# GREYSTONE COTTAGE
# MAKENEY ROAD DUFFIELD
# DERBYSHIRE
# DE56 4BD

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## Statement of Significance and Heritage Impact Assessment

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**compiled by**

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**MMXXVI**



**Fig. 1** *Greystones Cottage. South front, 2026.*

**Prepared for**

Rob Skelding, Esq.



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**PREFARATORY NOTE:**

**Purpose of the Report**

This report has been written by Maxwell Craven, heritage consultant, based on evidence from primary and documentary sources as well as a survey of the site. The report is designed to provide the author's professional opinion of the significance of the listed building and the associated schoolroom and of the contribution made by the setting.

**Limitations**

Archival and other records have been searched, some documents have not survived or have been lodged within publicly-accessible collections.

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**A HERITAGE IMPACT ASSESSMENT**
**GREYSTONE COTTAGE, MAKENEY ROARD,**
**DUFFIELD, DERBYSHIRE**

## 1. Introduction

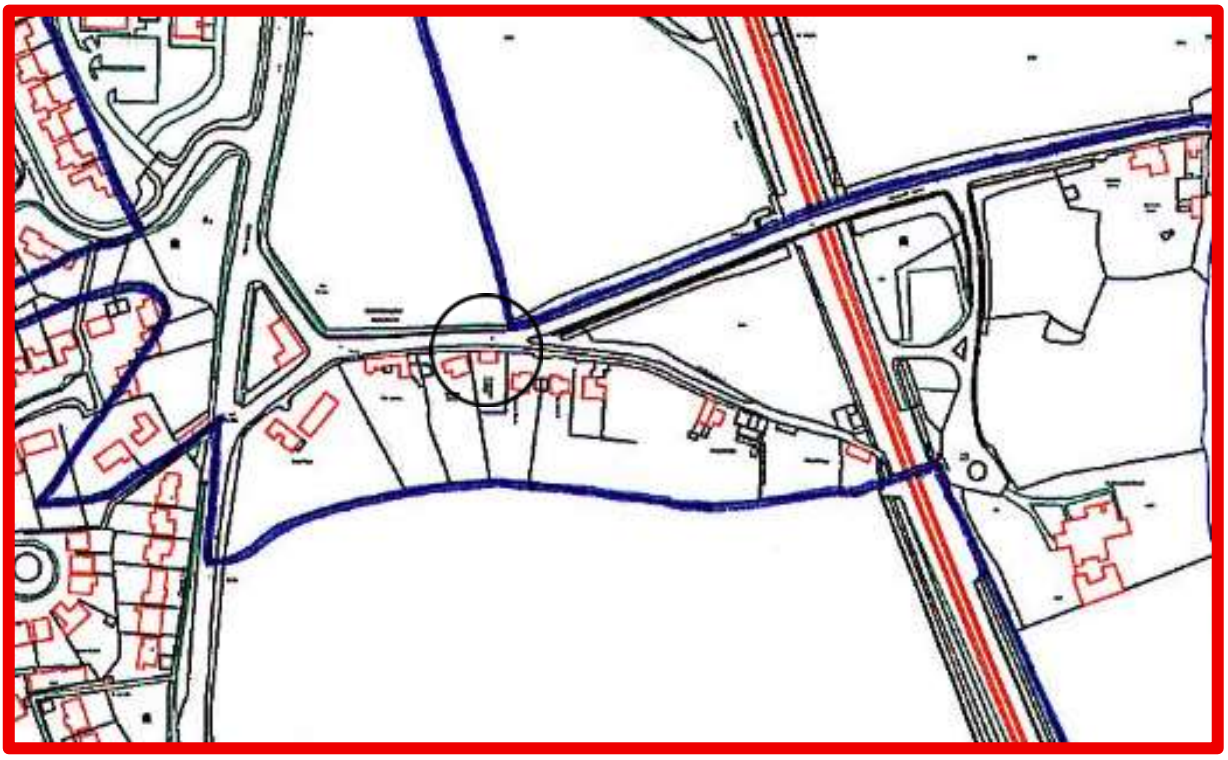
The site is a stone built cottage on the south side of Makeney Road, Duffield, DE56 4BD, within the Duffield Bank Conservation Area and lies within the Derwent Valley Mills World Heritage Site (DVMWHS), National Grid reference SK 3465 4284,

### 1.1 Status

Greystones Cottage is a non-designated heritage asset, but may be deemed as lying within the historic curtilage of the grade II listed Old House immediately to the west (cf. below).[1] It lies administratively within the Amber Valley District Council's boundaries, in the Civil Parish of Duffield and the historic and ecclesiastical parish of Duffield, in Derbyshire,

### 1.2 Conservation & Other Designated Areas

The site is a conservation area, designated 13th September 1978; the site itself lying within the buffer zone of the DVMWHS.



**Map 1:** *Duffield Bank Conservation Area, detail, showing site (ringed) within the CA.*

[1] Group value, No. 1158212/Derbys. MDR No. 16181, listed 13/2/1967.

### 1.2.1 CA character assessment

Currently, there is no published character statement or assessment for this conservation area.

### 1.2.2 Derwent Valley Mills World Heritage Site

The Derwent Valley is a cultural World Heritage Site in England designated in December 2001. Its coordinates are N 53 1 44 W 1 29 17; it measures 1,229 hectares and the buffer zone measures 4,363 hectares. (The relevant detail of the Duffield section may be viewed *infra*, Map 2). There is a Management Plan for the World Heritage Site (2000) and a World Heritage Site team responsible for implementation of the objectives and action plan. Section 13B of the management plan 2020-2025 states

> 'There is no core legislative protection for World Heritage Sites in the UK. HM Government has decided to protect the Outstanding Universal Value of World Heritage Sites through the planning system. This is principally done through the application of the National Planning Policy Framework (NPPF).'




**Map. 2:** *Detail of DVMWHS map (sheet 8) showing the site (ringed) in context. The WHS is shown coloured green whilst the buffer zone is indicated in light brown.*

### 1.3 Policy

The National Planning Policy Framework [NPPF] states[2]

> 'In determining applications local planning authorities should require an application to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

#### 1.3.1 Statement of significance

Where a statement of significance is required, the NPPF defines significance (Annex 2, glossary) as:

> 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For WH sites, the cultural value described within each site's statement of Outstanding Universal Value forms part of its significance.'

#### 1.3.2 Historical Associations

Regarding associations of an asset, the EH CPPG (2008) notes that:

> 'Association with a notable family, person, event, or movement gives historical value a particular resonance… The way in which an individual built or furnished their house, or made a garden, often provides insight into their personality, or demonstrates their political or cultural affiliations. It can suggest aspects of their character and motivation that extend, or even contradict, what they or others wrote, or recorded as having said, at the time, and so provide evidential value.'

#### 1.3.3 Non-designated Heritage Asset

The NPPF defines a non-designated heritage asset as:

> 'A building, monument, site, area or landscape identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

[2] NPPF 189

> ‘A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.’[3]

### 1.4 Local requirements

Both the Local Planning authority (Amber Valley Borough Council) and the DVMWHS have published a number of constraints and guidance.

#### 1.4.1 Amber Valley Borough Council

Currently, Amber Valley Council requires a Heritage Statement, incorporating a Statement of Significance and a Heritage Impact Assessment, to inform proposals that would affect a heritage asset *of any kind* and to be submitted with the relevant planning application or application for listed building consent.

The Council’s most recently adopted guidance notes that any such document should demonstrate an understanding of the significance of the heritage assets affected. In addition to an examination of the asset itself, and its setting, this may include information from the Historic Environment Record, Local depositories, historic maps or photographs, or for complex cases a historic building survey.

#### 1.4.2 Derwent Valley Mills World Heritage Site

The Management Plan for the World Heritage Site was first published in 2014 but is now the subject of a revision covering the years 2020-2025. It has as the first of its nine aims to: ‘protect, conserve and enhance the Outstanding Universal Value (OUV) of the DVMWHS.’

#### 1.4.3 Outstanding universal value and attributes

> The Management plan adumbrated the principles behind the OUV[4] as
> ‘…identified Outstanding Universal Value (OUV) of a World Heritage Site defines the thinking at the time of inscription and is non-negotiable. Primarily, it relates to properties, not people, nor ideas. The Statement of Outstanding Universal Value is essential for monitoring; periodic reporting; danger listing; and (worst case scenario) deletion from the World Heritage List. It offers the potential for reactive monitoring. A key measurement is the impact on the defined attributes of OUV.

[3] NPPF 039
[4] DVMWHS Management Plan 2020-2025 para. 13B Conservation & Planning.

'An important contributor to understanding OUV is its list of established Attributes which are structures and buildings that help us to define the Site's value to the global community. These are important as a group, but must be treated as a whole.'
'The setting of a World Heritage Site can contribute to the list of Attributes.'

### 1.4.4 DVMWHS Methodology

Currently the DVMWHS operate within the following constraints:

'When an application is submitted to a Local Planning Authority (LPA) in the DVMWHS the Authority assesses whether there may be an impact on the Outstanding Universal Value (OUV) of the DVMWHS. OUV is the reason why a site is inscribed (included) on the United Nations Educational, Scientific and Cultural Organisation's (UNESCO's) World Heritage List.

'If the LPA feels there will be an impact, or is uncertain, they can refer the application to the DVMWHS Partnership for confirmation, clarification and advice. The DVMWHS Partnership is a non-statutory consultee. This means LPAs are not under any statutory obligation to consult with the DVMWHS Partnership. Notwithstanding this, LPAs do need to show due diligence in an application's determination. If an LPA was found to have failed to follow due process or incorrectly interpreted relevant legislation then a planning decision could be challenged through judicial review.

'The LPA must judge for itself how to proportionally respond or address the content of any consultation response received from the DVMWHS Partnership.
'The DVMWHS Partnership coordinates a Conservation and Planning Panel which meets six times a year. One role of this Panel is to review all the planning consultation responses that are issued by the Partnership since the previous Panel meeting. If any response requires clarification or alteration a subsequent consultation response will be supplied by the Partnership to the relevant LPA

'The DVMWHS Partnership has an agreement with the Conservation, Heritage and Design Service (CH&DS) at Derbyshire County Council to provide it with advice on the impacts of applications in the DVMWHS and its Buffer Zone as to their impacts on OUV.'

This document has been produced in order to complete the satisfaction of these requirements

## 2. Scheme of Investigation

### 2.1 The compiler

The compiler of this report is a graduate and post-graduate historian and who was from 1979 to 1982 Assistant Keeper of Archaeology, Derby Museum and thereafter until 1998 Keeper of Antiquities there. He directed archaeological excavations at Mackworth Church in 1980 and at Sharrow Hall, Thurvaston (both Derbys.) in 1982. He was elected a Fellow of the Society of Antiquaries of London in 1999 and has been a member of the Society of Architectural Historians of Great Britain since 1991. He serves on the Derby Conservation and Heritage Advisory Committee (of which he has been twice chairman) and currently is chairman of the Derby Cathedral Fabric Advisory Committee.

He is the author of a number of architectural peer-reviewed papers which have appeared in both the *Transactions* of the Ancient Monuments Society (now Historic Buildings and Places) and in the *Journal* of the Georgian Group. He has also published a two-volume work on the country houses of Derbyshire and another on the town houses of Derby.[5] Since 1998, he has been writing Statements of Significance and Heritage Assessments covering all types of buildings throughout the Midlands and East Anglia.

### 2.2 Methodology

This report has been undertaken with reference to guidance prepared by the Chartered Institute for Archaeologists (CIfA) and Historic England as set out in Lane & Menuge (2016).

#### 2.2.1 Guidance Sources

Publications of CIfA and Historic England used are listed in the bibliography. This report has also been written in accordance with guidance provided in chapter 16, *Conserving and Enhancing the Historic Environment*, of the NPPF (cf. above), particularly paragraphs 194 and 195. Also referred to (see also above): National Planning Policy Framework (NPPF) rev. 2021. Planning Practice Guidance 2021.

#### 2.2.2 Archival sources used[6]

The following sources have been consulted in the preparation of this report:

Online sources including British History Online.

[5] Craven M & Stanley M. F., *The Derbyshire Country House*, 3rd rev. edn. 2 Vols., Ashbourne (2001) and Craven, M. *The Derby Town House*, Breedon, Derby (1987).

[6] See also Bibliography below.

The National Heritage List (Historic England).

Historic OS and other maps including National Library of Scotland Edinburgh collection (on line) and Google Street View/Earth.

Compiler's personal collection,

Derbyshire Record Office collections

Derby Local Studies Library collections.

**2.3 Access & recording**

A site visit was undertaken on 13th June 2026 by the complier of this report in order to assess the physical evidence for the development of the building, to note anomalies, to read on the ground the impact on the fabric of all further developments and to take photographs. It was also possible to assess the condition of the structure and to understand the wider historic environment in which it is set.

The survey was undertaken after a study of the available sources and on a room-by-room basis.

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## 3 Historical Context

### 3.1 Origins

Duffield has three centres: the northernmost is mainly an estate of spacious Victorian villas clustered around the site of the Norman castle (demolished entirely after the fall of the last Ferrers Earl of Derby, in 1268) with a modern estate to the east on the other side of the A6; the present centre of the village, roughly from King Street to the lodge of the hall opposite The Meadows and another clustered but discrete settlement stretching from the Baptist Chapel to the parish Church and the bridge over the Derwent.

#### 3.1.1 Duffield

It seems highly likely (although yet to be established by archaeology) that the original village grew up around the parish church, whilst another settlement, ancillary to the castle would have grown up around that. The Castle, north of the village, was the third largest in England, after Dover and the White Tower, London, and stood guarding the way north up the Derwent Valley, with Horsley Castle, further East doing a corresponding job for the de Ferrers, who also controlled the Royal Forest.[7] Furthermore, like most inhabited castles, the castle would have included a domestic chapel. As the parish church is dedicated to a pre-Norman saint – Alkmund, who enjoyed a following in Derby from the 9th century – it is generally accepted that it is of pre-Conquest foundation, and thus must well pre-date the castle although no original fabric survives.[8]

The implication is quite clear: that the original village of Duffield grew up around the church (as was the convention), but later moved. This is re-inforced by the fact that the original manor house (later Manor Farm) lay on the west facing slope of Duffield Bank almost opposite the church. There is an analogous situation at South Wingfield, where the church (and site of moated manor house, Bakewell Hall) is situated by the Amber on the adjacent water-meadows, as is Duffield's by the Derwent.[9] It was forced to move to the outcrop of Wingfield Flags to the west where it is today due to the so-called Medieval Climate Anomaly of c. 1340, when a previously warm and relatively dry climate very suddenly became much cooler and wetter, raising water tables and subjecting riparian settlements to regular inundations, forcing a move, whereas churches, which could easily be cleaned out following flooding, were on old sacred

[7] VCH I. 380-383; Cox & Bland (1887) 118-187
[8] Cox (1877) III. 129, 133
[9] Cox (1879) IV. 487; *Derbyshire Miscellany* X pt. 2 (Sept. 1983) 58

ground and were left *in situ*.[10] This probably also explains why there were two manorial estates, pertaining to Duffield, one belonging to the de Ferrers and another, older one, including the church and its glebe, property originally of the Crown.

### 3.1.2 Post Medieval

After the fall of the de Ferrers, these manorial holdings became vested in the Duchy of Lancaster until most was sold off in 1628 when the newly succeeded Charles I, keen to raise money to aid him in his desire to rule without the strictures of Parliament, sold a group of manorial estates in what was officially termed the 'Fee of Duffield' to a group of London merchants; the church, or rectoral manor, went to Henry Butler of Sheffield and Henry Ogle of Welbeck.[11] This latter estate was sold in 1636 to Sir William Leche of Squerries Court, Kent on whose death in 1673 it was disposed of to Reginald Pyndar of Duffield (1634-1712).[12] His descendants later assumed the surname and arms of Lygon and went on to acquire the estate of Madresfield, Worcestershire and be created Earls Beauchamp. In 1891, the newly succeeded 7th Earl Beauchamp sold this estate and the impropriation of the church to Timothy White, founder of a formerly well-known chain of chemist shops, from whom it descended to his son, Sir Woolmer White, 1st Bt. and his heirs.[13]

### 3.1.3 Makeney Road

However, the plot on which the subject of this report now stands was alienated from the rectoral estate in 1756. Seventeen years earlier, a turnpike trust had been incorporated to make a coach road from Derby to Chesterfield. This ran from the present A6, off which it branched east, crossing the Derwent on a new bridge on a line approximating to the present Church Walk.[14] This route however, predicably turned out to be vulnerable to frequent flooding and in 1755 a new act was obtained to replace the Derby & Chesterfield Turnpike trust and improve the road. This involved a new route, the road to the bridge over the Derwent now rising on an embankment, for which extra land either side of the alignment was required; this was purchased from Reginald Lygon (formerly Pyndar) and the re-alignment completed in 1756.[15] This left a

[10] Rosen (2014) 115ff.; Campbell (2016) *passim.* A previous warming anomaly covered the Roman period and ended more gradually from the 4th century. A further anomaly caused by a volcanic eruption led to drastic further cooling 534-536 and another warm period began in the seventh century and accelerated in the 11th.
[11] CP IV 196, 199-200; British Library, Add. MS 6675 f. 295..
[12] Derbyshire Record Office (DRO) D3772/T2/33.
[13] Mosley (2003) III. 4152-3; the family had no connection with the Whites of Duffield recorded in the 1634 Heralds' Visitation of Derbyshire, as suggested by Watson*, op. cit.* 65.
[14] Watson (1986) I. 115; it was repaired in 1747.
[15] Watson, *op. cit*., 116.

line of empty plots immediately to the south, plots 61 to 64 on the Enclosure Award maps of 1787 and 1791 (see Maps 4 & 5).[16]

### 3.2 The site

The site, therefore, was brought into being with the improvements made to the Chesterfield turnpike in 1755-56.

#### 3.2.1 Building: origin

The plots, made viable for building by virtue of having been raised slightly above the flood plain by the embanking of the coach road (now Makeney Road), were sold by the Turnpike Trustees and resulted in the construction of Crow Trees (listed grade II), opposite the triangle now occupied by the Baptist chapel, on the largest plot (No. 61). This was built for nail maker Isaac Johnson, along with a croft with cottage, orchard and garden adjoining. The next plot (62) was soon occupied by The Cedars of 1778 and, beyond it, was No. 63, upon which was built The Old House, probably built within a few years of the completion of the turnpike and also listed grade II, although the precise date of its building has never been identified.[17]



**Fig. 2**: *The Old House, with Greystone Cottage beyond, showing banked up causeway with Church Walk, the original alignment, falling away to the right.*

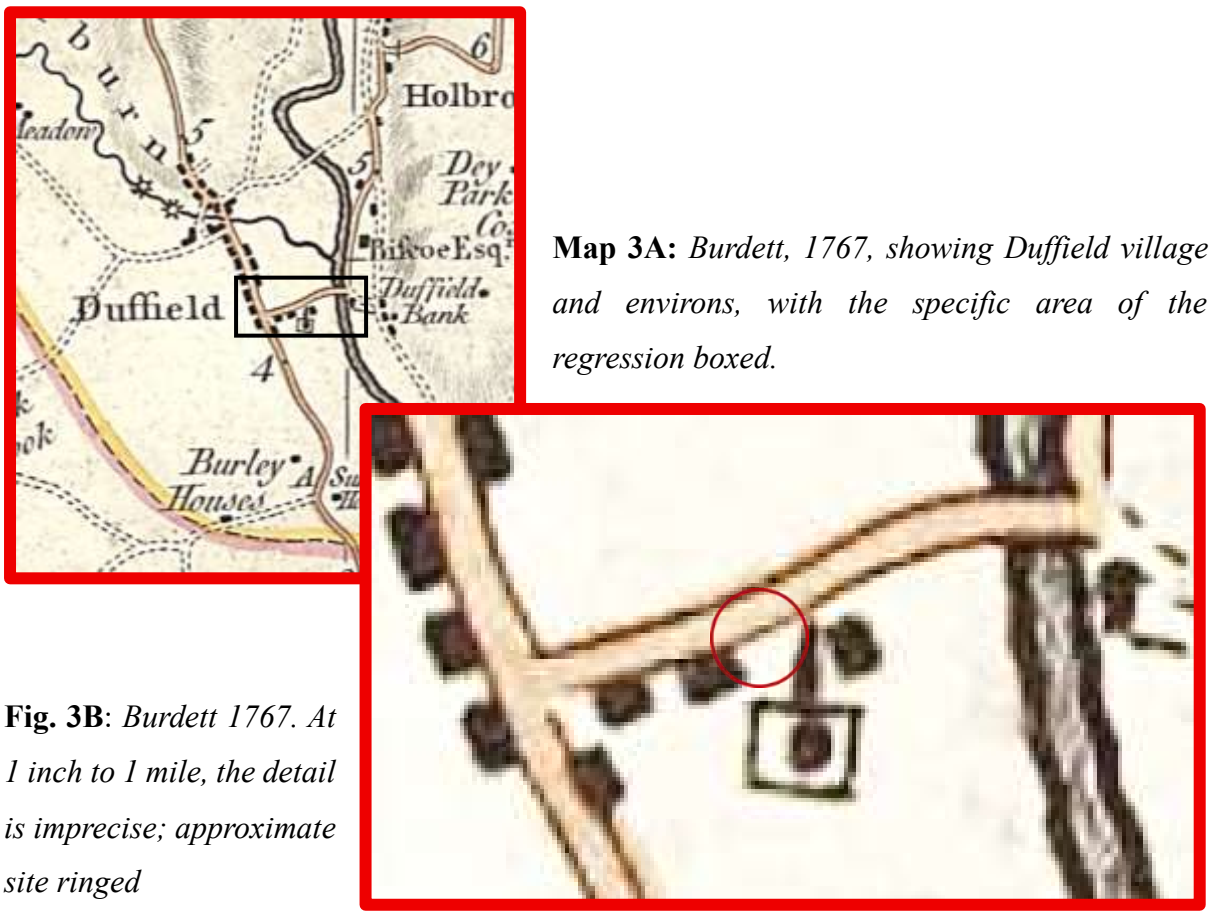
[16] Plot 64 included all the land south of Church Walk as far as the church land.
[17] Cf. Historic England, listing record of 13/2/1967 (1158212/County MDR 16181 and Watson (1991) iI. 95.

This also had a wide plot, with two buildings on it by the date of the Enclosure award in 1787, indicating that the present house was built by that date and confirmed by the award map of 1791. The land to the south, Nether Ground, remained with the Pyndars/Lygons/Lords Beauchamp and their successors and was separated from the four plots by a stone wall.[18]

### 3.2.2 Date of the building

The cottage called Greystone appears on both the Enclosure maps and therefore must have been built by the time of the 1787 survey. It was clearly within the plot (63) of The Old House, then in the possession of George Bateman and was without doubt built as ancillary accommodation to house a married couple who would have kept house for the Batemans and acted as gardener/factotum. The plain style of the building compared to the main house, the rectangular fenestration, different alignment and plainer roof all suggest that it was built later than The Old House itself – which we may safely date to 1756-60 – and before 1787, and probably not long before, perhaps c. 1780.

### 3.3 Map regression




**Map 3A:** *Burdett, 1767, showing Duffield village and environs, with the specific area of the regression boxed.*

**Fig. 3B**: *Burdett 1767. At 1 inch to 1 mile, the detail is imprecise; approximate site ringed*

[18] Enclosure Award, maps 1787 and 1791.



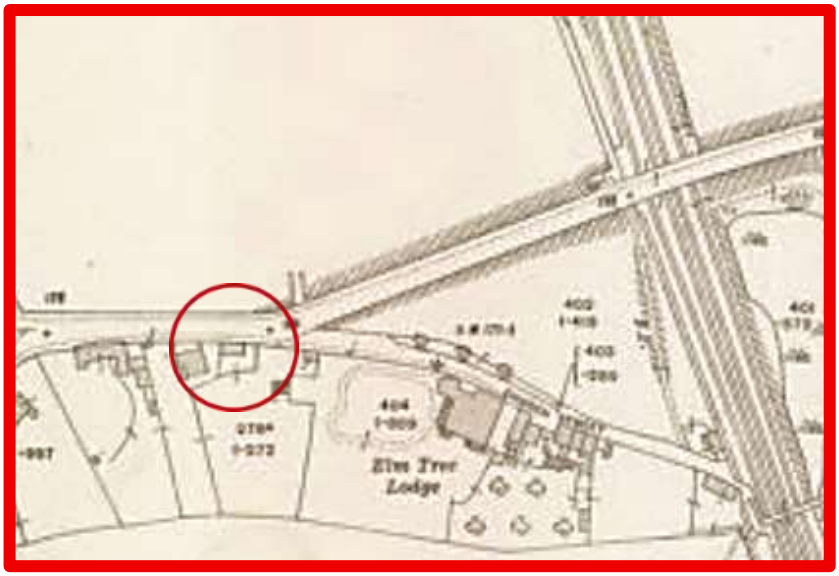

**Map 4:** *Enclosure map 1787, showing plot numbers, Greystone Cottage and the re-aligned coach road; site ringed.*



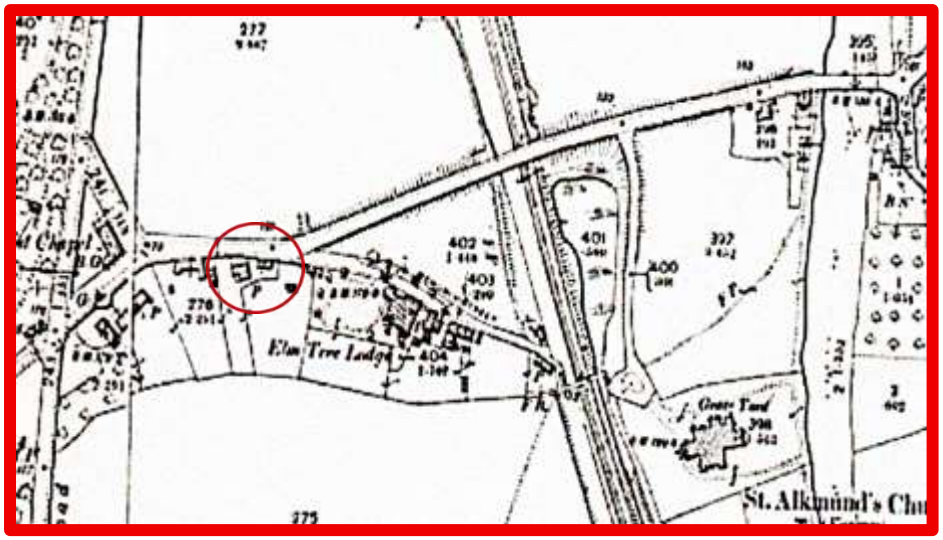

**Map. 5:** *Enclosure Award map, 1791, showing plot numbers and some land allocations; site ringed.*



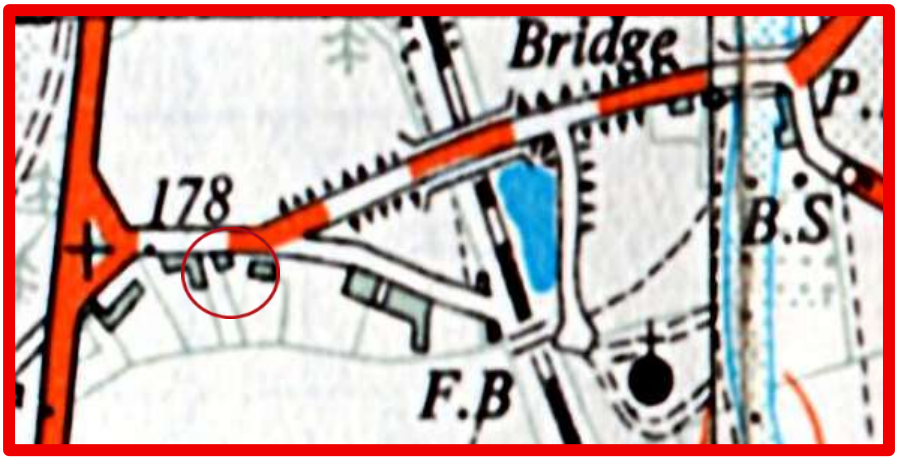
**Map 6:** *1inch to 1 mile 1st edn. 1836 OS map; the then approximate site is ringed.*



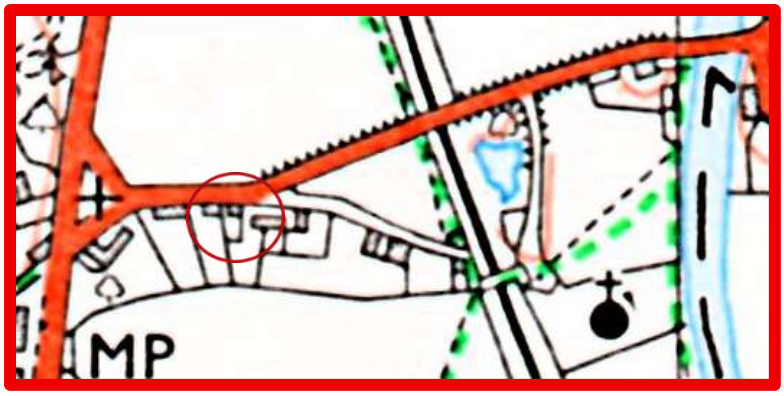

**Map 7:** *25in to 1 mile OS XLV. 9 map 1881, detail showing Makeney Road; site ringed.*




**Map 8:** *25in to 1 mile OS XLV. 9 map 1914; site ringed.*




**Map 9**: *6 in to 1 mile OS map 1961, site ringed.*




**Map 10:** *6 in to 1 mile (1: 25000) OS map 1991, site ringed.*




**Map 11:** *Google satellite image of the site; 1 = Crow Trees, 2 = Old House, site ringed.*

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## 4. The Building and its Site

Greystone cottage is a robustly constructed simple stone built two storey structure with a pitched roof aligned north-south; its north elevation is set onto the road, and the present curtilage is surrounded by stone walls of varying antiquity.

### 4.1 Materials

The cottage is built of tooled and ribbon pointed ashlar blocks of Ashover Grit, a millstone grit sandstone, probably from one of the quarries on Duffield Bank. The blocks are approximately 1ft (30.5cm) long by 4 in (10cm) in height, interspersed with others only 8 in (20.3) long and laid neatly to course. The plinth has been sheathed in large stone slate panels at a later date (but well within the 19th century). The dressings are of the same stone but smoothly tooled. The projecting portico is made of five tooled and dressed large slabs of millstone grit and was also added later but, again, no later than the end of the 19th century. The main roof is slated and the rainwater goods are cast iron, supported cast iron brackets of a type very common in Derby, Duffield, Makeney and Belper, made by Messrs. Weatherhead, Glover & Co. of Duke Street, Derby from 1818 but the lack of elaboration here suggests that they are probably earlier (as might be expected) although their form may have originated with William Strutt, FRS (1756-1830), who was a very active amateur architect, amongst his many other interests. They certainly resemble those made to the specification of the Strutt estate in and around Belper in the late 18th and early 19th centuries.[19]

### 4.2 Exterior

#### 4.2.1 South side

The main front of the house faces south and it of two bays of fenestration separated by the entrance, off-set slightly to the west. This asymmetry was to provide one superimposed pair of rooms with enhanced floor area. The windows, set in ashlar dressings, would once have had cast iron casements of two lights top and bottom, but these have been replaced, probably in the 1970s, by soft wood casements with single opening top-lights. The added portico (cf. **4.1** above) consists of a pair of side slabs, tooled on the external surfaces as well as on the narrow projecting ones, resting on an equally monolithic stone plinth with step, supporting a tooled lintel, separate cornice and flat stone roof. The plinth course is exposed for much of this side of the house. There is an ashlar blocking course supporting the eaves with bracketed iron guttering

[19] Glover (1831/3) II. 452-453; Strutt: Colvin (2008) 998



**Fig. 3**, above: *Greystone Cottage, south front.*



**Fig. 4**, right: *monolithic portico*

To the east side facing south there is an attached 20th century lean to store of post-war standard brick with concrete slab roof, lit by a window on the east side. Built against the north boundary wall is another store which appears to have been contemporary with the cottage, built from matching ashlar but which has undergone a re-roofing with a concrete slab in the later 20th century at which time the south facing light was modified.





**Fig. 5** left: *Twentieth century brick lean-to store, with concrete roof.*

**Fig. 6**, above: *ashlar built workshop/store*

**4.2.2 East side**

The east face of the cottage is quite plain but gabled, topped by a stone chimney stack with two plain bands, one above the plinth and one at the top, containing a pair of flues vented through terracotta octagonal pots, quite possibly original which, if so, would have been made by Bourne & Co. of Belper.

This side of the cottage was originally unlit, but two plain plate glass lights were installed at ground floor level probably in the 1970s.The cast iron rainwater gutter continues across the wall at the foot of the gable with later soil pipes etc. installed to serve superimposed lavatories (including first floor bathroom), also probably 1970s.

The building's plinth is here obscured by the concrete surrounding the building, and the 20th century store has a single light.



**Fig. 7** above: e*ast side from the NE, showing stack.*



**Fig. 8** right: *east side, ground floor level showing later windows and store.*

### 4.2.3 West side

The west elevation is a counterpart to that facing east and is ashlar, gabled and topped by a matching stack but here with only one surviving chimneypot. The gables both west and east are un-coped and have only the very briefest of kneelers.

There is a single window at ground floor level, with a stone lintel and sill, containing a timber mullion and transom cross casement window, one toplight with a Vent-Axia housing. The fact that some trouble has been taken to provide a matching lintel and sill to the window suggests that it was installed in the later 19th century, as it lacks the dressings of the windows lighting the south side, and the crudity of those to the east.



**Fig. 9**, left: *the west elevation.*



**Fig. 10**, right: *the inserted window*.

**4.2.4 The north side.**

An old tradition of upland Derbyshire is that windows tend to be kept to a minimum on the north side of a house, and Greystone Cottage seems to be no exception, certainly on the ground floor. Another reason might well be that, facing the coach road to Chesterfield (today's Makeney Road), the passengers on any passing coach might well be able to see straight in to the lower rooms and close to, at that. Hence, there are but three windows on the first floor: one lighting each bedroom and a central, single light, lighting the stairs and landing. All have what appear to be original stone dressings and would once have contained cast iron multipaned casements, but as on the south side, these have been replaced by soft wood plate glass windows,

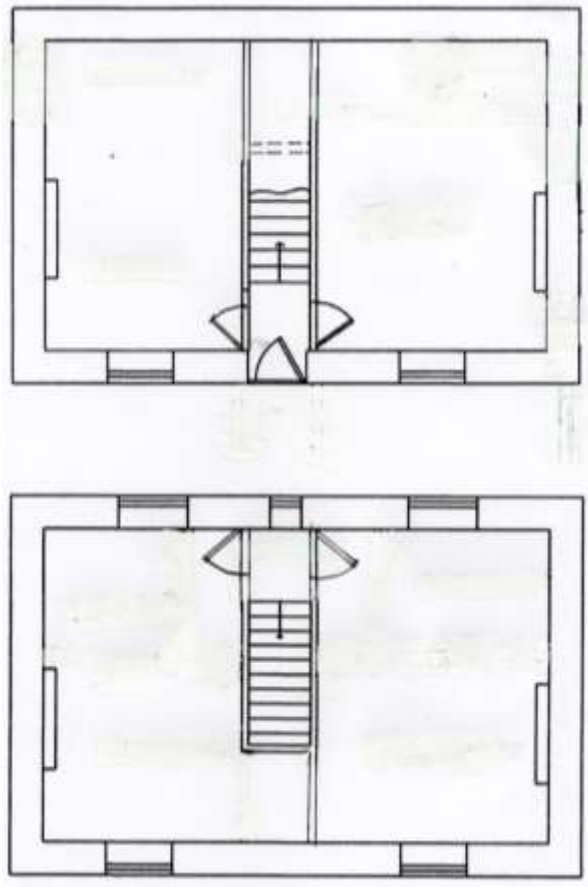
On this side, too, the blocking course protrudes slightly and the guttering is supported on later Strutt type angled cast iron brackets, post 1818 in date.



**Fig. 11:** *Greystone Cottage, north front*

### 4.3 Interior, Ground floor

Originally, the plan would have been what contemporary newspaper advertisements called a two rooms per floor cottage: there would have been only one room either side of the staircase on each floor (see **Fig. 12**). Later, probably in the late 19th century, the parlour to the left of the staircase was sub-divided from the kitchen and probably simply plumbed, water having been previously been drawn from the well. A copper for laundry and water heating was probably then also provided, with a metal external flue, probably where the ground floor lavatory is now. The floors are all modern concrete to the ground floor and modern narrow deal boarding to the upper storey.



In the early 1970s the building was modernised, being endowed with indoor plumbing (including a bathroom over a ground floor lavatory), new windows and a subdivided interior, as late 20th century requirements demanded.

**Fig. 12:** *Greystone cottage: plans as built. top: ground floor; lower, first floor. Four heated rooms were provided.*

### 4.3.1 Entrance and stairs (G1)

Entry is via the front door (later through the portico) leading to a small space off which opens the doors to G2 & G5, the stairs rising between a pair of structural walls Original handrails (if any were provided) are lost. Modern door surrounds and doors only. Plain 1970s softwood timberwork throughout.



**Fig. 13:** *Staircase looking north from entrance*

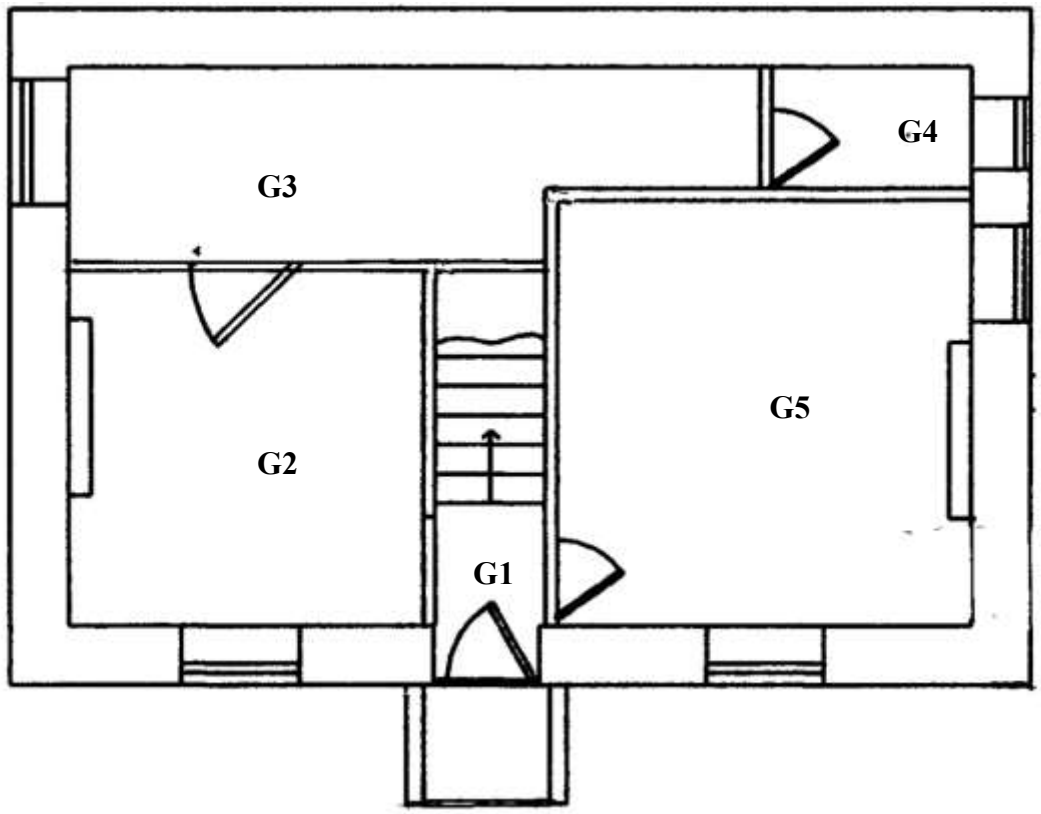



**Fig 14:** *Greystone Cottage, ground floor, rooms numbered.*

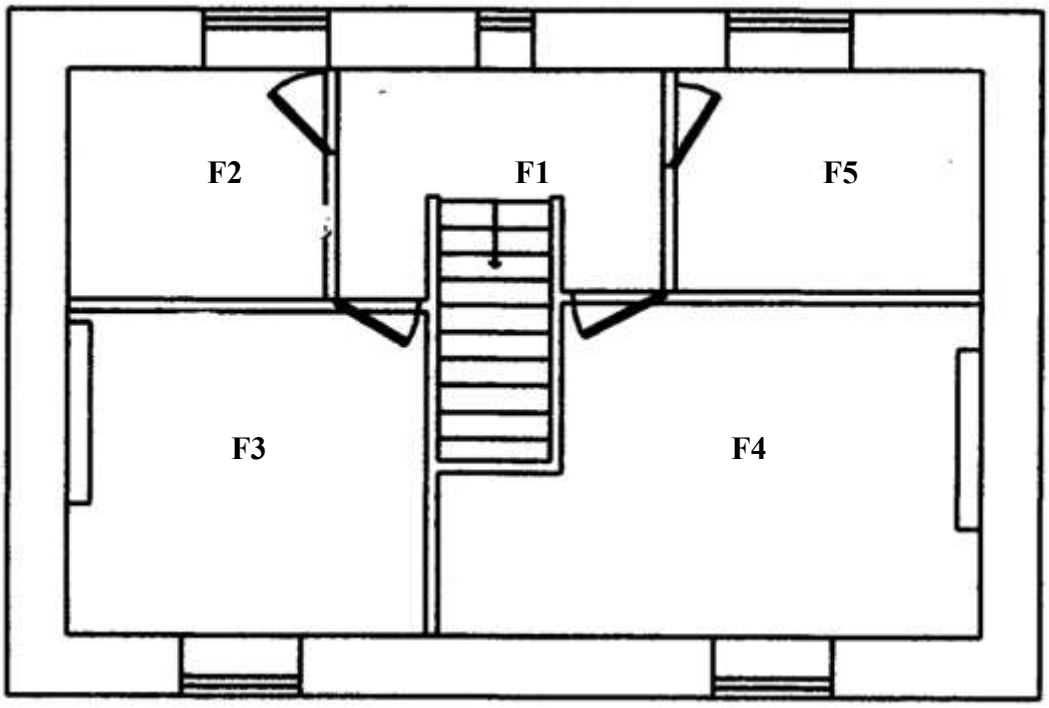



**Fig. 15:** *Greystone Cottage, first floor, rooms numbered*

### 4.3.2 Parlour (G2)

Modern plasterwork, doors, door surround and skirtings, with a confected tiled 1970s chimneypiece to the chimneybreast, which is now situated uncomfortably close to the north wall, due to the earlier subdivision of the room.



**Fig. 16:** *Room G2 from the entrance, showing chimneypiece and door to kitchen (G3).*

### 4.3.3 Kitchen (G3)

Room created, on the evidence of the west window, in the later 19th century to separate the kitchen from the parlour. Plumbing to NW angle, probably utilising earlier installation or its space. No original fixtures or fittings survive.



**Fig. 17** *Kitchen, view west from the lavatory (G4)*

### 4.3.4 Lavatory (G4)

The space was probably divided off from the kitchen originally by a stud wall by the staircase underside to form a space for a hot-water copper and washing facilities. In the 1970s, it was reduced by a new stud wall nearer to the east and a lavatory installed. Modern central heating radiator outside present west wall, the area now for cloaks.



**Fig. 18** *Lavatory (G4) looking east.*



### 4.3.5 Sitting room (G5)

Since the subdivision of the kitchen from G2, the largest ground floor space: with all modern timberwork, 1970s tiled chimneypiece, inserted east window to the left of chimneybreast.

**Fig. 19** *sitting room (G5) looking north east. Door to G3 and G4 out of shot to left.*

### 4.4 First floor

As with the ground floor, the upper storey was one two rooms divided by the stair and a small landing at its top. The original flooring would have been limeash, eventually replaced by narrow deal boards, c. 1970s. Cast iron grates and plan stone chimeypieces were removed entirely on this floor. These alterations were all also without doubt made in the 1970s.

#### 4.4.1 Landing (F1)

When the upper floor was subdivided in the 1970s, the small landing at the head of the stair was widened by the reduction to waist level of the walls enclosing the staircase and the creation of a space on the outer side of each wall, forming a lobby to enable access to all four spaces. All the woodwork and joinery in modern, as is the narrow-boarded deal floor.



**Fig. 20** *Landing, looking NE showing treatment of the top of the stairs.*



#### 4.4.2 Small bedroom (F2)

This opens west off the landing and is lit by one of the north lights. It is extremely plain all the plaster and joinery being modern. There is a single modern central heating radiator.

**Fig. 21:** *Small bedroom (F2) looking north, showing window, flooring, radiator and door to F1.*

### 4.4.3 Second bedroom (F3)

This room is lit from the south, was subdivided to the north (the stud wall joining the west very close to the chimney breast) and has modern joinery etc. throughout, with a modern radiator on the south wall.



**Fig. 22** left: *Second bedroom, west wall, north Partition wall and chmneybreast on W. wall.*



**Fig. 23**: *Second bedroom, south side with window and radiator.*

### 4.4.4 Main bedroom (F4)

The main bedroom is still of a reasonable size, despite having lost its northernmost segment for the building of a bathroom, presumably in the 1970s. All plaster, fittings and joinery are later 20th century



**Fig. 24** right**:** *Main bedroom seen from the door from F1*

### 4.4.5 Bathroom (F5)

This room was created from the main bedroom (F4) in the 1970s, its position being chosen because of the lavatory below it, plumbing for which may have been in position previously; this factor no doubt over-rode the advantage of using F2 as a lavatory and shower only.



**Fig. 25:** *Lavatory/bathroom (F5) looking east from the landing*.

### 4.5 Outbuildings

The stone-built workshop (as it must originally have been) standing adjoining the north wall to the east, seems on the evidence of its fabric to have been built contemporarily with the cottage. The likelihood, from examination of its remaining fabric, is that it was higher and was lit by a south facing light, no doubt of the sort seen on the central bay of the cottage. It probably had a pitched roof, too. Much more recently, it has been altered, reduced in height by perhaps three courses and given a concrete flat roof, with the window accordingly reduced. With the reduction of light implied, its use may have changed from workshop to store.

At the time of the reduction of the workshop, here suggested to be of the early 1970s, a brick store was added to the south portion of the east wall also with a concrete roof. It is sufficiently narrow to have only acted as storage. It is lit by a single east facing light, so can

never have been very light inside after noon at any time of the year. It seems not to have had a door (see Figs. **5 & 6**)

### 4.6 Curtilage

Map evidence (cf. **3.3.** above) shows the cottage united within the curtilage of The Old House from 1787 to 1961. Thereafter and by 1973, Greystone Cottage had been sold as a separate freehold. However, the 1887 OS map (Map 7) shows both houses walled off to the south, thus with the plot immediately east extended behind Greystone Cottage but not behind The Old House. This does not necessarily, however, imply a change of freehold. However, it secures the antiquity of the boundaries to 1881 if not long before, bar the (no longer extant) wall to the south.

#### 4.6.1 North

There is no curtilage as such to the north, as the cottage's north wall abuts the footpath (originally the road). However, there is a boundary wall undoubtedly of 18th century date, extending from the east elevation of the cottage for some yards, which forms the northern boundary of the site on that side. Built on a plinth of rubble brought to course, it consists of five courses of rough ashlar topped with two layers of shaped capping. The cottage's store (**4.4.6**) uses this as a north wall. To the west of the cottage, there is only a timber fence, a driveway and a ten course ashlar wall of slightly different character, but mainly cut right down at a later date under planting to front The Old House.



**Fig. 26:** *Northern boundary of the site, from the north west.*

### 4.6.2 East

The east boundary also looks to have been built in the eighteenth century, but its construction differs from the north wall. It is also built of coarse ashlar, brought to about eight courses, topped with wide stones as capping. To this has been added a further two courses of similar work topped by flat capping, presumably added in the 19th century to increase privacy.



**Fig. 27:** *Eastern curtilage wall of the site, photographed from the workshop/store.*

### 4.6.3 Southern curtilage boundary

This boundary with Nether Ground (glebe) appears to consist largely of a modern timber fence.

### 4.6.4 Western curtilage boundary

The construction of a boundary here appears to have come about between 1961 and 1981. Before the former date, there was a wall running WSW of the house about 10 yards from the building. On the 1881 map this is shown meeting a wall running south from the cottage, flush with the latter's west elevation and continuing SW to meet the west boundary of The Old

House. By 1914, the wall running south from the west elevation of the cottage had vanished, demonstrating that whatever it was, it was not a boundary. By 1961, there was no boundary at all between The Old House and the cottage. Hence, the present west boundary must be a recent confection, possibly inaugurated in the 1970s. Beside the cottage and marking the west edge of the entrance drive, there is a high wall of 12 courses of tooled ashlar, resembling those of the cottage itself but larger and possibly rescued from the demolition of a previous boundary or outbuilding of The Old House. Once well beyond the west elevation, it is replaced by a wall of coarse ashlar of six courses with segmental capping which looks new, or re-pointed recently, but re-using old stone blocks. After about 20 feet, this terminates in a re-used 18th or early 19th century segmentally topped gate pier, after which it resumes in similar form and materials but in diminishing height. The whole length is now topped by timber paling.



**Figs. 28, 29 & 30:** *Three elements of the west curtilage:* left*: tooled ashlar,* below right*, repointed coarse ashlar &* left*: the old gate pier.*

## 5 Summary

- Greystone Cottage is a small, solid, dwelling originally built between 1756 and 1787 as staff accommodation for The Old House which, being of a very traditional design for its date, lacks the true attic storey – like Crow Trees – which would normally at that period have been used to house servants.
- The cottage appears to have been modernised, probably in the 1820s or 1830s to enable its use as a truly independent dwelling, work which resulted in little obvious change externally except for the insertion of the west ground floor window, the portico and, very possibly, the provision of the present rainwater goods.
- This seems to have remained largely unchanged until the post-World War Two period, probably the 1970s, when the house was separated from the curtilage of The Old House and up-dated as an independent residence. This led to the provision of lavatory and bathroom, modern kitchen, insertion of extra windows to the east elevation (ground floor), subdivision of the interior, replacement of chimneypieces and grates, replacement of all joinery, re-flooring, re-plastering etc.
- The boundaries seem to have been altered according to requirements more than once since the 18th century, only taking on their final form after the c 1970s when the building became a separate freehold. Even then, only the north and east walls retained their original form, but with the latter tactfully raised slightly at some hard-to-determine date.

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## 6. Heritage impact assessment

**Definition:** heritage significance can be defined as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. *Conservation Principles, Policies and Guidance* (English Heritage/Historic England 2008) explains that the significance of buildings and places can be derived from different but often inter-related values. These values are:

- **Evidential value** Derived from the potential of the place to yield evidence about past human activity. This often relates to undocumented or archaeological evidence.
- **Historical value** Derived from the historic association the place has with people, events and industries.
- **Aesthetic value** Derived from the formal design intent or the informal composition resulting from multiple over layered design decisions.
- **Communal value** Derived from the value of the place to the people or community which relate to it or whose collective experience/memory is shaped by it.
- **Setting:** value as an element in its surroundings.

### 6.1 Evidential value

The original role of the building is plainly discernable from the surviving evidence as set out above.

Value: moderate

### 6.2 Historic Value

The building has a close association with The Old House, immediately to its west, and the inter-relationship explains the existence of Greystone Cottage, despite its having become a separate freehold. In its design it follows closely the traditional templates and materials employed by builders in the area.

Value: moderate

### 6.3 Aesthetic Value

The cottage is unusual in presenting very little fenestration to the north, due to the proximity of the road, and presenting its main front south away from the road. It is otherwise very typical of its period. Yet trouble was taken to build it of good quality ashlar, providing dressings to the windows and door along with a discrete workshop in matching style.

Value: moderate

### 6.4 Communal value

The building is a notable element in the street scene, and is a characterful element in the housing stock of the village. None of its identifiable owners or occupiers, however, appear to carry any resonance in the history of the village or region.

Value: moderate.

### 6.5 Setting

Greystone Cottage is a non-designated heritage asset set within the Duffield Bank conservation area and the World Heritage Site.[20] Consequently its setting is of considerable importance.[21]

#### 6.5.1 General

The road, rising on an embankment towards the east, divides the cottage and the houses flanking it from a considerable open space, Eyes Meadow, a Derwent valley water meadow, floodable from time to time. Likewise, the land south of the southern curtilage remains, open, once Nether Ground, the water meadows belonging to the glebe and thus to the lord of the Rectoral manor.

Although flanked by some other heritage assets, there has been a certain amount of modern infill in the form of not insubstantial dwellings erected on parts of once spacious gardens.

#### 6.5.2 The Statutory List

The immediate setting includes a number of statutorily listed buildings going from east to west:

- St. Alkmund's Church, C13th and later, LG I & SAM.[22]
- Gatepiers leading into church yard LG II.
- War Memorial, LG II by Naylor & Sale, Derby, 1921.
- Bridge over the River, C16th, rebuilt 1756 and widened and improved by Thomas Sykes, 1803, LG II & SAM.[23]
- Bridge over the Railway, 1840 George Stephenson and others for the North Midland Railway (later Midland Railway) LG II
- The Old House, LG II c. 1760

[20] But cf. a possible caveat, above paragraph 1.1
[21] Under section 66(1) of the 1990 Act.
[22] Scheduled Ancient Monument
[23] Sykes (1739-1816) was County Surveyor of Bridges 1786-1816: Colvin (2008) 1006.

- The Cedars LG II c. 1760-1780
- Baptist Chapel, LG II 1830 and 1877 (dated)
- Crow Trees LG II c. 1770-1780
- Duffield Hall LGII* c. 1663 and later.

Of these, only The Old House lies contiguously. There are also other buildings of merit within the setting, most notably Edward Potterell's almshouses, opposite the Baptist Chapel.[24] They consist of a pair of gabled stone built cottages of 17th century origin and the associated wall, connecting their setting directly with Duffield Hall slightly further north.

### 6.5.3 Summary

The setting forms an unique group of buildings, visually and historically quite separate from the village, but connected to it by the A6, upon which lie Crow Trees, the Baptist Chapel, Potterel's almshouses and the Hall, the latter leading into the main part of the village at Town Street. From the north, across the Meadows, the sight of it is particularly striking and hence sensitive.

Value: high

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[24] Amber Valley Borough Council does not currently have a list of buildings of local architectural and historic interest.

## 7. Conclusion

The alterations envisaged mainly centre upon the removal of the brick-built lean-to store and its replacement by a conservatory extension attached to the east wall of the cottage and running south therefrom, a single storey high, with a sloping roof, descending west to east. This will be relatively low *vis*-á-*vis* the appearance from the street (i.e., the north). Solar panels will be on the south pitch of the roof only, and thus not visible from the road, and those on the conservatory will be visible only from the modern house to the east.

The extension requires the provision of a door to the right of the chimneybreast in G5 (balancing the existing 1970s window to its left). Other alterations to the ground floor include the reversion to *status quo ante* in G2 and G3 with the removal of the stud partition between them to create a kitchen diner. The door from G5 to G3 will also be elided. On the first floor no material changes are envisaged.

Ther proposals as submitted appear to inflict no serious harm on the building, nor, visually, on the CA, WHS or the setting generally.

The cottage itself has been so thoroughly gutted over the years, that any up-grade must be considered as a positive contribution to the setting.

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