# MANOR FARMHOUSE DETHICK LANE

Heritage Impact Assessment

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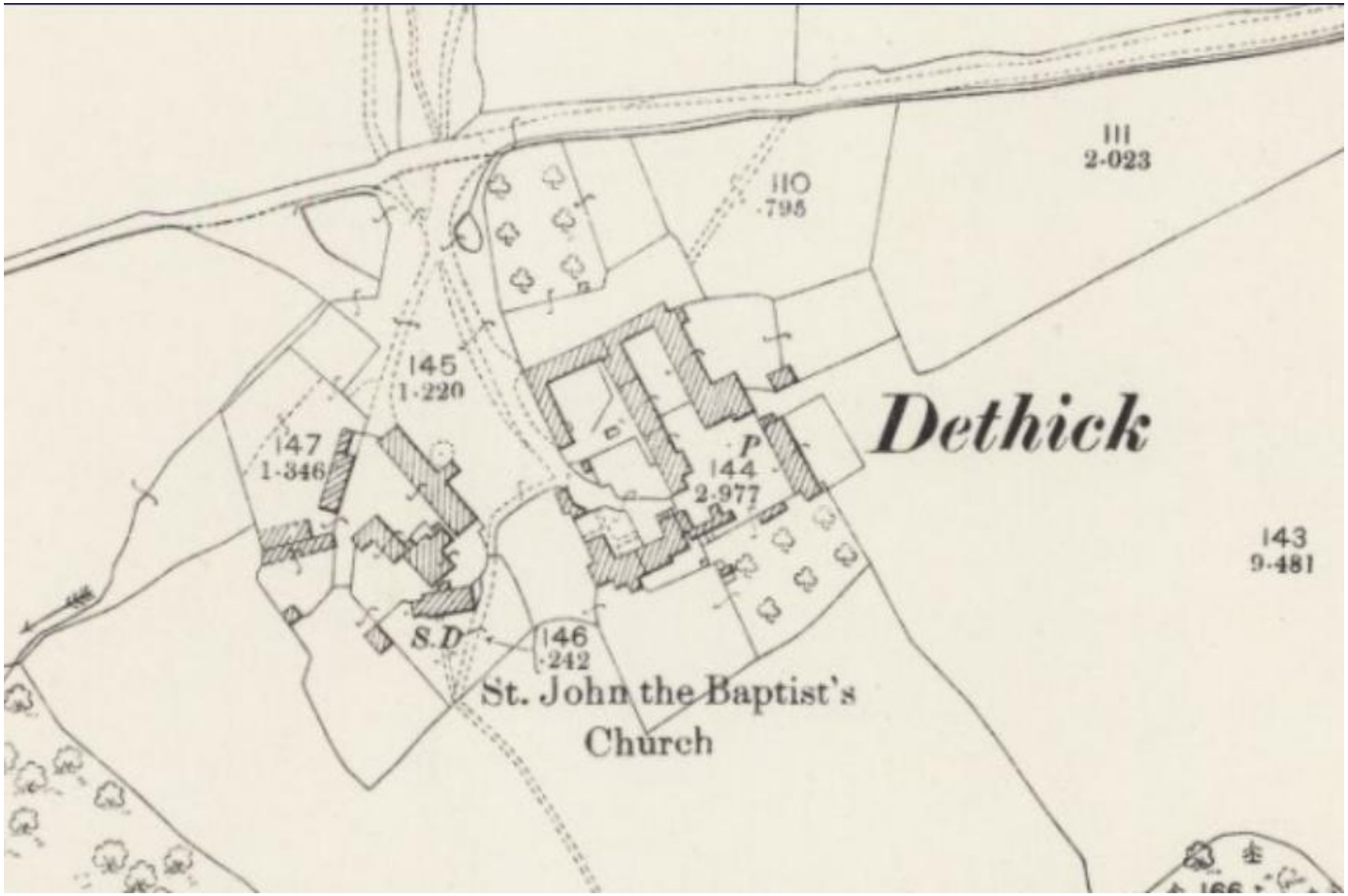


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# 1. Historic Map Regression






Dethick OS 25” Map 1900

The first available 25” OS Map of Dethick is found in 1900. Here the settlement of Dethick is shown as a very small village or even hamlet. Manor farm is visible as the built form to the furthest south of the settlement. There is a small range of outbuildings adjoining the farmhouse to the east, with a much larger range of outbuildings located to the north of the farmhouse. These buildings are arranged in horseshoe formation around crew yards.

The village is noticeable for its small size and when considering the wider area, it is in an isolated location, separated from Lea and Holloway by Swinepark Wood. The small scale of the village suggests it is a ‘closed’ village and historically it must have been firmly in the ownership of a single family – The Babingtons.

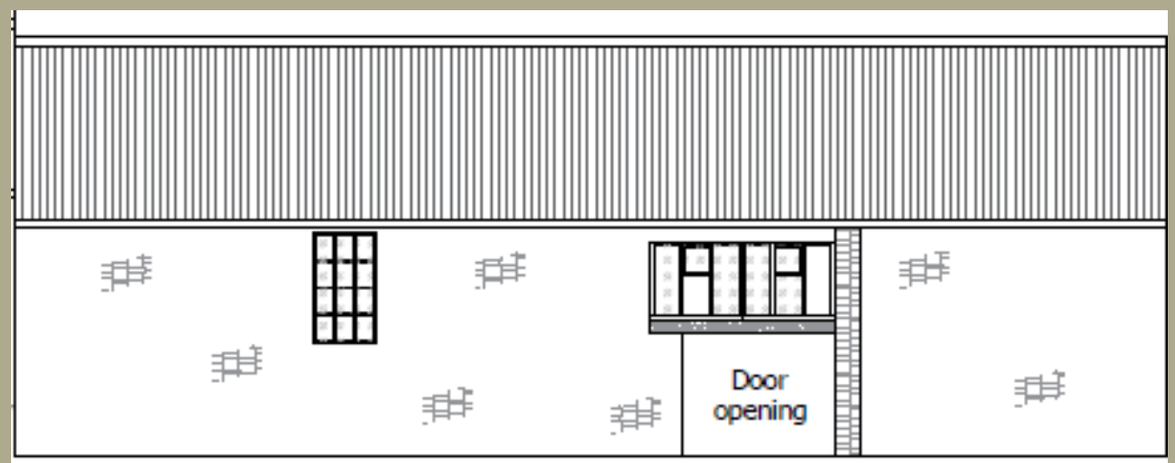



Dethick OS 25” Map 1920

The next available map is twenty years later in 1920, when the mapping is drawn with greater legibility. The most noticeable development is the development of the farm outbuildings to the east of Manor Farm and the demolition of the smaller outbuildings that physically adjoined Manor Farm, also to the east.

This suggests the farming practices were enlarged between 1900-1920, with the removal of the outbuildings making way for the enlargement of the detached outbuildings. Very little else has changed between this time and the village is largely unaltered from this arrangement in the present day.

# 2.
# LEGAL & POLICY




East Side Elevation

## The Historic Environment

Legal and policy considerations

Listed buildings are designated heritage assets.
Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act') require the Local Planning Authority (LPA) to pay special regard to the desirability of preserving listed buildings, their setting and any architectural features that they possess. In this context, the objective of preservation is to cause no harm, and is a matter of paramount concern in the planning process.

The courts have said that these statutory requirements operate as 'the first consideration for a decision maker'. Planning decisions require balanced judgement, but in that exercise, significant weight must be given to the objective of heritage asset conservation.

Section 72 requires the LPA to pay special attention to the desirability of preserving or enhancing the character and appearance of the CA. In this context, the objective of preservation is to cause no harm.

## Historic England

Historic Environment Good Practice Advice in Planning

Historic England has published three Good Practice Advice in Planning Notes (GPAs), which provide supporting guidance in relation to good conservation practice: 'GPA1: Local Plan Making' (Published 25th March 2015), 'GPA2: Managing significance in Decision-Taking in the historic Environment' (Published 27th March 2015)(3) and 'GPA3: The Setting of Heritage Assets (Second Edition Published December 2017). These documents particularly focus on how good practice can be achieved through the principles included within national planning policy and guidance. As such, the GPAs provide information on good practice to assist LPAs, planning and other consultants, owners, applicants another interested parties when implementing policy found within the NPPF and PPG the Local Planning Authority (LPA) Environment (March 2015) relating to the historic environment.

Sections 16 and 66 of the Planning (Listed Buildings and Conservation GPA2: Managing Significance in Decision-Taking in the Historic Areas) Act 1990 (the 'Act') require the Local Planning Authority (LPA) Environment (March 2015)

This document provides advice on numerous ways in which decision context, the objective of preservation is to cause no harm, and is a making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged.

The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

1) Understand the significance of the affected assets;

2) Understand the impact of the proposal on that significance

3) Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;

4) Look for opportunities to better reveal or enhance significance;

5) Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change.

## Historic England

Statements of Heritage Significance: Analysing Significance in
Heritage Assets Historic England Advice Note 12. (2)

Significance is one of the guiding principles running through the historic environment section of the NPPF. The NPPF defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest'. Such interest may be archaeological, architectural, artistic or historic' and it may derive 'not only from a heritage asset's physical presence, but also from its setting'.

It therefore follows from the NPPF requirement that an understanding of significance must stem from the interest(s) of the heritage asset, whether archaeological, architectural, artistic or historic, or a combination of these; and that this understanding:

- must describe significance following appropriate analysis, no matter what the level of significance or the scope of the proposal;

- should be sufficient, though no more, for an understanding of the impact of the proposal on the significance, both positive and negative and;

- sufficient for the LPA to come to a judgment about the level of impact on that significance and therefore on the merits of the proposal.

1. Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits.

2. Understand the significance of the asset(s). These two stages fulfil the requirement in paragraph 189 of the NPPF and are undertaken by the applicant.

3. Understand the impact of the proposal on that significance This stage fulfils the requirement in paragraph 190 of the NPPF and is undertaken by the LPA. However, the applicant needs to be aware of impacts so that the analysis of significance submitted to the LPA, under paragraph 189, is sufficient in its level of detail.

4. Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF.

5. Look for opportunities to better reveal or enhance significance.
These two stages are addressed by the assessment of impact by the LPA but may also be addressed by the applicant in reaching a decision on the scope and design of a proposal. Indeed, assessment of these three latter stages by the applicant prior to application may assist a positive assessment of impact by the LPA, thus leading to better outcomes for applicants, reducing both abortive work and delays.

6. In practice developing applications for heritage-related consents will usually mean following a staged approach to decision-making. The development of proposals for change to heritage assets, and the consideration of subsequent applications based on the resultant proposals, benefits from a structured approach to the assembly and analysis of relevant information. A staged approach would usually embrace the following stages, informed by the scope of the proposal.

7. This sequence, where design of the proposal follows investigation of significance, is better than the contrary, where proposals are developed and designed before significance has been assessed. Taking decisions about a proposal out of sequence – the staged approach - can lead to abortive work, raised costs and delays. Assessing significance before a proposal is planned can lead to better outcomes for the applicant by influencing the design by mitigating harmful impacts on significance enhancing significance where possible, and thereby showing how any remaining harm is justified.

8. The NPPF requires only that significance is suitably assessed by the applicant, and does not prescribe a format or title for analyses of heritage significance and/or impact. Analysis of significance, in a statement of heritage significance, is related to wider descriptions of significance and impact, often called Heritage Statements, Heritage Impact Statements, and Heritage Assessments. All of these go further than statements of heritage significance by detailing the impact of a proposal on significance, how it can be avoided, minimised or mitigated, and its justification, if that is not possible, in whole or in part.
Statements of heritage significance are an essential component of such statements and may form the first section where the staged approach is taken.

9. Where potential or actual archaeological interest would justify expert investigation of a heritage asset, an archaeological desk-based assessment and, if necessary, a field evaluation is likely to be necessary. This is considered further in paragraphs 21-23 below. It is worth noting that a building or structure may have archaeological potential, in which case the field evaluation stage is better referred to as archaeological investigation, to avoid confusion (see also the CIfA Standard and guidance for the archaeological investigation and recording of standing buildings or structures).

10. In summary, what is needed is an impartial analysis of significance and the contribution of settings. A Statement of Heritage Significance is not an advocacy document, seeking to justify a scheme which has already been designed; it is more an objective analysis of significance an opportunity to describe what matters and why, in terms of heritage significance.

**National Planning Policy Framework (NPPF) (1)**

Heritage Assets

The current national legislative and planning policy system identifies through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'.

This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically identified by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

Paragraph 200

In determining applications, local planning authorities should require an applicant 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 203.

In determining applications, local planning authorities should take account of:
a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 205

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 206

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

(a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
(b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 207

Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
(a) the nature of the heritage asset prevents all reasonable uses of the site; and
(b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
(c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
(d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 208

Where a development proposal will 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.

Paragraph 209

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 212

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Paragraph 214

Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

# 3.
# HISTORIC TRADE DIRECTORIES

**DETHICK, LEA and HOLLOWAY** form a chapelry, 11 miles south-east from Chesterfield, 2½ south-east-by-east from Matlock Town and 2½ north-by-east from Cromford station on the Midland railway, in the Western division of the county, Wirksworth hundred and county court district, Matlock and Wirksworth petty sessional division, Belper union, rural deanery of Alfreton, archdeaconry of Derby and diocese of Southwell. The church of St. John the Baptist is a small edifice of stone, dating from 1220, and consists of chancel, nave and a lofty western tower, dated 1535, containing one small bell: there are three memorial windows, and 60 sittings. The register dates from the year . The living is a vicarage, gross yearly value £110, net £105, including 53 acres of glebe, in the patronage of the Rev. Brabazon C. Hallowes M.A. and held since 1860 by the Rev. Charles Holcombe Leacroft M.A. of Trinity College, Cambridge, who is also vicar of and resides at Brackenfield. Gisborne's charity of £6 10s. yearly is for clothing. The Rev. Brabazon C. Hallowes M.A. rector of Morcott, Rutland, is lord of the manor of Dethick and principal landowner. The soil is sandy; subsoil, grit-stone. The chief crops are wheat, barley, oats and about one-half the land is in pasture. The acreage is 1,826; rateable value, £4,829; the population in 1891 was 1,058.

LEA is a populous village, half a mile south from Dethick and 2½ miles from Cromford station. The river Derwent, the Midland railway and the Cromford canal pass near the south of this village. There is a Wesleyan Methodist chapel, erected in 1838-9 by the late Joseph Wass esq. at a cost of £1,000, and seating 250 persons. A cemetery for the district of one acre was formed in 1872, and has since been enlarged to 1½ acres; there is a mortuary chapel, presented by Mrs. Wass and recently enlarged at the cost of Robert Wildgoose esq. J.P.; it will now seat 60 or 70 persons. Here are lead smelting works and the extensive spinning and hosiery manufactory of John Smedley Lim. Lea Mills, which give employment to a large number of persons. The Green, a mansion in the Elizabethan style, is the residence of John Bertram Marsden-Smedley esq. J.P. Lea Hurst, an elegant mansion, in the Gothic style, was for many years the home of Miss Florence Nightingale, and is now the residence of Lady Lee. The trustees of the late W. Shore-Nightingale esq. are lords of the manor, and principal landowners of Lea and Holloway. The population is included with Dethick.

HOLLOWAY is a pleasant village, standing on a bold acclivity, and is situated half a mile from Lea and 1½ miles north-west from Whatstandwell Bridge station: there are several good residences, chiefly occupied by persons engaged at Lea mills. Here is a Free Methodist chapel, erected in 1852 and enlarged in 1879, and a Primitive Methodist chapel, built in 1883; the old chapel built in 1852 being now a school, the latter sect having two chapels. Lea Wood is the residence of William Walker esq.

Post Office, Lea.—William Henry Lowe, sub-postmaster. Letters received from Matlock Bath at 7.45 a.m. & 4.10 p.m. (for callers only); dispatched at 9 a.m. & 6 p.m. Postal orders are issued here, but not paid. Lea Bridge is the nearest money order & telegraph office

Post, M. O. & T. O., S. B. & Annuity & Insurance Office, Lea Bridge.—Charles Knowles, sub-postmaster. Letters received from Matlock Bath at 7 a.m.; dispatched at 9.30 a.m. & 6.30 p.m

Post & M. O. O., S. B. & Annuity & Insurance Office, Holloway.—Mrs. Aaron Bunting, receiver. Letters received through Matlock Bath at 7.10 a.m.; dispatched at 6.5 p.m. The nearest telegraph & money order office is at Lea Bridge

A School Board of 5 members was formed 30 April, 1888, for Dethick, Lea & Holloway, with Crick contributory sending one member; Alfred Douglas, hon. clerk to the board

Board School, Lea, with residence for master, erected in 1859, for 200 children & enlarged 1889 at a cost of £400, for 264 children; average attendance, 78 boys, 75 girls & 85 infants; William John Prinsep Burton, master; Miss Margaret Ray, infants' mistress; there is a science class in connection with the school attended by 50 scholars

DETHICK.

Dalziel Francis, farmer
Lowe James, farmer, Manor farm
Watts Joseph, farmer

LEA.

Billough Wm. Lea Wood ho.Lea brdg
Lee Lady, Lea Hurst
Lowe Henry, Lea Wood house
Marsden-Smedley John Bertram J.P. The Green
Pearson The Misses, Bemoor house
Watts David, Holt house

COMMERCIAL.

Brocklehurst Wm. farmer & plasterer
Lowe Henry (Mrs.), farmer
Lowe Wm. Hy. shopkeepr. & post off
Marriott Thomas, farmer
Radford Alfred & Co. grocers
Radford Ann (Mrs.), farmer, Lea hall
Rawson William, Three Horse Shoes P.H. blacksmith & farmer
Slack Joshua, Jug & Glass P.H
**Smedley John Limited,** merino & wool yarn spinners, merino, silk & merino & wool hosiery manufacturers, Lea mills
Stoppard Jas. Alsop, farmer & butchr
Walker Samuel, farmer
**Wass Son** (trustees of),lead smelters (A. M. Alsop, agent), Lea bridge
Co-operative Society Limited (John Slater, manager)
Dawes Geo. estate agent & assistant overseer
Farrington Hy. Morris, Yew Tree P.H
Hadfield Henry, insurance agent
Hanford William, tinplate worker
Hughes William, baker & grocer
Marple Arthur, farmer
Marple Geo. carpenter & blacksmith
Newton Obadiah, grocer
Northridge Jn. farmr.Upper Holloway
Pearson James William, plumber
Radford Alfd. & Co. grocers; & at Lea
Radford Frederick, carriage proprietr
Reading Room (Wm. I. P. Burton,sec)

Kellys Directory, Derbyshire, 1895

The most insightful primary trade directory which provides a greater understanding of the village of Dethick was found to be Kellys from 1895.

The chief crops are stated as wheat, barely, oats and one half of the land is pasture.

The population at the 1891 cenus was 1,058 – however this was for the combined villages of Dethick, Lea and Holloway, which together formed a parish.

The occupant of Manor Farm by the time of Kellys 1895 Directory is stated as James Lowe. There are only two other famers stated in the village, which is understandable due to its very modest size.

The church of Dethick is dated from the 1220's with a vicarage located in the village with 53 acres of glebe.

The lord of the manor of Dethick is stated as the Rev Brabazon C Hallowes, M.A Rector of Morecett, Rutland. This is somewhat surprising as it would have been assumed the occupant of Manor Farm held the majority ownership. Thus it must be assumed the Reverend Hallowes was an absentee landlord and the Manor Farm was tenanted.

Much more information is provided for Lea and Holloway which demonstrates the greater size and significance of these villages, by comparison to Dethick in which there are only three farmers named with no other tradsmen

4.

# NEWSPAPER ARCHIVE



Anthony Babington

Dethick's history is inextricably linked to the Babington family, one of the most well-known Catholic families in Tudor England. Anthony Babington (1561–1586), the conspirator behind the infamous Babington Plot, was born in nearby Dethick Manor.

While Manor Farmhouse itself is not directly associated with the plot, its location places it within a landscape steeped in Tudor intrigue.

Contemporary accounts from the Calendar of State Papers (Elizabeth I, 1586) describe how Babington's associates were captured following their failed conspiracy to assassinate Queen Elizabeth I and install Mary, Queen of Scots on the English throne.

The subsequent executions of Babington and his co-conspirators were widely reported in Elizabethan pamphlets and early newspapers.

A Derby Mercury article (1875) references the Babington legacy in Derbyshire, noting how "the lands of Dethick, Lea, and Holloway tell a silent tale of a family's rise and tragic fall."

# MANOR FARM, DETHICK,

Occupied by MR. & MRS. BROOME.

No. 57. [By Our Agricultural Commissioner.]



"ROWDALE DUCHESS," a good milking cow, which has given over 1,900 gallons a year for the last three years.



A TYPICAL SPECIMEN OF A JERSEY COW IN THE FARMYARD. ["Advertiser" Photos.]

Not only from its agricultural interest but also from its unusual historical associations does the Manor Farm, Dethick, make an insistent claim on our attention. For the farm, formerly a manor house, has weathered over three hundred Derbyshire winters, and stands as solidly as when the massive walls were first built. In the days of Elizabeth it proved one of the centres of the Babington conspiracy which culminated in the tragedy at Fotheringay of February 18th, 1587. Under an ivy-grown Gothic archway in the garden there still exists a flight of steps leading down to a subterranean passage connecting the farm with Wakefield Manor, and used, it is said, by the conspirators. There is also in the great kitchen what is supposed to be a "priests' hole," but Mrs. Broome has not been able to trace any outlet, and in spite of the historical statement that Anthony Babington was executed at Tyburn in 1586, tradition alleges that he was roasted in his armour under the ancient yew tree still standing in the Manor Farm garden. The door opens directly into the great kitchen with its red-tiled floor and huge ingle nook where possibly in olden times an ox might have been roasted whole. But although the old roasting-jack remains fixed in its original place, the recess now is occupied with a very modern cooking range. The unceiled floor above is supported on oaken beams and rafters, guiltless of whitewash and still, in spite of their antiquity, in a satisfactory condition of preservation. The fact, however, strikes the eye very forcibly and that is the many evidences of the housewifely industry of Mrs. Broome, who combines with this a most intelligent interest in the stock.

The farm comprises some 115 acres, and has been held by Mrs Broome under Mr. Marsden-Smedley since March, 1920—he having come from a farm between Hassop and Longstone. Although the land is very fair it possesses the great disadvantage, difficulty of access, for the road to the station is hilly and bad. The main object is the supply of milk, and between 20 and 22 cows are milked. In addition a few calves are reared when their quality seems likely to repay the trouble, and by this process and selection the standard of the herd is kept up. The cow-sheds are excellent, with lofty vaulted roofs and ample space and light, and further, they are built with the gangway so convenient for feeding. Amongst the occupants of the stalls is a very handsome Jersey cow, and a couple of good pale roan shorthorns cannot be passed without comment, nor a pure-bred Lincoln red. Away across the yard we find a pair of very promising red and white shorthorn calves of a Scotch strain, being reared for the farm, Mr. and Mrs. Broome rearing only for themselves, not for the market. The stables with their roomy stalls and loose box are as convenient as the cowsheds; indeed, in spite of its age the farm boasts very good buildings. The milk is despatched to Messrs. Burgess, of Sheffield.

Three men are employed and about 15 acres are on the plough, the principal crop being black oats, white oats, a little barley, cabbage, and wheat. With the last, however, Mr. Broome has been unfortunate, for, owing to the wet weather of the autumn and early winter he has been obliged to re-sow the entire crop. The soil, mostly gritstone, with clay in parts, is on the whole very fair.

Although Mrs. Broome takes a great general interest in the stock on the farm, she may be said to concentrate on the poultry, this being her private financial concern, and she keeps some good birds, White Wyandottes of the celebrated Cam strain and Rhode Island Reds from Hurst, of Longstone. Other activities appear in the curing and salting of bacon, the salting stone being ideally situated in a cool well-ventilated outhouse.

A brief tour throughout the well-built old house, with its thick walls and deep window seats, proves that the domestic standard equals that of the agricultural department outside.

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An extremely insightful article was found in the newspaper archive, taken from the Derbyshire Advertiser in 1921.

The article goes into great detail on the history of the house and its significance to the infamous plot to assassinate Queen Elizabeth in 1586. This was led by Anthony Babington, who sought to restore Mary, Queen of Scots to the throne.

The article goes into great detail on the significance of the house and it is worth repeating some of these paragraphs here in full:

*For the farm, formerly a manor house, has weathered over three hundred Derbyshire winters and stands as solidly as when the massive walls were first built. In the days of Elizabeth it proved one of the centres of the Babington conspiracy which culminated in the tragedy at Fotheringay of February 18th 1587.*

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Occupied by MR. & MRS. BROOME.

No. 57. [By Our Agricultural Commissioner.]

"ROWDALE DUCHESS," a good milking cow, which has given over 1,900 gallons a year for the last three years.

A TYPICAL SPECIMEN OF A JERSEY COW IN THE FARMYARD. ("Advertiser" Photos.)

Not only from its agricultural interest but also from its unusual historical associations does the Manor Farm, Dethick, make an insistent claim on our attention. For the farm, formerly a manor house, has weathered over three hundred Derbyshire winters, and stands as solidly as when the massive walls were first built. In the days of Elizabeth it proved one of the centres of the Babington conspiracy which culminated in the tragedy at Fotheringay of February 18th, 1587. Under an ivy-grown Gothic archway in the garden there still exists a flight of steps leading down to a subterranean passage connecting the farm with Wakefield Manor, and used, it is said, by the conspirators. There is also in the great kitchen what is supposed to be a "priest's hole," but Mrs. Broome has not been able to trace any entry, and in spite of the historical statement that Anthony Babington was executed at Tyburn in 1586, tradition alleges that he was roasted in his armour under the ancient yew tree still standing in the Manor Farm garden. The door opens directly into the great kitchen with its red-tiled floor and huge ingle nook where possibly in olden times an ox might have been roasted whole. But although the old roasting-jack remains fixed in its original place, the recess now is occupied with a very modern cooking range. The unceiled floor above is supported on oaken beams and rafters, guiltless of whitewash and still, in spite of their antiquity, in a satisfactory condition of preservation. The fact, however, strikes the eye very forcibly and that is the many evidences of the housewifely industry of Mrs. Broome who combines with this a most intelligent interest in the stock.

The farm comprises some 165 acres, and has been held by Mrs Broome under Mr. Marsden-Smedley since March, 1920—he having come from a farm between Hassop and Longstone. Although the land is very fair it possesses the great disadvantage, difficulty of access, for the road to the station is hilly and bad. The main object is the supply of milk, and between 20 and 22 cows are milked. In addition a few calves are reared when their quality seems likely to repay the trouble, and by this process and selection the standard of the herd is kept up. The cowsheds are excellent, with lofty vaulted roofs and ample space and light, and further, they are built with the gangway so convenient for feeding. Amongst the occupants of the stalls is a very handsome Jersey cow, and a couple of good pale roan shorthorns cannot be passed without comment, nor a pure-bred Lincoln red. Away across the yard we find a pair of very promising red and white shorthorn calves of a Scotch strain, being reared for the farm, Mr. and Mrs. Broome rearing only for themselves, not for the market. The stables with their roomy stalls and loose box are as convenient as the cowsheds; indeed, in spite of its age the farm boasts very good buildings. The milk is despatched to Messrs. Burgess, of Sheffield.

Three men are employed and about 15 acres are on the plough, the principal crop being black oats, white oats, a little barley, cabbage, and wheat. With the last, however, Mr. Broome has been unfortunate, for, owing to the wet weather of the autumn and early winter he has been obliged to re-sow the entire crop. The soil, mostly gritstone, with clay in parts, is on the whole very fair.

Although Mrs. Broome takes a great general interest in the stock on the farm, she may be said to concentrate on the poultry, this being her private financial concern, and she keeps some good birds, White Wyandottes of the celebrated Cam strain and Rhode Island Reds from Hurst, of Longstone. Other activities appear in the curing and salting of bacon, the salting stone being ideally-situated in a cool well-ventilated outhouse.

A brief tour throughout the well-built old house, with its thick walls and deep window seats, proves that the domestic standard equals that of the agricultural department outside.

*'The unceiled floor above is supported on oaken beams and rafters, guiltless of whitewash and still, in spite of their antiquity, in a satisfactory condition of preservation……*

*….The farm comprises some 165 acres and has been held by Mrs Broom under Mr Marsden Smedley since March 1920….The main object is the supply of mild and between 20 and 22 cows are milked…*

*….the cowsheds are excellent, with lofty valued roofs and ample space and light and further, they are built with the gangway so convenient for feeding.*

The above extracts provide a fascinating insight into the history of Manor Farm. The key findings are:

- A flight of steps leading down to a subterranean passage that connects with Wakefield Farm – not referenced in the HE listing description
- An alleged Priest Hole (due to Catholic leaning tendencies by the original occupants of the Manor House) that had not been identified by the occupants 1920s – again no reference in listing description
- Antony Babington allegedly burnt alive 1580s, under the yew tree that was still in situ 1920s
- Manor Farm principally a dairy farm by 1920s



MANOR FARM, DETHICK, NEAR MATLOCK.

2½ miles from Cromford, 3 from Matlock, and 3 from Whatstandwell Stations, M.R.

MESSRS. CUMBERLAND, BROWNSON and PAGE have received instructions from Mr. John Seals (who is retiring) to SELL by AUCTION, on MONDAY, JANUARY 17th, 1916—

70 BEASTS, viz.: 55 In-calf or newly-calved Cows or Heifers, 8 Meated Cows or Heifers, 1 Roan 18 months' old Bull, 6 Young Calves.

5 HORSES, viz.: Black Cart Horse, "Boxer," 16.2 hds., rising 6 years; Brown Cart Horse, "Captain," 17 hds., rising 7 years; Brown Cart Horse, "King," 16.2 hds., aged; Brown Milk Horse, "Dick," aged; Chestnut Shire Stallion, "Dethick Duke" (31377).

IMPLEMENTS, HORSE TACKLE, DAIRY UTENSILS, POULTRY, and a portion of HOUSEHOLD FURNITURE.

Sale to commence at 11.30 o'clock.

Conveyances will meet trains at Matlock as shown in catalogues, which may be had from the Auctioneers, The Wardwick, Derby.

Derbyshire Advertiser and Journal - Saturday 08 January 1916

An advertisement from 1916 presents the sale of farm equipment at Manor Farm, Dethick following the retirement of Mr John Seals.

The advert confirms the Manor Farm was in use primary for dairy farming by the 20th century. The sale was as follows:

<u>70 beasts</u>
55 in-calf or newly calved Cows or heifers

<u>5 horses</u>
Black Cart Horse
Brown Cart Horse
Brown Milk Horse

Implements, horse tackle, dairy utensils, poultry and a portion of household furniture.

This provides further insight into the farming practices at Manor Farm, particularly with regard to the outbuildings that are arranged in courtyard plan around the principle farmhouse.

# 5.
# DERWENT VALLEY MILLS
# UNESCO SITE




Dethick, Lea, and Holloway are located just outside the Derwent Valley Mills UNESCO designated area.

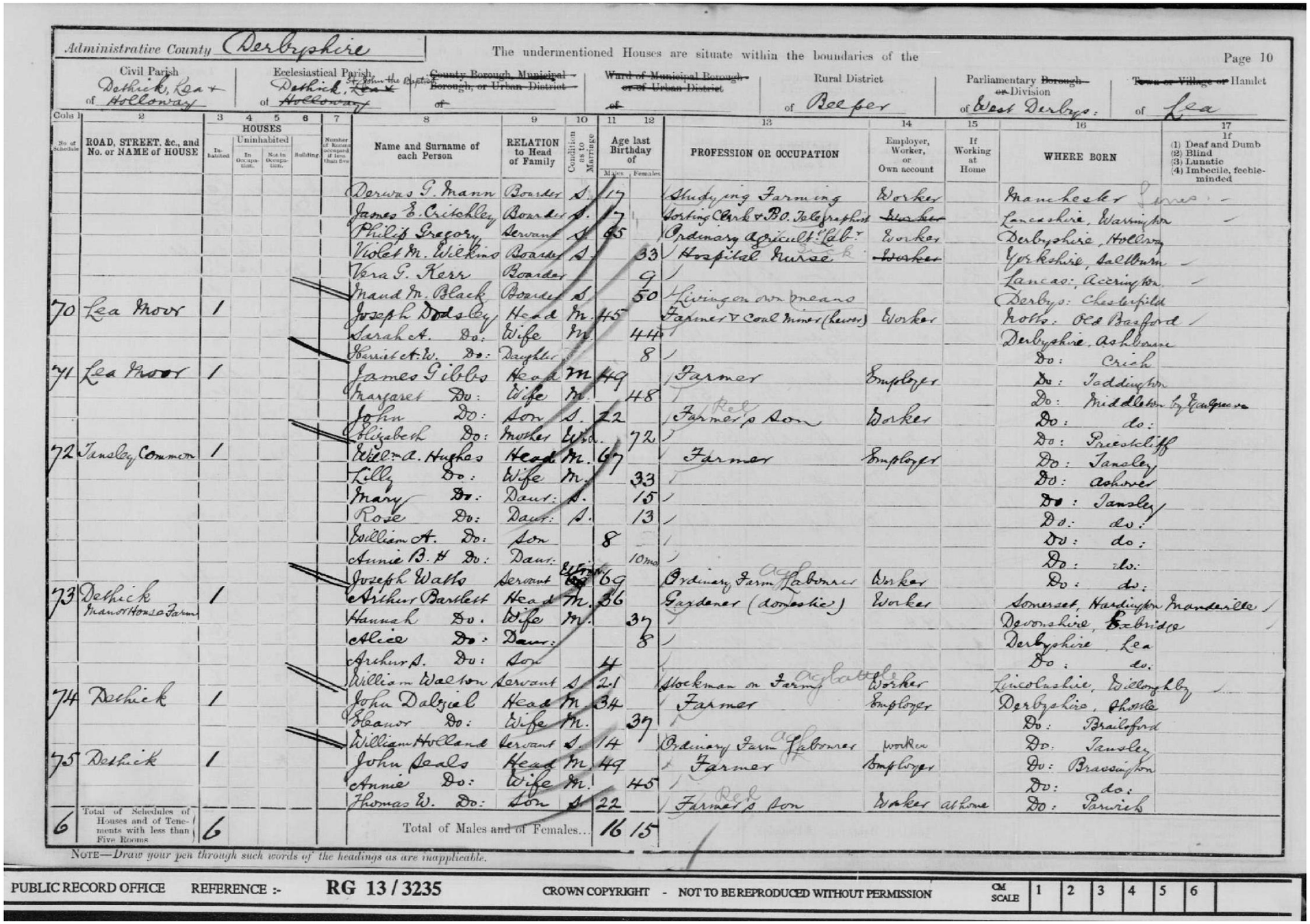
However, while Dethick does not contribute directly to the significance of the UNESCO designation, the villages played a supporting role in the supply of the workforce and their wider landscapes were transformed following the rapid industrialisation of the area.

There are some connections to the UNESCO site, albeit they are more closely linked to Lea, rather than Dethick, as follows:

- The village of Lea is closely associated with John Smedley, who established Lea Mills in 1784. Lea Mills became a significant textile manufacturer and remains one of the oldest continually operating textile mills in the world.

- Smedley's work paralleled the industrial advancements of Sir Richard Arkwright, a key figure in the development of factory-based cotton spinning.

- Arkwright himself owned Willersley Castle near Cromford, and the industrial model he pioneered in Cromford Mill (1771) extended into surrounding communities, including Lea, although this did not extend to Dethick.



Administrative County Derbyshire — The undermentioned Houses are situate within the boundaries of the — Page 10

Civil Parish of Dethick, Lea & Holloway — Ecclesiastical Parish of Dethick, Lea & Holloway — County Borough, Municipal Borough, or Urban District of — Ward of Municipal Borough or Urban District of — Rural District of Belper — Parliamentary Borough or Division of West Derbys: — Town or Village or Hamlet of Lea

| Cols 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| No of Schedule | ROAD, STREET, &c., and No. or NAME of HOUSE | HOUSES: Inhabited | Uninhabited: In Occupation | Uninhabited: Not in Occupation | Building | Number of Rooms occupied if less than five | Name and Surname of each Person | RELATION to Head of Family | Condition as to Marriage | Age last Birthday of Males | Age last Birthday of Females | PROFESSION OR OCCUPATION | Employer, Worker, or Own account | If Working at Home | WHERE BORN | If (1) Deaf and Dumb (2) Blind (3) Lunatic (4) Imbecile, feeble-minded |
| | | | | | | | Derwas T. Mann | Boarder | S. | 17 | | Studying Farming | Worker | | Manchester | |
| | | | | | | | James B. Critchley | Boarder | S. | 17 | | Sorting Clerk & Bo. Telegraphist | Worker | | Lancashire, Warrington | |
| | | | | | | | Philip Gregory | Servant | S. | 45 | | Ordinary Agricult. Lab. | Worker | | Derbyshire, Holloway | |
| | | | | | | | Violet M. Wilkins | Boarder | S. | | 33 | Hospital Nurse | Worker | | Yorkshire, Sheffield | |
| | | | | | | | Vera G. Kerr | Boarder | | | 9 | | | | Lancas: Accrington | |
| 70 | Lea Moor | 1 | | | | | Maud M. Black | Boarder | S. | | 50 | Living on own means | | | Derbys: Chesterfield | |
| | | | | | | | Joseph Dodsley | Head | M. | 45 | | Farmer & Coal Miner (hewer) | Worker | | Notts: Old Basford | |
| | | | | | | | Sarah A. Do: | Wife | M. | | 44 | | | | Derbyshire, Ashbourne | |
| | | | | | | | Harriet E. W. Do: | Daughter | | | 8 | | | | Do: Crich | |
| 71 | Lea Moor | 1 | | | | | James Gibbs | Head | M. | 49 | | Farmer | Employer | | Do: Taddington | |
| | | | | | | | Margaret Do: | Wife | M. | | 48 | | | | Do: Middleton by Youlgreave | |
| | | | | | | | John Do: | Son | S. | 22 | | Farmer's Son | Worker | | Do: do: | |
| | | | | | | | Elizabeth Do: | Mother | Wid. | | 72 | | | | Do: Priestcliff | |
| 72 | Tansley Common | 1 | | | | | Wm A. Hughes | Head | M. | 67 | | Farmer | Employer | | Do: Tansley | |
| | | | | | | | Lilly Do: | Wife | M. | | 33 | | | | Do: Ashover | |
| | | | | | | | Mary Do: | Daur: | S. | | 15 | | | | Do: Tansley | |
| | | | | | | | Rose Do: | Daur: | S. | | 13 | | | | Do: do: | |
| | | | | | | | William A. Do: | Son | | 8 | | | | | Do: do: | |
| | | | | | | | Annie B. H Do: | Daur: | | | 10 mo | | | | Do: do: | |
| | | | | | | | Joseph Watts | Servant | Wid. | 69 | | Ordinary Farm Labourer | Worker | | Do: do: | |
| 73 | Dethick Manor House Farm | 1 | | | | | Arthur Bartlett | Head | M. | 36 | | Gardener (domestic) | Worker | | Somerset, Hardington Mandeville | |
| | | | | | | | Hannah Do. | Wife | M. | | 37 | | | | Devonshire, Exbridge | |
| | | | | | | | Alice Do: | Daur: | | | 8 | | | | Derbyshire, Lea | |
| | | | | | | | Arthur S. Do: | Son | | 4 | | | | | Do: do: | |
| | | | | | | | William Walton | Servant | S. | 21 | | Stockman on Farm | Worker | | Lincolnshire, Willoughby | |
| 74 | Dethick | 1 | | | | | John Dalziel | Head | M. | 34 | | Farmer | Employer | | Derbyshire, Thorpe | |
| | | | | | | | Eleanor Do: | Wife | M. | | 37 | | | | Do: Brailsford | |
| | | | | | | | William Holland | Servant | S. | 14 | | Ordinary Farm Labourer | Worker | | Do: Tansley | |
| 75 | Dethick | 1 | | | | | John Seals | Head | M. | 49 | | Farmer | Employer | | Do: Brassington | |
| | | | | | | | Annie Do: | Wife | M. | | 45 | | | | Do: do: | |
| | | | | | | | Thomas W. Do: | Son | S. | 22 | | Farmer's Son | Worker | at Home | Do: Parwich | |
| 6 | Total of Schedules of Houses and of Tenements with less than Five Rooms | 6 | | | | | Total of Males and of Females... | | | 16 | 15 | | | | | |

NOTE—Draw your pen through such words of the headings as are inapplicable.

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The 1861 Census Record provides an entry for a 'Manor House Farm' in Dethick which is assumed to be the host property. The Head of the household is stated as 'Arthur Bartlett' and his occupation is listed as Gardener (domestic). This is unusual as it would be assumed the occupation would be stated as farmer. There is one servant living in the household although they appear to be a workman rather than domestic.

There is no link to the UNESCO Derwent Valley mills, either at Manor House Farm or the Nos 74 / 75 as all further occupations are stated as farmers. Several inhabitants were born in the South East which was commonplace after various agricultural depressions gave cause for large migrations to the Midlands and the North.

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# CENSUS OF ENGLAND AND WALES, 1911.

Number of Schedule 4
(To be filled up by the Enumerator after collection.)

*Before writing on this Schedule please read the Examples and the Instructions given on the other side of the paper, as well as the headings of the Columns. The entries should be written in Ink.*

*The contents of the Schedule will be treated as confidential. Strict care will be taken that no information is disclosed with regard to individual persons. The returns are not to be used for proof of age, as in connection with Old Age Pensions, or for any other purpose than the preparation of Statistical Tables.*

| NAME AND SURNAME of every Person, whether Member of Family, Visitor, Boarder, or Servant, who (1) passed the night of Sunday, April 2nd, 1911, in this dwelling and was alive at midnight, or (2) arrived in this dwelling on the morning of Monday, April 3rd, not having been enumerated elsewhere. No one else must be included. (For order of entering names see Examples on back of Schedule.) | RELATIONSHIP to Head of Family. State whether "Head," or "Wife," "Son," "Daughter," or other Relative, "Visitor," "Boarder," or "Servant." | AGE (last Birthday) and SEX. For Infants under one year state the age in months as "under one month," "one month," etc. Ages of Males. | Ages of Females. | PARTICULARS as to MARRIAGE. Write "Single," "Married," "Widower," or "Widow," opposite the names of all persons aged 15 years and upwards. | State, for each Married Woman entered on this Schedule, the number of:— Completed years the present Marriage has lasted. If less than one year write "under one." | Children born alive to present Marriage. (If no children born alive write "None" in Column 7.) Total Children Born Alive. | Children still Living. | Children who have Died. | PROFESSION or OCCUPATION of Persons aged ten years and upwards. Personal Occupation. The reply should show the precise branch of Profession, Trade, Manufacture, &c. If engaged in any Trade or Manufacture, the particular kind of work done, and the Article made or Material worked or dealt in should be clearly indicated. (See Instructions 1 to 8 and Examples on back of Schedule.) | Industry or Service with which worker is connected. This question should generally be answered by stating the business carried on by the employer. If this is clearly shown in Col. 10 the question need not be answered here. No entry needed for Domestic Servants in private employment. If employed by a public body (Government, Municipal, etc.) state what body. (See Instruction 9 and Examples on back of Schedule.) | Whether Employer, Worker, or Working on Own Account. Write opposite the name of each person engaged in any Trade or Industry, (1) "Employer" (that is employing persons other than domestic servants), or (2) "Worker" (that is working for an employer), or (3) "Own Account" (that is neither employing others nor working for a trade employer). | Whether Working at Home. Write the words "At Home" opposite the name of each person carrying on Trade or Industry at home. | BIRTHPLACE of every person. (1) If born in the United Kingdom, write the name of the County, and Town or Parish. (2) If born in any other part of the British Empire, write the name of the Dependency, Colony, etc., and of the Province or State. (3) If born in a Foreign Country, write the name of the Country. (4) If born at sea, write "At Sea." NOTE.—In the case of persons born elsewhere than in England or Wales, state whether "Resident" or "Visitor" in this Country. | NATIONALITY of every Person born in a Foreign Country. State whether:— (1) "British subject by parentage," (2) "Naturalised British subject," giving year of naturalisation. Or (3) If of foreign nationality, state whether "French," "German," "Russian," etc. | INFIRMITY. If any person included in this Schedule is:— (1) "Totally Deaf," or "Deaf and Dumb," (2) "Totally Blind," (3) "Lunatic," (4) "Imbecile," or "Feeble-minded," state the infirmity opposite that person's name, and the age at which he or she became afflicted. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1. | 2. | 3. | 4. | 5. | 6. | 7. | 8. | 9. | 10. | 11. | 12. | 13. | 14. | 15. | 16. |
| 1 John Seals | Head | 59 | - | Married | | | | | Farmer 100 | | Employer Own Acct. 2 | At home | Derbyshire, Bracington | – | – |
| 2 Annie Seals | wife | 1 | 54 | " | 33 | 10 | 9 | 1 | | | | | Derbyshire, Bracington | | |
| 3 Edmund Seals | Son | 23 | | Single | - | | | | Horseman on farm. 130 | Farming 110 | Worker 0 | | Derbyshire, Parwich | | |
| 4 Victor James Seals | Son | 19 | | Single | | | | | Cowman on farm 120 | " | " | | Derbyshire, Parwich | | |
| 5 Curtis William Seals | son | 14 | | | | | | | Cowboy on farm | " | " | | " " | | |
| 6 Robert Henry Seals | son | 10 | | | | | | | School 390 | | | | " " | | |
| 7 James Lichfield | Servant | 30 | | single | | | | | Farm Labourer. 1166 | Farming | Worker | | Derbyshire Bracington | | |
| 8 Lydia Elliott | servant | ~~4~~ | 14 | single | | | | | Domestic Servant 010 | 100 | | | " Ible | | |
| 9 | | | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | | | |
| 12 | | | | | | | | | | | | | | | |
| 13 | | | | | | | | | | | | | | | |
| 14 | | | | | | | | | | | | | | | |
| 15 | | | | | | | | | | | | | | | |

(To be filled up by the Enumerator.)

I certify that:—
(1.) All the ages on this Schedule are entered in the proper sex columns.
(2.) I have counted the males and females in Columns 3 and 4 separately, and have compared their sum with the total number of persons.
(3.) After making the necessary enquiries I have completed all entries on the Schedule which appeared to be defective, and have corrected such as appeared to be erroneous.

Initials of Enumerator T. McC.

| Total. Males. | Females. | Persons. |
|---|---|---|
| 6 | 2 | 8 |

0 1

(To be filled up by, or on behalf of, the Head of Family or other person in occupation, or in charge, of this dwelling.)

Write below the Number of Rooms in this Dwelling (House, Tenement, or Apartment). Count the kitchen as a room but do not count scullery, landing, lobby, closet, bathroom; nor warehouse, office, shop.

7

I declare that this Schedule is correctly filled up to the best of my knowledge and belief.

Signature John Seals Senr.

Postal Address Manor Farm Dethick

The 1911 census is provided for Manor Farm in Dethick – this shows John Seals as the head of the household. This corresponds with the 1916 Newspaper Extract taken from the Derbyshire Advertiser and Journal, confirming the retirement of John Seals and the sale of all farming possessions.

The occupation is stated as farmer and there are two servants living in the property, one domestic and one farm labourer. Interestingly all birthplaces are in Derbyshire, which shows the change from the earlier census where several inhabitants of Dethick originated in the South-east. There are no further connections to the industry of the Derwent Valley mills within the UNESCO designation.



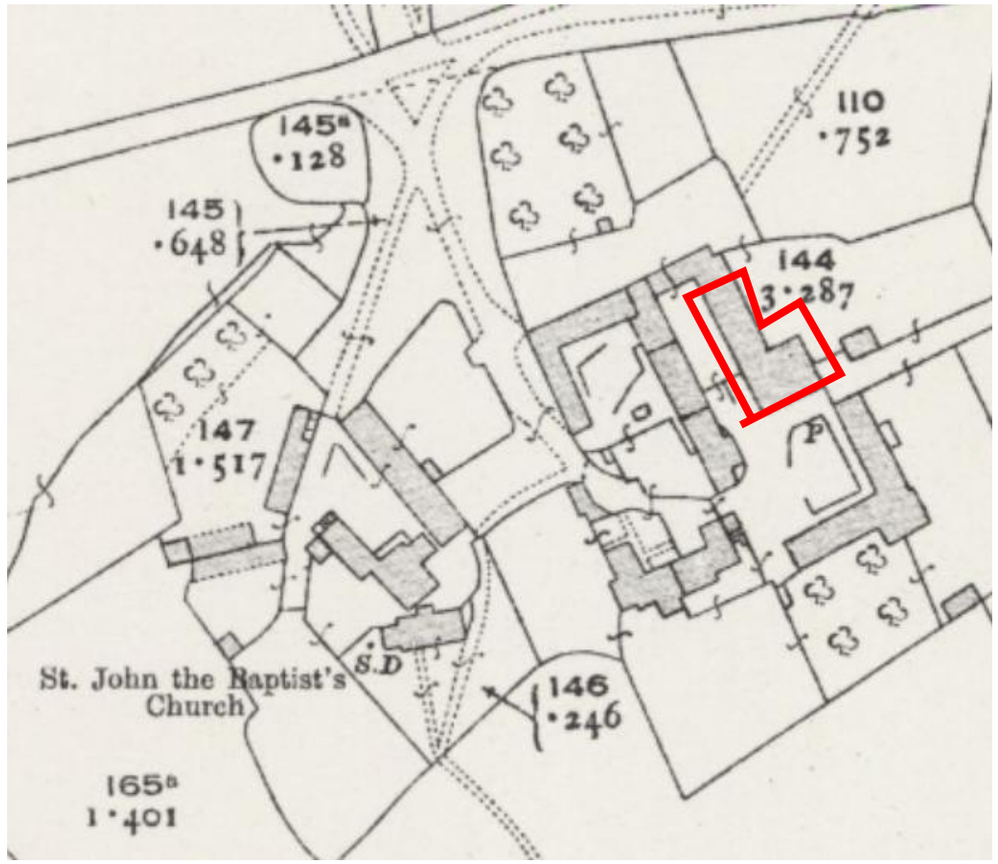
Lea Chapel in Lea is a good example of a local non-conformist chapel in which many of the workers from the Derwent Valley Mills would have worshipped.

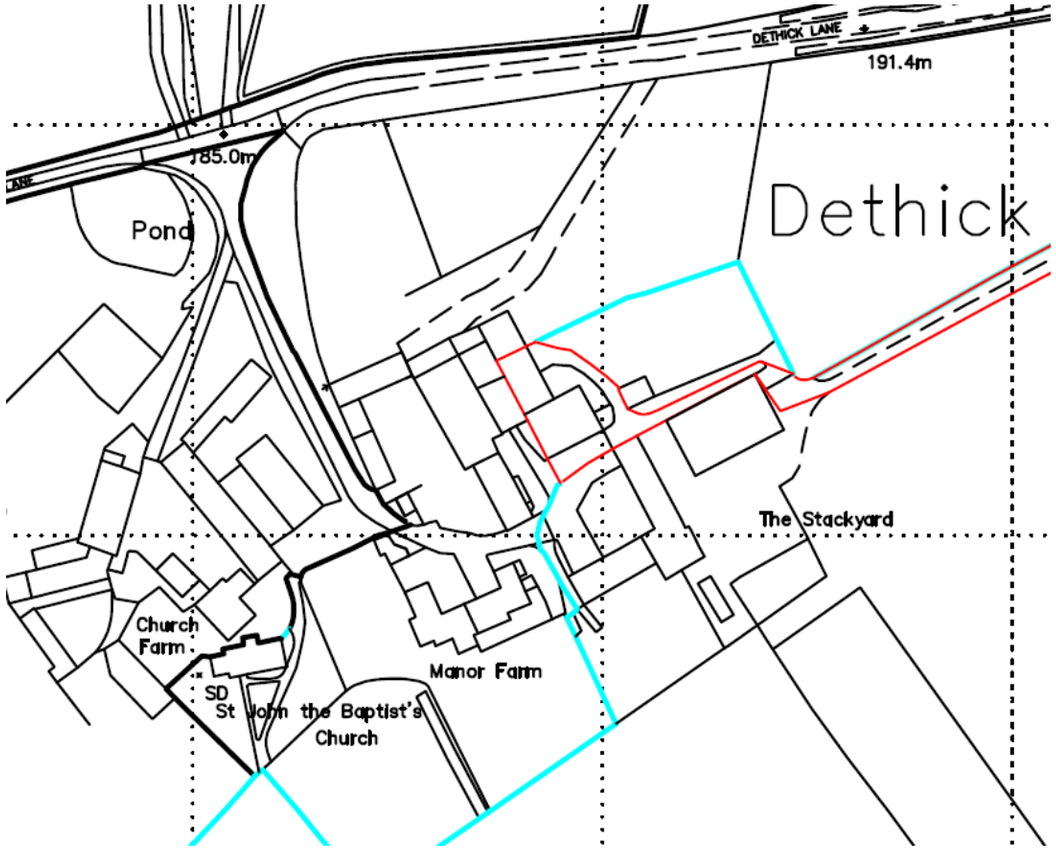
The following is taken from Derbyshire Places of Worship:

- Place of Worship was founded in 1671
- Lea Chapel's foundation was laid in 1671, as a Protestant Dissenters' Meeting House, and is still registered as such. It was maintained privately by the Nightingale family until 1735, when it was bequeathed by Thomas Nightingale to a group of local trustees, to be run as a charitable concern.
- In 1845, it became a United Methodist Free Church; however since 1920, it has held weekly services as an Evangelical Free Church.
- Non-Conformist Chapels and Meeting Houses, Derbyshire (1986) mentions that a Presbyterian congregation was meeting at "Dethick-chappel" in the early 18th century, and refers to a meeting house certificate issued in July 1719 for the house of Thomas Nightingale at Lea.
- The 1986 source records monuments inside to John ALSOP of Lea Bridge (1831), and his wife Ann (1816); and Luke ALSOP of Lea Hall, Lead merchant (1830). The Derbyshire Ancestral Research Group (DARG) list of transcribed MIs refers to it as "Moor Road Chapel".

# 6.
# ARCHITECTURAL ASSESSMENT



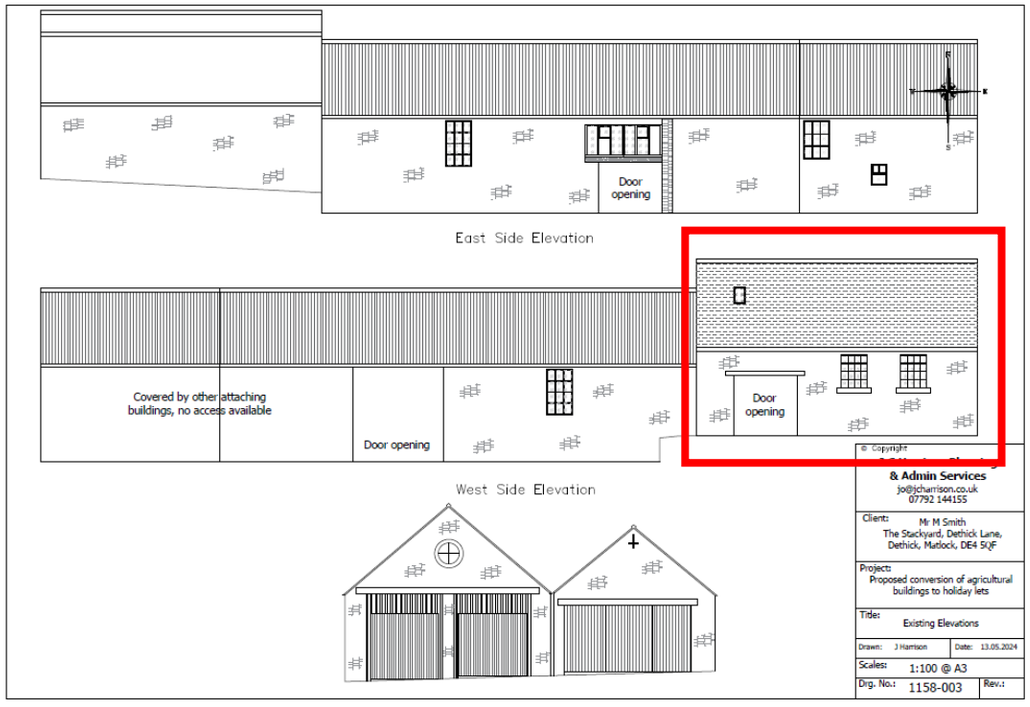



The barn in consideration is shown on the above site location plan, which is seen in situ by the date of the 1900 and 1920 mapping.

It is noted the plan form of the outbuildings to Manor Farm are largely preserved in situ, albeit most of the curtilage listed buildings are not within the applicants ownership / thus are not considered as part of this assessment of proposal.

The following consideration of historic fabric is thus formed on the basis that the whole of the application curtilage was in situ by the time of 1900.

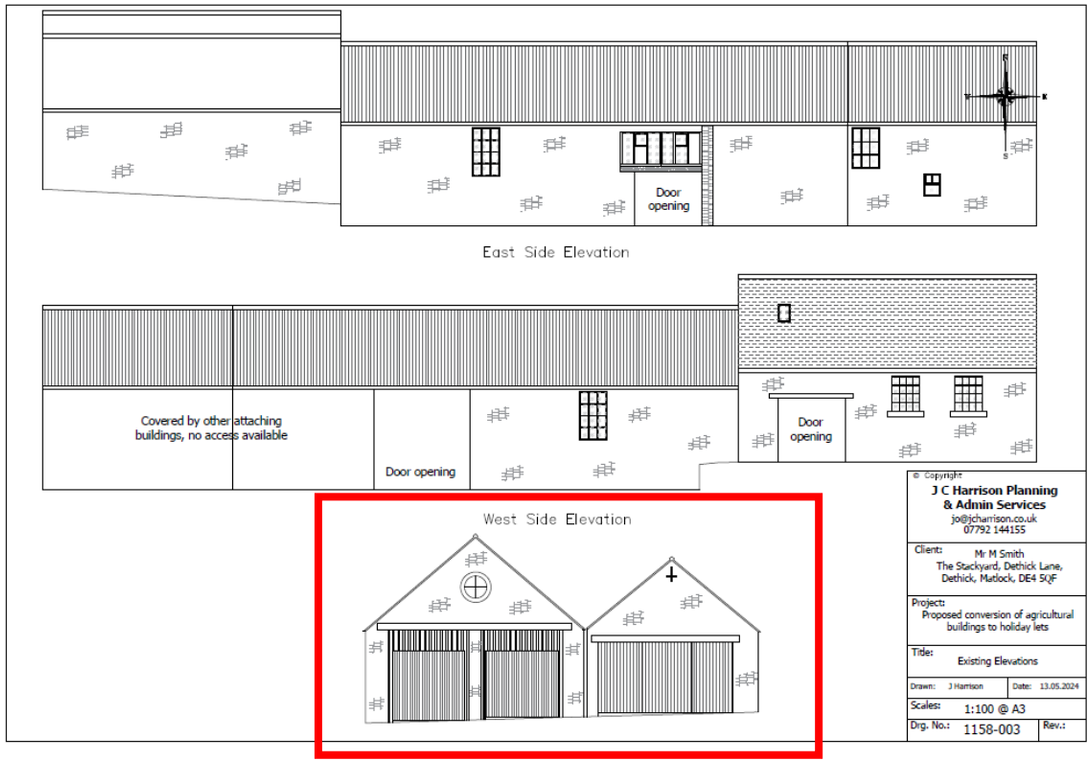





The first area under consideration is the larger square block that is formed of two dual pitched gabled roof ranges, with large garage door style openings facing to the south. The pitched roof range further to the west features the taller roof.

The west elevation of this range is largely in its original form. The masonry is formed of evenly coursed stone that has been precisely laid, with a relatively smooth face. The corners are articulated with regular sized stones rather than larger oversized quoins. The windows appear to be original multi pane metal, fixed casements with a top hinged opener.

The original roof, presumed to have been slate, has been replaced with a corrugated sheet roof and is the only unsightly accretion. Lintel openings and window cills are formed of matching stone to the façade.

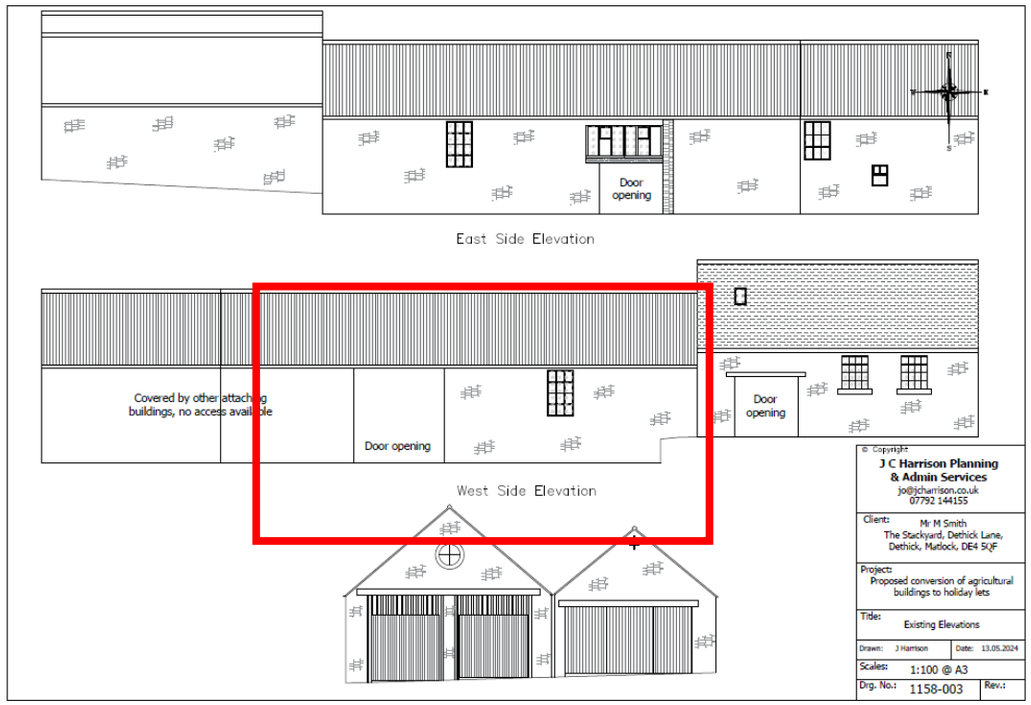





The south facing elevation to the square range shows the two twin pitched roofs, with the larger roof to the western side of the plot.

There appears to have been a heavy intervention in this end of the building – the lintel that runs across the garage door opening looks to be 20th century and the masonry seems to have been altered / re-dressed to accommodate the new openings. This elevation is harmful to the character of the curtilage listed buildings and significantly undermines the overall architectural significance.

The verges to the roof are pointed below the corrugated sheet. Overall, this is a poorly conceived elevation that shows how the building's have been heavily adapted to adhere to modern methods of farming / industry.

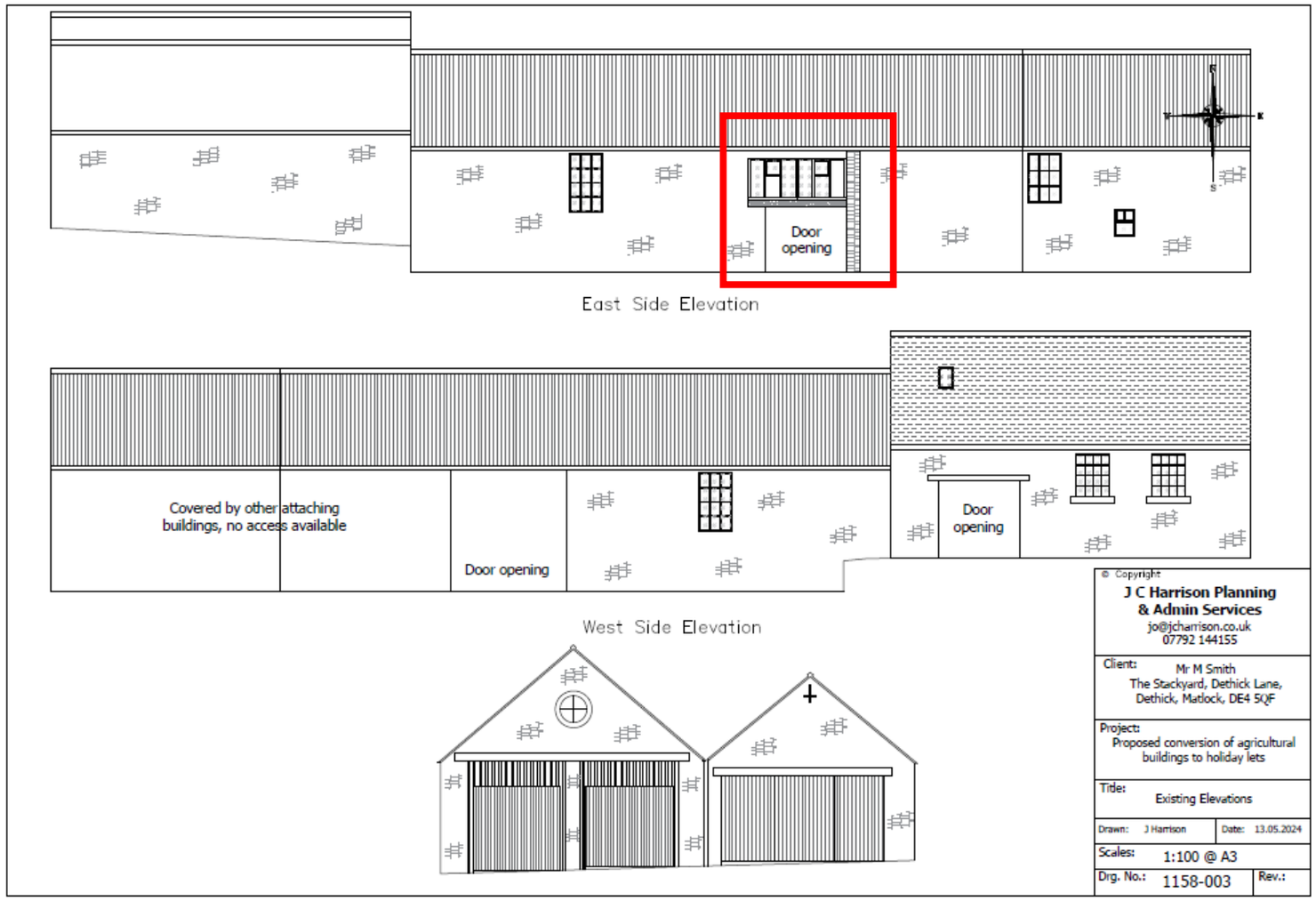





The west elevation of the linear range (that is located to the north of the two twin pitched roofs of the square range) is clearly a different phase of building. This appears to be an older building than the two twin pitched roof ranges to the south.

This is evidenced by the stone work which has a more vernacular character – it features random coursed stone, with larger, less precise mortar joints and the stones are not dressed on the face to such precision. There is an original window that is timber multi-paned, rather than cast metal to the northern range - and the large opening at the end of the range appears to be the original function, possibly a threshing door. The substantial depth of the building is evident in the photo above at this opening.

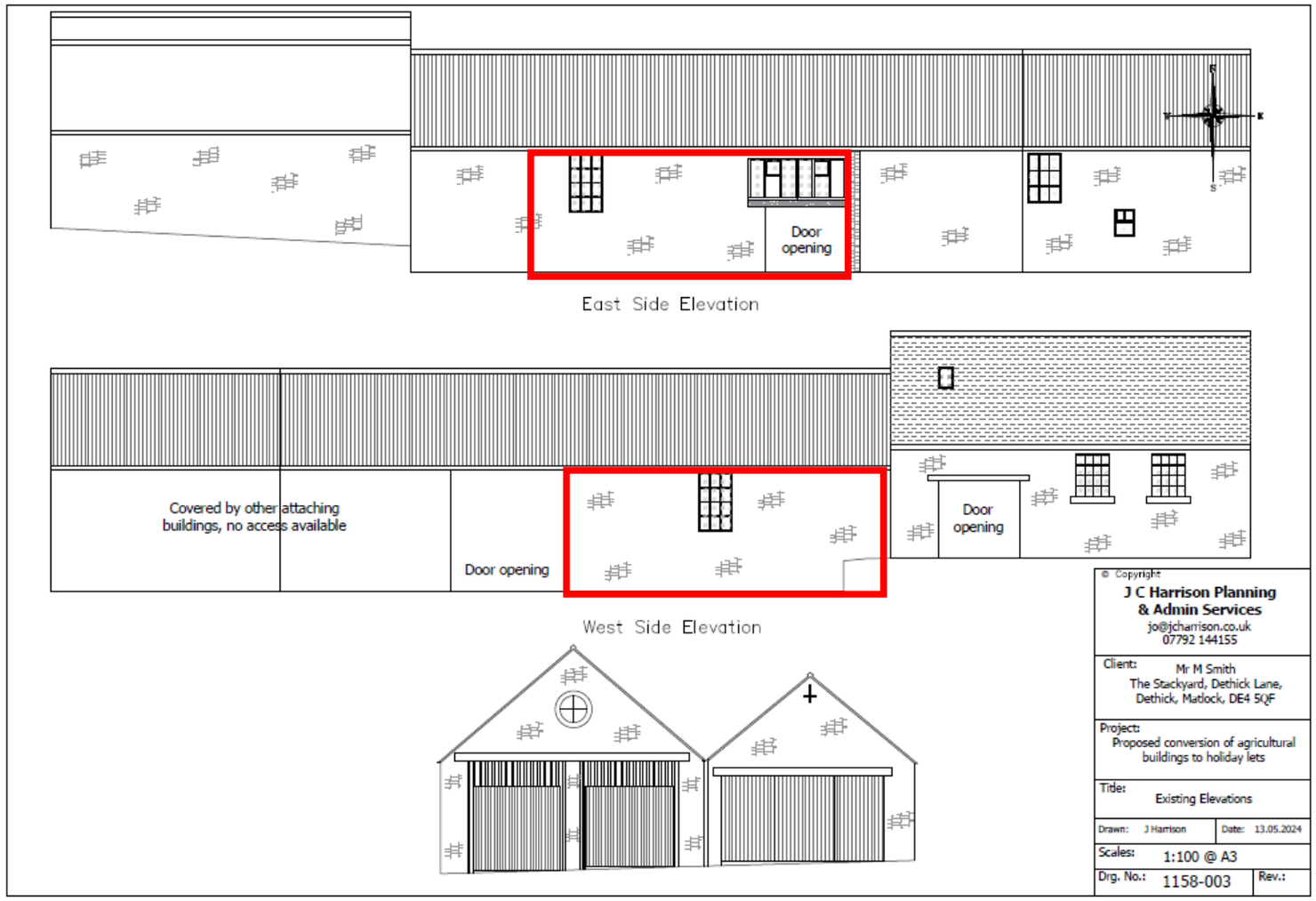
The large metal frame that is tied into the masonry provides the support for metal trusses – this feature is a crude C20 intervention that will be removed as part of the conversion works. The roof of this linear range is also sheet metal and must have replaced an original slate roof






The photo above shows the interior of the barn, looking out of the large opening of the east elevation. This opening corresponds with the large threshing door opening on the opposite west elevation, to allow for the passing of carts, through ventilation and access.

The substantial trusses appear to be oak and are formed of rustic vernacular tie beams, principle rafters with two diagonal braces, and does not include the more elaborate king or queen posts – all joints are pegged. The tie beam is rustic and rough sawn, suggesting the roof structure dates to before the advent of steam powered sawmills, thus possibly dating to at least the early eighteenth century. The purlins are clasped by the principle rafters and support a more neat arrangement of common rafters – possibly a replacement from when the corrugated roof was installed. The sarking boards above the common rafters give the building a more modern and utilitarian appearance.






The above photo shows two more of the principle rafters; again these are rough sawn oak and there is evidence of redundant mortice holes, suggesting the roof may incorporate reused timbers from another building.

The original floor has been entirely covered over in modern concrete, most likely above the height of the ground level outside and this may have contributed to what appears to be damp and efflorescence in the stonework, as seen in the photo above at the base of the west elevation.

At the end of the barn, which faces onto the next range of the building that is outside of the applicant's ownership, there is a mezzanine floor. This is formed of a steel beam that has clearly been inserted at a later date, supporting floor joists. It also provides additional load bearing support to the principle rafter above.

7.

# ASSESSMENT OF PROPOSAL

The proposal shows the converison of two redundant barns, a detailed Heritage Statement and Impact Assessment are required to justify any development proposals. This would allow a full understanding of the heritage significance of the barns.

It is worth making clear that issues could arise which might not be supported including (although not exhaustive):

1. Internal subdivision of open spaces
2. The introduction of staircases
3. The introduction of modern services
4. The thermal upgrading of the structures
5. Provision of amenity space/ parking etc.

The detailing of new windows and doors plus the introduction of any new openings would need very careful consideration.

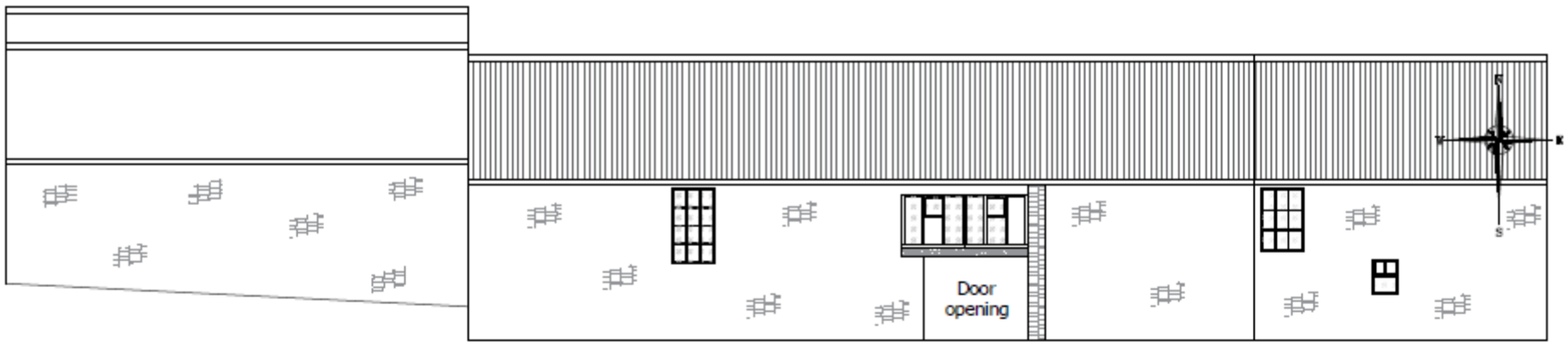
The principle of conversion could be supported but this is subject to a rigorous understanding of these heritage assets in order to assess any impact on significance that development proposals may have and the impact that any development may have upon this.

Any views or opinions expressed are given in good faith based on the information provided and is given without prejudice to the formal consideration of any planning application, as necessary, which would be subject to public consultation and ultimately decided by the Council.

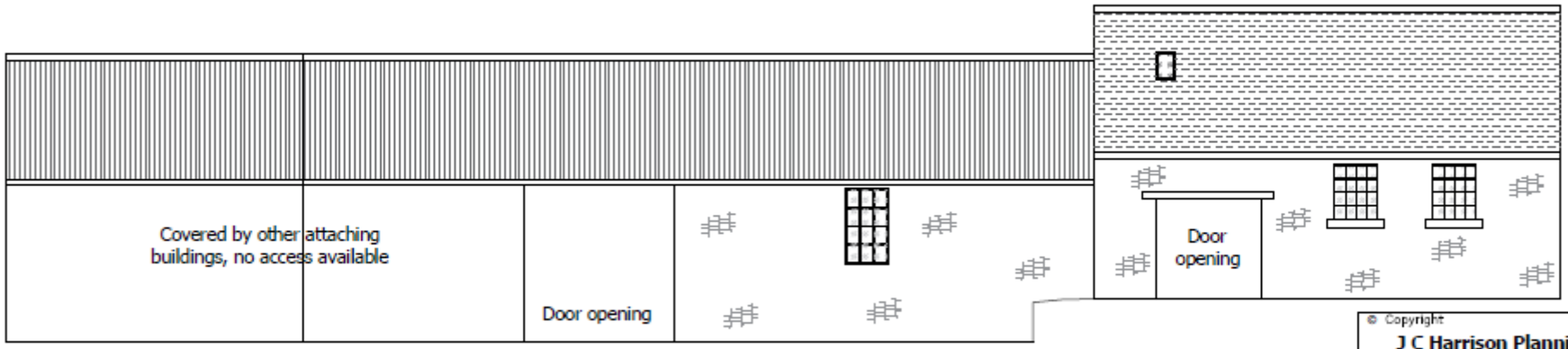
The above correspondence was provided by the LPA at the pre-application stage. The guidance has led to the following assessment of the proposal, with recommendations made for pre-commencement conditions that will ensure the plans submitted are augmented with further detailed design drawings / specifications / construction methodology.

When converting barns, the following protocol must be adhered to:

- Avoid alterations which can compromise the simple and uncluttered lines of the building and introduce unwanted domestic character;
- Minimise the number of new openings in walls, whilst utilising the existing openings to full affect
- Keep internal subdivision to an absolute minimum;
- Try and retain internal areas of full height space to reveal the buildings scale and internal spatial qualities.
- Avoid any works which rob the building of its architectural features and interest.
- Use finishing materials which react to and knit into the prevailing architectural and landscape context.




East Side Elevation




West Side Elevation



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Project: Proposed conversion of agricultural buildings to holiday lets

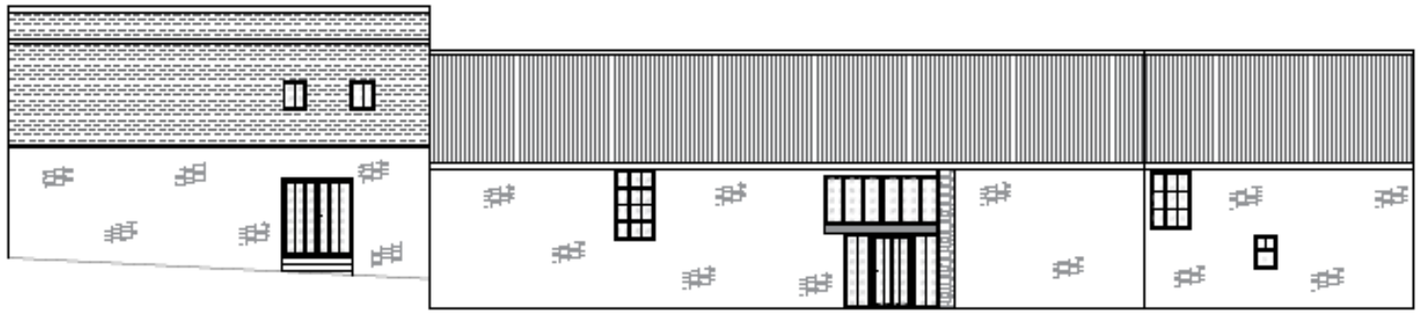
Title: Existing Elevations

Drawn: J Harrison | Date: 13.05.2024

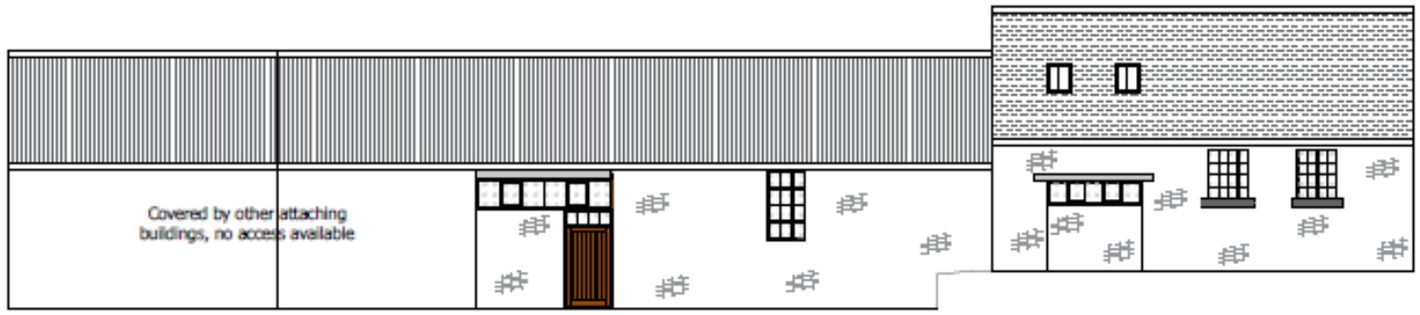
Scales: 1:100 @ A3

Drg. No.: 1158-003 | Rev.:

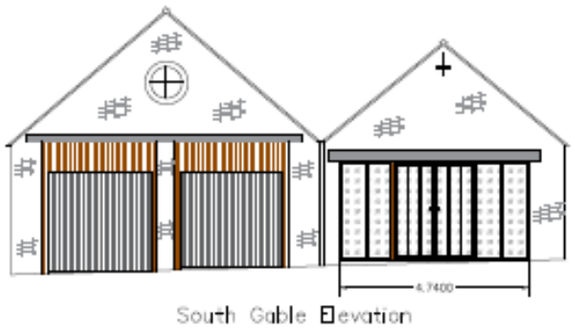
# Existing Elevations



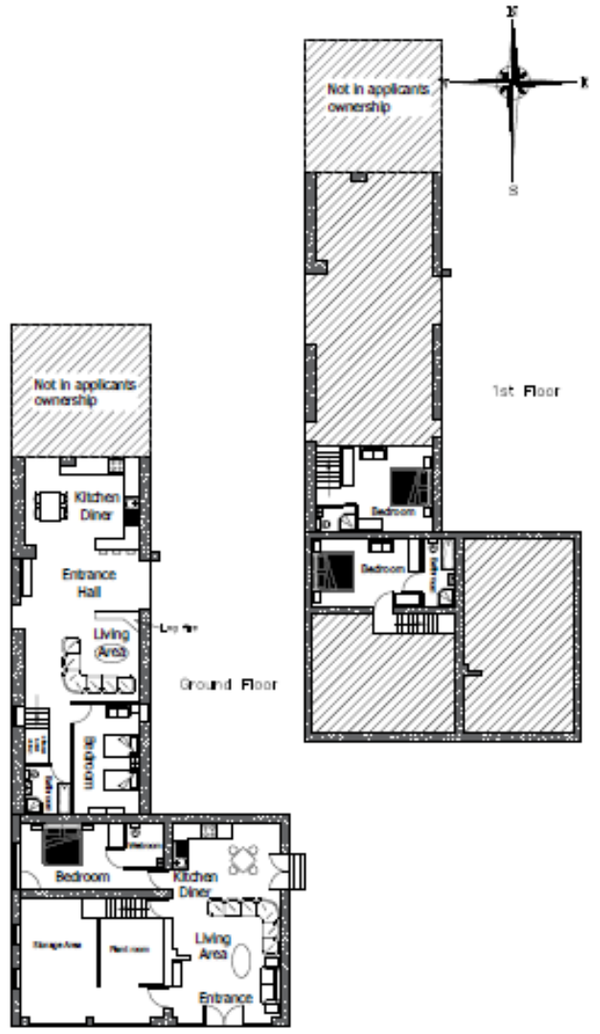
East Side Elevation




West Side Elevation




South Gable Elevation




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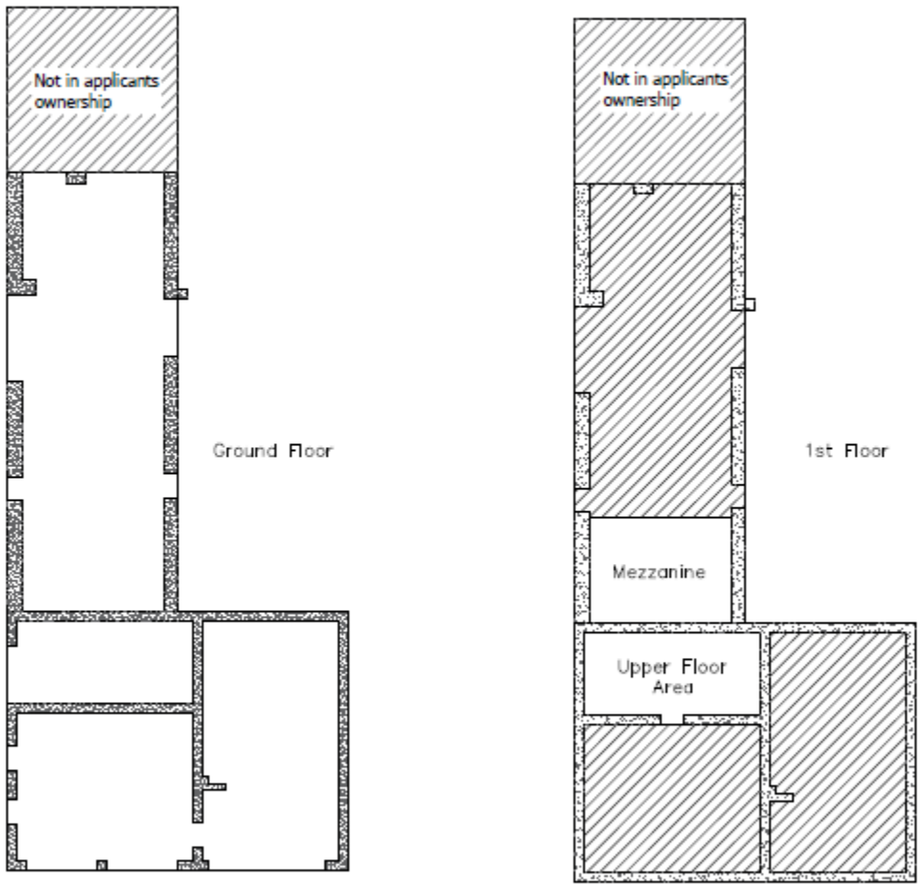
Client: Mr M Smith
The Stackyard, Dethick Lane,
Dethick, Matlock, DE4 5QF

Project: Proposed conversion of agricultural buildings to holiday lets

Title: Proposed Elevations & Floor Plans

| | |
|---|---|
| Drawn: J Harrison | Date: 14.05.2024 |
| Scales: 1:100 & 1:200 @ A2 | |
| Drg. No.: 1158-005 | Rev.: |

# Proposed Elevations







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Project: Proposed conversion of agricultural buildings to holiday lets

Title: Existing Floor Plans

Drawn: J Harrison | Date: 13.05.2024

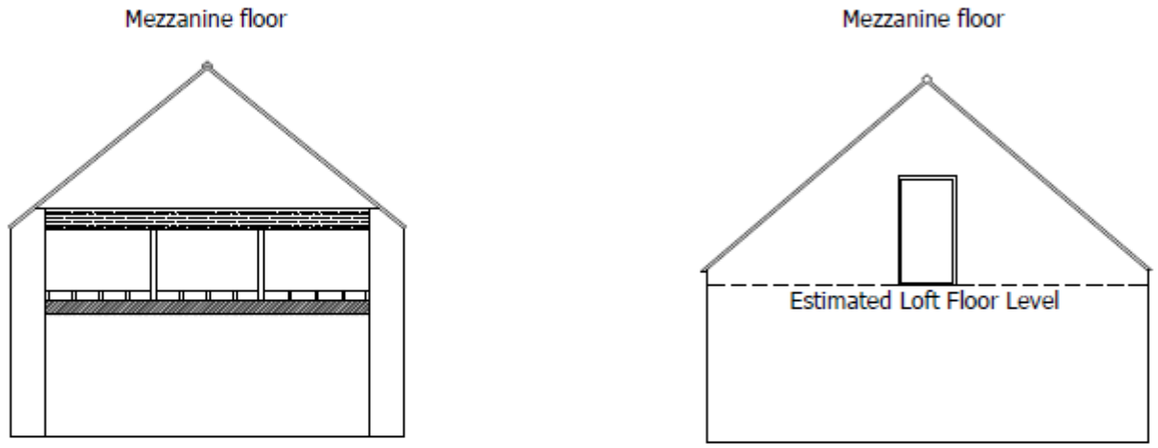
Scales: 1:200 @ A3

Drg. No.: 1158-004 | Rev.:

# Existing Floor Plans




# Proposed Floor Plans




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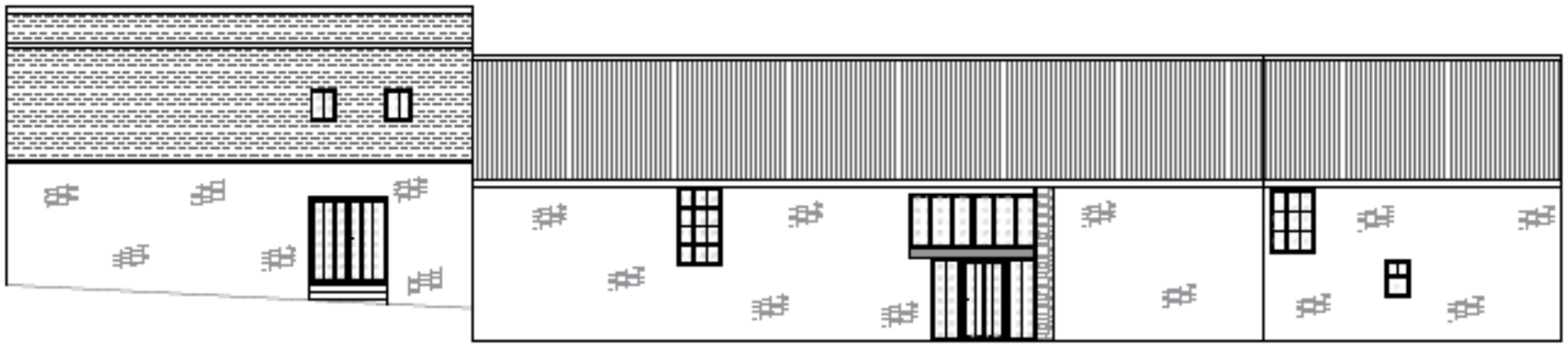
Title: Cross Section

Drawn: J Harrison | Date: 02.07.2024

Scales: 1:100 @ A3

Drg. No.: 1158-007 | Rev.:

## Cross Section Mezzanine Floor



East Side Elevation

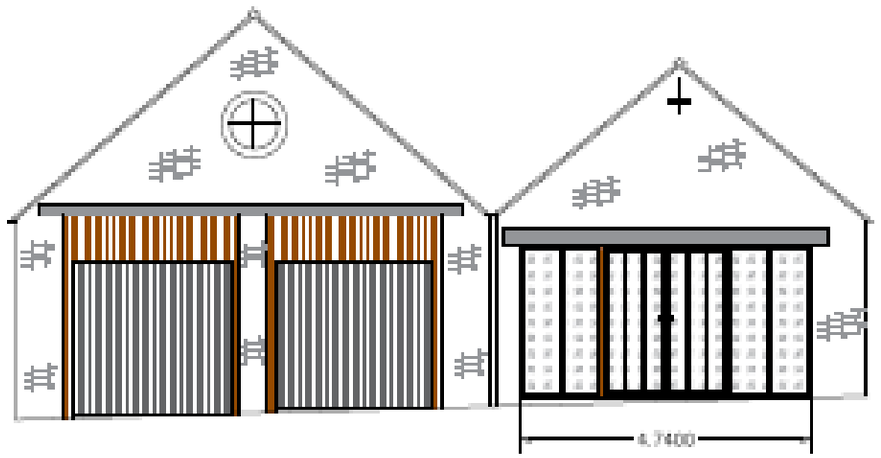



West Side Elevation

The first aspect to consider is the external elevations. There are no issues presented here – all of the original apertures are to be repurposed and there are no unsightly dormer windows or other modern accretions. The impact is almost negligible with regards to impact on historic fabric.

The only major change would be on the West elevation with the blocking up of the threshing door. This drawing lacks sufficient detail and a condition is recommended which **requires a detailed drawing at no more than 1:20 showing the arrangement of joinery, glazing and masonry.**

It is noted there are no detailed drawings provided for any of the glazed elements that will be inserted into the building and it will **be necessary to provide detailed condition on all external facing elements**.




South Gable Elevation

The south gable elevation also presents only marginal change in character – albeit this is a heavily modified range that has undergone change in the twentieth century.

The glazing as shown to the gable elevation to the right lacks detail and as it stands the profile appears incongruous. **It is recommended that a detailed drawing of this glazing is provided which shows the materials / dimensions of the opening doors / location of fixed glass panels / depth of reveals.**

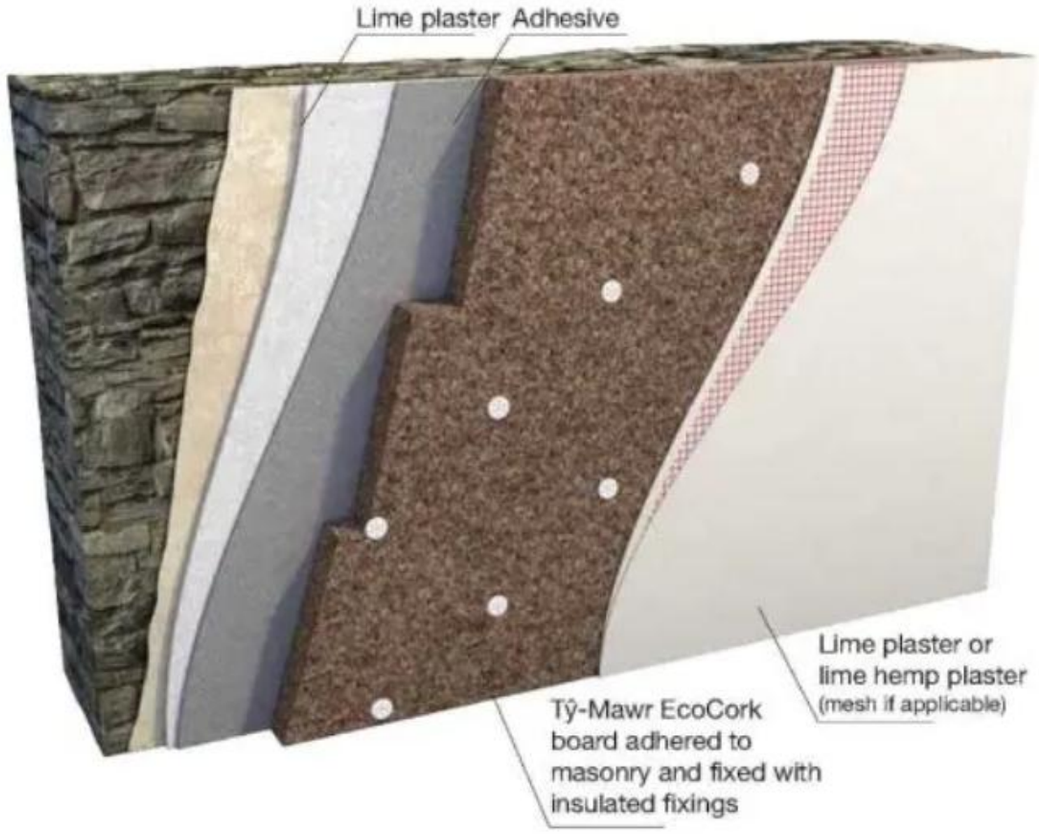
However this is a detail which could be given more clarity at the detailed design stage. The overall impact on the character of the barns on the south elevation is minimal.




The internal plan form of the building is shown above following the proposed works. As seen, there is very little impact on the historic spatial configuration of the building – with the exception of the blocked up threshing barn doorway. There will be on partition wall to accommodate a bedroom, but the entrance hall, living area and kitchen diner remain open plan.

There is no additional floor insertion, thus allowing for the architecturally significant principle rafters and tie beam to remain on show for legibility. There will be an additional bedroom in the threshing barn range by way of a mezzanine, but this works with the existing steel beam / storage loft that has already been installed (subject to building regulations and structural engineers guidance).

The later twin gabled square range will be subdivided with partition walls to provide for a front room and storage area with stairs to the upper floor, thus only a marginal loss of plan form.







There is insufficient information provided in the floor plans to show how the barn is going to be retrofitted and modernised for domestic use. **The plans need to be annotated as a minimum to show the correct methodology**.

Ideally, the internal space will be retrofitted with a fully breathable system internally, to include a breathable insulation system and lime plaster on the walls. If a decision is taken to adopt a non-breathable system, then a ventilation strategy needs to be identified, which includes methods of escape for moisture in the building (such as cast iron air bricks**).**

**As a minimum, a condition should be placed which ensures there are no non-breathable insulation materials applied directly to the external walls.**






As discussed in the assessment of architectural significance, the principle rafters are of considerable architectural significance, reflecting the vernacular and rustic character of the building which may date to the early 18th century.

The original roof has been removed and sarking boards were placed on top of the common rafters (these common rafters may be a later addition). As the floor plans lack sufficient detail, **a condition should be placed which ensures any roof insulation is kept behind the depth of the purlins, with the principle rafters left entirely on show.**

The flooring is a later poured concrete system and as such there is no loss of historic fabric if this is lifted up and an underfloor heating system installed. If a breathable limecrete floor was installed then it would address the issues of damp at ground level that were highlighted earlier in the report.

# 8.
# CONCLUSION

## 16. Conserving and enhancing the historic environment

Paragraphs 202 to 214

This HIA has carried out a detailed architectural and historic assessment of the curtilage listed barns at Manor Farmhouse. Following this, the proposal has been scrutinised with regards to the impact on the character of the barns.

The works are deemed acceptable in principle, subject to a set of further drawings which will provide a greater level of detail – as the plans are insufficiently detailed as it stands.

The only areas of harm that will be caused to the barns will be through the domestication of internal space and the blocking up of one of the threshing barn doors. However, this harm is counterbalanced by the considerable public benefits of securing the longevity of the heritage asset by finding a long term use. These public benefits offer a counterbalance to the harm, as identified in Para 215 of the NPPF.

# References:

British Newspaper Archive
Derbyshire Places of Worship
National Census
Political Registers – UK and Scotland 1800-1922
Kellys Trade Directory
Ordnance Survey Mapping 25” series 1800-1939