards the Wirksworth Road and travels further westward towards Ireton Wood. The neighbouring farm is shown as Brook Farm with Ireton wood Farm being shown as further to the west. An additional structure is shown to the west of the central building the farmyard with two parts, the division running east-west.

Table 1: Census records showing the occupants of White House farm:

Year	Property Name	Occupiers
1841	*White House- the name is used twice in succession and appears to refer to a number of properties*	1. John Greatorex (70), ind. Mary (70) 2. George Slater (60) farmer, Ann (20), Eliza (15) 3. David Slater (60) agr.lab, Eliza (40), Ellen Healey (20) ind, William Ford (40) agr. lab, William Brockelfore(?) (20) Butcher 4. Mary Greatorex (55), farmer, John (20), farmer, Elizabeth (15), F.S.
1851	*Not identified but entry after Sherbourne Mill is schedule number 41*	*Thomas Gamble, (58) farmer (28 acres)* *Mary (48) wife* *Children William (31) butcher, Sarah (20), Mary (14), George (12), Elizabeth (8), Ann (5)*
1861	White House	John Elliott (73), farmer (40 acres) Lydia (65) Children: Robert (30) Hannah Bassett (20) Elizabth Wayne (20) servant
1871	White House	John Elliott (84), farmer (49 acres) Lydia (75) Children: Robert (37), Eliza Slack (52) Lydia Tunnicliffe (12), general servant
1881	White House farm	Robert Elliott (51), farmer 39 ¾ acres Eliza Slack (60), house keeper Alfred Rayn (25) servant (occasionally)
1891	White House	Robert Elliott (59), farmer Eliza Slack (71), sister, general domestic servant Alfred Kay (37), nephew, general domestic servant Hannah Colebourn (15), girl domestic servant
1901	White House	Issac Jubb (51), farmer, employer Ellen Jubb (39) Children: George (20) agr. lab, James (10)
1911	White House *(House has 6 rooms not including any scullery, landings, lobby, closet, bathroom)*	Frederick Warr (46), farmer, employer Elizabeth Fanny (50) Children: George (17), Alfred (14) both assisting on farm

5.3.8. The trade directories also help us fill in the gaps in ownership. White's 1857 Directory noted William Hall was the farmer at White House, although in subsequent directories the farm was not identified.

5.3.9. On February 14th 1900 the farm was advertised for sale by auction on the 2nd March by Messrs Cumberland Sons in Derby. It was described as a *"valuable freehold farmhouse and about 40 acres of excellent old turf land, known as White House Farm, as now in the occupation of Mr. R. Elliott"* (Derby Mercury,1).

5.3.10. The farm was described as:

"All that valuable and comfortably arranged farmhouse with suitable outbuildings, comprising tying for 13 cows, stabling for 2 horses, piggeries, loose box, loft cart hovel, chop place, and rain cisterns, with yard, garden orchards and 13 fields of rich Old Turf Land, containing in the whole (according to the Ordnance Survey) 39a, 3r and 21p or thereabouts. Tithe £3 19s 1d, land tax £1 12s 2d. Timber £100.

The property, which adjoins the road leading from Idridgehay to Kirk Ireton, is let on an annual tenancy to Mr Robert Elliott, such tenancy expires on March 25th next. The lands are rich old pasture, splendidly watered, the river Ecclesburn running through the farm. The lot forms a very secure investment"(Derby Mercury 21 Feb.1900, 1)

5.3.11. In 1932 Mr. Matkin advertised for a youth aged 16-17 for farm work *"must be good milker"* and offered a *"good home"* suggesting he had accommodation on the farm (Derbyshire Times 27 Aug, 7).

5.3.12. The owner of the farm for at least half of the 20th Century was Wilfred Durose and was later passed to his daughter Carol Diane Durose who lives at Ireton Wood Hall (pers. com. current owner). The family lived at the Hall at least from the 1940s (Derby Daily Telegraph 29th June 1940, 4). The farm was sold to the current owner Pete Cartledge in 2014 having been vacant for two and a half years.

5.3.13. Since 2014 the current owners have undertaken a series of projects including installing a mains water pipe in 2014, a new power supply in 2016 and underpinning of the structure in 2018. After a water leak in March 2018 the plaster finishes to the ground floor and flooring in the first floor bedroom were removed. The cowshed was converted to a 2-bedroom dwelling in 2016.

5.3.14. In 2022/23 a brick garage with a Staffordshire blue tiled roof was built between the converted cowshed and the main house (planning ref. AVA/2022/0130).

6 UNDERSTANDING THE SITE – BUILDING APPRIASAL

6.1. INTRODUCTION

6.1.1. The following section presents the results of the appraisal of White House Farm. Annotated floor plans are included as **Figures 3-4**. A selection of images from the photographic record is included in **Appendix 2**.

6.2. PHASED DEVELOPMENT

6.2.1. The investigation of the building identified five principal phases of development which have been attributed to the following periods (**Figure 3-4**):

Phase 1: Late 16th to 17th Century	Construction of White House
Phase 2: 18th Century	Re-fronting and internal reorganisation
Phase 3: 19th Century	Re-construction of north wing, and minor alterations and internal reorganisation
Phase 4: 20th Century	Modernisation and attempt to address damp issue
Phase 5: 2014-2018	Structural work and renovation

Phase 1: Late 16th to 17th Century

6.2.2. Although not shown on Burdett's map of the mid to late 18th century (**Appendix 1.1**), physical evidence suggest that White House Farm may have its origins in the late 16th or 17th Century. The lower part of the west gable, a large part of the east gable, part of the lower eastern side of the north elevation, and the lower part of the east elevation of the rear wing are attributed to this period. A straight joint between the fabric of the structure of the main house and rear wing illustrate that the rear wing may have been an addition within the latter part of this phase. The cellar **C1** beneath the rear wing is likely to be contemporary with the construction of the wing.

6.2.3. Diagnostic late 16th to 17th Century architectural features include the two-light recessed chamfered mullion window in the west elevation, and square headed fireplaces in **G2**, the latter two also possessing corbelled jambs. A possible truncated, and blocked, multiple light mullioned window with plain square jambs is also apparent at the lower eastern part of the north elevation.

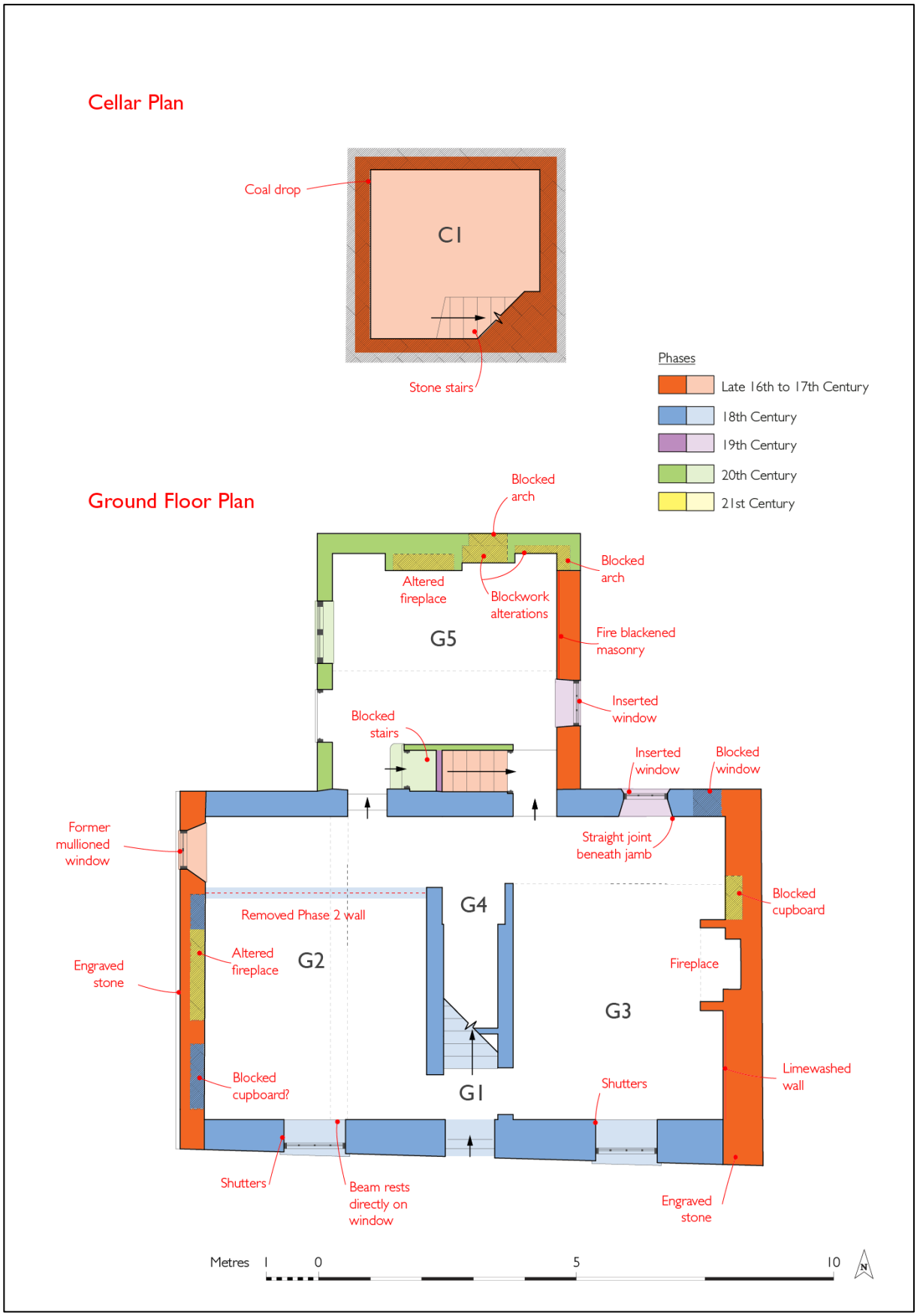

Figure 3: Cellar and Ground Floor of White House Farm with preliminary phasing

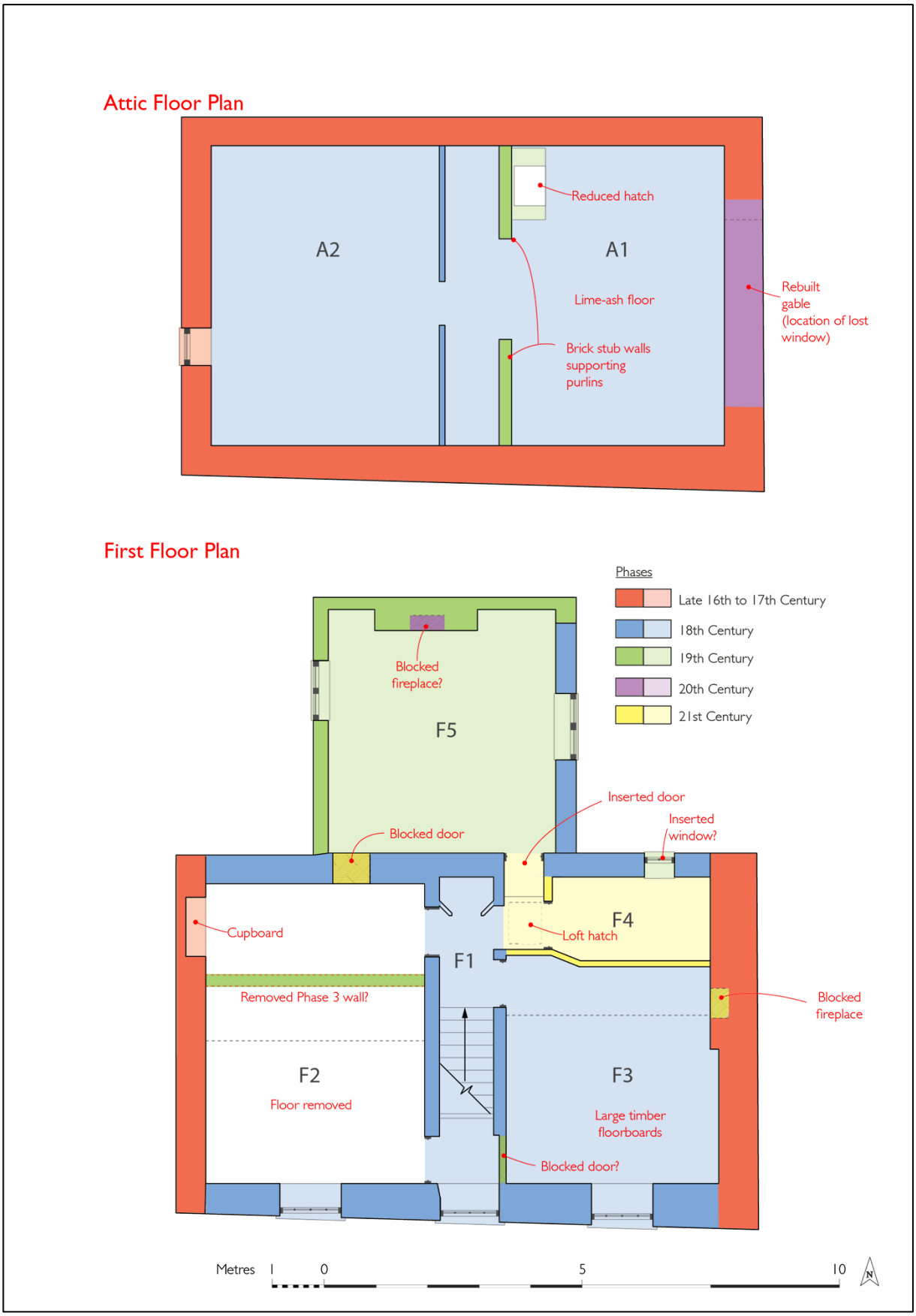

Figure 4: First Floor and Attic of White House Farm with preliminary phasing

6.2.4. Of note, the listing description for the property (**Appendix 3**, dated 1986) records a second two-light mullioned window in the upper part of the east gable, of which no evidence remains. There is a slight variation in the stonework at the apex of the gable, corresponding to an area of blockwork on the internal face, indicating this area was rebuilt at which time the window could have been removed.

6.2.5. The organisation of the interior at this period is not readily discernible within the existing fabric, although it is likely to have been close to its more recent design with the principal house body to the east, parlour to the west, and extended kitchen to the rear. A straight joint in the north wall of **G3** may correspond to the position of a former doorway, the location of which would normally be indicative of the position of an internal dairy room that were traditionally situated in the north of farmsteads at this period. The present staircase in **G1** was an insertion in Phase 2, and no scars were identified within the exposed fabric of the main house to indicate if this replaced an earlier staircase in the main house. The stairs in **G5**, whilst now blocked at first floor level, correspond with the cellar stairs and may represent the location of the original stairwell, although the staircase itself is a later replacement.

6.2.6. The attic was lit by windows in either gable, and was presumably in domestic use, although the present arrangement and access to the space appear to relate to the second phase.

6.2.7. There is very little evidence of the interior decoration, with the exception of an area of lime-wash on the inside of the east wall of **G3** which could represent an original wall finish.

Phase 2: 18th Century

6.2.8. The building was substantially altered during the 18th century, including the re-fronting of the south elevation, the majority of the north elevation, the eaves of the east and west elevations corresponding to a reduction in the pitch of the roof and the upper part of the east elevation of the rear wing. The relatively narrow glazing bars to the sash windows of the south front, with their set back and recessed sash boxes is characteristic of a late 18th Century date.

6.2.9. The re-fronting of an earlier building also explains the structurally poor positioning of the principal floor beams in **G2** which rests immediately on the frame of the window.

6.2.10. The interior of the building appears to have reorganised during this period with the insertion of redbrick walls defining the staircase in **G1** and **G4** and insertion of a wall across the northern end of **G2**. How the addition of the staircase changed the first-floor arrangement is less clear, with the half landing at the southern head of the stair and possible location of a door into **F3** suggesting the rooms were linked along the inside of the south elevation

6.2.11. Although the attic was in use in Phase 1, the present lime-ash floor in **A1-2** is likely to relate to this phase. Of note here is that the present hatch is a narrowing of an earlier larger opening, possibly a stairwell. The arrangement of any such staircase is uncertain, but given the location of the opening, a winder stair from **F1** is potentially likely. Although the roof has been altered, the rafters above the eastern half of the roof appear historic with nail marks and scaring from laths indicating they may have been rotated, previously supporting a plaster ceiling.

Phase 3: 19th Century

6.2.12. The building was further altered during the 19th Century, including extensive reconstruction of the northern and western walls of the north wing, and internal alterations throughout.

6.2.13. Within the main house a doorway was blocked within the former wall that bisected **G2**, and access to the attic may have been removed when room **F4** was formed and a brick stub wall erected to support the purlins in the attic above **A1** at the location of the former stairwell.

6.2.14. The reconstruction of the north wing may have been necessitated following a fire in the property, with possible fire blackened masonry exposed on the inside of the east wall to **G5**. The alterations were made in brick and included the insertion of two casement windows at first floor level.

Phase 4: Mid to Late 20th Century

6.2.15. There is evidence of alterations to the property made during the later 20th Century, including:

- the installation of fireplaces within the earlier fireplaces in **G2** and **G3**;
- the re-working of a ceiling beam in **G2** so that it appears axe hewn;
- the re-plastering of the, no longer present, dividing wall in the north of **G2** including the addition of a plastic sheet membrane;
- the re-plastering of the south wall of **G2** with plasterboard;
- the creation of a new concrete floor in **G3**;
- the formation of a blockwork wall, with plastic sheet membrane, along the north wall of **G4**;
- the installation of a bathroom in **F4**, necessitating the removal of some fabric of the north wall to accommodate a bath;
- the reconstruction of the upper eastern gable, removing a two-light mullioned window (described in the listing description);
- the reinforcement of a purlin in the northern pitch in **A2** with a softwood beam; replacement of rafters at this end in softwood; and installation of plastic underlay beneath tiles.

6.2.16. Photographs held by the present owner of the building prior to purchase show the interior had been fully refurbished in the mid to late 20th Century.

Phase 5: 2014-2018

6.2.17. Since the property was acquired by the present owners a range of works have been completed, comprising:

- The installation of a mains water supply (completed 2014);
- The installation of a mains electricity supply (completed 2016);
- Underpinning of structure (completed summer 2018);
- Removal of plaster finishes and internal joinery to ground floor, and removal of flooring in **F2** following water leak in March 2018;
- Carrying out of ground water control measures in **C1** including lifting of floor pavers, installation of new membrane and excavation of sump;

6.3. BUILDING DESCRIPTION

Exterior

6.3.1. Whitehouse Farm comprises a detached two storey structure predominantly built from sandstone and forming a T-plan. The roof of the building is pitched and clad in clay tiles.

6.3.2. The south elevation (**Appendix 2.1**) represents the principal façade of the building, comprising three regular bays with plain sashes with 1 inch (in) glazing bars, and no sash horns (**Appendix 2.2**). The masonry of this elevation is constructed from regularly coursed sandstone with a rough diagonal herring-bone tooled face. The lintels of the doors and windows, and jambs of the door, are in a finer dressed sandstone with drafted margins and regular diagonal furrows across the face forming a herring-bone pattern. The quoins to either side do not align clearly with the coursing of the elevation and possess different tooling.

6.3.3. The west and east elevations (**Appendices 2.3-6**) are built from sandstone laid to regular, but uneven, courses with irregularly pecked tooling. To the west there is a former splayed two light mullioned window (mullion removed) (**Appendix 2.5**) and plain single light windows in the gable. There is some indication that the northern first floor level corner and eaves of the building have been rebuilt. The eastern gable is blind, with evidence of rebuilding to the first floor north and south corners of the elevation, along the eaves (evidencing a decrease in roof pitch) and in a patch within the top of the gable. The chimneys rising from both gables are of machine-made brick.

6.3.4. The northern elevation of the main house is built from regularly coursed sandstone with rough diagonal herring-bone tooled face (**Appendices 2.7-8**). There are two clear phases to the masonry

of the elevation, with a staggered joint down the left-hand side of the elevation, and a straight joint at ground floor level of the right-hand edge of the elevation. Within the earlier fabric, to the left, is a brick blocked window with plain stone surround which may have extended to include a further light (**Appendix 2.8**). Two further windows are located in the later fabric of the left-hand side of the elevation, a six-paned fixed window at ground floor and four-paned top hung casement at first floor. Neither of these windows have lintels and sills, and the stonework within the jambs is slightly awkward which could indicate they are insertions.

6.3.5. The rear wing also represents a multi-phased structure, best exhibited in the east elevation (**Appendix 2.9**) where the ground floor is built of rounded rubble, laid to courses, with the more finely herring-bone dressed stone at first floor, and brick keyed in to form its northern edge. Within the elevation there is also an inserted 12-paned ground floor fixed window at ground floor and a double casement windows at first floor. The north elevation (**Appendix 2.11**) is brick built and blind with a former arched window opening at ground floor. The west elevation (**Appendix 2.12**) is also brick built, with a door and double casement window at ground floor within finely worked sandstone dressings, and a further double casement at first floor.

6.3.6. Two heavily weathered inscriptions were noted on stones within the right-hand edge of the south elevation and centre of the west elevation, and whilst illegibly the style of script appears to be medieval (**Appendices 2.13-14**) presumably reused from another structure.

Interior - cellar

6.3.7. **C1** is situated below **G5** and comprises a single vaulted room with lime-washed walls, and single aperture in the west wall comprising a former coal drop. Stone thralls were present within the cellar and have been retained on site for replacement (**Appendix 2.24**).

Interior - ground floor

6.3.8. **G1** comprises a hall off of the southern main entrance. The floor in the room has been re-laid in concrete, and the walls and ceiling stripped of plaster. No joinery remains in-situ other than the softwood staircase with plain rounded edge treads (**Appendix 2.15**). The walls forming the stairwell are built of handmade brick.

6.3.9. **G2** is situated within the western end of the house (**Appendix 2.16**). The floor in the room has been re-laid in concrete, and the walls are stripped of plaster. No joinery remains in-situ other than panelled window shutters to the window in the south wall. The ceiling has been removed, with the exception of a square oak beam with chamfered edge which has been partially hacked at to look axe hewn. (**Appendix 2.17**) The beam appears to be morticed into the lintel above the window in the south wall (**Appendix 2.18**).

6.3.10. The room was formerly divided in two, with a single brick thick wall, apparently subsequent to the west wall, but contemporary with the brick wall to the east. Photos of this wall taken by the owner prior to removal illustrate it was constructed in a narrow brick (presumably hand-made) laid to a stretcher bond with lime mortar and resting on a foundation course of black brick. A structural joint indicates the location of what may have been a blocked doorway within the eastern half of the wall.

6.3.11. In the west wall is a large central square fireplace with chamfered edges which has been blocked in phases to form a smaller hearth (**Appendix 2.19**). To the south of the fireplace is a square blocking beneath a timber lintel, possibly representing a blocked cupboard (**Appendix 2.20**).

6.3.12. **G3** is situated within the eastern end of the house (**Appendix 2.21**). The floor in the room has been re-laid in concrete, and the walls and ceiling stripped of plaster. No joinery remains in-situ other than panelled window shutters to the window in the south wall. In the east wall is a large square lintelled fireplace supported on corbels. North of the fireplace is a blocked cupboard. South of the fireplace the removal of plaster has exposed a section of lime-washed stone wall. The ceiling is carried on two beams of differing character, comprising a large oak beam with chamfered edges with redundant sockets suggesting it has been reused, and a squared machine sawn timber with chamfered edge and run out stops. The exposed floor joists are pit sawn timbers with the scars of a removed lath and plaster ceiling.

6.3.13. **G4** is situated beneath the staircase (**Appendix 2.22**), with doorways on either side to rooms **G2** and **G3** the jambs of which appear contemporary to Phase 2. No historic joinery remains in situ.

6.3.14. **G5** is situated within the north wing, accessed through doorways to the south into **G2** and **G3** (**Appendix 2.23**). The floor had been removed, exposing an earthen base at time of survey. The walls to the north and east had been stripped back to the masonry, exposing rubble stonework with brick alterations in the east wall and blockwork with plastic sheet backing membrane to the north wall. The west wall retains a plastered finish. Adjacent to the south wall is a timber framed partition wall containing a timber staircase which has been blocked at first floor level, and the stairwell with stone stairs into the cellar. In the north wall is a corbelled out stone lintel for a fireplace, with modern inserted fire. The ceiling is exposed to the rafters, which have been painted black.

Interior – first floor

6.3.15. **F1** comprises the first-floor landing at the head of the stairs from **G1** (**Appendix 2.25**). The floor is timber boarded with walls lime plastered and painted, and the ceiling is of lime plaster over laths. Slim regency moulded architraves survived to the doorcases into rooms **F2** and **F3**, although the doors had been removed, and a modern plain architrave to the door into **F4**. At the southern end of the room is a small landing, accessed from **F2**, and short balustrade with turned balusters of

possible 18th Century date. A change in wall thickness to the east of the landing could indicate the location of an earlier door into **F3**, although no further evidence was discernible due to wall finishes.

6.3.16. **F2** is situated to the west of the main house (**Appendix 2.26**). No floor was present at time of survey. The walls are plastered and painted although sockets in the walls and central beam illustrate it was supported on wide joists. A cupboard is set within the right-hand side of the west wall, retaining panelled doors, appearing 19th Century or later in date. A single ceiling beam is evident, comprising a painted rough timber, although potentially rusticated. A blocked doorway is located in the north wall, formerly accessing **F5**. A feint scar is visible on the brickwork of the east wall with timber packers, south of the doorway to the landing, which formerly corresponded to a raised strip of plaster, is suggestive of a removed wall, which may have previously been inserted to provide access to the doorway to **F5** when the north wing was added.

6.3.17. **F3** is situated in the eastern end of the house (**Appendix 2.27**). The floor of the room comprised timber boards of irregular widths (some c.33cm wide), with changes in style and jointing suggesting several phases of alteration. A narrow strip of plaster adjacent to the chimney breast in the east wall potentially indicates the presence of a former fireplace. The walls were plastered and painted, with a torus skirting. A ceiling beam was exposed with a rounded edge (**Appendix 2.28**).

6.3.18. **F4** comprises a small room in the eastern end of the house (**Appendix 2.29**). The room is divided from **F3** by a studwork wall of circular sawn softwood battens and plasterboard. The floor in the room appeared to have been re-laid and the walls re-plastered, possibly in the 19th Century. The surviving sanitary fittings are all modern.

6.3.19. **F5** is situated within the north wing, accessed via a small corridor between **F1** and **F4** (**Appendix 2.30**). The room is carpeted over timber boards, with plastered walls, and torus skirting.

Interior - attic

6.3.20. **A1** and **A2** are accessed via a loft hatch from **F1** (**Appendices 2.31-33**). The hatch itself is set within a former larger opening defined by timber trimmers and the extent of a lime-ash floor which extends throughout the attic rooms.

6.3.21. The internal walls of the attic are painted brick or rubble. The ceiling is open to the rafters, which have been replaced over **A2**. Nails and surface marks on the rafters above **A1** indicate that they may have been rotated, previously having supported a lath and plaster ceiling. An area of the eastern gable has been rebuilt in blockwork.

7 UNDERSTANDING THE SITE – SIGNIFICANCE

7.1. INTRODUCTION

7.1.1. The significance of heritage assets is their value to this and future generations because of the archaeological, architectural, artistic or historic interest embodied in their physical presence and way in which they are experienced (after definitions in the National Planning Policy Framework). Establishing what factors contribute to the significance of an asset, and how, is crucial to understand its vulnerability to change and in ensuring appropriate conservation strategies are identified which preserve and enhance that significance.

7.1.2. Significance is expressed in this report on a four-point scale of negligible, local, regional or national.

7.2. STATEMENT OF SIGNIFICANCE

Historical Value

7.2.1. There is relatively little documented history about White House Farm, although its apparent 17th Century date suggests that it has a long history and further information on its origins and use may yet be discovered.

7.2.2. From what has been identified about the property it appears to have been utilised as a farmhouse, under a mixture of owner-occupier and tenanted uses, for much of its life and has not lain within the hands of a single family for a significant period of time. There is a further local tradition for the building to have been previously used as a coaching house, although no documentary evidence has been identified during the course of this assessment to corroborate this. This known history does not demonstrate any significant historical associations, although the age of the building is of interest in itself in illustrating the antiquity and economic and social aspirations of farming in the region.

Archaeological Value

7.2.3. The building exhibits a significant amount of evidence within its structure for how it has evolved over time, much of which has been revealed through the act of removing internal plastering during the course of the ongoing renovation.

7.2.4. Further detailed examination and analysis of the building will likely further refine what is known of the function and development of the property through time which would be of great value in increasing our knowledge of the building.

Architectural and Artistic Value

7.2.5. The building represents an example of the application of a 18th century national Georgian style within a local rural context, utilising local materials and craftsman, which retains elements of an earlier late-16th to 17th Century core. The south façade of the building retains its designed aesthetic, with regularly ordered, symmetrical, fenestration; hierarchical order to the floors, and sash windows. The other elevations do not demonstrate the same level of care, retaining a mixture of fabric of different dates, including many elements of the original structure, with clear insertions and structural breaks. Internally, the building retains much of its 18th Century layout, although changes to circulation have occurred at first floor level, including the blocking of a stairwell, insertion of a bathroom, and possible reorganisation of interconnecting doorways.

Contribution of Setting

7.2.6. White House Farm is situated within a relatively remote rural location characterised by irregular shaped and hedge lined fields set within the shallow valley of the Sherbourne Brook. White House comprises a detached farmhouse, situated to the south of an irregular courtyard plan farmstead, comprising of a barn and cowhouse. These buildings are no longer in agricultural use, having been converted to residential, but preserve aspects of their agricultural character and form an important element of the setting of the house in preserving a sense of its past use.

7.2.7. The house turns its back on the farm and New Road, from which it is accessed, overlooking the base of the valley. New Road was formed in the early 20th Century, with the farm previously connected to Windley Lane via a long track. The farm lies close to Iretonwood Farm, which lies in the adjoining Parish, and are connected by footpaths. Whitehouse is partially enclosed by trees and hedgerows, and is not overlooked, providing a sense of seclusion.

7.3. Archaeological Potential

7.3.1. An assessment of the surrounding heritage assets and archaeological monuments recorded in the Derbyshire HER, suggests limited potential for archaeological remains, not relating to built structures within the study area (**Figure 2**). This is likely to be the result of a the lack of archaeological investigation within the vicinity.

7.3.2. The site is considered to have **moderate archaeological potential** for post medieval archaeological remains of up to regional significance, most likely relating to former agricultural occupation and subsequent phases development. The site is considered to hold **low potential** for remains predating this period, of up to regional significance.

7.4. CONCLUSION

7.4.1. Overall White House Farm is considered to possess a national level of significance, reflecting its statutory designation as a Grade II Listed Building, deriving from its:

- Aesthetic merit of the composition and materials of the building;
- National interest as a quality example of the regional application of a national 18th Century architectural style demonstrating local traditional construction and the influence of wider fashions; and
- The age and associated rarity of its surviving late 16th to 17th Century core structure and any associated finishes.

7.4.2. The site is considered to posses moderate potential for post medieval archaeological remains of up to regional significance and low potential for remains pre-dating this, of up to regional significance.

8 IMPACT ASSESSMENT

8.1. PREVIOUS WORKS – EXISTING IMPACTS

8.1.1. Previous works undertaken at White House Farm have resulted in the following impacts:

- Loss or impact to historic fabric, including lifting of historic ground floors in **C1, G1, G2**, **G4**, and **F2**; the loss of the historic partition wall within the northern part of **G2**; unknown extent to which historic plasterwork has been lost from walls and ceilings in **G1-G4** and **F2**; and the unknown extent to which historic joinery has been lost in **G1-G4** and **F2**.
- Impact to its representative quality as an example of traditional construction through the installation of unsympathetic non-traditional features, including concrete floors.

8.2. PROPOSED DEVELOPMENT – POTENTIAL IMPACTS

8.2.1. The proposals for the renovation of White House Farm require:

1. Proposed conservation works to the structure, include:
    a. All existing stonework and brickwork to be retained. Any isolated masonry repairs to be carried out with stone or brick to match existing and samples approved by Conservation Officer.
    b. Movement fractures to be carefully raked out to remove cementitious mortar and debris. Stainless steel bed-joint reinforcement (i.e. HeliFix HeliBar) to be inserted within bed joints, across fractures at intervals as specified. All open joints to be repointed with specified and approved lime mortar mix.
    c. Conservation masonry repairs to be carried out to stone surround of ground floor window including reinstatement of original central mullion. Timber framed casement window to be replaced with metal framed casements incorporating slimline double glazing.
    d. All new mortar to be approved natural hydraulic lime mix as specified by Conservation Architect.
    e. Timber floor to first floor bathroom **F4** and study **F3** to be retained and repaired where necessary.
    f. All existing first floor floorboards to be over laid with ply-board to provide a level surface for furniture and fixing of sanitaryware in bathroom, including tiled floor to **F4**.
    g. All internal timbers to be treated with appropriate preservative and insecticide to prevent further insect attack.
    h. Restore and re-fit original timber frame and panelled door to south elevation and restore all sash windows in south elevation.
    i. Existing lime-ash floor in attic to be retained and repaired, lime-ash floor to attic landing to be reinstated over oak joists. Floor to be over laid with ply-board to protect lime-ash floor and provide a level surface for furniture.
    j. Install stainless steel angle lintel to support brickwork over window in east elevation of rear wing.

k. Where internal timber supports are found to be defective (i.e. through timber decay and / or loss of section) these are to be replaced on like for like basis.

l. Install roof vents into blue tiles to provide ventilation to roof void.

m. Repair main floor beam above **G2** and reinstate floor joists to match original.

n. Supplementary timber bearers to be fixed to sides of first floor joists in **G3** to support beams.

o. Repair of fireplace in **G3**, including minor repairs and reinstatement of stone hearth.

p. Investigation of structural condition of attic floors and development of subsequent repair strategy

q. Re-routing of external mains electricity supply cable below eaves.

2. Alterations to improve thermal efficiency, including:

a. Internal walls to receive Homatherm Wood fibre insulation system, applied with lime plaster and finished with natural breathable paint.

b. All sash windows to receive draught proofing and separate internal secondary glazing. All other windows to be renewed and incorporate slimline double glazing.

c. Existing roof rafters in attic to be under-drawn with insulation and counter battened to allow air gap and receive insulated plasterboard ceiling.

d. Installation of LPG boiler at north-west corner of **G5**.

e. Installation of traditional style cast-iron radiators to the first-floor rooms.

3. Other structural works, including:

a. Existing bitumen screed and concrete sub-base removed from ground floor rooms and replaced with new concrete laid over damp proof membrane. Proposed ground floor construction to consist of insulated concrete screed incorporating underfloor heating pipework. Final finish TBC.

b. Rebuild partition wall within northern end of **G2** to form a pantry and w.c.

c. Blocking of doorway between **G3** and **G4**.

d. Removal of fireplace in **G2** and consolidation of remains of earlier fireplace using masonry bedded and pointed with lime mortar and concealed using reversible materials.

e. Open up probable blocked southern door between **F3** and **F1.**

f. Block inset cupboard in **G3** to allow structural support and retention of timber beam at ceiling level.

g. Remove partition forming **F4** and relocate.

h. Insert new partition to create corridor along west of **F3**.

i. Install new staircase between **F1** and attic, relocating existing historical balustrade to window.

j. Install conservation rooflight in north pitch of main roof.

k. Replace staircase on a like for like basis

l. Form new partitions in **F2** with reversible materials to form an en-suite.

m. Block existing doorway from landing to **F5** with reversible materials and retaining recessed outline and open blocked doorway from **F2.**

n. Install steel angle beams on north and south walls of **F2** & **F3/4** to support attic floor joists.

4. Construction of a new extension to the east of the dwelling and associated works, including:
    a. Construct a modern extension.
    b. Formation of connection between the existing and new accommodation through a window in the east of **G3**.
    c. Formation of connection between the existing and new accommodation through a window in the east of **G5**.
    d. Installation of below-ground LPG tank in grassed area to north of proposed extension.
    e. Rebuilding and heightening of existing northern stone boundary wall on new concrete footing.
    f. Construction of brick driveway retaining wall to the north of the house.

Items with existing Listed Building Consent – ref. AVA-2023-0064

a. Window opening to be created in east gable wall at attic room level to replicate the existing opening in the west gable
b. The timber framed casement to the attic window is to be replaced with a metal framed casement incorporating slimline double glazing. New attic window in east gable also to be provided with metal framed casement etc.
c. Timber framed casements in northern wing to be replaced on a like for like basis and incorporate slimline double glazing.
d. Blocking of doorway (with reversible materials) between **F3** and **F1**.
e. Replacement of all external and internal doors to match originals.

8.3. IMPACT ASSESSMENT

8.3.1. An assessment of the effect of the proposed works has been undertaken, in accordance with the methodology set out in **Section 2**, considering the contribution made by the affected fabric to the significance of the building, and the nature of any residual effect (both negative and positive). For ease of reference this has been tabulated below with reference numbers linking to the numbering sequence in "Proposed Works" above.

Ref.	Description	Contribution of element to sig.	Effect	Heritage Impact Assessment
1 (a-q)	Conservation of the structure.	H	++	The structural condition of White House Farm has declined over time, including settlement of foundations (since stabilised but leaving cracking) and damage to masonry through erosion, poor historic construction/ repairs/ alteration and structural movement. The proposed conservation works constitute a thorough programme of essential repairs that will retain and stabilise historic fabric with interventions proposed ensuring maximum retention of historic fabric. Defective fabric will be replaced in like-for-like materials that are compatible in terms of structural movement and breathability, and which preserve the integrity of the building as an exemplar of traditional construction.
2a	Internal walls to receive Homatherm Wood fibre insulation system, applied with lime plaster and finished with natural breathable paint.	L	o	The dimensions of the outer walls of the building do not contribute significantly to the aesthetic of the building, and the only historic wall furnishings that may be affected are the shutters around the windows in **G2** and **G3**. Where it can be demonstrated these will be preserved, then it is not anticipated that the proposals will result in harm to the buildings heritage significance.
2b	All windows to be replaced with new items to match existing and incorporating slimline double glazing.	H	-	The building retains a number of 18th Century sashes which make an important contribution to the integrity and aesthetic of the building, and their replacement with like-for-like replicas will not offset the loss of historic fabric. The later casement windows in the upper west gable and north wing are of more limited interest, and their like-for-like replacement is not considered to affect the significance of the building.
2c	Existing roof rafters in attic to be under-drawn with insulation and counter battened to allow air gap and receive insulated plasterboard ceiling.	L	o	The roof retains historic rafters which have evidence of having been rotated and as previously having received lath and plaster. The reintroduction of a ceiling within the attic, retaining the historic rafters and improving thermal efficiency, is not considered to harm the significance of the building.
2d	Installation of LPG boiler at north-west corner of **G5**.	M	-	The proposed new boiler will be installed within the Phase 3 19th century north wing. A small amount of historic fabric will be removed in order to insert the flue through the brickwork in the west wall, this is not considered to affect the building's significance.
2e	Installation of traditional style cast-iron radiators to first-floor rooms.	M	-	The proposed cast iron radiators will be introduced to first-floor rooms to provide adequate heating to the spaces. While this form of heating would not have been an element of the earlier phases of the building, it is considered that the radiators will be identifiable as later interventions with a limited effect on the building's significance.

Ref.	Description	Contribution of element to sig.	Effect	Heritage Impact Assessment
3a	Existing bitumen screed and concrete sub-base removed from ground floor rooms and replaced with new concrete laid over damp proof membrane. Proposed ground floor construction to consist of insulated concrete screed incorporating underfloor heating pipework. Final finish TBC.	n/a	o	The original ground floor throughout the building has been removed, and as such the proposed under-floor heating will not result in harm to historic fabric. A positive of this form of heating system is that it will not require radiators which would not have been an original element of the Phase 1 or 2 house, thereby restoring historic character to the ground floor areas.
3b	Rebuild partition wall within northern end of **G2** to form a bathroom and pantry	n/a	o	The demolition of this wall resulted in the loss of Phase 2 (18th Century) fabric which was of heritage interest. Whilst the reconstruction of the wall cannot offset the loss of historic fabric, it will restore legibility of the building's Phase 2 planform. The internal subdivision of the resulting space (**G4** / **G6**) will not appreciably erode the interest of the planform or historic circulation.
3c	Blocking of doorway between **G3** and **G4**.	L	o	Doors accessing **G4** show signs of phases of alteration, and do not readily relate to a significant phase of the building planform. The reopening of the door between **G2** and **G4**, and the blocking of the door between **G3** and **G4** (such that any blocking is reversible) is not considered to harm the significance of the building.
3d	Removal of fireplace in **G2** and consolidation of remains of earlier fireplace using masonry bedded and pointed with lime mortar and concealed using reversible materials.	H	o	The extant fireplace in **G2** is not of heritage interest, although the opening it is set within relates to the first phase of the structure and is in poor structural condition. The proposal will remove the modern fireplace and consolidate the remains of the Phase 1 fireplace. Whilst the covering over of the fireplace will remove the legibility of its presence within the room, the works are designed to be reversible.
3e	Open up probable blocked southern door between **F3** and **F1**.	L	o	The wall at the location of this proposal steps in to suggest it was formerly a doorway. The unblocking of the door to provide access to the proposed attic staircase is not considered to harm the significance of the building.
3f	Block inset cupboard in **G3** to allow structural support and retention of timber beam at ceiling level.	L	o	It is uncertain whether this cupboard is historic, and it is certainly within a location where one might have expected a wall to establish a room (dairy) in the north-east corner of the building. The blocking of the cupboard is not considered to harm the significance of the building.
3g	Remove partition forming **F4** and relocate	L	o	The partition forming **F4** is a modern insertion and is of no heritage significance. Its removal will not constitute any harm, whilst the relocation to enlarge the room will result in only a minor change to the 20th Century plan form of this part of the building such that the significance of the building will be unaffected.
3h	Insert new partition to create corridor along west of **F3**.	L	o	There is some evidence to suggest that the plan form of the first floor has been altered since its establishment in Phase 2 (18th Century). The proposed addition of a corridor will subdivide one of the internal rooms, but will not significantly detract from the integrity

Ref.	Description	Contribution of element to sig.	Effect	Heritage Impact Assessment
				or legibility of the building's historic circulation.
3i	Install new staircase between **F1** and attic, relocating existing historical balustrade to window.	M	-	The formation of the new staircase from the landing in **G1** will result in the loss of a probable 18th Century balustrade.
3j	Install conservation rooflight in north pitch of main roof.	M	o	The roof of White House has been repaired including changes to the roof structure. The insertion of a single (conservation skylight is proposed in the eastern side of the northern pitch, comprising the least sensitive location with the most limited visibility from the surrounding area such that it will not detract from the significance of the structure.
3k	Replace existing staircase on a like for like basis	M	-	The proposed replacement will result in the loss of historic architectural fabric. The replacement on a like for like basis will retain the historic form and design of the stair.
3l-m	Form new partitions in **F2** to form an ensuite; and block existing doorway from landing to **F5** with reversible materials retaining recessed outline and open blocked doorway from **F2**.	M	o	Archaeological evidence revealed during renovation works confirms the presence of a former doorway between **F2** and **F5**, and a partition forming a corridor along the north side of **F2** that presumably served to provide access to this door. The proposals seek to reinstate this door and part of the former corridor partition (to form an ensuite), which are potentially contemporary with the north wing. These changes are consistent with the evidence for previous arrangements of access and circulation on the first floor and, whilst a departure from the current plan form, they do not harm the interest of the building and are designed to be reversible in the future.
3n	Installation of steel angles to north and south walls of **F2** & **F3/4** to support attic floor joists.	H	+	The proposed installation of steel angle beams to support the attic floor joists will enable the stabilisation of the lime ash attic floor structure, ensuring ongoing conservation. The intervention will introduce non-traditional materials into the floor structure, however the depths of the steel angles will be taken up by the proposed wood fibre insulation boards to the walls, making them not visible within the finish, therefore not detracting from the building's significance.
4a	Construction of a modern extension	M	o	The proposed extension will be a single storey linear structure cut into the slope of the site and with a green roof to root it within the site and reduce its visibility. The extension will be orientated perpendicular to the east of the house and linked by a glazed lobby. The extension will extent the footprint of the property and but will appear subservient is scale and position, and of a high-quality contemporary design which will complement the architectural and historical interest of the building. Changes to ground levels will affect the setting of the house through altering the topography of the site as viewed from the north. The extent of this change will be minimal and could be reduced through sensitively designed boundary treatment.
4b	Insert new doorway through the window in the north wall of **G3**	L	-	The window at this location lies within an area of disturbance, including an earlier low, stone framed window to its west within an area of masonry which likely dates to the 17th Century phase of the

Ref.	Description	Contribution of element to sig.	Effect	Heritage Impact Assessment
				building, and a straight-joint indicative of a jamb for an earlier doorway below its sill. The stonework of the west jamb has also been cut back suggesting the window post-dates Phase 2. The window is a timber framed fixed light of 9-panes with narrow glazing bars indicative of a 19th Century date. The insertion of a new door at this location will remove the 19th Century window and an element of disturbed 18th Century masonry. The scale of harm from this change will be minor due to the late date of the window, from a non-key phase, and the degree of existing loss to earlier fabric.
4c	Insert new doorway through the window in the east wall of **G5**	M	-	The window at this location lies within an area of disturbance, illustrating that it had been inserted through an earlier stone wall, with brick inserted to make good and form the frame to the opening. The window is a timber framed fixed light of 12 panes with narrow glazing bars indicative of a 19th Century date. The insertion of a new door at this location will remove the 19th Century window and an element of disturbed 17th Century masonry. The late date of the window, from a non-key phase of the building's history, and the degree of existing loss to earlier fabric corresponds to an assessment of low sensitivity.
4e	Rebuilding and heightening of stone boundary walls to north of site.	L	+	The rebuilding of existing stone boundary walls to the north of the site will retain and enhance their appearance, in turn enhancing the setting of the listed building.
4f	Construction of brick retaining wall to driveway, to north of the house.	L	o	The proposed retaining wall will be constructed in red brick to match the closest external fabric of the house. The wall will be topped by an iron handrail as it steps down to the south. The wall will also incorporate steps up to the driveway on elevated ground to the north.

8.4. PROPOSED GROUNDWORKS

8.4.1. **4d** – The proposed installation of a below-ground LPG tank within the grounds to north of the proposed extension will result in excavation with the potential to impact buried archaeological remains. Within the context of the site, this is considered to encompass **moderate potential** for post medieval remains of up to regional significance, and **low potential** for remains predating this period, of up to regional significance. Any surviving remains are likely to be wholly or partially destroyed by the proposed works, resulting in a **negative effect** to their significance.

9 DISCUSSION

9.1. DISCUSSION

9.1.1. White House Farm comprises a late 16th to 17th Century farmhouse at its core, which has been significantly remodelled in the 18th century with subsequent alterations in the 19th, 20th and 21st Centuries. The building is recognised as a nationally significant heritage asset on account of its age, aesthetic merit, and national interest as a regional example of its type.

9.1.2. Whilst much of the core historic fabric is currently exposed as part of the ongoing restoration/renovation works elements of its evolution are still unclear, however it is likely that further detailed archaeological recording of the structure will clarify some of the questions that have arisen during the preparation of this heritage statement.

9.1.3. Previous renovations have stripped the majority of the building back to its exposed historic fabric, removing both historic surfaces and modern alterations such that the scale of loss cannot be fully understood. Information received from the owner, however, does indicate that the degree of modern re-plastering internally had substantially reduced the integrity of the internal fabric of the building, evidenced, to a degree, in the photos taken prior to and during the works. These illustrate that the building had been refurbished in the 20th Century and demonstrate areas where plaster had been removed to install damp proofing measures. Whilst there was demonstrably a degree of previous impact, the loss of any remaining historic plaster and floors has impacted the significance of the structure which cannot be fully reversed. Whilst this initial harm is detrimental, the overall significance of the structure remains, particularly in relation to its external aesthetic, principal plan form, the historic fabric of its walls and roofs, some elements of flooring and internal structural features (such as fireplaces).

9.1.4. The proposed scheme aims to rectify and offset some of the harm done, through implementing a comprehensive scheme of renovation, including the conservation of historic fabric and improvements to its environmental performance. The proposals also seek some minor changes to the internal planform and an extension to improve its functionality for modern living. The scale and appearance of these alterations and additions has been considerately designed, taking account of the buildings special interest such that they will complement it and secure its onward preservation.

9.1.5. The proposals have the potential to impact on buried archaeological remains within the site, through excavation and groundworks associated with the installation of a below-ground LPG tank. The site is considered to hold moderate potential for post medieval archaeological remains, and low potential for remains pre-dating that, both being of up to regional significance.

9.2. CONCLUSION

9.2.1. Section 16 of the Planning (Listed Buildings and Conservation Areas Act) 1990 requires planning authorities to have special regard to the desirability of preserving listed buildings, their setting, and any features of special architectural or historic interest which it possesses. This is reflected in National Planning Policy Framework (NPPF 2024) para. 212 which states "great weight should be given" to the conservation of a designated heritage asset, and that any harm requires clear and convincing justification. NPPF goes on to state in para. 215 that where proposals "lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

9.2.2. Any surviving archaeological remains within areas of proposed groundworks, if present, would constitute a non-designated heritage asset. As such, in accordance with NPPF para. 216, the effect of the proposals on the significance of the non-designated asset should be taken into account, with a balanced judgement "having regard to the scale of any harm or loss and the significance of the heritage asset."

9.2.3. The proposed development is assessed to reverse, to the extent that it is possible, the previous alterations to the building which were carried out without the appropriate consents. Further beneficial works are also proposed to address structural defects and improve energy efficiency which will have a long-lasting benefit in relation to the building's conservation. Where localised harm is identified, it is on the lower end of the scale and has been justified in respect to enabling the optimum viable use of the buildings. This harm could be further avoided or reduced by securing approval of appropriate details by condition of approval to ensure sympathetic design and reversibility.

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Tithe Map Idridgehay and Alton 1836 - IR 30/8/120

D57/1 & 2 Hulland Ward Enclosure award and map 1818/1819

DRO D1598/1 Burdetts Map of Derbyshire surveyed between 1762 and 1767

OS Mapping

Six inch Derbyshire XXXIX.SW1884

25-inch Derbyshire XXXIS.14 1900 and 1922

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1841 HO107/182/18/3/1

1851 HO107/2146//13

1861 RG09/2518/24/4

1871 RG 10/ 3595/36/1

1881 RG 11/3420/42/10

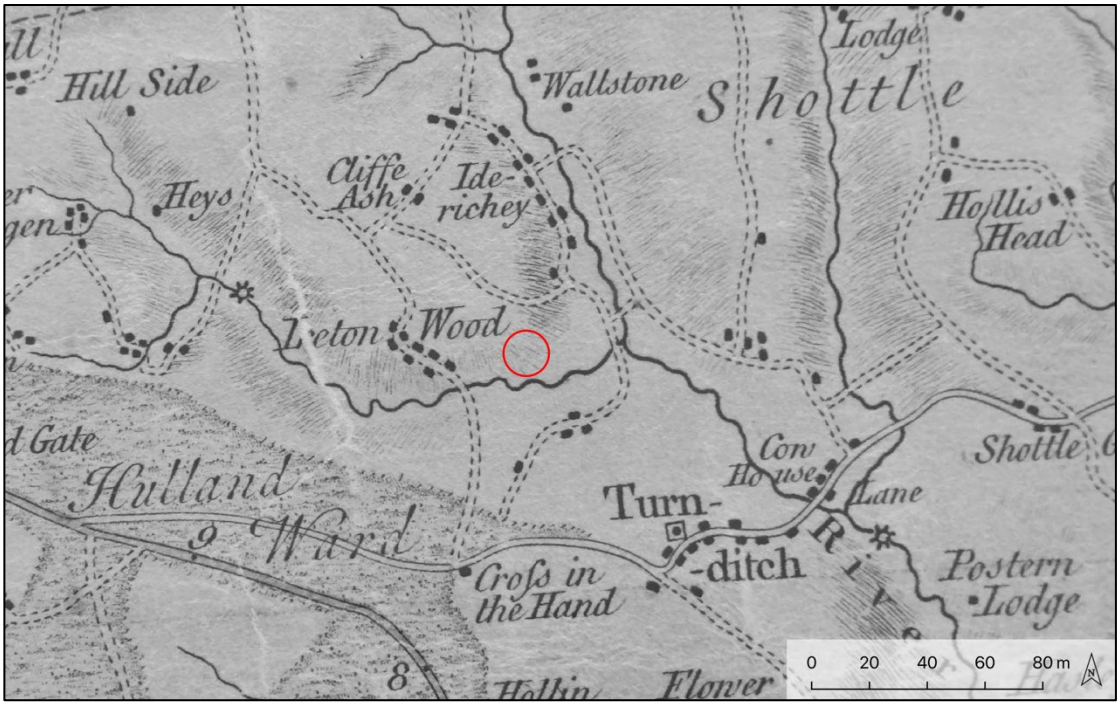
1891 RG 12/2750/109/4

1901 RG 13/3235/28/11

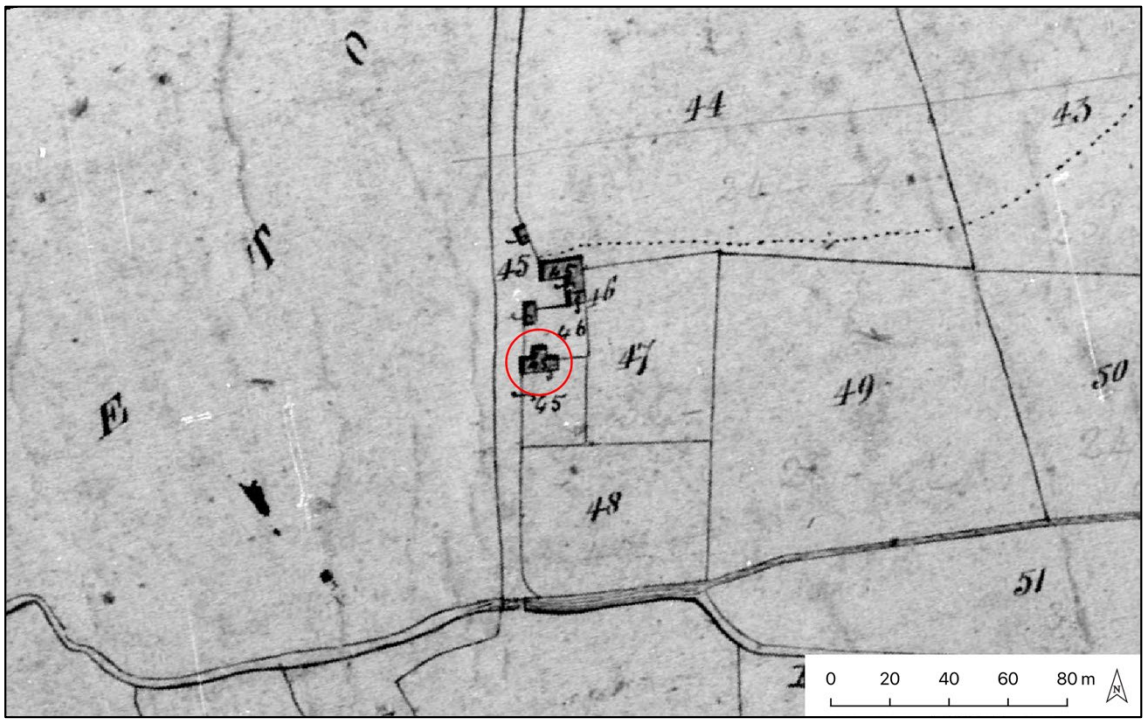
1911 RG 14/ 436/7/7/6/21009

APPENDIX 1:

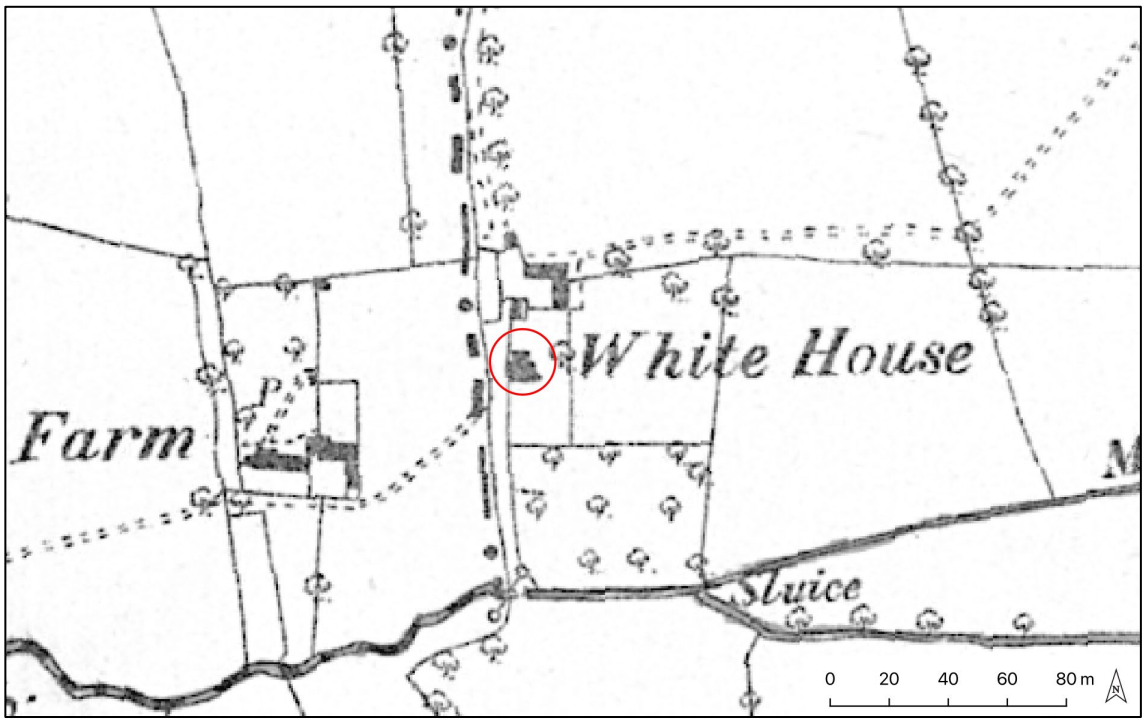
HISTORIC MAPPING AND ILLUSTRATIONS



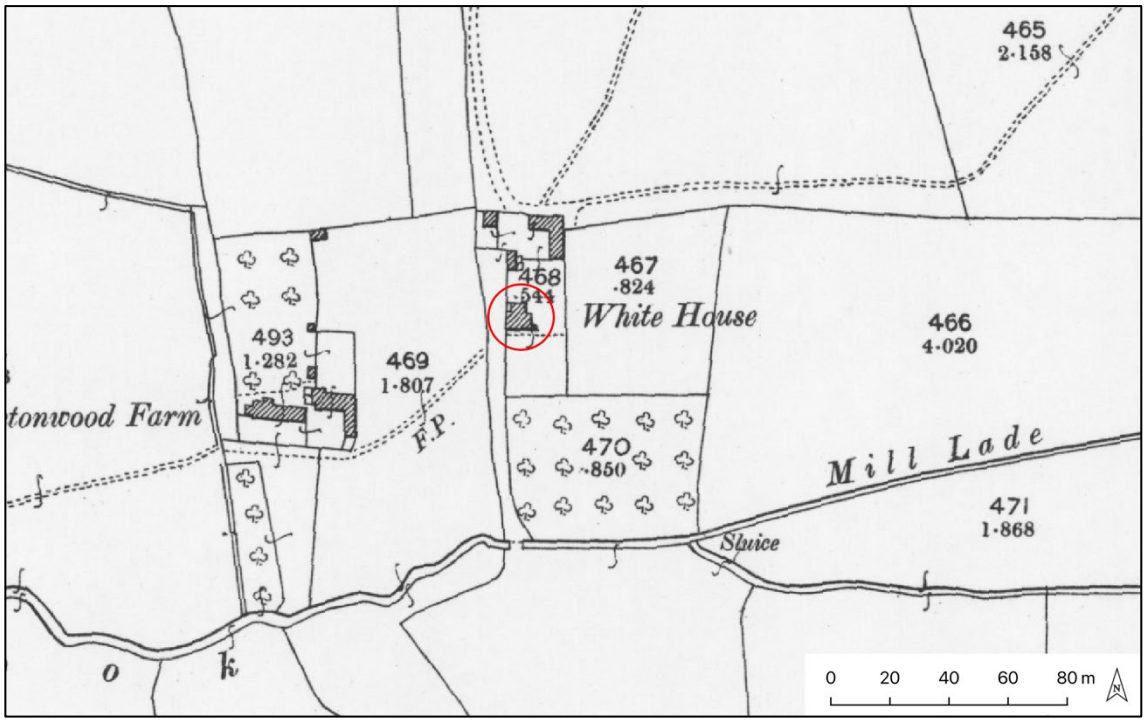
Appendix 1.1: Burdett's Map of Derbyshire c 1791 but surveyed 1762-7 (DRO D1598/1)



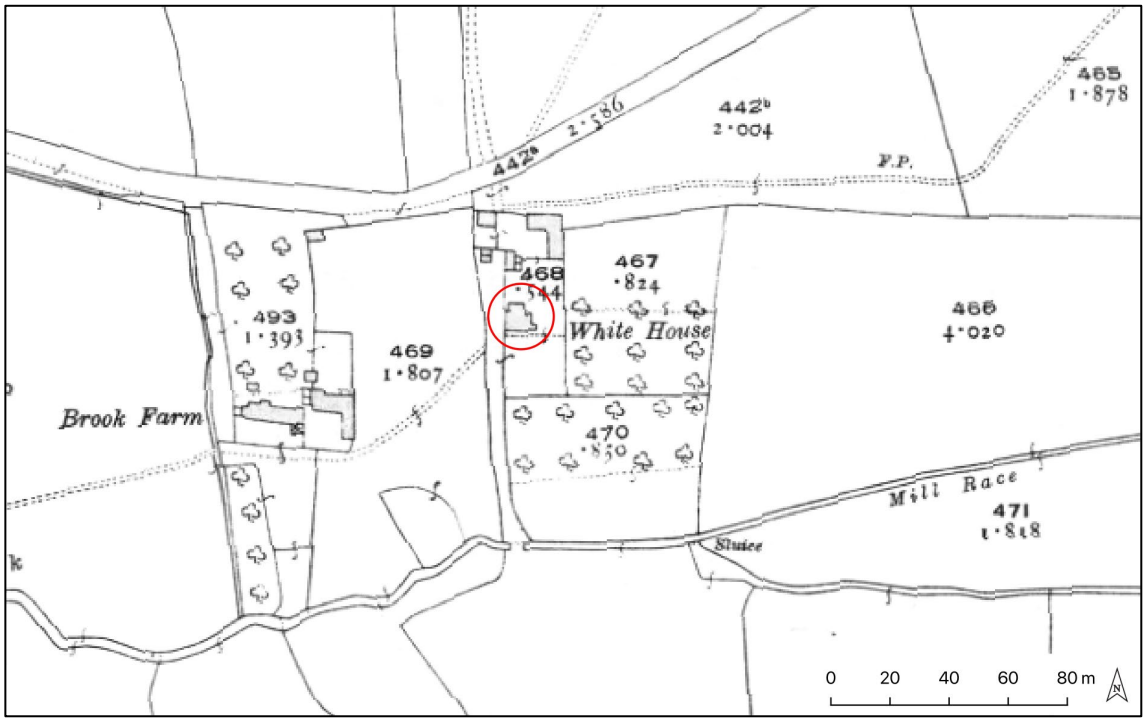
Appendix 1.2: Tithe Map Idridgehay and Alton 1836 – TNA IR 30/8/120



Appendix 1.3: 1884 six-inch Ordnance Survey Map



Appendix 1.4: 1900 25-inch Ordnance Survey Map



Appendix 1.5: 1922 25-inch Ordnance Survey Map

APPENDIX 2:

PHOTOGRAPHY



Appendix 2.1: South elevation of White House Farm



Appendix 2.2: Detail of sash window in south elevation



Appendix 2.3: Upper part of west gable



Appendix 2.4: Lower part of west gable



Appendix 2.5: Detail of former mullioned two-light window in west wall



Appendix 2.6: General view of east gable



Appendix 2.8: Eastern side of north elevation of the main house



Appendix 2.7: Western side of north elevation of the main house



Appendix 2.9: Detail of blocked window in western side of north elevation of the main house



Appendix 2.10: Western elevation of the north wing



Appendix 2.11: North elevation of the north wing; note blocked arched window



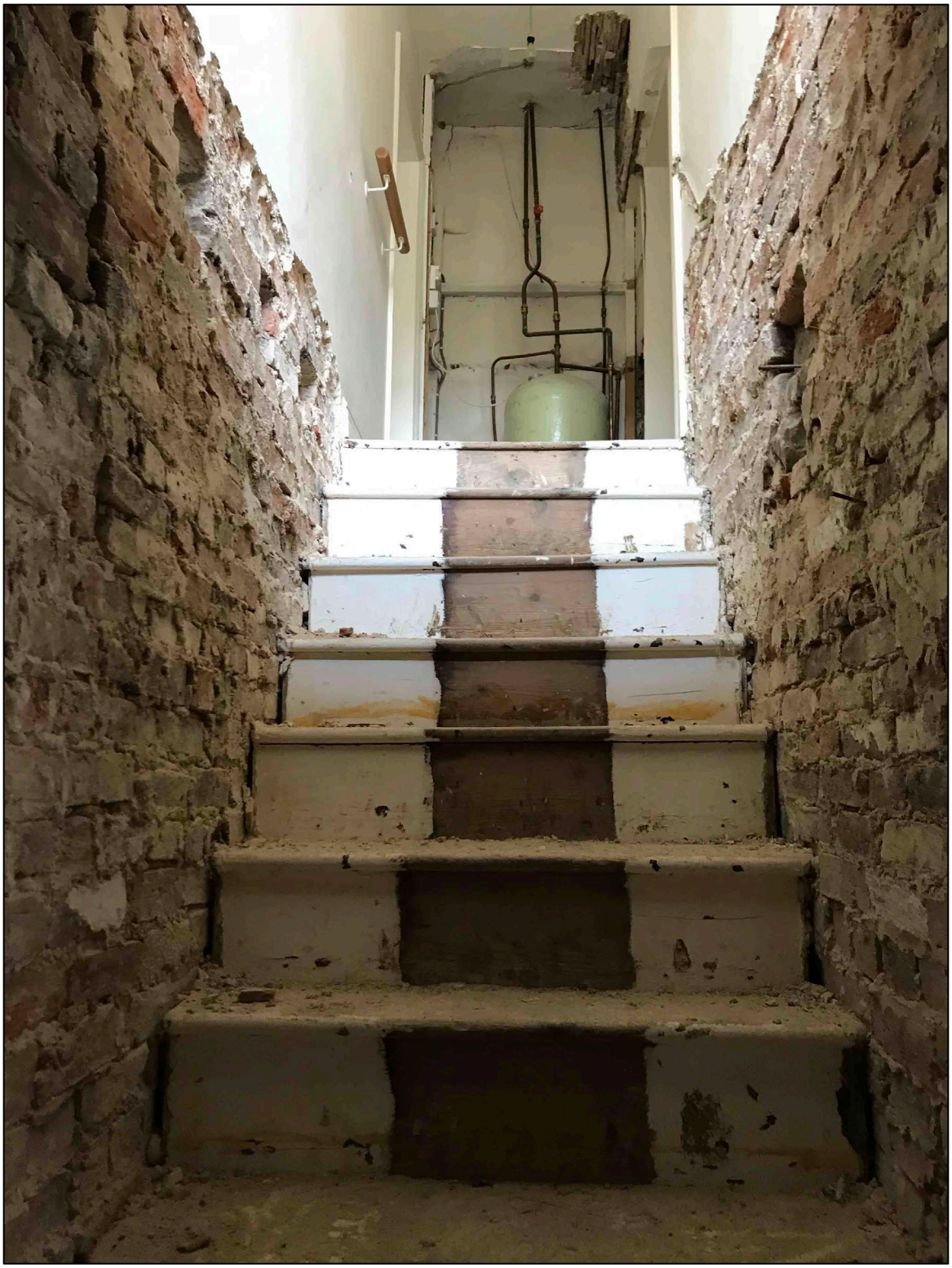
Appendix 2.12: West elevation of the north wing



Appendix 2.13: Detail of engraved stone in south elevation



Appendix 2.14: Detail of engraved stone in west elevation



Appendix 2.15: General view looking north up staircase in room **G1**



Appendix 2.16: View of **G2**, looking north-west; note alterations to fireplace



Appendix 2.17: Detail of beam in **G2**



Appendix 2.18: Detail of junction between beam and timber backing lintel above the window in the south of **G2**



Appendix 2.19: Detail of blocked fireplace in **G2**



Appendix 2.20: Detail of blocked cupboard/recess in west wall of **G2**



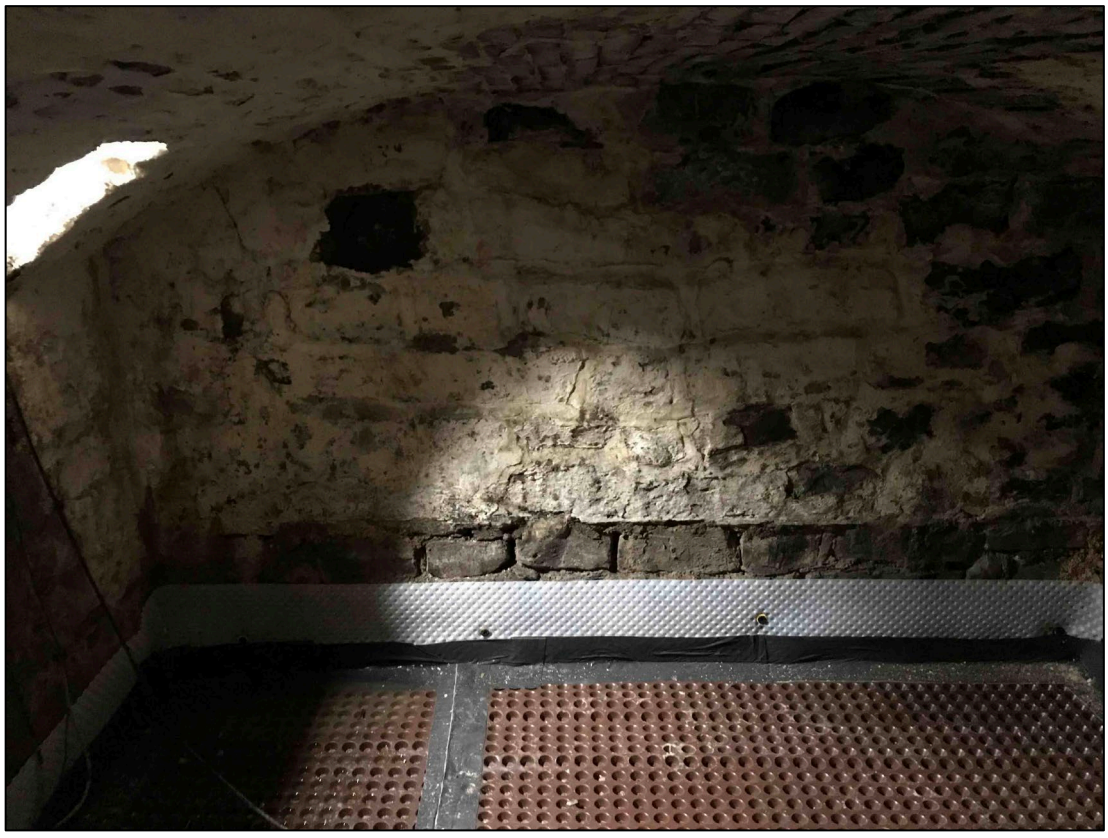
Appendix 2.21: View of **G3**, looking south-east



Appendix 2.22: View of **G4**, looking south



Appendix 2.23: View of **G5**, looking north-west



Appendix 2.24: View of cellar **C1**, looking north



Appendix 2.25: View of **F1**, looking south



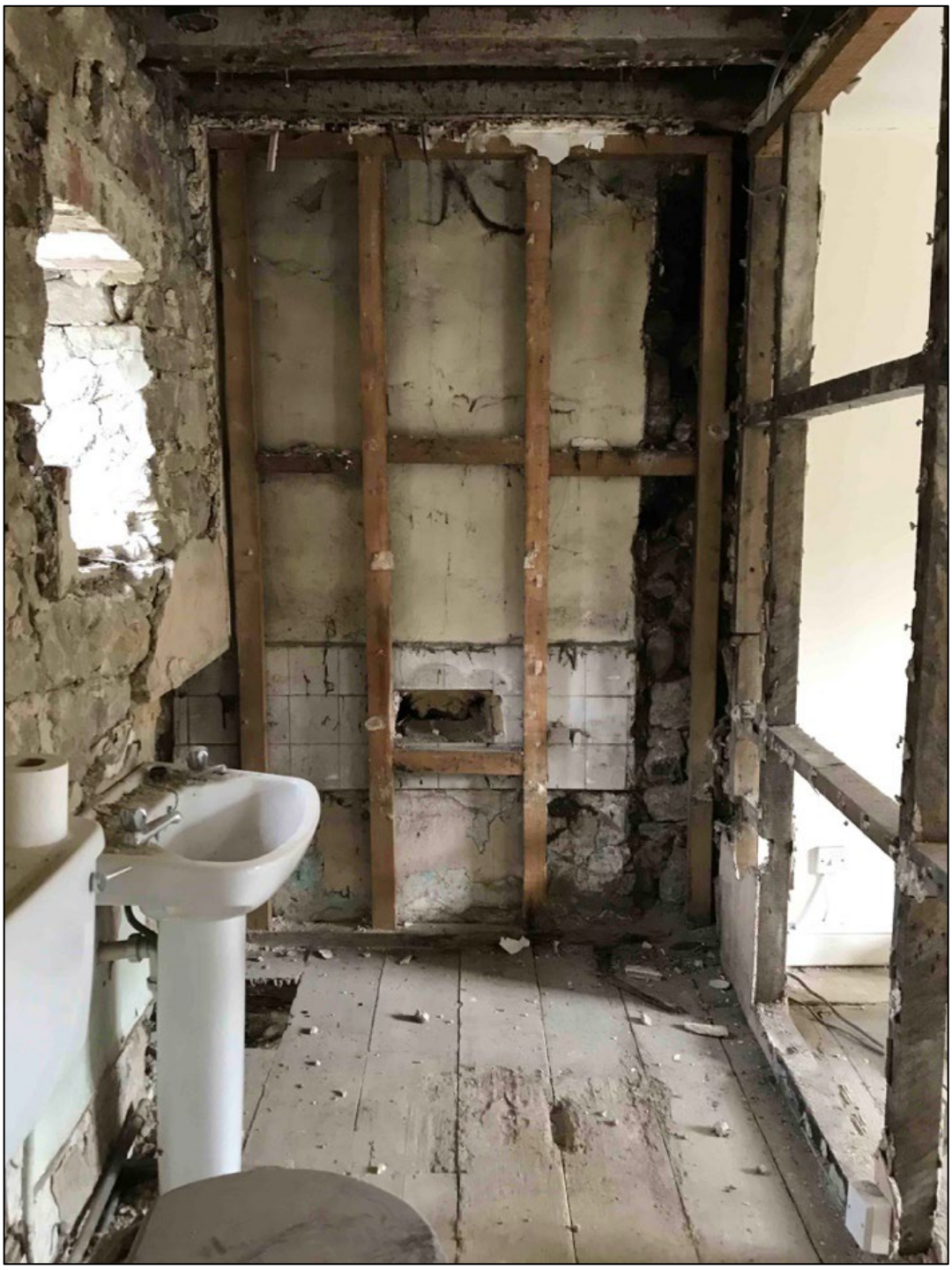
Appendix 2.26: View of **F2**, looking south-west



Appendix 2.27: View of **F3**, looking south-east



Appendix 2.28: Detail of beam in **F3**



Appendix 2.29: View of **F4**, looking east



Appendix 2.30: View of **F5**, looking north-west



Appendix 2.31: View of doorway between **A1** and **A2**



Appendix 2.32: View of east wall of **A1**



Appendix 2.33: Detail of hatch in **A1**, noting reduction in size

APPENDIX 3:

LISTED BUILDING DESCRIPTION

WHITE HOUSE FARM

Grade: II

List Entry Number: 1158551

Date first listed: 10-Mar-1986

Statutory Address: WHITE HOUSE

PARISH OF IDRIDGEHAY AND ALTON IRETON WOOD SK 24 NE 3/40 White House II House. C17, with C18 remodelling and additions. Coursed squared gritstone, with brick additions, plain gables, end ridge brick stacks and a plain tiled roof. 'T' plan house, with an added or remodelled lower wing to rear. South elevation: two storeys, three bays with glazing bar sashes in plain openings beneath deep lintels. Central doorway with quoined surround and six panelled door. 2-light recessed chamfer mullioned windows to upper part of east gable and ground floor of west gable. Lower brick wing with quoined door surround and stacked 2-light casements to west wall.

Listing NGR: SK2873447726

APPENDIX 4:

GAZETTEER OF HERITAGE ASSETS

HER Ref.	Name	Monument Type	Period	NGR	
MDR11318	Roman Road ('The Street') (conjectural route of), Buxton to Derby, High Peak and Derbyshire Dales	ROAD	Roman	430911	345082
MDR11473	Midland Railway, Wirksworth branch, Derbyshire Dales and Amber Valley	RAILWAY	19th Century	430028	349316
MDR11671	Tollbar Cottage, Wirksworth Road, Idridgehay and Alton	TOLL HOUSE	Post Medieval	429404	347936
MDR11707	Milepost, Wirksworth Road, Shottle and Postern	MILEPOST	Post Medieval	429563	347801
MDR11832	Primitive Methodist Chapel, Bullhill Lane, Ireton Wood	PRIMITIVE METHODIST CHAPEL	19th Century	428226	347741
MDR14091	Post box, Gorses, Ireton Wood	POST BOX	19th Century	427902	347951
MDR15099	Bridge Over Sherbourne Brook, Hillcliffe Lane, Idridgehay and Alton	ROAD BRIDGE	Post Medieval	429286	347748
MDR23642	Bridge House, Old Lane, Idridgehay and Alton	HOUSE	Post Medieval	429366	347968
MDR23643	Ecclesbourne House, Off Windley Lane, Idridgehay and Alton	HOUSE	Post Medieval	429030	348087
MDR23644	Gate and Gate Piers to Northwest of Iretonwood House, Ireton Wood, Idridgehay and Alton	GATE PIER; GATE	Post Medieval	427961	347858
MDR23646	Home Farm Farmhouse, Ireton Wood, Idridgehay and Alton	FARMHOUSE	Post Medieval	427941	347899
MDR23647	Groom Cottage and Garden Cottage, Boundary Walls and Railings, Ireton Wood, Idridgehay and Alton	HOUSE; BOUNDARY WALL; RAILINGS	19th Century	428057	347826
MDR23648	Ireton Wood Hall, Ireton Wood, Idridgehay and Alton	HOUSE	19th Century	428026	347811
MDR23650	Manor Barn Farmhouse, Mag Lane, Idridgehay and Alton	FARMHOUSE	Post Medieval	427884	348047
MDR23652	The Cottage, Ireton Wood, Idridgehay and Alton	HOUSE	Post Medieval	427895	347936
MDR23653	White House Farm Farmhouse, New Road, Idridgehay and Alton	HOUSE	Post Medieval	428731	347724
MDR23654	Wood Cottage, Ireton Wood, Idridgehay and Alton	HOUSE	19th Century	427895	347928
MDR23719	Sherbourne Mill House, off Hillcliffe Lane, Idridgehay and Alton	MILL HOUSE	Post Medieval	429220	347775
MDR23720	Sherbourne Mill Building, Hillcliffe Lane, Idridgehay and Alton	MILL	Post Medieval	429201	347785
MDR2740	Southsitch House, Wirksworth Road, Idridgehay and Alton	TIMBER FRAMED HOUSE	Post Medieval	428810	348709
MDR4643	Shottle Park, Shottle	DEER PARK	Medieval	431068	349092
MDR8742	Sherbourne Mill, Derby Road, Idridgehay	WATERMILL; CORN MILL; BAKEHOUSE	Post Medieval	429194	347752
MDR9988	Lead boles (possible site of), Bull Hill, Hulland Ward	BOLEHILL?	Medieval & Post Medieval	428677	347336