TJC Heritage Ltd
Heritage & Historic Building Consultants

THE FERNS

56 Town Street, Duffield, Derbyshire



Statement of Heritage Significance

May 2026
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Summary of Project Details

TJC Heritage Project Code:	**K18**
OASIS ID	**thejesso1-542144**
Project Type(s)	Statement of Heritage Significance
National Grid Reference:	SK 34511 43198
Postcode:	DE56 4GG
County:	Derbyshire
District/Unitary Authority:	Amber Valley
Parish:	Duffield
Elevation:	58m above Ordnance Datum
Planning reference	TBC
Designation status:	Grade II Listed Building NHLE: 1158291 (Derbyshire HER ref. MDR16186)
Fieldwork/site survey by:	Jennifer Oliver MCIfA and Oliver Jessop MCIfA, FSA
Prepared by:	Jennifer Oliver MCIfA
Contributions by:	Dr Victoria Beauchamp
Reviewed by:	Oliver Jessop MCIfA
Date:	May 2026
Version:	Draft v0.1

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The staff of Derbyshire Record Office and the Derbyshire Historic Environment Record are thanked for providing background information to the site.

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EXECUTIVE SUMMARY

This report presents the results of a heritage statement for The Ferns, 56 Town Street, Duffield, Derbyshire, centred on National Grid Reference SK 34511 43198. The Ferns is a Grade II Listed Building (NHLE: 1158291), recorded on the Derbyshire Historic Environment Record (MDR16186) and situated within the Duffield Bank Conservation Area. The site also lies within the Derwent Valley Mills World Heritage Site Buffer Zone.

The site is situated on the western side of Town Street, Duffield, approximately 8km north-west of Derby. The house fronts a small open garden bounded by low kerb stones formally fitted with wrought iron rails. A central path provides access to the front door of the building, whilst to the south a further path provides access to a door which leads to a former passageway which led to the rear of the property. To the north is a rendered boundary wall, with a timber batten double door and further timber batten single door, beyond which a modern garage has been constructed. To the rear of the house is a rectangular garden, which includes various paving and areas of planting including a series of raised flower beds with a stone border.

The Ferns is believed to have been constructed in 1756 and is Georgian in style. A review of the fabric of the building and its history suggests that the building may incorporate earlier elements, which predate the construction of the front range of the property, the history for the site indicating that prior to the construction of the house two dwellings had occupied the site. Further architectural interest is attributed to the building, as it demonstrates a relatively high proportion of re-use of materials. It is unknown whether these materials originated from an earlier building on site or were brought in from elsewhere. It may be that with the original occupant of the site having been a joiner there may have been opportunity to bring in and re-use materials from other properties.

There has been some loss of historic fabric throughout the building primarily relating to changes which occurred prior to the sale of the property in 1956. These include the replacement of the majority of fireplaces throughout the building with gas fires and the introduction of new floorboards and tiling on the ground floor. In later years the division of the house into four separate flats also resulted in the addition of modern kitchens and bathrooms and the stripping out and division of rooms to the rear of the property. The roof also appears to have been subject to substantial works and later replaced with the majority of timbers being machine cut softwood.

Despite these changes it is considered that the building is of high (national) heritage significance, derived from the depth of historic, architectural and archaeological interest retained in the fabric of the building and its associated documentary archive.

The site as a whole is considered to make a positive contribution to the heritage significance of Duffield Bank Conservation Area, a heritage asset of high (national) heritage significance. The site also makes a positive contribution to the Derwent Valley Mills World Heritage Site, a heritage asset of very high (international) heritage significance, as part of its setting.

1 INTRODUCTION

1.1 BACKGROUND

1.1.1 This report presents the results of a heritage statement for The Ferns, 56 Town Street, Duffield, Derbyshire, centred on National Grid Reference SK 34511 43198 (**Figure 1**). It has been prepared to assess the potential impacts, if any, arising proposed changes to several discrete areas of the building and its refurbishment.

1.1.2 In accordance with the requirements of local planning policy EN4 and National Planning Policy Framework para. 207 (MHCLG 2024), this document describes the archaeological and historical context of the site, analyses its heritage significance and its contribution to the significance of other heritage assets and provides an assessment of the impact of the proposed development.

1.2 AIMS AND OBJECTIVES

1.2.1 In accordance with CIfA guidance (2020) the purpose of this heritage statement is to gain an understanding of the historic environment resource within and surrounding the Site in order to formulate.

- An assessment of the potential for heritage assets to survive within the area of study;
- An assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic architectural and artistic interest;
- Strategies for further evaluation whether or not intrusive, where the nature, extent of the significance of the resource is not sufficiently well defined;
- An assessment of the impact of proposed development or other land-use changes on the significance of the heritage assets and their settings
- Strategies to conserve the significance of heritage assets, and their settings
- Design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local-place shaping;
- Proposals for further archaeological investigation within a programme of research whether undertaken in response to a threat or not.

1.3 SCOPE OF ASSESSMENT

1.3.1 The scope of this report included desk-based research; a site inspection and walk-over survey; and a building appraisal. The desk-based research and assessment of setting considered archaeological records and designated heritage assets within a 1km study area of the site held by the Derbyshire Historic Environment Record (ref: CDR14727) and the National Heritage List for England (NHLE).

Other sources of information consulted are identified in **Section 2**. This was to provide sufficient background information to place the site within its context and to identify heritage assets that may possess settings which could be affected by proposals.

1.4 Assumptions and Limitations

1.4.1 Adequate access was afforded to the Site, with a review of the surrounding landscape conducted from available Public Rights of Way. Sufficient access to the interior of the building was provided, although some areas may have been obscured from view by furnishings or finishings etc.

1.4.2 Although the Derbyshire Record Office was consulted it should be noted that there may be other material held in private collections, local repositories, and the National Archives, which was not possible to view as part of this assessment.

1.4.3 This report has been compiled using secondary information derived from a variety of sources, including HER data, only some of which has been directly examined. The assumption is made that this data as well as that derived from other secondary sources, is reasonably accurate.

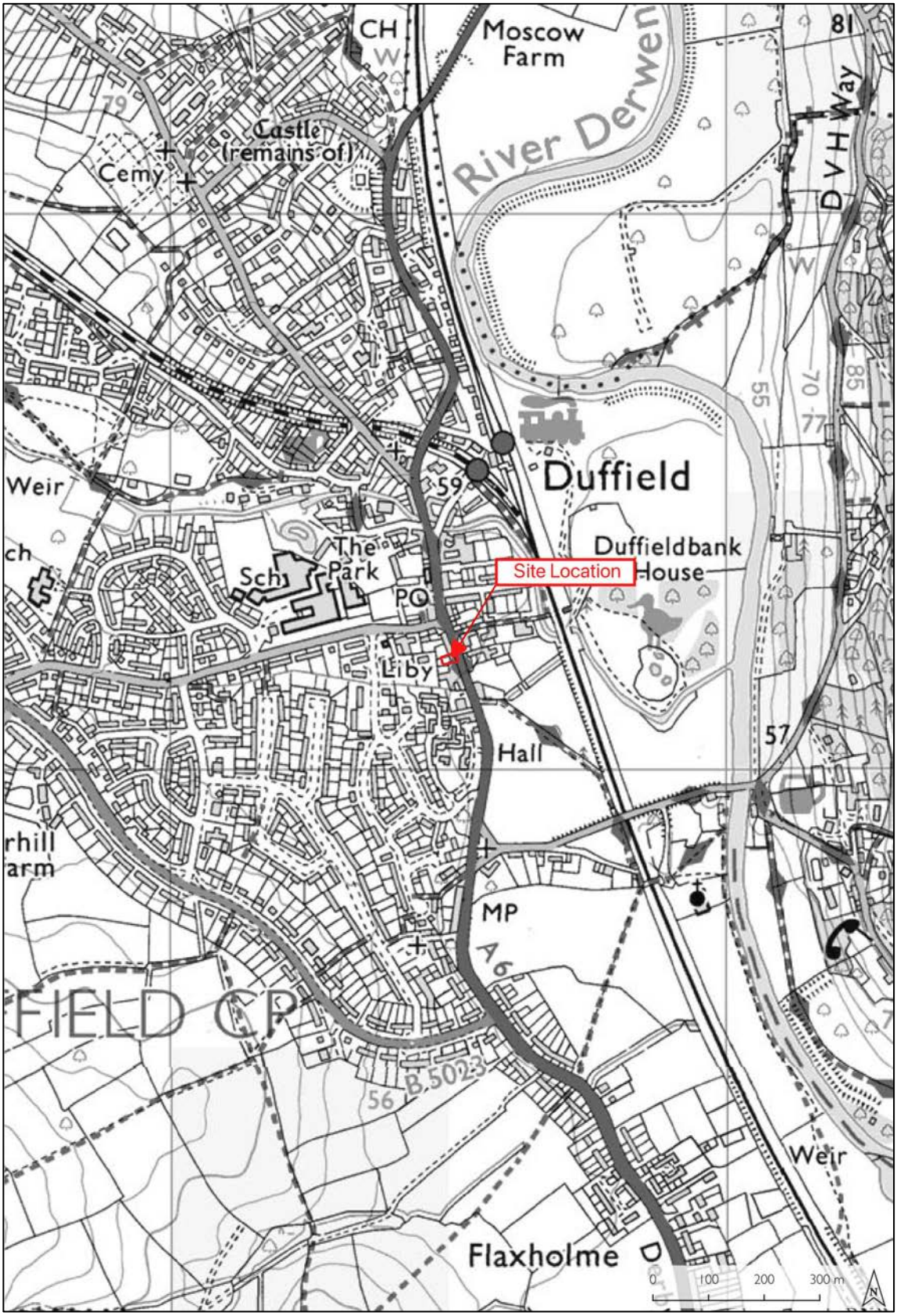

Figure 1: Site Location Plan
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2 PLANNING CONTEXT

2.1 SITE DESIGNATION

2.1.1 The Ferns, 56 Town street is a Grade II Listed Building (NHLE: 1158291), recorded on the Derbyshire Historic Environment Record (MDR16186) and is situated within the Duffield Bank Conservation Area.

2.1.2 The site also lies within the Derwent Valley Mills World Heritage Site Buffer Zone.

2.2 MAIN LEGISLATIVE FRAMEWORK FOR THE HISTORIC ENVIRONMENT

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

- *Historic Buildings and Ancient Monuments Act 1953 makes provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields).*
- *Ancient Monuments and Archaeological Areas Act 1979 provides specific protection for monuments of national interest.*
- *Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest.*

2.3 NATIONAL PLANNING POLICY

2.3.1 The Government's planning policies for England are set out in the National Planning Policy Framework (NPPF, 2024). In relation to designated heritage assets (such as listed buildings, scheduled monuments, and conservation areas) NPPF recommends great weight is to be given to their conservation (para. 212), that proposals causing substantial harm should be refused consent unless the harm can be adequately justified (para. 213-214), and that less than substantial harm is weighed against the public benefits of the proposal (para. 215).

2.3.2 For non-designated heritage assets, NPPF recommends that the effect of the proposal is considered in determining an application, giving a balanced judgement in regard to the scale of harm and the significance of the asset (para. 216).

2.4 LOCAL PLANNING POLICY

2.4.1 The Amber Valley Borough Plan 2022-2040 was adopted 2nd March 2026 and set out a framework for future development in the Borough up to 2040 and includes policies and proposals to safeguard the environment. The following policies are considered to be of relevance to any forthcoming scheme.

Policy EN4 – Heritage Assets

The Borough Council will support development proposals which preserve or enhance the significance of the borough's heritage assets and will assess them in accordance with case law, legislation, and the National Planning Policy Framework in a manner that is appropriate to the significance of the heritage asset.

Any development proposals that may affect the significance of a heritage asset or harm its setting should be accompanied by a heritage assessment that clearly sets out the significance of the heritage asset, including any contribution made by its setting. The assessment should identify the level of harm that would arise and demonstrate what measures have been taken through the design process to avoid or mitigate the harm.

Proposals that would lead to substantial harm to (or total loss of the significance of) a designated heritage asset will be refused unless it can be demonstrated by the applicant that there are clear and justified substantial public benefits or the proposal meets the criteria set out in the NPPF (Sept. 2023) [updated December 2024] that outweigh that harm or loss.

Proposals that would lead to less than substantial harm to the significance of a heritage asset will be refused unless it can be demonstrated by the applicant that there are clear and justified public benefits, including, where appropriate, securing its optimum viable use, that outweigh the harm.

Proposals which would remove, harm or undermine the significance of a non-designated heritage asset will be permitted only where a balanced judgement demonstrates that the scale of any harm or loss to the significance of the heritage asset is justified.

The Borough Council will support proposals that:

a) *Better reveal the significance of heritage assets,*

b) *Make a positive contribution to the character, distinctiveness and appearance of heritage assets having regard to the elements which make up their special interest, including character, appearance, materials, design, original or long-established plan-form, historic fabric and detailing,*

c) *Retain features such as walls, hedgerows, trees and important open spaces that make a positive contribution to the character and appearance of conservation areas and contribute to the setting of heritage assets,*

d) Provide a long-term sustainable future for heritage at risk, whilst retaining the significance of heritage assets,

e) Retain important views where appropriate,

f) Retain shop fronts or advertisements of architectural or historic value that make a positive contribution to heritage assets and ensure new shop fronts, security measures and advertisements are of a high-quality design and make a positive contribution to the asset,

g) Resist development which could cumulatively lead to harm to the significance of heritage assets, including their setting.

Where the principle of the loss (or partial loss) of buildings or structures that contribute to the significance of heritage assets has been accepted, development proposals will only be permitted where it can be demonstrated that the new development will proceed after the loss has occurred. Such development will be conditional upon the asset being recorded and the record and commentary deposited with the Local Planning Authority and the Historic Environment Record.

Policy EN5 – Derwent Valley Mills World Heritage Site

The Borough Council will support proposals which conserve or reveal the Outstanding Universal Value of the Derwent Valley Mills World Heritage Site.

For major proposals that are located within the Derwent Valley Mills World Heritage Site and its Buffer Zone, as shown on the Policies Map, and for all other development which the Council consider may potentially impact on its Outstanding Universal Value, planning applications must be submitted with a Heritage Impact Assessment (HIA) that is consistent with the detail required by UNESCO guidance.

Development proposals within the Derwent Valley Mills World Heritage Site, its Buffer Zone or its wider setting must be of an appropriate scale, massing, siting, design and alignment that will conserve the Outstanding Universal Value of the Site. The Borough Council will expect development to consider any adopted policy and design principles set out for the site.

Development proposals must protect the authenticity and integrity of the Derwent Valley Mills World Heritage Site, having particular regard to its attributes and the elements that manifest those attributes.

Development proposals must not result in cumulative harm to the Outstanding Universal Value of the Derwent Valley Mills World Heritage Site.

Development proposals within the Derwent Valley Mills World Heritage Site, or its Buffer Zone must demonstrate how they contribute to the economic and social vitality of the Derwent Valley Mills World Heritage Site, where practicable.

Proposals that result in less than substantial harm to the significance of the Derwent Valley Mills World Heritage Site will only be supported where the harm is outweighed by the public benefits of the proposal. Substantial harm to, or total loss of, the significance of the Derwent Valley Mills World Heritage Site will not be supported.

Policy EN6 – Archaeology

Heritage assets of archaeological interest are irreplaceable therefore development proposals should protect and if possible, enhance their significance.

Development proposals that affect archaeological remains must be accompanied by sufficient information to allow their significance and the impacts of the proposals on them to be understood. In some cases, this will require archaeological desk-based assessment and/or field evaluation of the site to be carried out by someone who is suitably qualified.

Development which would result in harm to or loss of the significance of a scheduled monument or asset with archaeological interest which is of equal significance to a scheduled monument will not be permitted unless it can be demonstrated that the public benefits clearly outweigh the harm.

Where proposals affect non-designated archaeology, or areas determined to have archaeological potential, this will be a material consideration when determining any planning applications.

Preservation in situ of assets of archaeological interest is the preferred option and wherever practical, opportunities should be taken for the enhancement and interpretation of remains left in situ.

Where preservation in situ is either not possible or not desirable, provision should be made for the excavation and/ or recording of archaeological assets to an agreed standard before demolition, disturbance or removal takes place.

The recording and its interpretation should be made publicly available by being deposited with the Local Planning Authority and the Historic Environment Record as a minimum, with an archive deposited where appropriate.

3 METHODOLOGY

3.1 STANDARDS AND GUIDANCE

3.1.1 This assessment has been undertaken in accordance with:

- Department of Levelling Up, Housing and Communities (DLUHC) and Ministry of Housing Communities & Local Government (MHCLG) Planning Policy Guidance - Historic environment – (23 July 2019)
- Historic England Good Practice Advice in Planning GPA2, Managing Significance in Decision-Taking in the Historic Environment;
- Historic England Good Practice Advice in Planning GPA3, The Setting of Heritage Assets;
- Historic England Advice Note 12, Statements of Heritage Significance – Analysing Significance in Heritage Assets (HE, 2019);
- Historic England Advice Note 7, Local Heritage Listing;
- Historic England Advice Note 17, Planning and Archaeology (HE, 2022);
- Historic England Listing Selection Guide: Domestic 2: Town Houses (HE, 2017);
- Historic England, A Guide for Owners of Listed Buildings (HE 2016);
- The Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (CIfA, 2020); and
- UNESCO/ICCROM/ICOMOS/ICUN Guidance and Toolkit for Impact Assessments in a World Heritage Context (2022).

3.2 DESK-BASED RESEARCH

3.2.1 A review of the previous archaeological archives and documentary sources has been undertaken to identify gaps in knowledge, and to ensure that the historic character of the site and study area is understood. The sources consulted are listed in **Section 8** of this report, and include:

- The Derbyshire Historic Environment Record (HER);
- Derbyshire Record Office and Local Studies Library;
- The National Heritage List for England;
- Historic England Selection Guides;
- The Historic England Archive;
- Heritage Gateway;

- The records of statutory amenity societies;
- The Pevsner Architectural Guides; and
- relevant publications held by TJC Heritage.

3.3 SITE APPRAISAL

3.3.1 The site was inspected in April 2026 by Oliver Jessop MCIfA FSA and Jennifer Oliver MCIfA to appraise the setting of heritage assets within the study area, identify the presence, extent and character of known and possible archaeological remains, and to consider factors in the former use and management of the site that may have affected the survival of buried archaeological remains. The scope is based on a Level 1 (visual record) landscape record (HE, 2007a). The exterior and interior of the building was inspected to assess its development and use over time and to make an assessment of its significance. The scope is based on a Level 2 (visual record) historic building record (HE, 2016).

3.4 ASSESSMENT

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

Assessment of Significance

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

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

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

3.4.3 In weighing these interests an assessment of overall significance is made, in reference to published guidance and assessment criteria. The significance of a heritage asset is defined as the value of a heritage asset to this and future generations because of its heritage interest (NPPF 2024, Annex II Glossary). Heritage value has been assigned in accordance with the following levels:

Heritage Value	
Very High	World Heritage Sites and the individual attributes that convey their Outstanding Universal Value, or other heritage assets of demonstrable international heritage interest. Of very high importance and rarity and very limited potential for substitution.
High	Scheduled Monuments, Listed Buildings (Grade I, II*, II), Conservation Areas, Registered Historic Parks and Gardens (Grade I, II*, II), Registered Battlefields, Protected Wreck Sites, or non-designated heritage assets of demonstrable national importance due to their heritage interest. Of high importance and rarity, limited potential for substitution.
Medium	Heritage assets of moderate interest that fulfil the criteria for local listing as set out by local authority guidance or Historic England's advice note on Local Listing (HEAN 7, 2016). Broadly defined, such assets possess architectural or historical interest that notably contributes to local distinctiveness or possesses archaeological interest that greatly contributes towards the objectives of a regional research agenda. Of medium or high importance and rarity, limited potential for substitution.
Low	Non-designated heritage assets of demonstrably low heritage interest. Of low or medium importance and rarity.
Negligible	Non-designated heritage assets of very low heritage interest, typically due to poor preservation, survival or restricted contextual associations. Very low importance and rarity.
Unknown	The value of the asset has not been ascertained.

Assessment of Contribution

3.4.4 Aspects of a heritage asset, including their setting, may not contribute equally to its significance, reflecting the varying degree of heritage interest embodied in it. As a result, an aspect of a heritage asset may be more or less sensitive to change. Contribution to significance (sensitivity) is expressed in line with the following scale:

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

Uncertain	Sensitivity uncertain: more information required.

Assessment of Effect

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

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

4 SITE DESCRIPTION

4.1 LOCATION

4.1.1 The Ferns, is situated on the western side of Town Street, Duffield, approximately 8km north-west of Derby. The house fronts a small open garden bounded by low kerb stones formally fitted with wrought iron rails. A central path provides access to the front door of the building, whilst to the south a further path provides access to a door which leads to a former ginnel which led to the rear of the property. To the north is a rendered boundary wall, with a timber batten double door and further timber batten single door, beyond which a modern garage has been constructed. To the rear of the house is a rectangular garden, which includes various paving and areas of planting including a series of raised flower bed with a stone border.

4.1.2 To the north of the site is Ivy House (54 Town Street), whilst to the south is 58 Town Street.

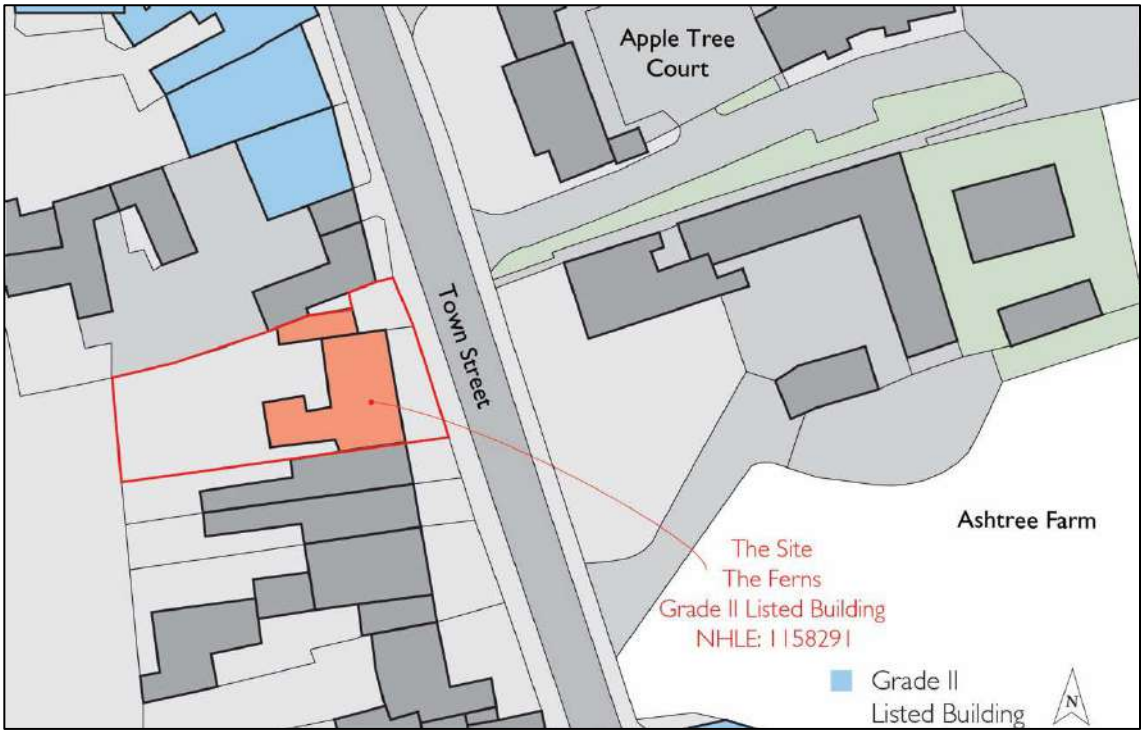

Figure 2: Site Plan
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4.2 GEOLOGY

4.2.1 The bedrock geology of the site is formed of mudstone, siltstone and sandstone of the Morridge Formation, with overlying deposits of alluvium, clay, silt, sand and gravel (BGS 2026).

4.2.2 The house is not recorded on the Building Stones Database for England being primarily constructed from brick, however the nearby Duffield Hall is recorded as being constructed in Ashover Grit (HE & BGS 2026). It is likely that the stone dressings of The Ferns are also constructed of Ashover Grit, sourced from a local quarry such as Duffield Bank Quarry approximately 0.9 km east of the site.

5 UNDERSTANDING THE SITE – ARCHAEOLOGY AND HISTORY

5.1 INTRODUCTION

5.1.1 The following baseline has been prepared in reference to sources outlined in **Section 2** and a figure showing the sites of heritage assets, referred to within the text by **HA** numbers, is reproduced as **Figure 3**. Designated heritage assets are referred to by their NHLE entry number and their location reproduced in **Figure 4**. A full gazetteer of sites is included in **Appendix 4**.

5.2 DUFFIELD

5.2.1 Duffield was recorded in the Domesday Book as having belonged to Siward at the time of Edward the Confessor, passing after the Norman conquest to Henry de Ferrers who erected the castle (Duffield Castle, Scheduled Monument, NHLE: 1015109, **Figure 4**). The castle was destroyed during the reign of Henry III. During excavations of the castle at the end of the 19th century traces of occupation were found dating from Prehistoric times to the Romans and Saxons, before the large c100 foot square castle was built. After the fall of Rober de Ferrers the land of Duffield passed to the Duchy of Lancaster and remained in royal hands until the reign of Charles I when it was sold to *"Ditchfield and others"*. In the mid-19th century the Jodrells were the principal landowners (Bulmer 1895, 651).

5.2.2 HER data for the surrounding 1 km study area (**Figure 3**) returned data relating to the prehistoric period onwards, with strong evidence for Roman activity including pottery findspots (**HA3**, **HA5**-**HA7**) and the conjectured route of the Buxton to Derby Roman road (**HA4**). As to be expected with the presence of Duffield Castle the surrounding landscape retains extensive evidence of medieval agriculture (**HA11**-**HA24**), alongside the sites of other medieval features including a corn mill (**HA25**) and a pottery kiln (**HA28**). Into the post-medieval period Duffield appears to have remained an important village, served by the Derby To Sheffield (**HA49**) and Duffield to Wirksworth (**HA50**) Turnpike Roads. The HER reflects this with the inclusion of records relating to brickworks (**HA53** & **HA63**), schools (**HA47**, **HA60** & **HA61**), a saw-mill (**HA66**) and inns (**HA48** & **HA64**) amongst other features. In the later post-medieval period the village was well serviced by the railway (**HA58**, **HA59**, **HA68** & **HA69**).

5.2.3 By 1828-9 the town of Duffield was described as *"an extensive parish, in the hundred of Appletree"* but with a *"small village…pleasantly situated on the banks of the Derwent, and contains a good number of houses"* (Pigot's Directory 1828-9, 135). By the end of the 19th century Bulmer described the village as "*a very desirable residential place…there are many good houses…studded with handsome modern villas"* (p651).

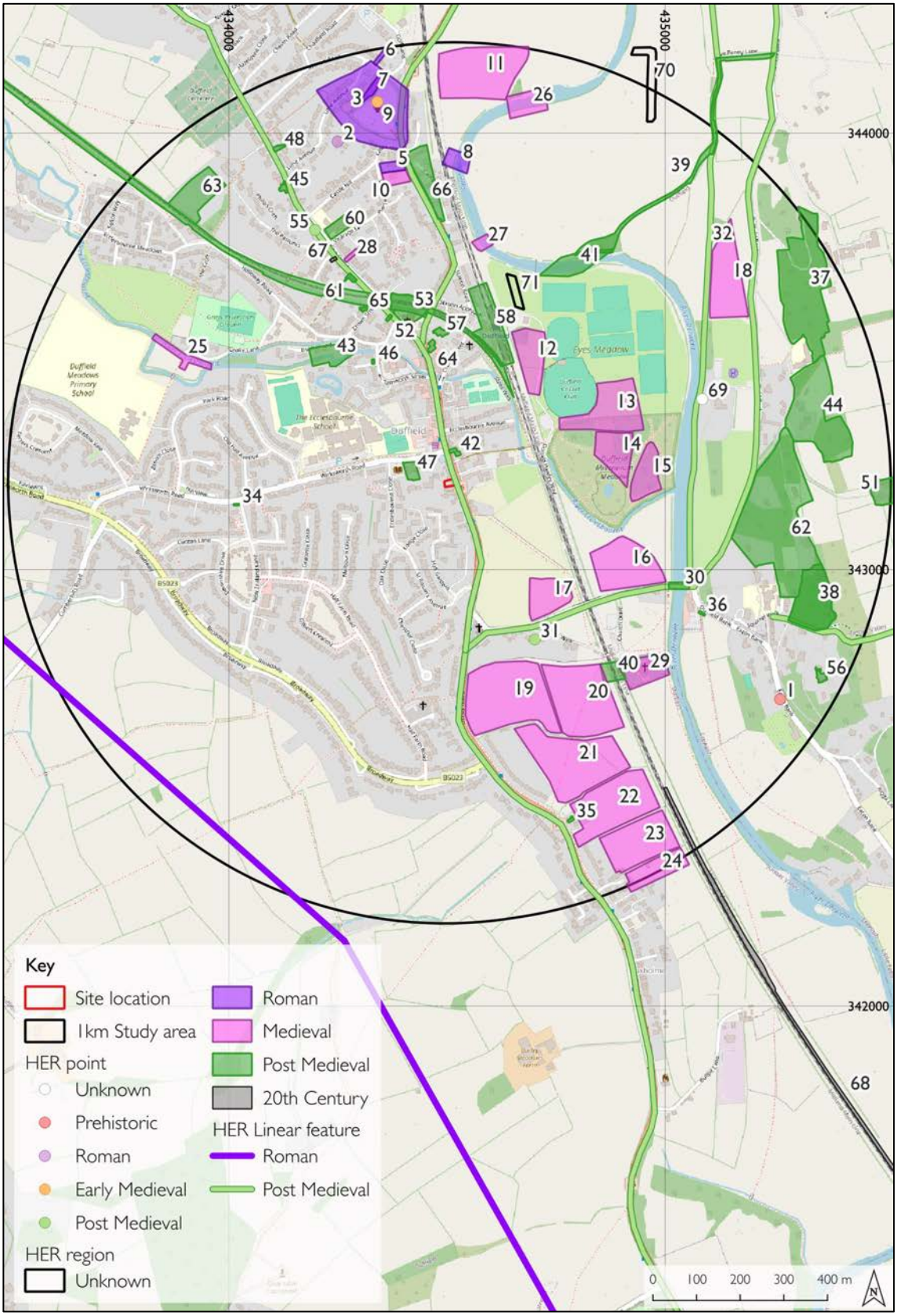

Figure 3: HER data within 1km

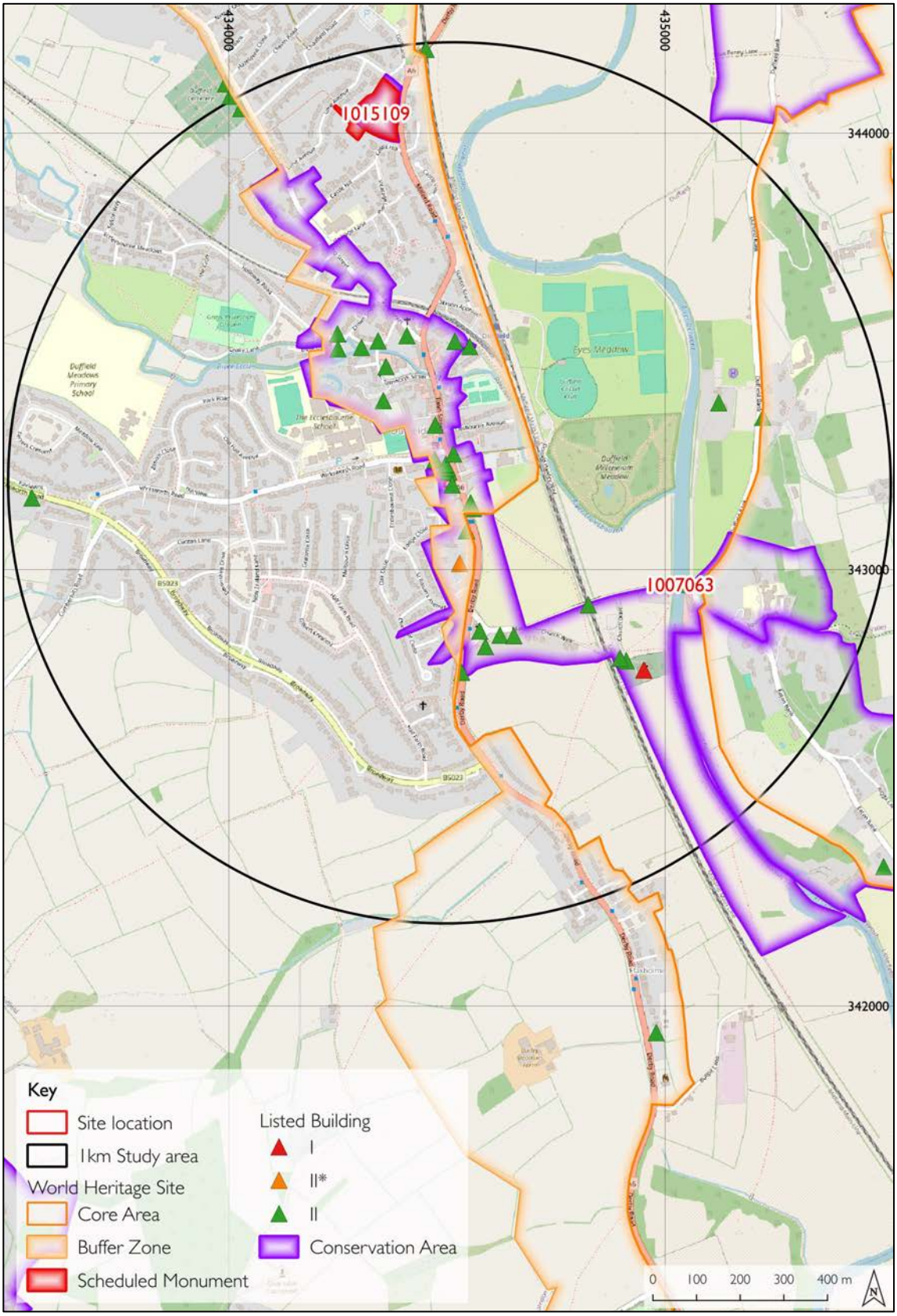

Figure 4: Designated heritage assets within 1km

5.3 THE FERNS

5.3.1 In Pevsner's series The Buildings of England it is noted that to the north of Duffield Hall, Town Street is particularly rich in Georgian houses. The Ferns is identified as one such example being described as *"of brick, three bays, one-bay pediment, quoins at the angles and to the pedimented centre bay"* (Pevsner, et al. 2016. 377).

5.3.2 The clients retain a number of historic deeds and related documents that provide details of the development and ownership of the property. From these it seems likely the plot the house now stands on was divided into two.

5.3.3 The first reference is to the Last Will and Testament of James Haywood, described as *"late of Duffield Joiner",* the deceased father of John Haywood dated to 1744. Recited through later documents, namely a Bond of Indemnity dated the 6th April 1808, this will was said to have passed all *"messuage, dwelling house or tenement, stable and outbuildings and hereditament hence fore erected by James Haywood deceased on part of the site where once formerly stood two messuages or tenements in the possession of William Hill and James Tomlinson… together with other hereditaments and premises given and devised to the said John Haywood his heirs and assignees".*

5.3.4 A further will (copy) of a James Haywood, dated 25th July 1774, held by his son John Haywood, also shows land and property passing from father to son.

5.3.5 The 1787 enclosure map of Duffield shows a large plot (43) with a number of buildings along the street frontage and two smaller structures on the western boundary (**Figure 5**). The Ferns lies on the southern boundary of this plot with an arm extending westwards along the boundary and a gap between the property.

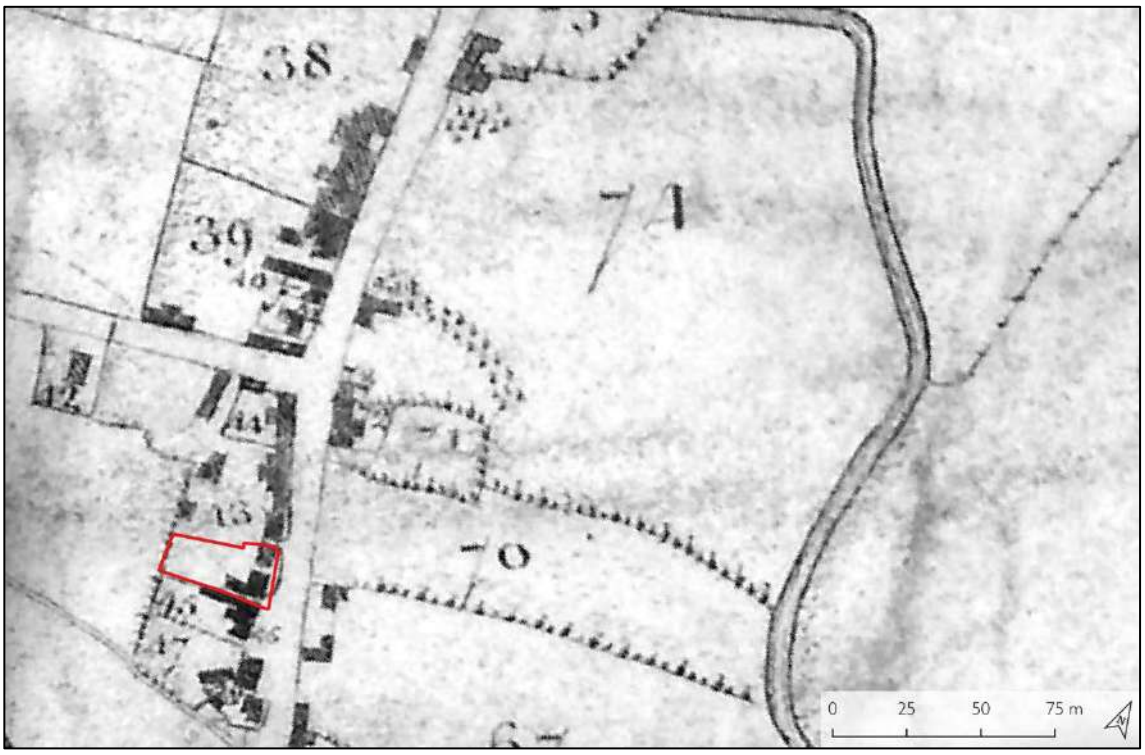

Figure 5: Enclosure map 1787 (Derbyshire Record Office D1564)

5.3.6 In 1808 a lease for a year followed by the sale of the property took place. John Haywood, gentleman, selling the plot to the then tenant a John Harrison. The property was described in the document as containing "*all that messuage, dwelling house, or tenement with the yard, stable and outbuildings thereto belonging situate and standing in Duffield…Together with all outhouses, edifices buildings barns stables yards, gardens orchards edifices ways wells waters watercourses hedges ditches walls fences casements…whatsoever to the said messuage, dwelling house , tenement, hereditaments belonging or in any wise appertaining to or with the same or any part thereof used, occupied or accepted …taken or known as part parcel or number thereon…the aid John and James Harrison…paying the peppercorn rent…may be in actual possession of all and singular said premise"* (client document). The property cost John Harrison the sum of £450.

5.3.7 John Haywood died, aged 69 in October of 1816 (New Monthly Magazine Nov 1st, 1816). John Harrison was recorded in 1828 as being the headmaster of the Free grammar School in Duffield in Pigot's directory and appeared in the List of Electors for the southern division of the county of Derby, as being of Town Street (p125). When John Harrison died on the 24th of January 1837 his copy will dated 1836 shows that he left the property to his daughters and tells us a little of his life style. To Ann, wife of Rev. David Peter Davies of Belper, he left a gold watch which had belonged to his wife, together with a portrait of her sister which had *"hung in the first parlour of my dwelling house"* together with a silver coffee pot and stand, silver soup and butter ladles and silver spoons. To his other daughter, Eliza, wife of David Evans of Belper, surgeon, he left his music books, edition

of Hogarth's works, pictorial history of the bible and Great Britain Illustrated. It seemed he also owned additional land and property in Duffield including three messuages or dwelling houses, workshops gardens and appurtenances at Castle Orchard which he left to his "*friend and relative Abraham Newham Harrison of Belper"* to who he also appears to have left *"all and every messuage, lands, tenements and hereditaments whereof I am seized or entitled"*

5.3.8 The tithe apportionment, made 21st January 1839 and tithe map of the following year shows the once larger plot subdivided (IR29/8/78 & IR30/8/78). The plot number 1177 was described as the property of a Reverand John Evans containing a house and garden amounting to 23 perches and in the occupation of a James Leishman. It seems likely that the Reverand John Evans was related to Eliza and David, although not one of their eight children born in Belper between 1814 and 1826 (English Births and Baptisms 1538-1975). The 1841 census names James Lieshman, 40 as a master for public works, noted as being *"born in Scotland or Ireland or foreign parts"*. He lived at the house with his wife Sarah and children Elien, 7, William 3, and George 1. In the Biographical Dictionary of Engineers (2002, 403) his entry noted that he was a contractor and agent of Hugh McIntosh, and began his training with the firm on the Edinburgh and Glasgow Canal in 1817. He worked at Dymchurch on the sluice there in the 1820s and later of the St James Park lake in 1827. He married Sarah Wadell in 1829. In 1832 he was working on the Aire and Calder Canal and then moved as agent for the firm on the Great Western Railway, moving to Duffield while he undertook the role. Following the retirement of David McIntosh, Leishman brought the estate known as Brownriggs in Dollar, Scotland. He became the partner of Edward Price in the 1840s working on the North Staffordshire and Londonderry and Enniskillen Railway until 1849.

5.3.9 It was not possible to clearly identify the property in the 1851 census, the older census returns often only giving the street, rather than individual numbers or names, and as a rented property it may have been unoccupied as indicated by a conveyance dated 1861. The paperwork documenting the sale from Mr and Mrs. David Evans to a Miss Catherine Mary Adsetts of Little Chesterfield, spinster, on the 16th February for the sum of £495 recorded the property as containing *"the messuage or dwelling house, hereditaments and premises with the yard, garden, stable and outbuildings thereto belonging and standing in Duffield formerly in the occupation of the said John Harrison deceased subsequently of James Leishman…but now unoccupied"*. This conveyance clearly states that the *"dwelling house, or tenement, stables and outbuildings were herefore* ***erected*** *by James Haywood" "on part of the site where formerly stood two messuages or tenements in the possession of William Hill and James Tomlinson together with all authorities edifices buildings and stable-yards, gardens orchards backsides, wells, waters, watercourses, hedges, ditches, wall, fences, casements commons profits, privileges advantages enlistments hereditaments,*

rights members and appurtenances whatsoever to the said messuage…belonging and appertaining to or with the same or any part thereof…" (Client document: conveyance 1861).



Figure 6: Tithe map of 1840
(©The National Archives /The Geneaologist IR30/8/78)

5.3.10 The census reveals in 1861 that Catherine was aged just 21, and describes her as a landed proprietor, living with her father John Adsetts, also a landed proprietor and head of the household in Town Street, together with her mother and two brothers William and Thomas. In a rare document a receipt exists showing that a Dr. Wm Machin Ingle, solicitor, charged John Adsetts for attending and taking instruction regarding the sale of the property in Duffield from the Evans. The cost of attending the Evans' to sign the document and the cost of the journey by rail from Derby to settle the purchase came to a total charge of £6-11s-8d.

5.3.11 In 1876 two days after the marriage of Catherine Adsetts to William Hippon Gadsby, artist of Camden Studios, St Pancras London on the 21st June 1876 (Staffordshire Marriage Allegations), an indenture dated 23rd June evidenced in an abstract of title dated 1947 noted an agreement for *'the use'* of the property by a John Thomas Pountain and Harry Frecklton Gadsby *"upon trust"* giving them the power to sell the property if necessary after the death of Catherine.

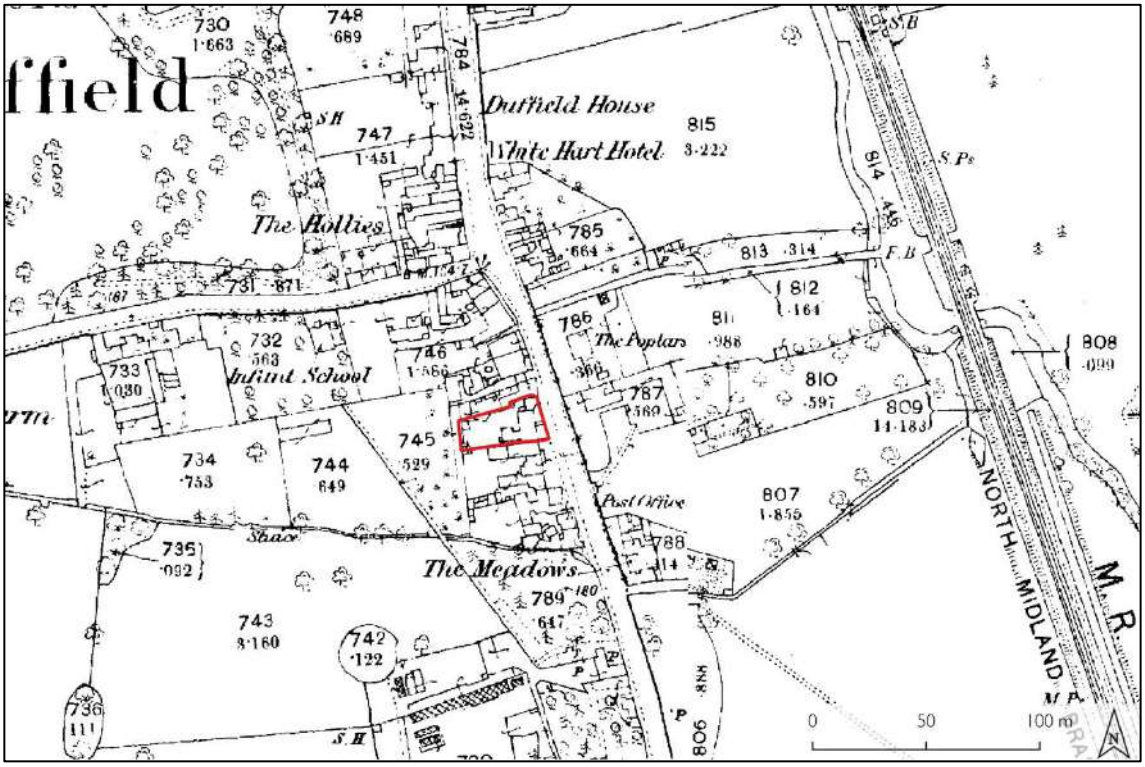

Figure 7: Derbyshire 1880-81 Scale (1:2,500)
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5.3.12 The 1880/1881 twenty-five inch OS mapping shows a very similar site arrangement to the tithe map, with the exception of the addition of a small outbuilding on the west elevation of the rear projection of the building and the addition of a further outbuilding in the north-west corner of the garden (**Figure 7**). The neighbouring buildings to the north appear to have been rebuilt allowing for a slight extension of the property boundary in the north-east corner.

5.3.13 The property appears to have continued to be let. In 1880 the Derby and Chesterfield Reporter noted the sale of the contents of the W.S. Holbrook, accountant who had offices in Full Street Derby (The Accountant January 3rd 1880, 11 and 28th May 1880 p1). The effects included:

"the excellent mahogany dining-room suite in brown Morocco leather, 8ft. mahogany telescope dining table, mahogany dinner waggon, oak library suite in fawn-coloured leather, American walnut hat and umbrella stand, and pair of hall chairs, large case of stuffed foxes on oak stand, aneroid barometer, mahogany writing table, Axminster, Brussels, tapestry, and other carpets, pier glasses, full compass Cottage Pianoforte in walnut case by H. Boyd, polished steel fenders, fire-irons, and coal vases, marble timepiece, glass, china tea, breakfast, and dinner services, table linens, and cutlery, about 100 volumes of books, pictures, electro-plated articles, the CLEAN CONTENTS of the numerous BED-ROOMS, comprising splendid Pitch pine BED-ROOM SUITE, pair of superior mahogany toilet tables, birch and painted chests of drawers, Massive IRON AND BRASS HALF-TESTER BEDSTEAD, with cretonne furniture, mahogany half-tester bedstead and crimson damask

furniture, iron French bedsteads, spring hair, and wool mattresses. feather beds, blankets, counterpanes, sheets, and other linen, toilet services, cane-seated and other chairs, numerous kitchen requisites, cooking utensils, garden and out-door effects".

5.3.14 Soon after Holbrook removed from the property it was let by Mrs. Bookey *"late of 2 Normanton Villas, Derby"* who used the property, named as The Ferns, Duffield, as a school. The advert on the front page of the Derbyshire Advertiser dated the 10th September 1880 noted there was an *"excellent resident foreign governess and excellent masters"* and *"every advantage of the county for pupils".* The census records the following year recorded that Katerine R. Bookey, was a 49-year-old school mistress, born in Ireland. She ran the school with her daughter, also Katherine (T) Bookey aged 18. There were two servants, a housemaid and cook, Marta Baldwin, 13 and Clara Baldwin, 18. The list of 9 scholars who boarded at the school came from across England (London, Birmingham, Derby and Burton on Trent) and included two of Kathrine's nieces from Ireland. One scholar, Mary Barratt had been born in the West Indies. Just one of the scholars was a boy, Walter Randell who had likely been sent with his sister Beatrice (RG11/3409/16/24 schedule 134).

Table 1: List of scholars at the Bookey Boarding School in 1881

Name	Relationship	Age	Place of birth
Alice Ware	Niece	17	Ireland
Barbara Frazer	Niece	14	Ireland
Rosa Clark	Boarder	17	London, Middlesex
Alice Shepherd	Boarder	16	London Middlesex
Florence Telf	Boarder	15	Birmingham Warwickshire
Beatrice Randall	Boarder	14	Derby, Derbyshire
Walter Randall	Boarder	6	Derby, Derbyshire
May Taylor	Boarder	13	Burton, Staffordshire
Mary Barrett	Boarder	12	West Indies

5.3.15 The school remained in existence at The Ferns until 1885. Adverts appeared on a regular basis in local, national and Irish newspapers promoting the school for "young ladies" with "home comforts", limited places and a *"healthful situation, surrounded by charming scenery"* (Dublin Daily Express 2nd April 1885 p8). Those who attended could experience a broad curriculum that included: "*a foreign governess, visiting English masters"* (Derby Mercury 18th April 1883, p1), "*advanced music (classical)…French"* (Christian Progress Vol IX/4 April 1884), and "*painting* "(Dublin Daily Express 2nd April 1885, p8). One tutor who sought a new position leaving the school also offered "*advanced classics…and mathematics"* (Dublin Daily Express 15th September 1883, p8).

5.3.16 At the beginning of 1885 an E.H.B advertised for a young fox-terrier (Derby Daily Telegraph 6th January 1885, p1) but by the autumn Mrs Bookey was bankrupt and a notice of Bills of Sale in the

Commercial Gazette London 22nd October 1885 (p5), listed Mrs Katherine Rebecca Bookey, The Ferns, Duffield in the Bills of Sale and *"assignment of personal chattels"*.

5.3.17 By 1891 the house was occupied by a Mrs Susan J. Smith. She was listed in Kelly's Directory for Nottinghamshire Leicestershire & Rutland and Derbyshire as a Duffield resident (p361) and the census record for that year noted that she was a widow, living on her own means with her children: Florence, 15, Stewart, 12, Oscar, 9, Reginald, 8, Mabel, 7 all of whom had been born in Ditton, Lancashire. Living with them was her brother Horace R. Garbutt, an iron monger's manager and Annie Williamson, 16, their domestic servant (RG12/2741/70/9/56). Over the next two years adverts appeared for a nurse, *"fond of children, trustworthy, plain needlewoman"* and a general servant for the household (Derby Daily Telegraph 9th March 1893, p1 and 11th January 1894, p3)

5.3.18 Catherine Adsetts died on the 10th February 1896 without issue and her will proved 15th February 1897 (Abstract of title 1947). J.T. Pountin died in 1899 and having passed to Anne and George Milnes the estate in 1901 was settled on A.E. Currey who became a Trustee of the property in 1906 and who became sole owner in 1924 after the death of W.H. Gadsby (1947 Abstract of title). Despite the death of Catherine Adsetts, Susan Smith remained at the property in 1901 along with her children. Stuart had become a photographer, Oscar an Auctioneer and Reginald an *"apprentice to the half-iron process"* (Census RG13/3226/76/18 schedule 110). Just a single servant, Hannah Taylor, aged 19 lived with the family. Ten years later, just Mrs Smith and her daughter Mabel remained at the house with their domestic servant Lavinia Cope. The house was described as having 9 rooms not including any scullery, landing, lobby, closet or bathroom (Census RG14/20944 Schedule 8). The house was named The Ferns on the census return.

5.3.19 The 1900 twenty-five inch OS map shows a very similar arrangement of structures around the garden. The outbuilding in the north-west corner was demolished by 1914 (**Figure 8** & **Figure 9**) Susan Smith died in 1916, the notice of her death recording that she had been the widow of Alfred E. Smith (Derbyshire Advertiser 20th June 1916, 6). In May the following year the property was once again 'To Let' from mid-summer, the advert stating it was still occupied by Mrs. Smith, perhaps in error of Misses Smith (Derbyshire Daily Telegraph 5th May 1917 p1). The following month the Derbyshire Advertiser announced the sale of furniture from *"The Ferns, Duffield"*, the "*Misses Smith (who are removing to a smaller residence) … The major portion of the Furnishing Appointments in the above mentioned residence…The auctioneer wishes to draw special attention to the excellent quality of the goods to be sold"* (Derbyshire Advertiser 15th June 1917, 1).

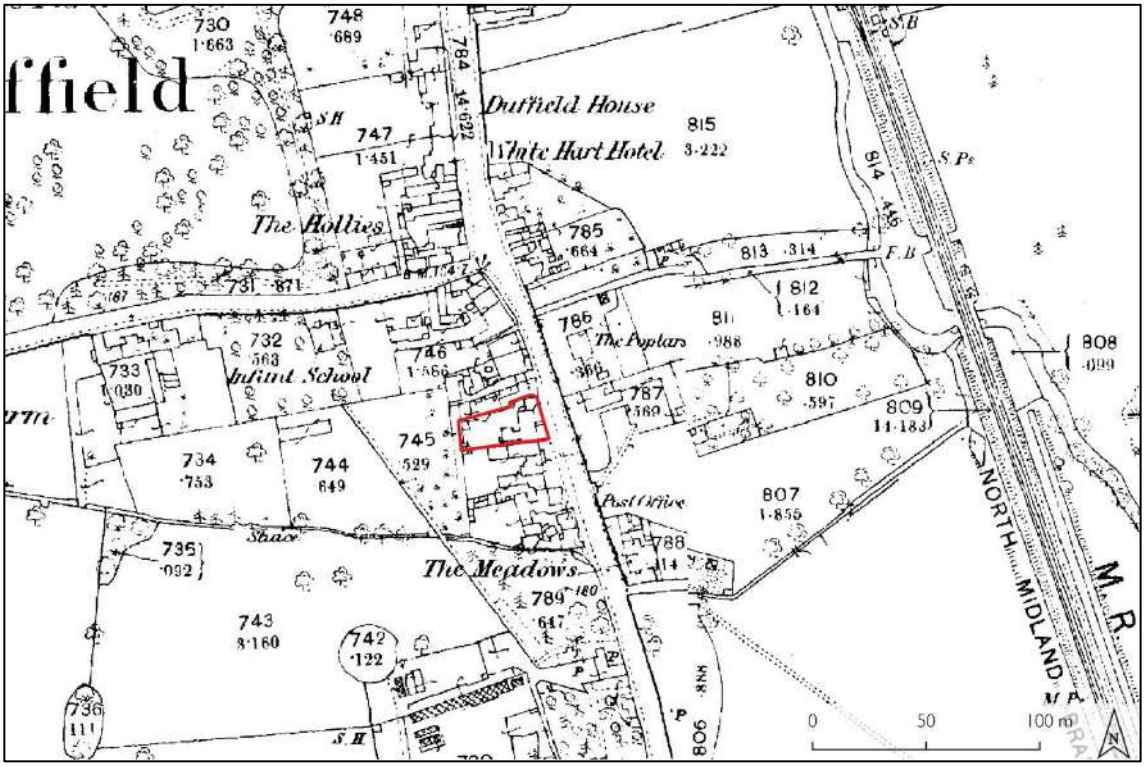

Figure 8: Derbyshire 1900 Scale (1:2,500)
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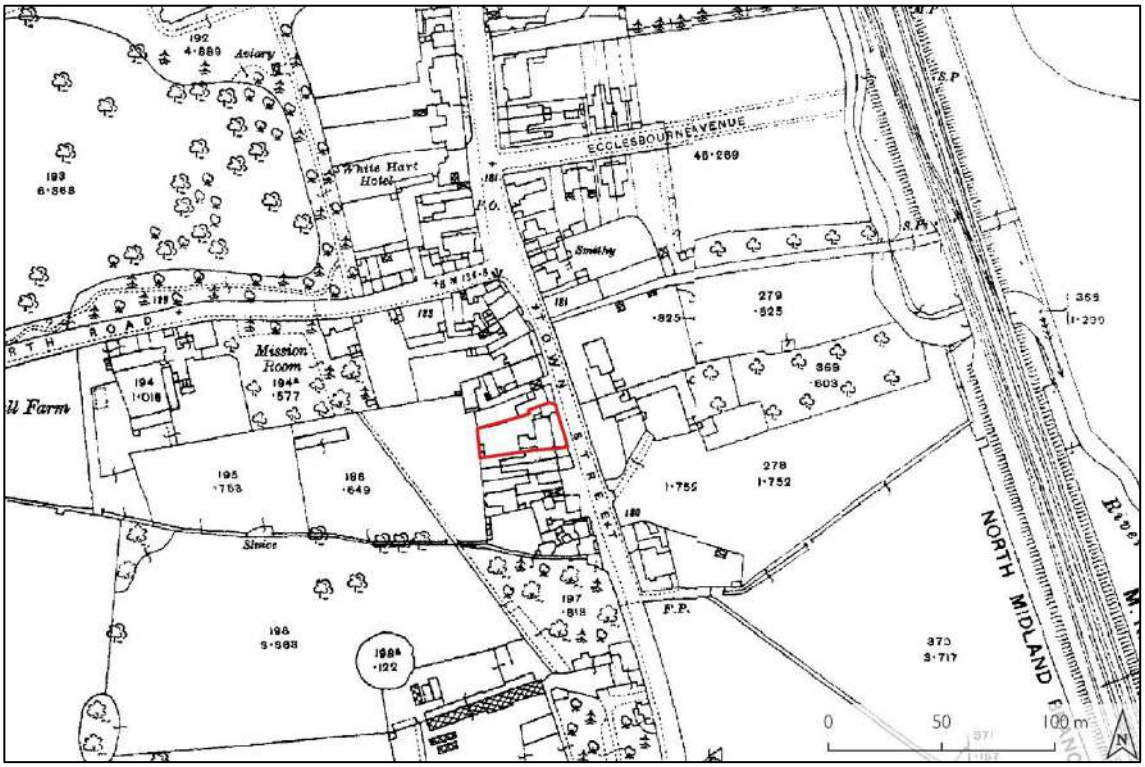

Figure 9: Derbyshire 1914 Scale (1:2,500)
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5.3.20 It is uncertain who next took the property or for how long. In 1923 another advert asked for a *"removal estimate for household furniture from Duffield to Leeds"* in January 1924, respondents to the name of Sproat (Derby Daily Telegraph 28th December 1923, 1). Following their departure the property was occupied by Henry Marland Jackson. In 1930 an advert appeared advertising *"Homely Lodgings for two or three young men Duffield: room for motor-cycle or small car, The Ferns, Duffield"* (Derby Daily Telegraph 6th June 1930 p10).

5.3.21 During the war the railings at the front of the house were commandeered for salvage (Watson 1991, 51). Having passed through numerous family members by 1944 the will of H.E. Currey settled the property on John Heylan Currey. The property in 1946 advertised as an investment property with a nett income of £50 per annum (Derby Daily Telegraph 25th May 1946 p7). The property was sold to a Lionel Joseph King on the 19th August for the sum of £1,000. The conveyance noting that King had been tenant there (Conveyance 1946).

5.3.22 Less than a year later King sold the property to a Mrs Florence Jordan of Gorleston on Sea, Norfolk in April of 1947 for the sum of £2,200 the conveyance again noting that King was currently living in the property but it was intended that Jordan would do so. Jordan again did not live long at The Ferns, selling again in 1954 to a Mrs Jean Trent Turner for £3,500. She too sold after just two years in 1956 to a Mrs. Annette Sarah Dowding at a slight loss of £250.

5.3.23 Two aerial photographs were taken of Duffield by the RAF and are held by Historic England one in 1945 (raf 106g uk 488 rp 3115) and the other in 1951(raf 540 568 rs 4222). Unfortunately, the clarity of both make it hard to make out the plot of the house.

5.3.24 The 1956 valuation document produced by the estate agent for the purpose of the mortgage of the property described the property as part of a group of *"good class Georgian residences…set back from the road"*. The house comprised on the ground floor of an ENTRANCE HALL with tiled floor and a fitted gas fire, REAR HALL with cloakroom and W.C., LOUNGE with a pair of Devon Brick Fireplaces and 3 fitted double cupboards (2 with glass doors), open bookcases and French doors to the garden. The DINING ROOM had a quarry tile floor as did the KITCHEN while the PANTRY had a terrazzo tiled floor. On the first floor were THREE BEDROOMS, the first over the lounge had a fitted gas fire, the one over the hall had had the fireplace boarded up, while that over the dining room had built-in cupboards and fitted gas fire. The BATHROOM in lemon yellow contained an airing cupboard. On the second floor were a further THREE BEDROOMS, one with a brick fireplace and a BOX ROOM.

5.3.25 Outside the property was a large COACHHOUSE, GARAGE (asbestos, wood and corrugated iron) described as temporary and A WALLED GARDEN all described as "*in a reasonable state*

of repair and decoration having regard for its age. It is a property of most pleasing character and appearance" (Valuation Document 1956).

5.3.26 In 1962 a Right of Light and Air was granted to three lights in the neighbouring property known as The Ivy after the Duffield Park Estates, who owned the building undertook alterations which blocked up two lights on the southern face at ground and first floor level and opened up the three new lights on the eastern face at ground, first and second floor level if the building be used for residential purposes (Right of Light and Air 1962). A similar notice was issued in 1991 when 52-54 Town Street was returned to a single dwelling (Right of Light and Air 1991).

5.3.27 In 1967 the property was listed on the 13th February as a grade II property (NHLE:1158291) and became part of the Duffield Bank Conservation Area in 1978. In the 1980s Annette Dowding used part of the premises as Arrow Studio of Dancing, claiming it to be Derbyshire's first video Dance Studio (Derbyshire Daily Telegraph 2nd October 1981, p 4).

5.3.28 The 1946 twenty-five-inch OS map shows that by this date most of the outbuildings and additions seen on the earlier maps had been removed. Only the small extension to the north elevation remained (**Figure 10**). The national grid map produced in 1972 shows the small extension had as removed with alterations to the west elevation of the building. These alterations may be the result of improvements or errors in the survey rather than alterations to the property (**Figure 11**). The numbering of properties along the street is clearly seen on this edition of the mapping.

5.3.29 Although no planning documents appear to exist by 1998 at least the top floor of the property had been converted to an independent flat, the home of Paul Sissons given as *"Top Flat, 56 Town Street, Duffield*" when his mobile phone business was declared insolvent (Derby Daily Telegraph 13th March 1998, p29).

5.3.30 The property was put up for sale by Dowding in 2025. The sales document produced by Fletcher and Company recording that the 3,189 square feet of living space afforded by the property was split into three flats and presented a *"full refurbishment project".*

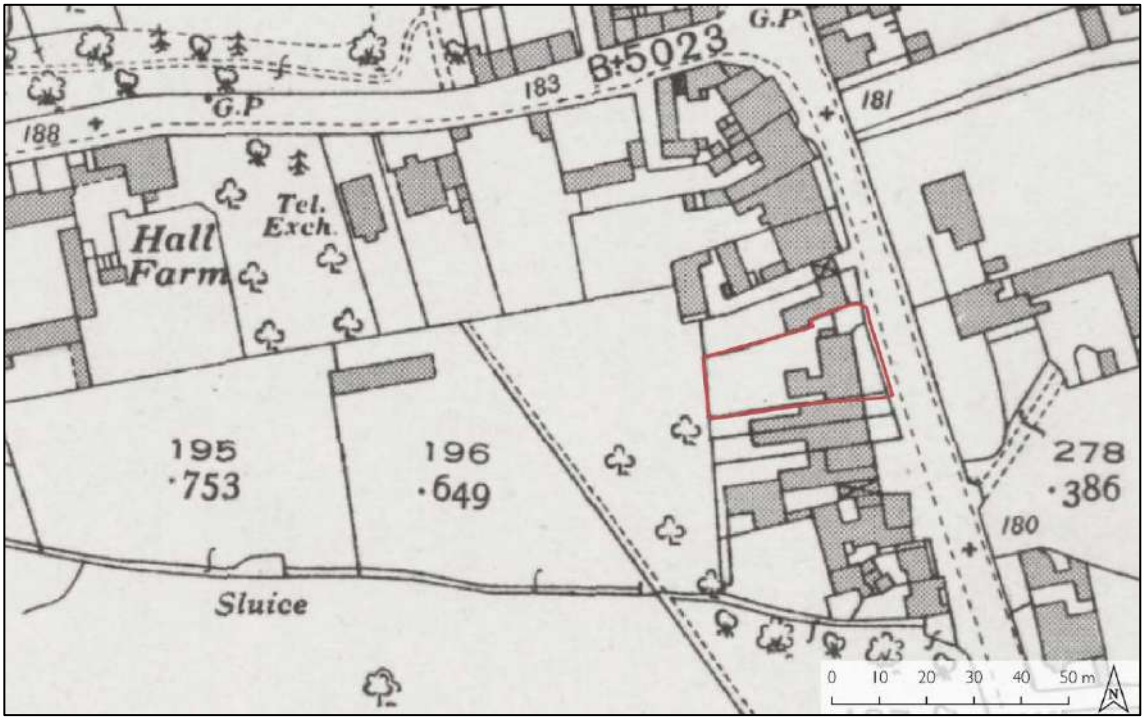

Figure 10: Derbyshire 1946 (1:2,500)
(Reproduced with kind permission of National Library Scotland CC-BY)

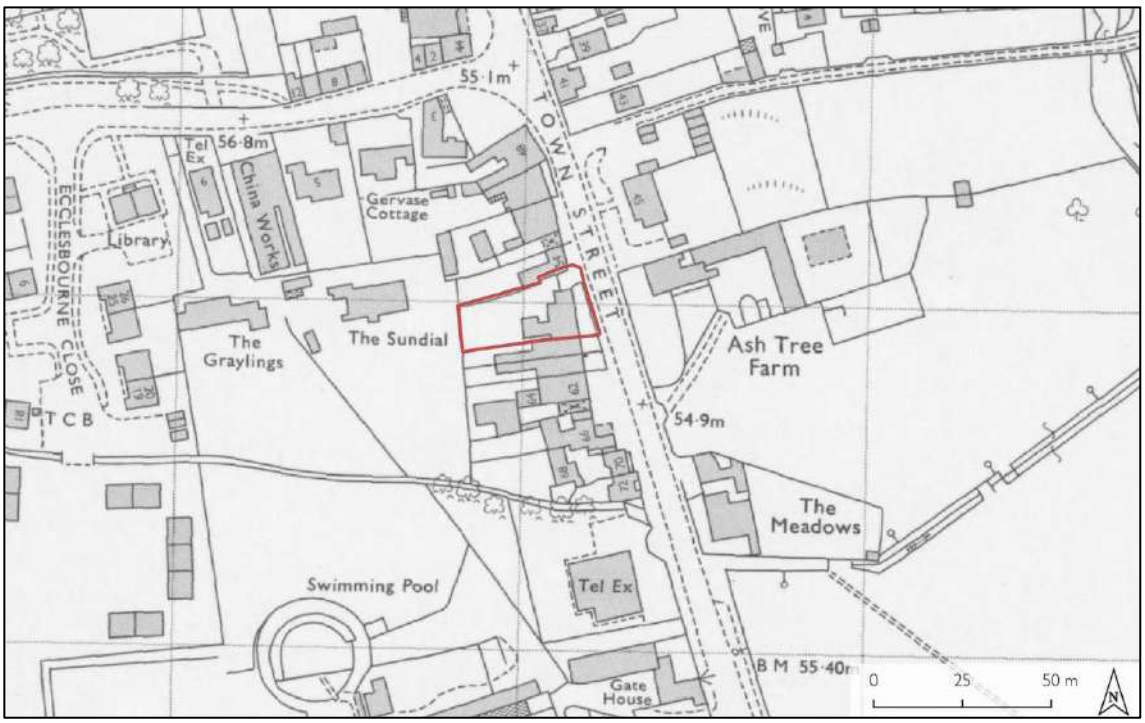

Figure 11: National grid map SK3443-SK3543 1972 Scale (1:2,500)
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6 UNDERSTANDING THE SITE – BUILDING APPRAISAL

6.1 INTRODUCTION

6.1.1 The following section presents an assessment of structures at the site. A photographic record is presented in **Appendix 1**, whilst annotated floor plans are presented in **Appendix 2.** A schedule of historic fabric is presented in **Appendix 3** and fixtures and fittings included within the gazetteer are referenced by a three-digit number (e.g. 001) throughout the text.

6.2 BUILDING DESCRIPTION

Exterior

6.2.1 The Ferns is a double pile, three storey house, constructed in red-brick, with a rectangular footprint. The front range of the building has a double pitched roof, covered in Welsh slate.

6.2.2 The principal elevation (**Appendix 1.1**) faces east onto Town Street separated from the pavement and street front by a small garden. The east elevation is constructed in red-brick, laid in Flemish bond, with and aslar plinth and ashlar detailing. The elevation is broadly symmetrical, comprising three bays, of which the central bay slightly projects forward from the remainder of the elevation. The returns of the central bay are finished with ashlar quoins with a bevelled edge, between which the principal entrance to the house is located. This is through a venetian door, with a moulded stone surround, which encompasses an arched fanlight and a three-pane, timber framed window (1x3) either side (**Appendix 1.2**). The moulded stone surround has a splayed and stepped keystone. The door is timber with six fielded panels, a brass letter box and doorknob as well as a brass knocker and house number. Bells for the four flats previously housed within the building have been positioned on the door frame to the left-hand side of the door. Above the door an ashlar string course extends across the elevation, separating the ground and first floor. The string course also acts as the sill for a twelve pane (3x4) sliding sash window, with a moulded stone surround complete with a splayed and stepped keystone, matching that of the door below. A further string course separates the first and second floor and acts as the sill for a further, smaller, sliding sash window, comprising six panes (2x3) again with a moulded stone surround and keystone. Above this is a dentilated cornice, over which is a dentilated pediment with a blind oculus, constructed in dressed ashlar.

6.2.3 Either side of the central bay the ground and first floor contain a single twelve pane sashes with a segmented ashlar lintel with a splayed and stepped key stone. On the second floor both bays contain a smaller, six pane sash with a segmented ashlar lintel. Bay 1 (the southern bay, also contains an arched door way, with a dressed stone, quoined surround at ground floor level, which

formerly provided access to a ginnel which lead to the rear of the property. The elevation is completed with quoined returns at either end and a red brick parapet with flat, ashlar capstones. Two red brick chimney stacks project above this parapet, either side of the central bay.

6.2.4 Set back from the principal elevation is a rendered boundary wall beyond which a garage has been constructed and is accessed through a set of timber batten double doors (**Appendix 1.3**). Adjacent to the garage is a further single timber batten door which provides access to the garden of the adjacent property. between the doors and to the north of the single doorway the wall is constructed in stone finished with a chevron pattern. Above this the wall has been rebuilt or extended in red-brick. The upper section is rendered in concrete scored with a block pattern.

6.2.5 The north elevation of the building is again constructed in red brick and contains a single twelve pane sash window on both the ground and first floors (**Appendix 1.4**). These windows have a projecting, ashlar sill and a segmented, ashlar lintel with a splayed and stepped keystone. The dentilated cornice of the east elevation does not continue across the north elevation and the elevation is finished with a flattened gable. The front edge of the gable is curved, whilst to the rear it is diagonal. The gable is finished with dressed ridge stones. Beneath the gable is a uPVC gutter has been put in place which services three outlets, which appear to be later insertions, likely inserted with the re-roofing of the front range of the building. The south elevation is abutted by number 58 Town Street.

6.2.6 The rear elevation of the building has been rendered and comprises three bays (**Appendix 1.5**). At ground floor level the northern bay has a ground floor extension, with a Welsh slate lean-to roof (**Appendix 1.6**). A brick chimney stack against the northern end of the west elevation at first floor level. A single opening is located at ground floor level which includes a set of timber French doors with external shutters and a modern projecting canopy above which is a uPVC gutter.

6.2.7 The central bay has also been rendered and has an offset plinth. At ground floor level is a timber batten door adjacent to which is an inserted rectangular window, followed by an eight-pane timber framed sash. Above the sash window is the scar of a former porch followed by a later timber canopy (**Appendix 1.7**). Above the timber batten floor is a tall double window which lights the staircase beyond. Adjacent to this at first floor level is a 12-pane timber casement window. Above which is a further inserted timber frame window at attic floor level. A uPVC downpipe is situated against this elevation at the junction with the projecting third bay.

6.2.8 The third pay projects westward. At ground and first floor level the building joins what is thought to be the former stables/coach house whilst at attic level the elevation is rendered with a central chimney stack and an inserted uPVC window.

6.2.9 The former coach house stables, comprises an L-shaped projection situated against the third bay of the principal range (**Appendix 1.8**). The north facing elevation comprises two bays. The first is rendered with a timber batten door with a glazed panel, at ground floor level with a modern porch above. The second bay is constructed in brick, painted white and has a dentillated eaves course, uPVC guttering and a single timber, framed four pane window at ground level, immediately adjacent to this is a six-pane, timber frame window. The eastern return is chamfered back to the first bay, with a timber batten door at ground floor level, a pitching opening at attic level with a small timber frame, four pane window above. The dentilated eaves course runs partially across the first bay.

6.2.10 The north elevation of the coach house is gabled, constructed in brick painted white with stone flag coping stones (**Appendix 1.9**). At ground and attic floor level is a single 18-pane, timber framed window. The brick work surrounding the window at attic level suggests that this window may be a later insertion. The denitlated course of the north and south elevations projects slightly beyond the north elevation. And a possible straight joint noted on the south facing elevation suggests that the west elevation may be a later addition or re-building of the gable end.

6.2.11 The south elevation of the coach house is again constructed in red brick, painted white with a dentilated eaves course. Towards the midpoint of the elevation is a blocked arched opening, with an inserted timber framed window. Adjacent to this is a straight joint where the dentilated eaves course ends. To the right of this straight joint is a further six pane, timber framed window and a timber batten door. At first floor level is a four-pane, timber framed window with a projecting sill.

Interior

6.2.12 Room **G1** is the principal entrance hall to the house (**Appendix 1.11**) and provides access to the main staircase (**Appendix 1.12**). The windows associated with door (**001**) have folding timber shutters (**003**) and to the right-hand side of the door upon entering are the remnants of a bell pull (**002**). The room is rectangular in plan and has a Minton style, tile floor (**004**). On the southern wall is a later (Edwardian) fireplace with a blue, glazed tile surround (**005**, **Appendix 1.13**). This was previously fitted with a late century three bar gas fireplace (now removed). Formerly a dado rail ran around the room, this has been since been removed, revealing successive layers of wallpaper (**010**), indicating the dado rail was a later feature. Surrounding the room is a moulded plaster cornice (**006**) which appears complete. A moulded skirting runs around the room (**012**). Opposite the door at the western end of the room is an arched opening (**009**) which leads to the staircase beyond. The archway is supported by timber pilasters with moulded capitals. The staircase (**011**) is a simple, open string, dog-leg staircase with timber treads and evidence for a

former stair runner and squared and chamfered banisters (**Appendix 1.14**). Beneath the stair is a cupboard (**013**) the floor level of which drops substantially from ground level. The cupboard doors are modern, but the underside of the stairs is un-boarded suggesting that it has always been covered. Adjacent to the stairs, two steps lead down to room **G4** (**Appendix 1.15**) and a timber batten door (**014**) which enters onto the garden.

6.2.13 Room **G2** is sits to the north of room **G1**. The room is rectangular in plan with a chimney breast situated against its southern wall (**Appendix 1.16**). In the east wall is a timber framed sash window, with a panelled surround and inbuilt folding shutters and underneath a box seat beneath (**015**). There is a matching window in the northern wall, although this window does not include a box seat (**016**). The room has narrow, softwood floorboards (**017**), aligned in a north south direction. These are supported by softwood, machine cut, joists. A moulded plaster cornice runs around the top of the room (**018**) and a skirting board remains in places but has been replaced with modern torus skirting board in part (**019**). Previously the room had a linoleum lined floor with a parquet print. A cupboard with panelled doors and internal shelves was located in the south-east corner of the room (**020**), this was likely to be an early feature of the house. The fireplace (**021**), now removed, was a brick-built 20th century fireplace fitted with a three-bar gas fire beneath the brick hearth a further yellow and black geometric tile hearth is evident (**022**). West of the fireplace a further set of 20th century shelves had been constructed which were constructed over the architrave of the adjacent door.

6.2.14 Room **G3** is separated from room **G2** by an inserted timber, panelled arch (**023**, **Appendix 1.17**). This was inserted into the former rear wall of the property as evidenced by a straight joint which can be seen in room **G10** (**Appendix 1.18**) A rolled steel joist acts as a lintel supporting the wall above with concrete and machine red-brick beneath (**Appendix 1.19**). This is covered by modern 20th century gypsum plasterboard. There is potential that the archway was inserted into an earlier extension the plaster work below the arch appearing to be earlier in date lime and hair plaster. Despite this it is thought likely this wall served as an external wall at some point in the buildings history, the remnants of an offset plinth having been noted in the cupboard in the north-eastern corner of the room (**Appendix 1.20**). The floorboards are a continuation of those from Room **G2** (**017**). Against the northern wall is a 20th century brick fireplace (**024**) which matches the brick fireplace (**021**) formerly in room **G2**. Either side is a set of cupboards and shelves (**025** & **026**, **Appendix 1.21**) with one glazed panel door and one solid timber panel door beneath. These are believed to be relatively late additions, **025** positioned over a blocked doorway (**027**), evident from room **G10**. Against the southern wall was formerly a row of 20th century full height cupboards (**028**, **Appendix 1.22**). These extended in front to the archway and have since been

removed, revealing a picture rail (**029**), a small remnant of skirting (**030**) and a blocked door (**031**) through to room **G1**. In the western wall is a set of glazed double doors, framed by a moulded timber architrave (**032**, **Appendix 1.23**). The room retains in part a moulded cornice (**033**).The cornice against the eastern wall is a modern addition.

6.2.15 Room **G4** is situated immediately behind the stairs and is an L-shaped room with a quarry tile floor (**034**). The room has a tongue and groove timber batten door (**035**, **Appendix 1.24**) and a simple rectangular, single pane, timber frame, modern, window (**036**).

6.2.16 Room **G5** (**Appendix 1.25**) is located south of room **G1** and comprises a roughly rectangular space with a quarry tile floor (**037**). Against the northern wall is a removed fireplace (**038**), formerly fitted with a brick fireplace fitted with a gas heater. Either side of the fireplace are two cupboards with arched headers (**039** & **040**). The cupboard doors are timber and comprise three panels. On the architrave of the first cupboard (**039**) is a small fitting, located just above the skirting, likely to be part of the gas works or electrics for the later fireplace. Inside the cupboard **039** is fitted with original shelving and the wall is lined in part with newspaper, whilst cupboard **040** contains gas and electricity fixtures. The eastern, western and southern walls of the room are fitted with wide tongue and groove timber wainscotting (**041**, **Appendix 1.26**). This has been altered in some locations with the fitting of pipe work and wiring. Against the southern wall is a high-level, timber rail (**042**). This rail does not appear to be fitted with historic brackets. The northern wall has a simple skirting (**043**). The southern wall has a timber batten door (**044**), whilst the west wall has a two-panel timber door with a sunken moulded architrave surround (**045**). The reverse side of the doors appears as a timber batten door and is hung on cast iron lintels. In the eastern wall is a timber sash window (**046**) comprising 12 panes of glass (3x4).

6.2.17 Room **G6** is accessed through room **G5** and positioned to its east. The room is rectangular in plan and has a red and black tile floor (**047**) a couple of the tiles have a polychromatic patterned design (**Appendix 1.27**). At the western end of the room is space for a former range (**048**), this is not keyed into the western wall. in the southern alcove is evidence of former shelving (**049**) set against a blocked door (**050**). The southern wall has a timber batten door (**051**) with a bowing timber lintel above and bullnose brick returns on the jambs. Adjacent to this is a timber frame window (**052**) comprising four panes of glass (2x2). Beyond this is a further casement window (**053**), comprising four panes (2x2) which is inserted into a blocked, arched opening (**054**). This arched opening appears to be truncated by the western wall of the room. In the northern wall is a timber batten door with a central glazed panel and a rectangular, hopper opening fanlight above (**055**). Adjacent to this is a six-pane timber framed window (**056**). Room **G6** has a gypsum plasterboarded ceiling. The walls are painted brick.

6.2.18 Room **G7** is an L shape room, with a linouleum tiled floor and formerly 20th century tiled walls. The room has a single hopper opening window (**057**, **Appendix 1.28**), comprising eight panes (2x4) in its western wall. There is evidence of a reeded, plastered ceiling (**058**)

6.2.19 Room **G8** was formerly a ginnel which provided gated access through to the rear of the property (**Appendix 1.29**). The ginnel is accessed through a timber batten door located in the eastern elevation (**059**). This opens into an arched recess in the southern wall (**060**), created to enable the door to open flat against the wall providing optimum space with the door opening inwards. The recess has a space for the door catch. The room has a modern concrete floor. The ginnel has been truncated and the room created by the blocking of an arched opening (**061**) with an inserted single pane window. Beyond this blocking is a stone paved floor (**062**).

6.2.20 Room **G9** is situated to the rear of the property and is the ground floor of what seems to have been at one time a separate stable block. The room has a concrete floor with evidence of it having previously had a quarry tile floor (**063**). Two substantial timber principal ceiling joists, traverse the room from east to west (**064** & **065**) whilst a series of secondary joists sit on top of these joists, traversing the room from north to south (**066**). The principal joists have a series of empty mortises in suggesting some re-use. An inserted fireplace has been removed from the eastern wall. In the north-west corner of the room is a set of concrete stairs which lead to a timber ladder up to the first floor (**067**). In the north-east corner of the room is a timber batten door (**068**) adjacent to which is a four pane, timber framed window (**069**). In the western wall is an 18 pane, timber framed casement window (**070**).

First Floor

6.2.21 Room **F1** forms the first-floor landing (**Appendix 1.30**). This was previously separated into a separate flat through the addition of a partition wall across the top of the stairs. The position of this partition is evident through a scar which intersects the original architrave of the door between room **F1** and **F2** (**071**) and the remains of a polystyrene cornice which was installed to complete the partitioned off room. Room **F1** has wide timber floorboards (**072**) and skirting against the original walls (**073**). Access to room **F2**, **F3**, **F4** and **F5** is situated off this landing.

6.2.22 Room **F2** sits above room **G2** below (**Appendix 1.31**). It is rectangular in plan and has wide timber floorboards (**074**), stained around the outer edge of the room formerly indicating the room was fitted with a large rug. Access to the room is from the first-floor landing, the door in-between being a timber, four panel door, with tenoned joints and external lock and brass door-knob handles (**075**). The door is surrounded by a moulded architrave. The room has a moulded skirting (**076**), which is missing where later shelves have been installed. In the east wall is a sliding sash window

(**077**) comprising 12 panes of glass (3x4). The window has a panelled surround, with folding timber panel shutters. A matching window is located in the north wall (**078**). Against the southern wall is a marble fireplace surround (**079**, **Appendix 1.32**) and the remains of the former grate. Like the other fireplaces throughout the building, this was replaced with a gas fireplace since removed. A dado rail runs across the eastern, northern and western walls, given the detail on the moulding which is not as detailed or delicate as that of the skirting or cornice, it is considered that this is likely a later addition (**080**). A plaster cornice encircles the room (**081**). This is interrupted where later cupboards and shelving (now removed) were introduced either side of the fireplace. Scarring from the removed shelves shows layers of wallpaper underneath the location of each former shelf. It was noted that where visible the plasterwork of the eastern wall appears to be lime and hair plaster (**082**) applied directly to wall.

6.2.23 Room **F3** is located immediately south of room **F2** and is accessed from **F1**. The room has a four-panel timber door, surrounded by a moulded architrave (**083**) which matches that between room **F1** and **F2**. The room again has wide timber floorboards (**084**) and a moulded skirting board (**085**). In the eastern wall is a 12-pane sash window, with folding shutters and moulded and panelled surround (**086**). Against the southern wall is a cast iron fireplace (**087**) with a stone hearth (**Appendix 1.34**). Encircling the room is simple polystyrene cornice which matches that installed in room **F1**.

6.2.24 Room **F4** is situated at the southern end of the building and is a rectangular room which extends over rooms **G5** and **G8** below (**Appendix 1.34**). A door (**088**) matching the doors to **F2** and **F3** is located in the north-west corner of the room. The room has wide timber floorboards (**089**) a moulded skirting board (**090**) and cornice (**096**). In the east wall is a 12 pane-sash (**095**), matching those seen in rooms **F2** and **F3**. Against the northern wall is a fireplace with a timber surround and cast iron grate (**091**). Either side of the fireplace is a cupboard, with a two-panel timber door with a moulded architrave (**092** & **093**). Internally the cupboards contain scars of removed shelves, with unpainted wallpaper marking the location of the former shelves. The western wall appears to have a timber lintel which stretches from the southern corner to roughly the mid-point of the room (**094**, **Appendix 1.35**). The skirting across this area appears uninterrupted suggesting that the lintel does not mark a former opening, however the lintel may relate to the connection between two phases of the building.

6.2.25 Rooms **F5**, **F6** and **F7** are accessed from room **F1** through a four-pane timber panel door with a moulded architrave which matches those to **F2**, **F3** and **F4** (**097**). These rooms have narrow timber floorboards, currently covered with plywood. These rooms have been created from a single space through the addition of plaster boarded timber stud partition walls (**Appendix 1.36**).

The majority of these rooms have been re-plastered and do not retain original skirting or finishes, having been re-worked as a kitchen and bathroom for the former flats. Despite this evidence of a reeded ceiling (**098**) for the ground floor room below (**G6**) is evident underneath the floorboards in room **F7**. In the western corner of the room there is evidence of a lath and plaster ceiling (**099**). There is a single, timber framed casement window in room **F6**, comprising 12 panes (**100**) and a further window, comprising a single pane (**101**) in room **F7**.

6.2.26 Rooms **F8** & **F9** are located in the former coach house/stables These rooms have wide timber floorboards (**102**). Room **F7** is plastered in gypsum paster and has two purlins which extend into room **F9** which show evidence of re-use (**103** & **104**). Machine cut timbers form the rafters of either pitch with a few examples showing evidence of being re-used timbers (**105**). In the south wall is a timber framed, casement window comprising 18 panes (**105**) whilst in the north-east wall is a four-pane timber framed casement (**107**). Room **F9** is separated from Room **F8** by the chimney stack for the former range positioned in room **G6** below. Room **G9** has been tiled.

6.2.27 The attic comprises five rooms. Following leaks resulting from the failure of the roof much of the historic ceilings have been lost from the second floor, however there is evidence for lath and plaster ceilings throughout, with the exception above room **S1** where the ceiling appears to have been replaced with a plasterboard ceiling at some point in time (**Appendix 1.37**). Throughout rooms **S1**, **S2**, **S3** & **S4** are wide timber floorboards (**109**, **110**, **111**, **112**). Room **S1**, **S2**, **S3** & **S4** all have a moulded timber skirting (**113**, **114**, **115** & **116**). In room **S2** is evidence of a former fireplace (**117**) with a cupboard in the adjacent alcove (**118**) (**Appendix 1.38**). In the eastern wall is a six-pane (3x2) sliding sash window (**119**). Room **S3** is rectangular in plan and has a single sliding sash window (**120**) comprising six-panes (3x2). In the southern wall is a cast iron grate (**121**). A former ceiling hatch provides access into the roof space (**122**, **Appendix 1.39**).

6.2.28 Room **S4** is situated in the south-eastern corner of the building and again has a six-pane sliding sash window (**123**) adjacent to which is a former gas lamp fitting (**131**). A fireplace was formerly situated in the northern wall (**124**) either side of which is a shelved cupboard (**125** & **126**) with a two-panel timber door with moulded architrave (**Appendix 1.40**). Room **S5a** is situated in the south-eastern corner of the building and has narrower floorboards (**127**) with a floor hatch located in the south-western corner of the room (**128**). In the western wall is a two-pane uPVC window. The room formerly had a lath and plaster ceiling (**129**), which appears to have been supported on a later structure built around the existing roof beams (**Appendix 1.41**). The room includes a later plasterboard partition, which creates room **S5b** (**Appendix 1.42**) which was a former bathroom and includes a timber, casement, awning opening window (**130**).

Roof space

6.2.29 The principal roof has four primary pitches. The first two are aligned north to south and cover the front range of the building. These two pitches appear to be contemporary and of a single phase. It was noted however that the hidden valley gutter which runs along the eastern edge of the building includes re-used material, with lengths of painted skirting or moulded timbers with evidence of wallpaper covering identified (**Appendix 1.44**). The rafters are all machine cut, suggesting replacement in the late 20th century (**Appendix 1.43**). This is likely when the outfall was introduced to the north facing elevation and eventually the uPVC guttering installed. The two pitches to the rear of the building include -reused timbers, including two purlins one of which is supported by a stack of red brick, resting on a later timber. Between these two purlins is a further re-used timber with empty mortices and peg holes, and a timber which includes a wrought iron tie rod, which sits between rooms S5 & S6 (**Appendix 1.45**).

Externally the roof pitches are covered with blue slate, with lead flashing. The valley gutters appear to be covered in roofing felt.

7 UNDERSTANDING THE SITE – SIGNIFICANCE

7.1 THE FERNS

7.1.1 The Ferns is believed to have been constructed in 1756 and is Georgian in style. A review of the fabric of the building and its history suggests that the building may incorporate earlier elements, which predate the construction of the front range of the property, the history for the site indicating that prior to the construction of the house two dwellings had occupied the site. Further architectural interest is attributed to the building, as it demonstrates a relatively high proportion of re-use of materials. It is unknown whether these materials originated from an earlier building on site or were brought in from elsewhere. It may be that with the original occupant of the site having been a joiner there may have been opportunity to bring in and re-use materials from other properties.

7.1.2 Throughout the house there is evidence for historic finishings including lath and plaster, and reeded ceilings. Details such as doors plaster, many of the cornices, skirting boards and windows appear to be original. The layout, with the exception of the addition of later partitions which divided the building into flats (some of which have now been removed) appears to be relatively unaltered.

7.1.3 The external appearance of the building is uniform and makes a strong contribution to the Georgian high street.

7.1.4 There has been some loss of historic fabric throughout the building primarily relating to changes which occurred prior to the sale of the property in 1956. These include the replacement of the majority of fireplaces throughout the building with gas fires (now removed) and the introduction of new floors on the ground floor.

7.1.5 Further alterations occurred with the introduction of four flats, resulting in the addition of modern kitchens and bathrooms and the stripping out and division of rooms to the rear of the property (namely rooms **G6**, **G7**, **F5**, **F6**, **F7** & **S5a** & **b**. It is unknown whether these works were undertaken prior to the listing of the building in 1967 or completed with Listed Building Consent. The roof also appears to have been subject to substantial works and later replaced with the majority of timbers being machine cut softwood and the valley gutters lined with roofing felt. The rear of the property retains some older roofing material, including purlins and a truss.

Physical Surroundings and Experience

7.1.6 The immediate setting of The Ferns comprises its enclosing gardens, which include the garden to the front of the property bordered by a low, stone boundary wall, once fitted with wrought iron railings and the paved and walled garden situated to the rear of the property. The rear garden

contains three, stone, raised beds immediately to the west of the former coach house and paving of various dates with a stepped terrace to the rear of the garden. It is considered that these gardens make a medium contribution towards the heritage significance of the building by providing architectural and artistic interest as a survival of one of the landscaping schemes associated with the house.

7.1.7 Beyond this the setting extends to include views towards the building along Town Street which is the principal road running through Duffield. This road is characterised by red brick properties with ashlar detailing and timber framed sash windows. To the north are several listed properties including 52 Town Street (Grade II, NHLE: 1109120), Greystones (Grade II Listed Building, NHLE: 1311577) & Gervase House (Grade II, NHLE: 1335328) whilst to the south is The Meadows (Grade II, NHLE: 1158312) and its associated garages (Grade II, NHLE: 1109122). These buildings are primarily 18th century in date and contemporary to The Ferns. It is considered that the wider setting makes a high contribution to the heritage significance of the building through the survival of a number of strong examples of contemporary buildings which enable an understanding of the historic and architectural context of the building.

Summary of Significance

7.1.8 The Ferns is considered to possess **high (national) heritage significance**, deriving from:

- Its architectural interest, which makes a high contribution to its significance, as a good example of Georgian architecture, which has been adapted around available materials and existing buildings on site. Interest is also drawn from the re-use of materials throughout the rear range of the building and from the gardens which provide an insight into at least one of the landscaping schemes that has existed at the property. Further interest is drawn from the building's setting which includes several good examples of 18th century buildings.
- Its historic interest, which makes a high contribution to its significance, with strong documentary evidence for who has occupied and made changes to the buildings to meet their requirements at various dates. Further interest is drawn from the building's setting which includes several good examples of 18th century buildings.
- Its archaeological interest, which makes a high contribution to its significance, deriving from evidence for the phased development of the structure and potential survival of evidence of its earlier forms of use.

7.2 CONTRIBUTION TO OTHER HERITAGE ASSETS

Duffield Bank Conservation Area

7.2.1 The site is situated in Duffield Bank Conservation Area. The Conservation Area extends along Town Street and takes in much of the village core, before extending eastwards to incorporate Springwood House. Town Street is characterised by numerous red-brick properties, with sliding sash windows and retains several Listed properties of which The Ferns is one. The majority of these Listed properties are 18th -19th century in date, red brick with ashlar detailing and together they contribute towards the architectural and historic interest of the Conservation Area by demonstrating the Georgian character of this area of the settlement. As one of these buildings the site is considered to make a positive contribution to the high heritage significance of the Conservation area.

Derwent Valley Mills World Heritage Site

7.2.2 The site is situated within the buffer zone of The Derwent Valley Mills World Heritage Site. The Derwent Valley Mills was designated a World Heritage Site by UNESCO in 2001.

7.2.3 As a World Heritage Site the Derwent Valley Mills is considered to be of Outstanding Universal Value as it meets the following UNESCO defined criteria:

> ii) to exhibit an important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town-planning or landscape design; and
>
> iv) to be an outstanding example of a type of building, architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history.

7.2.4 The Derwent Valley Mills meet these two criteria as an exceptional industrial landscape which demonstrates the insertion of industrial establishments into a rural landscape which necessitated the construction of housing for workers in mills. This resulted in the first modern industrial settlements. The Derwent Valley also saw the birth of the factory system, when new types of building were erected to house the new technology for spinning cotton developed by Richard Arkwright in the late 18th century (UNESCO SOUV).

7.2.5 These aspects are preserved in the numerous listed and non-listed buildings, in the settlements focused within the Derwent Valley, such as Derby, Duffield, Milford, Belper and Cromford. The setting of the WHS is broadly defined by its surrounding buffer zone. The most significant attribute of the WHS buffer zone and beyond is considered to be the relict landscape, which formed the 'green cradle' in which the factory system was established (UNESCO 2020:15). It is the relationship

of the industrial buildings and their associated settlements to the river its tributaries, the surrounding topography and surrounding rural landscape, which enables an appreciation of the origins of the Derwent Valley Mills system and an understanding of how and why it developed.

7.2.6 The site is situated within the World Heritage Site buffer zone and as a result is considered to fall within the setting of World Heritage Site core. The site itself is considered to make a positive contribution to the heritage significance of the World Heritage Site as part of the Georgian development of the surrounding landscape, which enables an understanding of the rural context and its evolution alongside the development of the industrial landscape.

8 CONCLUSION

8.1 SUMMARY OF SIGNIFICANCE

8.1.1 The Ferns is considered to be of **high heritage significance** on account of its architectural, historical and archaeological interests. This is derived from the fabric of the building, its presentation and its documentary archive alongside positive aspects of its setting, which enable an understanding of the building's construction and evolution over time. The building fabric contains evidence of successive phases of development which is not illustrated across historic survey mapping, whilst also demonstrating historic construction methods and finishes. Alongside this the fabric of the building reflects later changes in occupancy, and use with the introduction of gas fire heating and the division of the property into flats. This has resulted in some damage to original features, including the loss of many of the original fireplaces, however it is still possible to interpret the buildings intended layout and function.

8.1.2 The site as a whole is considered to make a **positive contribution** to the heritage significance of Duffield Bank Conservation Area, a heritage asset of **high (national) heritage significance** as a strong example of the Georgian development and expansion of the town. The site also makes a **positive contribution** to the Derwent Valley Mills World Heritage Site, a heritage asset of **very high (international)** heritage significance, as part of its setting representative of Georgian development of the surrounding landscape, which enables an understanding of the rural context of the World Heritage Site and its evolution alongside the development of the industrial landscape.

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APPENDIX I: PHOTOGRAPHY



Appendix 1.1: General view of east elevation.



Appendix 1.2: Detail of venetian doorway in east elevation of The Ferns.



Appendix 1.3: Detail of wall fronting the timber and asbestos garage positioned against the north elevation of The Ferns.



Appendix 1.4: General view of east and north elevations of The Ferns.



Appendix 1.5: General view of the west elevations of the property



Appendix 1.6: Detail of the ground floor of the north bay of the west elevation



Appendix 1.7: General view of the central bay of the west elevation



Appendix 1.8: General view of north facing elevation of the former coach house/stables.



Appendix 1.9: General view of west facing elevation of the former coach house/stables.



Appendix 1.10: General view of south facing elevation of the former coach house/stables.



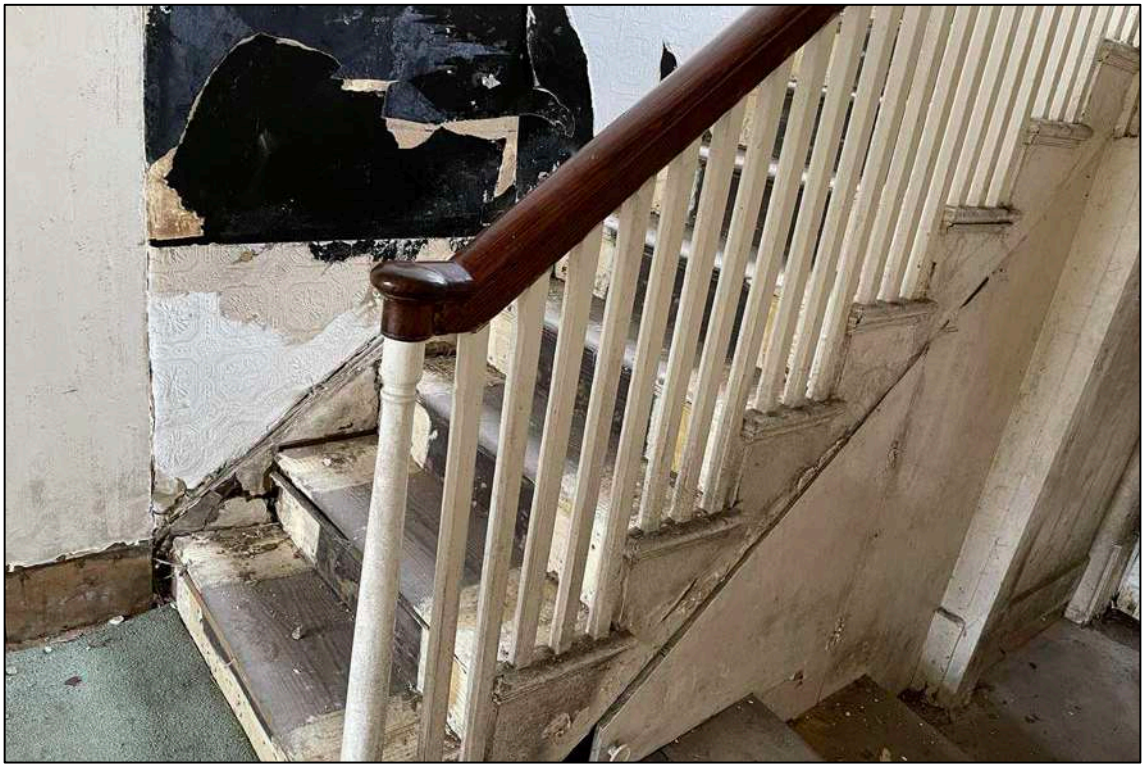
Appendix 1.11: General view of room **G1**, facing east.



Appendix 1.12: General view of room **G1** facing west.



Appendix 1.13: Detail of fireplace in room **G1**.



Appendix 1.14: Detail of staircase in room **G1**.



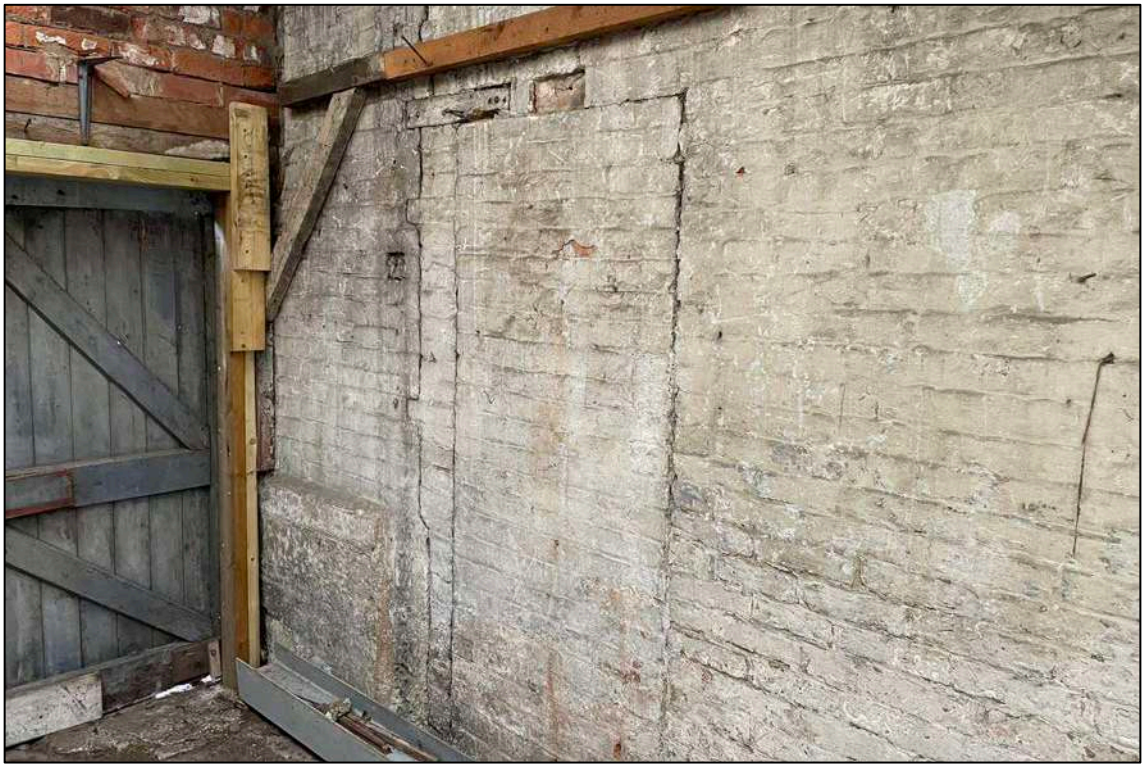
Appendix 1.15: Detail of steps down from G1, alongside the stairs.



Appendix 1.16: General view of room **G2**, facing south.



Appendix 1.17: General from room **G2** into room **G3**, facing south-west.



Appendix 1.18: Detail of straight joint with offset plinth and blocked door, denoting room **G3** as a later extension.



Appendix 1.19: Detail of rolled steel joist above arch between rooms **G2** & **G3**.



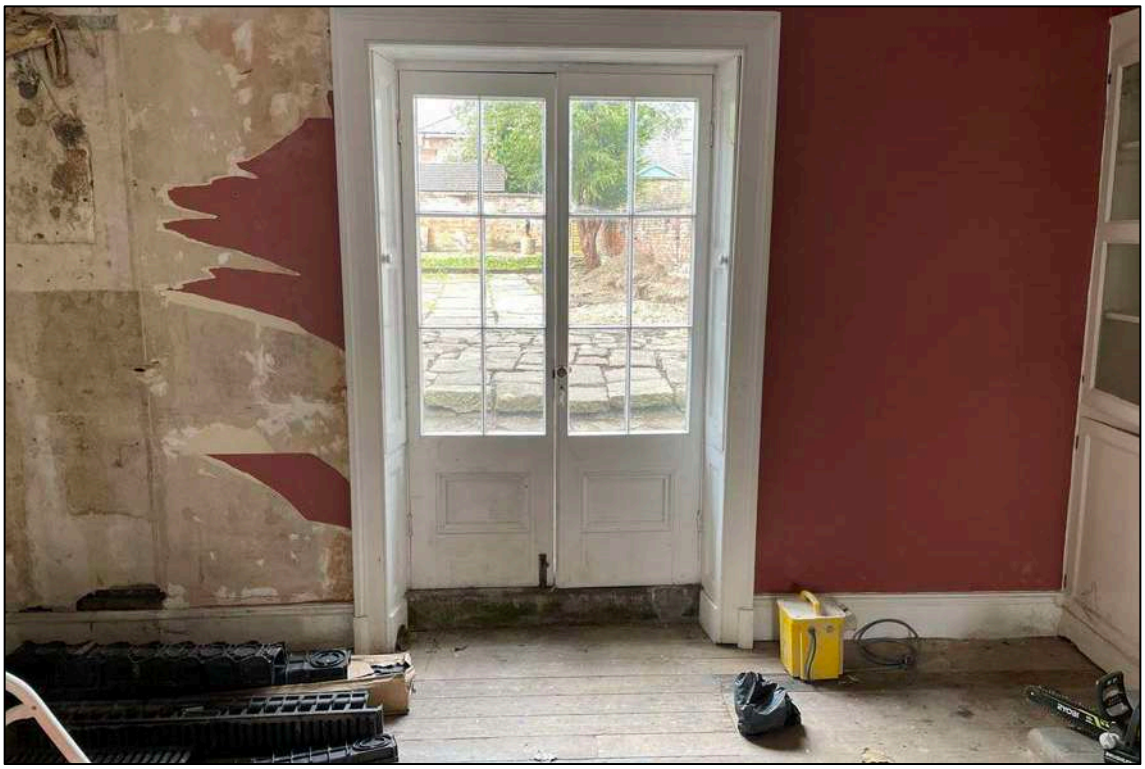
Appendix 1.20: Remnants of the offset plinth and jamb of a now blocked door located in the north-eastern corner of room **G3**.



Appendix 1.21: Detail of cupboards in room **G3**.



Appendix 1.22: Detail of removed cupboards in room **G3**.



Appendix 1.23: Detail of French doors in room **G3**.



Appendix 1.24: Detail of timber batten door to room **G4**.



Appendix 1.25: General view of room **G5** facing north-east.



Appendix 1.26: General view of room **G5** facing east.



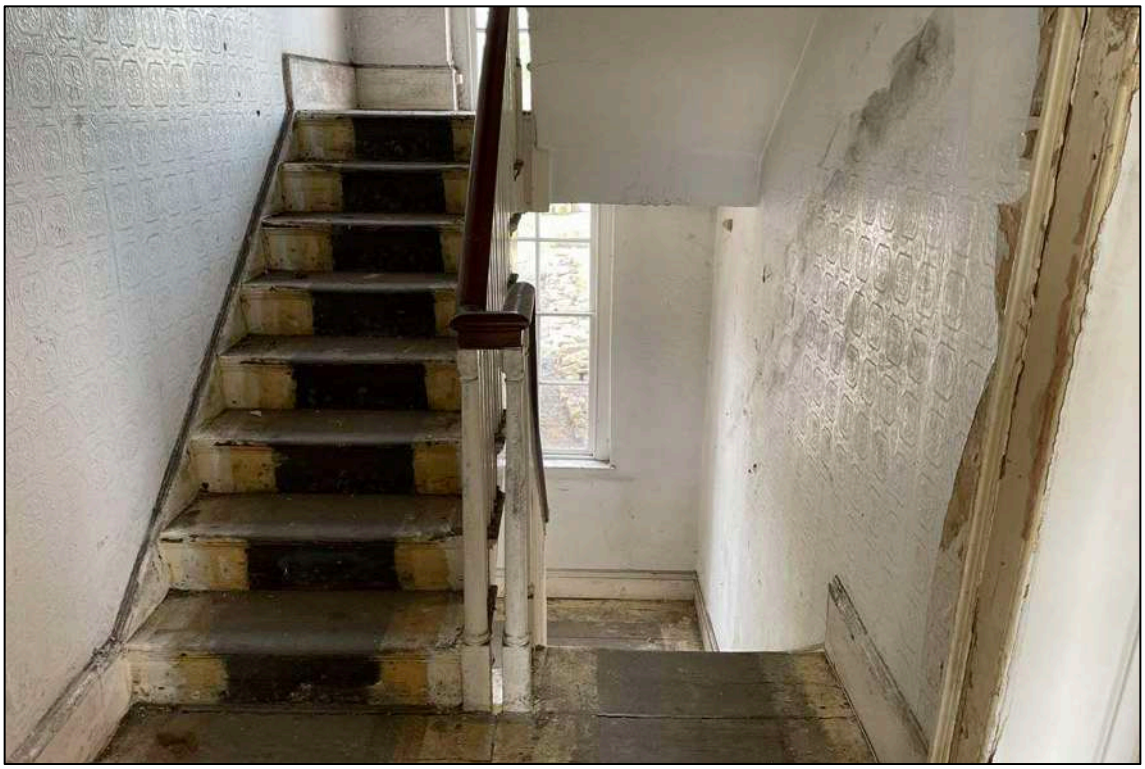
Appendix 1.27: General view of room **G6** facing west.



Appendix 1.28: Detail of window in room **G7**.



Appendix 1.29: General view of room **G8** facing east.



Appendix 1.30: General view of room **F1**, facing west.



Appendix 1.31: General view of room **F2**, south-west.



Appendix 1.32: Detail of fireplace in **F2**.



Appendix 1.33: Detail of fireplace in **F3**.



Appendix 1.34: General view of room **F4**.



Appendix 1.35: Detail of western wall of room **F4**.



Appendix 1.36: General view into room **F5** & **F6**.



Appendix 1.37: General view of room **S1**.



Appendix 1.38: General view of room **S2**.



Appendix 1.39: General view of room **S3**.



Appendix 1.40: General view of room **S4**..



Appendix 1.41: General view of room **S5a**.



Appendix 1.42: General view of room **S5b**.



Appendix 1.43: Detail of machine cut timbers of roof above room **S2**.

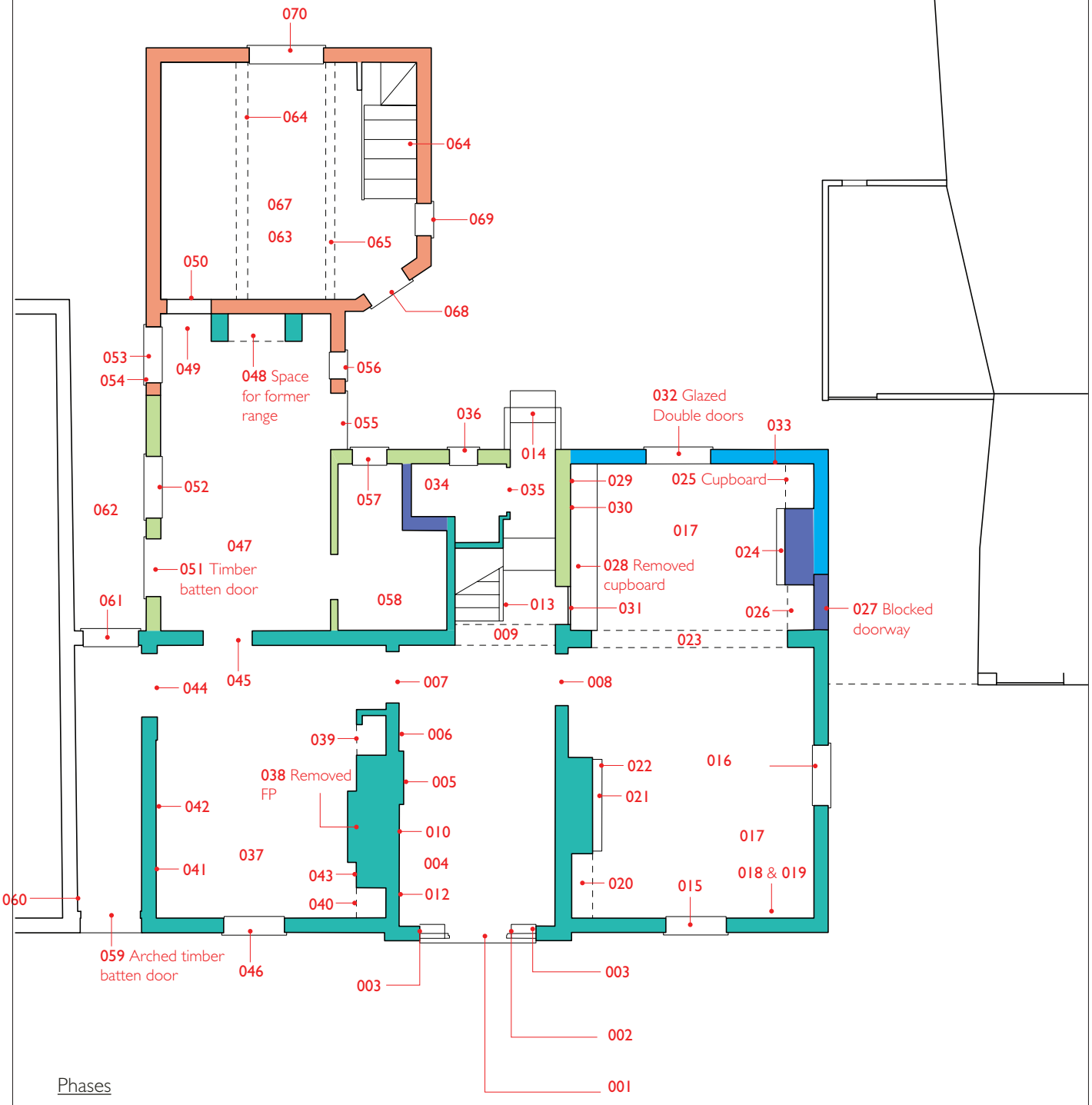


Appendix 1.44: Detail of re-used materials for hidden valley gutter in roof over the principal range of the building.



Appendix 1.45: Detail of re-used timbers in roof over **S5a**.

APPENDIX 2: FLOOR PLANS



Appendix 2.1: The Ferns, Ground floor plan - Indicative phasing

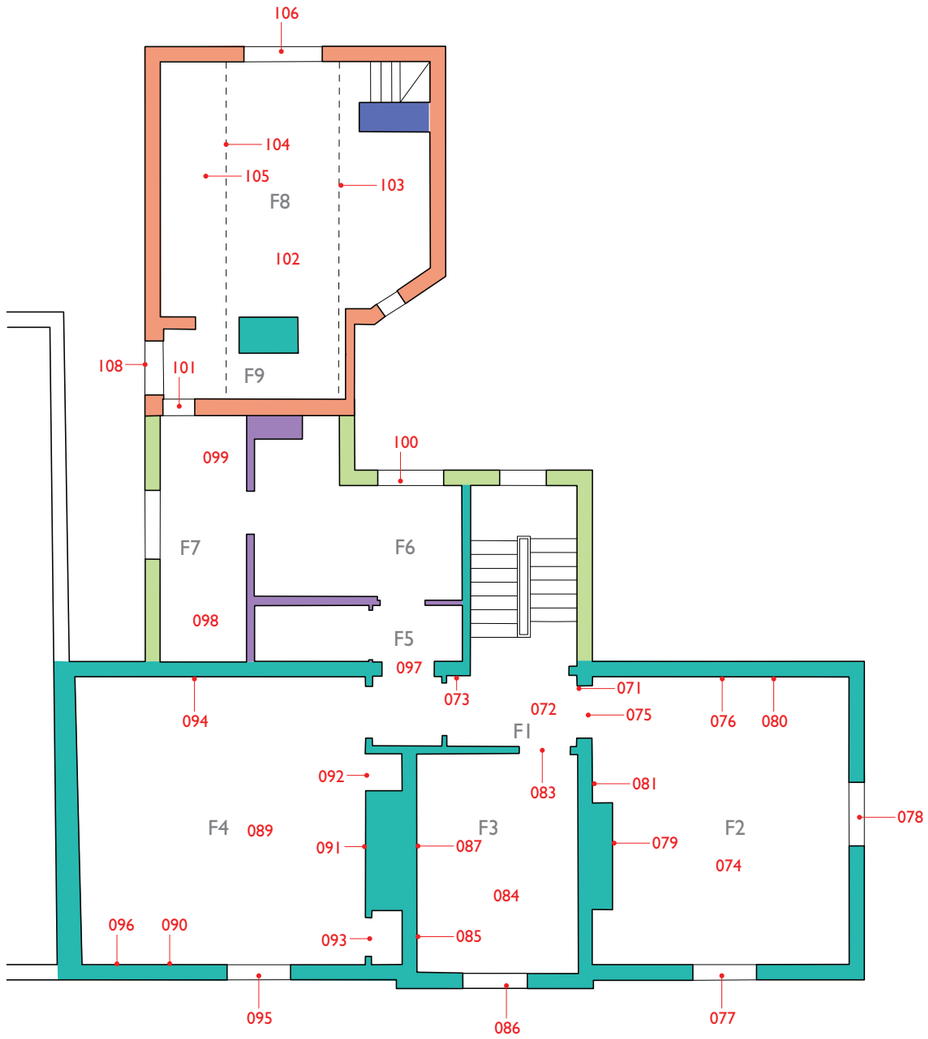
Project: K18 The Ferns

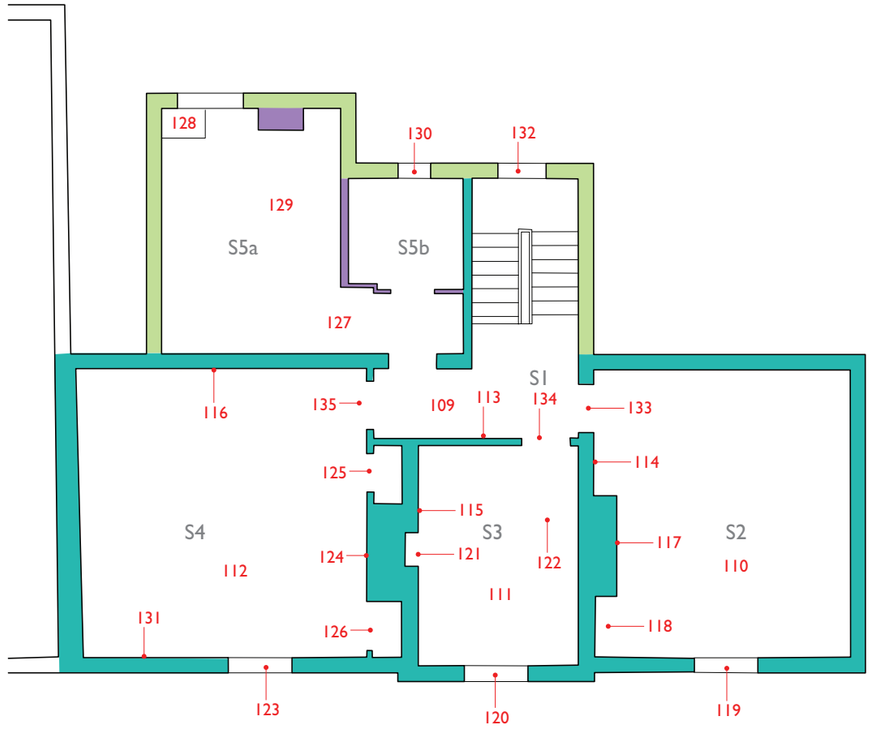
Drawing version: 1 Scale: 1:100 @ A4

Reference: n/a

TJC Heritage LTD

Heritage & Historic Building Consultants





Phases

- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5
- Phase 6

Phasing is indicative only, it is likely that historic finishes and external render currently obscure diagnostic features which may contribute to the understanding of the phased development of the building.

Metres 1 0 5

N

Appendix 2.2: The Ferns, First and second floor plan - Indicative phasing

Project: K18 The Ferns

Drawing version: 1 Scale: 1:100 @ A3

Reference: n/a

TJC Heritage LTD
Heritage & Historic Building Consultants

APPENDIX 3: SCHEDULE OF HISTORIC FABRIC

Ref No.	Location	Description	Image	Sensitivity
001	Principal Elevation, **G1**	Venetian door, including adjacent windows, fan light, frame, and moulded stone surround. Later door furniture includes letter box, door number and locks, brass lion head door knocker may be earlier. Internally the door has L-shaped hinges.		High
002	G1	Evidence of former bell pull. Includes two wheels with a wooden track.		High
003	G1	Timber shutters, relating to windows either side of principal entrance door. Windows have evidence of a potential catch		High
004	G1	Minton style floor tiles. Possibly Edwardian edition		Moderate
005	G1	Inserted Fireplace, later fitted with gas fire. Some damage to tiles, grate removed.		Moderate
006	G1	Moulded plaster cornice. Consistent around the hall. Interrupted both by the fanlight above the door and the arch before the stairs		High

Ref No.	Location	Description	Image	Sensitivity
007	G1 & G5	Door and architrave between G1 & G5. Tenoned door original with later lock fitting		High
008	G1 & G2	Door & architrave between G1 & G2. Tenoned door. Earlier lock and fingerprint in room G2 architrave more complex in room G2.		High
009	G1	Arched opening to staircase		High
010	G1	Successive layers of wallpaper		Limited-Moderate
011	G1	Staircase, open string with simple baluster and a turned newell post. The cupboard doors underneath are a later addition but the underside of the stairs is not boarded suggesting it has always been covered.		High
012	G1	Skirting consistent around room G1. The skirting stops after the second step down to G4.		High
013	G1	Cupboard under stairs. The cupboard doors are a later addition. The underside of the stairs is not boarded suggested that the side of the stairs has always been boarded or included a cupboard. There is a		Limited

Ref No.	Location	Description	Image	Sensitivity
		drop from floor level down to the bottom of the cupboard.		
014	G1	Timber batten door modern softwood painted white.		Neutral
015	G2	Sash window in east wall of room G2 including panelling, architrave and folding shutters. Original window has slightly awkward interface with coving. A modern pelmet sits over the top of the window.		High
016	G2	Sash window in north wall of room G2 including panelling, architrave and folding shutters.		High
017	G2	Softwood floorboards in room G2. Later floorboards, which extend through rooms G2 and G3.		Neutral
018	G2	Moulded cornice in room G2 does have awkward relationship with windows but is consistent around room although missing across west wall where arch has been inserted. A gypsum plaster mark suggests it may have one time extended across this wall		High
019	G2	Skirting in room G2 is inconsistent with the skirting in the north-east corner later and of no value		High. Negative where replaced

Ref No.	Location	Description	Image	Sensitivity
020	G2	Removed cupboard and shelves in room G2. Photographs of the shelving suggests that it was original shelving.		High
021	G2	Removed fireplace in G2. Photographic evidence reveals that the fireplace was a brown Devon brick fireplace matching that which was is located in Room G3.		Moderate
022	G2	Yellow and black tile hearth in G2. Thought to be a later hearth perhaps installed with the later softwood floor.		Limited
023	G2 & G3	Inserted archway between G2 & G3 inserted with risk lintel above beneath is evidence of older plaster suggesting a former room in this location relating to the blocked doors either side. Floors carry on through the space suggesting later addition.		Limited
024	G3	20th century brick fireplace the chimney breast is a later insertion which sits over a blocked door.		Negative
025	G3	Cupboard. A later inserted cupboard, which matches that to the east of the fireplace.		Neutral

Ref No.	Location	Description	Image	Sensitivity
026	G3	Cupboard. A later inserted cupboard which sits over a blocked door in the northern wall. Inside the cupboard is evidence for an offset plinth against the eastern wall, indicating that room G3 is a later extension.		Neutral
027	G3	Blocked doorway between the garage and room G3. This door predates the fireplace in room G3.		Moderate
028	G3	20th century full height cupboards (now removed) cover a blocked doorway		Neutral
029	G3	Remnants of picture rail two different types where removed wallpaper underneath		Limited
030	G3	Remnant of skirting torus moulding, in all locations of varying dates		Neutral
031	G3 & G1/G4	Blocked door between room G3 and G1/G4		High
032	G3	Double doorway with moulded architrave folding shutters with tenoned joints possibly relocated?		Moderate

Ref No.	Location	Description	Image	Sensitivity
033	G3	Moulded cornice. All but south wall consistent. The south wall cornice is a modern later addition.		Neutral - moderate
034	G4	Quarry tile floor in G4.		Neutral
035	G4	Timber batten, tongue and groove door to room G4. The door has a thumb latch door handle.		Moderate
036	G4	Modern, single pane, timber frame, hopper opening window.		Negative
037	G5	Quarry tile floor in room G5.		Limited
038	G5	Fireplace. Now removed. This was previously a brown brick fireplace with an inserted gas fire. The siting of the fireplace is considered original although the fireplace was a later addition.		Moderate
039	G5	Cupboard to west of fireplace, retains original shelving, has been partially papered internally with newspaper.		High

Ref No.	Location	Description	Image	Sensitivity
040	G5	Cupboard to east of fireplace, shelving removed to accommodate electrics		High
041	G5	Timber wainscotting. Altered in several location with various skirtings positioned over it. The skirting may have been added following the addition of the quarry tile floor.		Moderate
042	G5	High level rail		Neutral
043	G5	Skirting along northern wall of G5		High
044	G5	Timber batten door in southern wall.		High
045	G5 & G6	Timber panel and battened door between rooms G5 & G6. Facing into the room G5 the room is timber battened with a brass door handle. The reverse appears as timber battened and fitted with strap hinges. The door is fitted on iron pintels positioned within the jamb of the door. The door reveal into room G6 is formed of bullnosed bricks.		High

Ref No.	Location	Description	Image	Sensitivity
				
046	G5	Timber framed sash window.		High
047	G6	Tile floor in room G6. Black and red quarry tile floor with a limited number of polychromatic, patterned tiles.		Limited
048	G6	Inserted range chimney stack.		Moderate
049	G6	Evidence of former shelving. Photographic evidence suggest that the cupboards may date to the insertion of the range. The cupboard to the left of the range is positioned over a blocked doorway.		Neutral
050	G6	Blocked door between G6 & G8		Moderate
051	G6	Door in south wall of room G6		Moderate

Ref No.	Location	Description	Image	Sensitivity
052	G6	Fixed pane window in south wall of G6		Limited
053	G6	Inserted casement window in south wall of room G6.		Neutral
054	G6	Blocked arched opening		High
055	G6	Timber batten door with hopper opening fanlight above in north wall of G6. The timber batten door has been heavily altered, with an inserted glazed panel and catflap.		Limited
056	G6	Six pane timber framed window in north wall of G6.		Moderate
057	G7	Single hopper opening, timber framed window in west wall of G7.		Limited
058	G7	Reeded plastered ceiling in room G7. The ceiling appears to survive above later plasterboard.		High

Ref No.	Location	Description	Image	Sensitivity
059	G8, East facing elevation	Timber batten door. The front external facing side of the door is paneled and it is similar in style to the door found between room G5 & G6 (045).		High
060	G8	Arched recess for door in Room G8.		High
061	G8	Blocked arched opening. The archway previously formed the opposite end of the ginnel.		Moderate
062	Rear yard	Paved floor in front of G8. The condition of the paved floor is unknown but there are inserted drains and areas of repair.		Moderate
063	G9	Concrete floor. The sales photos show this as a quarry tile floor. The concrete floor has imprints of the former quarry tiles.		Neutral
064	G9	Principal ceiling beam in room G9 (south). This ceiling beam shows evidence of re-use with several empty mortices.		High

Ref No.	Location	Description	Image	Sensitivity
065	G9	Principal ceiling beam in room G9 (north). Like the south beam this ceiling beam shows evidence of re-use with several empty mortices.		High
066	G9	Secondary joists. There is a gap in the secondary joists infilled with a modern machine sawn timber. This may indicate the location of a former stair, ladder or hatch, enabling access to the first floor.		Moderate-High
067	G9	Brick and concrete stairs and timber steps up to first floor. These are likely a later replacement of an earlier loft ladder.		Negative
068	G9	Timber batten door. A later timber batten door, positioned behind earlier pintels. The door has a thumb latch handle.		High
069	G9	Four pane timber framed window		Limited
070	G9	Timber framed casement window comprising 18 panes.		Limited-moderate

Ref No.	Location	Description	Image	Sensitivity
071	F1	Architrave surrounding door between F1 & F2 showing scar of later partition. The architrave has received some damage from the inserted partition.		High
072	F1	Timber floorboards in room F1. Wide timber floorboards consistent with those seen across the front range, first floor.		High
073	F1	Skirting in room F1. Simple moulded timber profile. Appears consistent across first floor, front range.		High
074	F2	Floorboards in Room F2. Wide timber floorboards consistent with those seen across the front range, first floor. Outer edges of room are stained a darker colour suggesting the room was previously fitted with a large rug/carpet.		High
075	F2	Door between room F1 & F2. Tmber, four paneled door with brass door handle and lock.		High
076	F2	Moulded torus profile skirting. A later replacement.		Neutral

Ref No.	Location	Description	Image	Sensitivity
077	F2	Sliding sash window in east wall with paneled surround and folding timber paneled shutters.		High
078	F2	Sliding sash window in north wall of room F2 with paneled surround and folding timber paneled shutters.		High
079	F2	Marble fireplace surround with remains of a former grate.		Moderate
080	F2	Dado rail, thought to be a later addition.		Neutral
081	F2	Moulded cornice. Appears to be original interrupted by former cupboards added as a later addition.		High
082	F2	Lime and hair plaster evident across the east wall.		High

Ref No.	Location	Description	Image	Sensitivity
083	F3	Four panel timber door, with moulded architrave situated between room F1 & F3.		High
084	F3	Timber floorboards in room F3.		High
085	F3	Moulded skirting in room F3.		High
086	F3	12 pane sash window in east wall of room F3.		High
087	F3	Cast iron fireplace in Room F3. The sales documents show this fire place as previously boarded over.		High
088	F4	Four panel timber door, with moulded architrave situated between rooms F1 and F4		High

Ref No.	Location	Description	Image	Sensitivity
089	F4	Timber floorboards in room F4		High
090	F4	Moulded skirting		Moderate-High
091	F4	Fireplace with a timber surround and a cast iron grate.		High
092	F4	Cupboard to west of fireplace in room F4. Two panel timber door.		High
093	F4	Cupboard to east of fireplace in room F4. Two panel timber door to match that to the west.		High
094	F4	Timber lintel in west wall identified where water ingress had resulted in damage to wallpaper and plaster work. Potentially relates to the addition of the front range to the rear range.		Unknown

Ref No.	Location	Description	Image	Sensitivity
095	F4	12-pane sliding sash window in east wall of room F4. The window has a paneled recess beneath the sill and a moulded architrave.		High
096	F4	Moulded plaster cornice in room F4. Has received some damage from water ingress.		High
097	F4	Four panel timber door with moulded architrave between room F1 and F5. This appears to match those to rooms F2, F3 & F4 suggesting the rear range existed at the time of construction of the front range.		High
098	F4	Reeded ceiling from Room G6 evident under lifted floorboards.		High
099	F7	Lath and plaster ceiling in room G6.		High
100	F6	Window in F6, 12 pane, timber framed casement window.		Moderate

Ref No.	Location	Description	Image	Sensitivity
101	F7	Window in F7. Single pane timber framed window. Likely a later insertion.		Negative
102	F8	Floorboards in rooms F8 & F9. Narrower timber floorboards to those found in rooms F1-F4		Limited - moderate.
103	F8	Southern purlin. Shows evidence of re-use. Propped by a supporting timber.		High
104	F8	Northern purlin. Shows evidence of re-use and repair.		High
105	F8	Re-used timber in north roof pitch of F8.		Moderate
106	F8	18 pane, timber framed casement window in room F8. Thought likely to be a later insertion.		Moderate.
107	F9	Four pane timber casement window in room F8. Positioned above a former pitching opening and thought likely to be a later insertion.		Limited

Ref No.	Location	Description	Image	Sensitivity
108	F9	Window in north wall of F9. Single pane dormer window. A later addition likely to have been made with the insertion of the bathroom, in the creation of the flat.		Negative
109	S1	Floorboards in room S1. Wide timber floorboards consistent with those found in rooms F1-F4 and S2-S4.		High
110	S2	Floorboards in room S2. Wide timber floorboards consistent with those found in rooms F1-F4 and S1, S3 & S4.		High
111	S3	Floorboards in room S3. Wide timber floorboards consistent with those found in rooms F1-F4 and S1, S2 & S4.		High
112	S4	Floorboards in room S4. Wide timber floorboards consistent with those found in rooms F1-F4 and S1-S3.		High
113	S1	Moulded skirting in room S1. Simple moulded skirting consistent with that found in rooms S1-S4.		High
114	S2	Moulded skirting in room S2. Simple moulded skirting consistent with that found in rooms S1, S3 & S4.		High

Ref No.	Location	Description	Image	Sensitivity
115	S3	Moulded skirting in room S3. Simple moulded skirting consistent with that found in rooms S1, S2 & S4.		High
116	S4	Moulded skirting in room S4. Simple moulded skirting consistent with that found in rooms S1-S3.		High
117	S2	Evidence of a former fireplace in room S2		Moderate
118	S2	Cupboard adjacent to former fireplace in room S2. Timber paneled doors, thought likely to be original.		High
119	S2	Six-pane sliding sash window.		High
120	S3	Six-pane sliding sash window.		High
121	S3	Cast iron grate in south wall of room S3.		High

Ref No.	Location	Description	Image	Sensitivity
122	S3	Former hatch into roof space.		Limited
123	S4	Six-pane sliding sash window in room **S4**.		High
124	S4	Evidence for a former fireplace in room **S4**.		Moderate
125	S4	Shelved cupboard to the west of the former fireplace in room **S4**.		High
126	S4	Shelved cupboard to the east of the former fireplace in room **S4**.		High
127	S5a	Floorboards in room **S5a**.		Moderate-High
128	S5a	Floor hatch in room **S5a.**		High

Ref No.	Location	Description	Image	Sensitivity
129	S5a	Lath and plaster ceiling structure in room **S5a**		Moderate
130	S5b	Timber framed, casement window in room **S5b**		Negative
131	S4	Gas lamp fitting in room **S4**.		Moderate
132	F1 & S1	Window over half landings		High
133	F1 & F2	Timber paneled door		High
134	F1 & F3	Timber paneled door		High
135	F1 & F4	Timber paneled door		High

APPENDIX 4: TIMELINE THE FERNS, DUFFIELD

Date	Description	Source
1744	Last Will and testament of James Haywood, late of Duffield, joiner, deceased father of John Haywood passing all real estate and inheritance the said messuage, dwelling house or tenement (stable and outbuildings and hereditament hence fore erected by James Haywood deceased on part of the site where once formerly stood two messuages or tenements in the possession of William Hill and James Tomlinson… together with other hereditaments and premises given and devised to the said John Haywood his heirs and assignees	Client Documents: Bond of Indemnity 6th April 1808
1774	Copy of the will of James Haywood, late of Duffield 25th July 1774 From the original will in the possession of …John Haywood of Duffield Testors eldest son. I do also give and bequeath all and every my messuages, lands, tenements and hereditaments whether freehold or copyhold and all my money securities for monies stock in made debts goods, chattels, personal estate and effect whatsoever …to my son John Haywood…	Client Documents" Copy Will
1787	Enclosure map	Duffield, Hazelwood and Makeney Enclosure Map (DRO D1564 1b_0001)
1808	Indenture Mr John Haywood to Mr. John Harrison 5th April 1808: Lease for a year Between John Haywood of Duffield, gentleman…oldest son and heir at law …will and testament of James Haywood…late of Duffield and James Harrison of the City of London, Gentleman (a trustee hereby nominated and appointed by and on the part and behalf of the said John Harrison to prevent Dower of the other. Witness that for an in consideration of the sum of 5s to the said John Haywood…all that messuage, dwelling house, or tenement with the yard, stable and outbuildings thereto belonging situate and standing in Duffield…now in the occupation of the said John Harrison and within said messuage, dwelling house or tenement, stable and outbuildings were hereto erected by said James Haywood, deceased on part of the site whereon formerly stood two messuages or tenements in the possession of William Hill and James Tomlinson Together with all outhouses, edifices buildings barns stables yards, gardens orchards edifices ways wells waters watercourses hedges ditches walls fences casements…whatsoever to the said messuage, dwelling house , tenement, hereditaments belonging or in any wise appertaining to or with the same or any part thereof used, occupied or accepted …taken or known as part parcel or number thereon…the aid John and James Harrison…paying the peppercorn rent…may be in actual possession of all and singular said premise Bond to indemnify : notes By Virtue of James Haywood, late of Duffield, joiner, deceased father of John Haywood…	Client Documents: Lease for a year & Bond to Indemify
1808	Conveyance of a messuage and premises in Duffield 6th April 1808: Mr. John Haywood to Mr. John Harrison the property for sum of £450 hath granted bargained, sold, aliened released…all that messuage, dwelling house or tenement with the yard, garden, stable and outbuildings…situate in Duffield and now in the occupation of John Harrison	Client Documents: Conveyance 1808
1816	John Haywood dies aged 69 (Oct 1816).	The New Monthly Magazine and Universal Register vol 6 Nov 1st.

1828	John Harrison, headmaster, Free Grammar School	Pigot and co.'s National commercial Directory 1828-9 p135
1835	John Harrison, Town Street	List of electors for the southern division of the county of Derby, shewing how they voted ... Jan. 20th and 21st, 1835 p109
1836	Copy of will of Mr. John Harrison 5th July 1836 Bequeath to my daughter Ann, wife of the Rev. David Peter Davies of Belper, the gold watch which was the property of my late wife also the portrait of my late wife's sister Mrs Henly which now hangs in the first parlour of my dwelling house which were taken when they were young also my silver coffee pot and stand and by silver soup and butter ladles and one half of my silver spoons. Also I give…unto my daughter Ann Davis the moiety or other share of the household goods , furniture and other household effects in and about my said dwelling house… heretofore the property of my said late wife to which I am entitled as administrator of my late daughter Mary Harrison, deceased to whom one moiety or some other portion of such furniture was bequeathed of the will of my said late wife…and I give and bequeath…equally Anne Davies and daughter Eliza, wife of David Evans of Belper, surgeon…my several music books, my edition of Hogarth's Works, my pictorial history of the bible and my edition of Great Britain Illustrated and I give and devise unto my friends and relatives Thomas Harrison of The Lawn, Belper, gentleman and to his heirs and assigns for and during the joint lives of my daughter Ann Davis and her husband David Peter Davis and for and during the life of the survivor of them all those three messuages or dwellinghouse with the workshops, gardens and other appurtenances thereto belonging, situate and being at Castle Orchard in Duffield…upon Trust…to my friend and relative Abraham Newham Harrison of Belper, gentleman…the sum of £700 now standing in my name in some or one of the Government Public Stocks or funds of Great Britain ….my personal estate to my daughter Eliza Evans. And I do give and devise all and every messuage lands, tenements and hereditaments whereof I am seized or entitled as Mortgagee unto the said Abraham Newham Harrison and Thomas Harrison…heirs or assigns…	Client Documents: John Harrison Will 1836
1837	John Harrison dies 24th January 1837	Client documents: Conveyance of house and premises in Duffield 1861
1839	Plot 1177 Owner: Reverend John Evans. Occupier: James Leishman House and garden: 23 perches	IR 29/8/78 Tithe Apportionment 21st January 1839
1840	Tithe Map	Tithe map of Duffield IR 30/8/78
1841	James Lieshman, 40, master for Public Works (born in Scotland Ireland or Foreign Parts), Sarah, 30, Elien 7, William 3, Alexander 2, George 1	Census 1841 HO/107/180/9 p17 Duffield

	James Leishman, contractor, agent of Hugh McIntosh and trained by his staff on the Edinburgh and Glasgow Union Canal. Began work in 1817. Worked with Hugh McIntosh until 1817. 1820s worked at Dymchurch on the sluice. Married Sarah Wadell 1829. 1827 McIntosh project St James Park Lake. 1832 Aire and Calder Canal. Agent to Hugh Mcintosh's agent on the Great Western Railway contract 9L and David McIntosh's partner on Derby Contract of North Midland Railway. Moved to Duffield. Purchased Brownrigg, Dollar worked in Dollar Gas Company. Partner of Edward Price North Staffordshire Railway and Londonderry and Enniskillen Railway. Visited Turin on behalf of Mackenzie and Brassey.	A Biographical Dictionary of Civil Engineers in Great Britain and Ireland vol 1 2002. P.403
1851		Not identified in Census
1860	Receipt for work done John Adsetts Esq to Wm Machin Ingle, Dr. for conveyance of house – attending to take instructions for conveyance of property at Duffield purchased from Mr and Mrs Evans (Dec 1860). 16th Feb 1861 attending on Mr & Mrs Evans for executing the deed. Journey to Derby to settle purchase 18th Feb 1861 with W. Samuel Evans inc, railways fare a and expenses , stamps and parchment total £6-11-8	Bill for conveyance of house from Evans to Adsetts.
1861	Conveyance of house and premises in Duffield Mr and Mrs David Evans to Miss Catherine Mary Adsetts of Little Chesterfield, spinster 16th February For sum of £495 for the absolute purchase of the messuage or dwelling house, hereditaments and premises with the yard, garden, stable and outbuildings thereto belonging and standing in Dufffield formerly in the occupation of the said John Harrison deceased subsequently of James Leishman late of Widor Street, but now unoccupied and which said messuage, dwelling house, or tenement, stables and outbuildings were herefore erected by James Haywood deceased on part of the site where formerly stood two messuages or tenements in the possession of William Hill and James Tomlinson together with all authorities edifices buildings and stableyards, gardens orchards backsides, wells, waters, watercourses, hedges, ditches, wall, fences, casements commons profits, privileges advantages enlistments hereditaments, rights members and appurtenances whatsoever to the said messuage…belonging and appertaining to or with the same or any part thereof…	Client documents: Conveyance of house and premises in Duffield 1861
1861	Town Street John Adsetts, 56 Landed Proprietor Hannah Adsetts, 60 William Adsetts, 25, son, Thomas Adsetts, 23, Land Surveyor, Catherine M Adsetts, 21, Landed Proprietor, Hannah Warren, 15. servant	Census RG9/2507/29/23 schedule 120 – uncertain if relates to The Ferns or neighbouring property
1871	Town Street John Adsetts, 66 retired farmer Hannah Adsetts, 70 Thomas Adsetts, 33, Land Surveyor, Catherine M Adsetts, 25 (error in Census?)	Census RG10/3578/29/24 Schedule 124 uncertain if relates to The Ferns or neighbouring property
1876	Reciting an indenture dated 23rd day of June 1876 made between William Hippon Gadsby of the 1st part Catherine Mary Adsetts of the 2nd part and John Thomas Pountain and Harry Freckleton Gadsby of the 3rd part…intension to marry William Hippon Gadsby and Catherine Mary Adsetts….conveyance to the use of J.T Pountain and HF Gadsby upon Trust…. marriage duly solemnized	Client documents: Abstract of title 1947.

1880	Important Sale of Valuable Modern Furniture, China, Glass, Linen, Books, Offiice Fitting and other effect removed from The Ferns, Duffield and Full-Street Derby… WEDNEBDAY, the 2nd day of June, 1880, at 11 o'clock prompt, the whole of the valuable HOUSEHOLD FURNITURE, Office Fittings. &c., removed from the premises of Mr. W. S. Holbrook, as above, including excellent mahogany dining-room suite in brown Morocco leather, 8ft. mahogany telescope dining table, mahogany dinner waggon, oak library snite in fawn-coloured leather, American walnut hat and umbrella stand, and pair of hall charrs, large case of stuffed foxes on oak stand, aneroid barometer, mahogany writing table, Axminster, Brussels, tapestry, and other carpets, pier glasses, full compass Cottage Pianoforte in walnut case by H. Boyd, polished steel fenders, fire-irons, and coal vases, marble timepiece, glass, china tea, breakfast, and dinner services, table lines, and cutlery, about 100 volumes of books, pictures, electro-plated articles, the CLEAN CONTENTS of the numerous BED-ROOMS, comprising splendid Pitch pine BED-ROOM SUITE, pair of superior mahogany toilet tables, birch and painted chests of drawers, Massive IRON AND BRASS HALF-TESTER BEDSTEAD, with cretonne furniture, mahogany half-tester bedstead and crimson damask furniture, iron French bedsteads, spring hair, and wool mattresses. feather beds, blankets, counterpanes, sheets, and other linen, toilet services, cane-seated and other chairs, numerous kitchen requisites, cooking utensils, garden and out-door effects. Also mahogany knee-hole office table, birch framed writing table, office chairs, two copying presses, fireproof safe, linoleum, maps, stationery, &c.	Derby and Chesterfield Reporter 28th May 1880 p1
1880	Notice of Removal to The Ferns, Duffield Mrs Bookey, late of 2 Normanton Villas Derby, has removed her school to the above address. A resident foreign governess and excellent masters. Every advantage of the county for pupils…next term begins 7th instant	Derbyshire Advertiser 10th September 1880 p1
1881	The Ferns, Duffield…Bookey… will re-open her school on Monday 24th January	Derby Mercury 12th January 1881 p4
1881	Katherine R Bookey, Head. 49, School mistress, Ireland Katherine T. Bookey, Daughter, 18 1863 School mistress, Ireland Alice Ware, Niece, 17, Scholar, Ireland Rosa Clark, Boarder, 17, Scholar, London, Middlesex Alice Shepherd, Boarder, 16, ScholarLondon, Middlesex Florence Telf, Boarder, 15 Scholar Birmingham, Warwickshire, Barbara Frazer, Niece, 14, Scholar, Ireland Beatrice Randall, Boarder, 14, Scholar, Derby, Derbyshire May Taylor Boarder, 13, Scholar, Burton, Staffordshire Mary Barrett, Boarder, 12, Scholar West Indies Walter Randall, Boarder, 6, Scholar Derby Clara Baldwin, Servant,18, Cook domestic servant, Burton, Staffordshire, Mary Baldwin, Servant, 13, Housemaid domestic servant Burton, Staffordshire	Census RG11/3409/16/24 schedule 134
1883	The Ferns, Duffield for Young Ladies, a limited number only received. First Class instruction combined with home comforts…Foreign Governess, and visiting English Master…	Derby Mercury 18th April 1883 p1
1883	RESIDENT TUTOR-A young , seeks a situation as above in a family or school;, can undertake English in all branches, advanced classics French, and mathematics; has been educated at a first-class English	Dublin Daily Express 15th September 1883 p8

	school, and has had some years' experience in teaching ; would wish time allowed to keep terms at Trinity College Dublin...Address EWB The Ferns, Duffield	
1884	Select School A Lady of much experience, residing in Derbyshire, receives a limited number of pupils. Advanced Music (classical) excellently taught. Resident French Governess. Home School, each pupil under personal supervision of Principal. References to clergymen and parents of present Pupils. Terms moderate. Address B. The Ferns, Duffield, Derby.	Christian Progress Vol IX/4 April 1884
1885	Wanted a fox-terrier, must be young apply by letter to R.H.B The Ferns Duffield	Derby Daily Telegraph 6th January 1885 p1
1885	Education England: A Lady experienced in Teaching, receives a limited number of Pupils; advanced Music, Painting, etc. ; Resident Foreign Governess and excellent Masters: House in healthful situation, surrounded by charming scenery: highest references ; terms moderate. Address B, The Ferns, Duffield, Derby.	Dublin Daily Express 2nd April 1885 p8
1885	Bills of Sale "assignment of personal Chattels" of Katherine Rebecca Bookey, The Ferns Duffield (If at the commencement of his bankruptcy the goods so secured are in the grantor's possession, order, or disposition, in the way of his trade or business, they pass to his trustee for creditors).	Commercial Gazette London 22nd October 1885, 5
1891	Mrs Smith, The Ferns, Duffield	Kelly's Directory of the Counties of Nottinghamshire Leicestershire & Rutland and Derbyshire 1891 p361
1891	Susan J Smith Head Widow 45 Living on her own means. All her children were born in Ditton, Lancs. Florence M Smith Daughter 15 Ditton, Lancashire, England Stewart Smith, Son, 12, Scholar Oscar S Smith, Son, 9, Scholar Reginald Smith, Son, 8, Scholar Mabel K Smith, Daughter, 7, Scholar Horace R Garbutt, Brother, 38, Iron mongers manager Annie Williamson , 16 Domestic servant	Census 1891 RG12/2741/70/9/56
1893	Wanted Young Nurse fond of children and thoroughly trustworthy; plain needlewoman and willing to go away. Write Mrs Toulmin, The Ferns Duffield.	Derby Daily Telegraph 9th March 1893, 1
1894	Wanted good general servant, Mrs Smith, The Fern's Duffield	Derby Daily Telegraph 11th January 1894, 3
1895	Mr Smith, The Ferns	Kelly's Directory of Derbyshire, Nottinghamshireand Leicestershire & Rutland 1895 p215
1897	Catherine Adsetts Will proved 15th February 1897	Client documents: Abstract of title 1947.
1899	Wanted a good general servant…good wages…Mrs A Smith, The Ferns Duffield	Derbyshire Advertiser 7th October 1899, 8
1899	J.T Pountain died 8th October 1899	Client documents: Abstract of title 1947.
1900	Anne Milnes died 23rd February 1900 Will dated 1st October 1894 estate divided between son George Hutchinson Milnes and her daughter Anne Elizabeth Currey	Client documents: Abstract of title 1947.

	George H. Milnes died 20th November 1900 estate settled on A.E. Currey 9th February 1901	
1901	Susan J Smith, Head, living on own means, 55 Florence M. Smith, Daughter, 25 Stuart Smith, Son, 22, Photographer,, Oscar S Smith, Son, 19, Auctioneer, Reginald Smith, Son, 18, Apprentice to the half iron process Mabel K Smith, Daughter, 17 Hannah Taylor, Servant, 19, General servant domestic Derbyshire	Census RG13/3226/76/18 schedule 110
1902	Harry Freckleton Gadsby died 24th February 1902	Client documents: Abstract of title 1947
1906	AE Currey and John Gadsby appointed trustees to replace H.F. Gadsby and JT Poutain	Client documents: Abstract of title 1947
1911	Susan Julia Smith, 65, widow, private means Mabel Kathleen Smith, daughter, 27 Lavinia Mary Cope, servant, 21 The Ferns. 9 Rooms	Census 1911 RG14/20944 Schedule 8
1916	Died: Susan Julia Smith, widow of Alfred E. Smith aged 70 at The Ferns	Derbyshire Advertiser 20th June 1916, 6
1917	To let: at Midsummer The Ferns, Duffield, occupied by Mrs. Smith, Enquire 37 Breedon-Hill Road	Derbyshire Daily Telegraph 5th May 1917 p1
1917	The Ferns, Duffield Misses Smith (who are removing to a smaller residence), Sell by Auction June 20th.... The major portion of the Furnishing Appointments in the above mentioned residence…The auctioneer wishes to draw special attention to the excellent quality of the goods to be sold	Derbyshire Advertiser 15th June 1917, 1
1923	Removal estimate required for household furniture Duffield to Leeds, early January Sproat, The Ferns Duffield	Derby Daily Telegraph 28th December 1923, 1
1924	W.H. Gadsby died 15th October All property conveyed to A.E. Currey Schedule part 1 included 1. property in London, 2. "the freehold messuage and premises known as The Ferns at Duffield in the occupation of Henry Marland Jackson and 3. property at Kirk Ireton. And Part 2. Leasehold property in London.	Client documents: Abstract of title 1947
1925	Indenture between Anne Elizabeth Currey the wife of Harry Erskine Currey of Eaton Hill, Derby, solicitor and John Gadsby of Tokyo, Japan, commander of the Most Excellent Order of the British Empire Barrister at Law of the one part and the said Anne Elizabeth Currey	Client documents: Abstract of title 1947.
1928	23rd November 1928 Legal charge made by way of mortgage of A.E. Currey to Rev Cecil Lonsdale Currey, Kniveton, Derby. Sum borrowed £1000. For farm and land at St Werburgh (Stockfield Farm) and ii. " All that messe. Dwellinghs…with the yard garden stable outbuildings thereto belong site and standing in Duffield…known as The Ferns and in the occupation of Henry Markland Jackson…said dwelling house…stable outbuildinf theretofre erected by James Haywood deced on part of the site where then formerly stood 2 mess…in possession of Wm Hill and James Tomlinson	Client documents: Abstract of title 1947
1930	Homely Lodgings for two or three young men Duffield: room for motor-cycle or small car The Ferns Duffield	Derby Daily Telegraph 6th June 1930 p10
1933	A.E. Currey will dated 8th February 1933 appointed husband Horace Clive Copestake of 49 Queen Street Derby her Trustee mortgage paid off 16th June 1935	Client documents: Abstract of title 1947

1941	A.E. Currey died Queen Mary Nursing Home, Derby 14th February 1941 will proved 6th May 1941	Client documents: Abstract of title 1947
1943	H.E. Currey died 27th June 1943	Client documents: Abstract of title 1947
1944	Will of H.E. Currey proved by John Heylan Currey	Client documents: Abstract of title 1947
1945	Aerial Photograph	raf_106g_uk_488_rp_3115
1946	Investment Property Lot 10 The Ferns, Duffield, Nett rent £50 per annum	Derby Daily Telegraph 25th May 1946 p7
1946	Conveyance to Lionel Joseph King Esq. 19th August to the Ferns, Town Street, Duffield By Conveyance between John Heylan Currey of Little Eaton, Railway Official and Lionel Joseph King of the Ferns for sum of £1000 " All that messe. Dwelling hs…with the yard garden stable outbuildings thereto belong site and standing in Duffield…known as The Ferns and in the occupation of the purchaser	Client documents: Conveyance 1946
1947	Abstract of title Lionel Joseph King Esq	Client documents: Abstract of title 1947
1947	Conveyance Mr. L.J. King to Mrs Florence Emily Jordan 23rd April 1947 of Wyecliffe, Clarence Road, Gorleston on Sea, Norfolk, the property known as The Ferns , Town Street Duffield for sum of £2,200 "now in the occupation of the vendor but intended to be occupied by the purchaser"	Client documents: Conveyance 1947
1951	Aerial photograph	raf_540_568_rs_4222
1954	Conveyance Mrs Florence Emily Jordon to Mrs Jean Trent Turner a messuage or dwelling house situate and being at Duffield…known as The Ferns…for sum of £3,500	Client documents: Conveyance 1954
1956	Conveyance Mrs Jean Trent Turner to Mrs Annette Sarah Dowding (formerly of The Redthorns, Avenue Road) a messuage or dwelling house siturate and being at Duffield…known as The Ferns…for sum of £3,250	Client documents: Conveyance 1956
1956	Valuation The property is situate at Duffield which is a high class residential suburb, four miles north of Derby, and fronts the trunk road, A6, which is also the main street of the Township. It is one of a continuous group of good class Georgian residences approximately 150 years old and is constructed of handmade brick with stone dentils and window facings to the front elevation. The main roof is of slate and the rear wing of tile. The house is set back from the road behind a grass covered forecourt and comprises:- ENTRANCE HALL 16'9" x 8'10, tiled floor, well for mat, fitted gas fire; REAR HALL, Cloakroom, pedestal wash-basin (h. & c.), low level W.C. LOUNGE 25' x 14', pair of Devon brick fireplaces, fitted 3 double cupboards, 2 with glazed doors, open bookshelves, French doors to garden DINING ROOM 15'6 x 11'6" quarry tiled floor, Devon Brick KITCHEN 16'6 x 10' quarry tile floor, Ideal domestic boiler, sink (h&c), fitted cupboards PANTRY terrazzo tiled floor, fitted food cupboards On the first floor:- BEDROOM over Lounge 15'6" x 13'10", fitted gas fire; BEDROOM over Hall 11'10" x 8'9", fireplace (boarded up); BEDROOM over Dining Room 15'10" x 15'7", built-in cupboards; fitted gas fire,	Client documents: Valuation for a Freehold Dwelling House "The Ferns" Town Street, Duffield.

	BATHROOM with lemon coloured panelled bath and pedestal washbasin (h. & c. to each), airing cupboard; SEP. W.C. On the Second floor:- BEDROOM 15'10" x 15'6", brick fireplace, built-in cupboard, hanging compartment; BEDROOM 13'4" x 11'7", BEDROOM 15'6" x 13'10"; ped. wash-basin (h. & c. over) ; BOXROOM. Outside:- Covered side entrance, large COACHHOUSE, GARAGE of temporary structure, part wood and asbestos and part wood and corrugated iron 28' x 8' tapering towards the read There is a private walled in GARDEN with lawn, crazy paved terrace and paths. Rateable value £42. "the Ferns is in a reasonable state of repair and decoration having regard for its age. It is a property of most pleasing character and appearance" Value £2,166.	
1962	Right of Light and Air in Property known as Ivy House	Client Documents: Rights to Light and Air
1967	The Ferns, 56 Town Street, Duffield Listed NHLE: 1158291 First listed 13th February 1967 Grade II. Said to have been built in 1756. Red brick with sandstone dressings. Welsh slate roof hidden behind a coped parapet. Two brick ridge stacks. Stone quoins, first and second floor stone sill bands. Stone dentil eaves cornice. Chamfered stone plinth. Three storeys. Broad symmetrical three bay east elevation. The centre bay advanced with quoins and a dentilled pediment. Venetian door with moulded stone surround and stepped keyblock. Raised and fielded panelled door with narrow side lights and a traceried fanlight. Flanked on each side by glazing bar sashes under chanelled stone lintels with stepped keyblocks. To the left, a doorway with rusticated surround, basket arch and raised and fielded panelled door. The first floor has a central glazing bar sash with moulded architrave and stepped keyblock, flanked on each side by glazing bar sashes under channelled stone lintels with stepped keyblocks. Three similar but smaller windows above. The interior has a dogleg open string staircase with ramped handrail and stick balusters. Segmental arch across the entrance hall before the staircase. Tall staircase window. Chimneypiece with carved surround; another similar chimneypiece in an upstairs room.	https://historicengland.org.uk/listing/the-list/list-entry/1158291
Late 20th	Colour photograph from Bromby Collection of front of The Ferns	Picture the Past DCAV002758
1978	Duffield Bank Conservation Area encompasses Town Street (13.9.1978). There is no area appraisal.	https://www.ambervalley.gov.uk/images/conservationAreas/duffieldbank.jpg
1981	Annette S. Dowding (A.I.S.T.D, O.B. B.B. Comm) ARROW STUDIO of DANCING, The Ferns, 56 Town Street, Derbyshire Derbyshire's first video Dance Studio	Derbyshire Daily Telegraph 2nd October 1981, p 4
1991	Refurbishment of 52 and 54 Town Street to be returned to single dwelling and Grant of Easement to Light and Air, a variation to the 1962 document allowing the use of transparent glass by Derbyshire Building Society.	Client Documents: Grant of Easement to Light and Air 1991
1998	Paul Sisson Top Flat 56 Town Street, Duffield, trading as Premier Accessories 19 King Street, Alfreton, supplier of mobile telephone	Derby Daily Telegraph 13th March 1998, p29

	accessories, lately company director Insolvency Act 1986 In Bankruptcy Derby County Court No 212 of 1997.	
2007	23rd March 2007 for £100 owner (Dowding) grants rights to Derbyshire Building Society (grantee) not to erect any buildings or structures over the land to prevent the grantee rights of access or permit the doing of any act that in any way weakens or endangers or obstructs the services of service media	Client Documents: Deed of Grant 1991
2025	Sale document 6 Bed house: The Ferns, 56 Town Street, Belper, www.flectherandcompany.co.uk The house is currently split into three flats and is spread across 3,189 sq. ft of living space. The sale represents a ' Full Refurbishment Project ' Ground Floor Entrance Hall 16'6" x 8'9" (5.03 x 2.68) With original panelled entrance door with fan light window over with character side windows incorporating old internal shutters, Minton tile flooring, deep skirting boards and architraves, high ceiling, coving to ceiling, split level staircase leading to first floor, rear access door and latch doorgiving access to WC. Drawing Room 25'0" x 12'5" (7.63 x 3.81) With deep skirting boards and architraves, high ceiling, period open archway, book shelving, two brick fireplace, French doors opening onto private rear garden, two period sash windows, original storage cupboard and panelled door. Dining Room 15'4" x 11'2" (4.68 x 3.41) With brick fireplace, deep skirting boards and architraves, high ceiling, period multi-paned sash window to front, two built-in arched cupboards either side of the fireplace, quarry tile flooring and internal panelled door. Pantry 14'9" x 3'5" (4.52 x 1.06) Kitchen 16'2" x 9'8" (4.93 x 2.96) With single stainless steel sink unit with mixer tap, cupboards, gas cooker point, plumbing for automatic washing machine, plumbing for dishwasher, quarry tile flooring, original storage cupboards, two charming old multi-paned windows and door giving access to private garden. Bathroom 7'3" x 6'0" (2.22 x 1.84) With bath with electric shower, pedestal wash handbasin, low level WC, storage cupboard with shelving and character multi-paned window First Floor Landing 5'9" x 2'6" (1.76 x 0.77) With split-level staircase leading to second floor flat. Bedroom One 15'4" x 13'9" (4.69 x 4.20) With fireplace, deep skirting boards and architraves, high ceiling, two radiators, two period style multi-paned sash windows and internal panelled door. Bedroom Two 11'7" x 8'8" (3.55 x 2.65) With deep skirting boards and architraves, high ceiling, radiator, character multi-paned sash window and internal panelled door. Bedroom Three 15'7" x 15'6" (4.77 x 4.73) With deep skirting boards and architraves, high ceiling, fireplace, two built-in storage cupboards either side of the fireplace, radiator, character period style multi-paned sash window to front and internal panelled door. Walk-In Storage Cupboard 6'6" x 3'0" (1.99 x 0.92) Kitchen 11'2" x 5'11" (3.42 x 1.82) With single sink with hot and cold tap, wall and base cupboards, worktops, electric cooker point and character multi-paned window. Bathroom 10'5" x 4'8" (3.18 x 1.43) With bath, pedestal wash handbasin, low level WC, radiator, storage cupboard and window. Second Floor Landing 10'7" x 6'0" (3.25 x 1.85) With radiator.	https://alto-live.s3.amazonaws.com/AobdVSyb6ppp7LN1nnuUd3Y1UUs/j5i2jE2Dz1D3yGP_V3osXji0MjY/Brochure/[0]/c5CwRVXl8E-2lFNeG1Hk4w.pdf

	Bedroom Four 15'3" x 12'5" (4.65 x 3.80) With two radiators and multi-paned sash period style window to front. Bedroom Five 8'3" x 8'7" (2.53 x 2.63) With radiator and multi-paned sash period style window to front. Bedroom Six 15'8" x 15'4" (4.78 x 4.69) With beam to ceiling, two radiators and multi-paned sash style window to front. Kitchen 16'3" x 3'1" (4.96 x 0.95) With single stainless steel sink unit with mixer tap, a range of base cupboards, worktops, electric cooker point, radiator, double glazed window to rear, central heating boiler and plumbing for automatic washing machine. Bathroom 6'5" x 5'10" (1.98 x 1.78) With bath with electric shower, pedestal wash handbasin, low level WC, spotlights to ceiling, radiator and window. Front Garden The property is set back from the pavement edge behind a lawned fore-garden with stone pathway leading to the entrance door. Rear Garden A charming, generous sized, courtyard, private garden, enjoying a warm westerly aspect compliments the garden and is enclosed by natural brick retaining wall. Driveway To the right hand side of the property is a driveway providing car standing space for two vehicles. Lean To Garage Store 16'1" x 8'10" (4.91 x 2.71) Lean To Garage Store 9'9" x 8'8" (2.99 x 2.66) Coach House Ground Floor Kitchen/Dining/Snug 14'9" x 13'1" (4.50 x 4.01) With single sink with mixer tap, wall cupboards, base cupboards, plumbing for automatic washing machine, electric cooker point, log burning stove, parquet wood style flooring, beams to ceiling, two multi-paned character windows, staircase leading to first floor and entrance door. First Floor Bedroom 14'8" x 13'7" (4.48 x 4.15) With beams to ceiling and two character multi-paned windows. Shower Room 9'9" x 2'7" (2.98 x 0.81) With electric shower, pedestal wash handbasin and low level WC.	
2025	Design and Access Rees CM Architectural Design	
2025	Renovations works inclusive of replacing stone heads/ lintels, replacement/ refurbishment of windows/ doors, blocking up existing openings, replacement render to rear elevations, removal of internal walls, removal of 3no chimneys and installation of 2no conservation roof lights.	Amber Valley Planning Portal AVA/2025/0874

APPENDIX 5: LISTED BUILDING DESCRIPTION

THE FERNS

DETAILS

Grade: II

List Entry:1158291

Date first listed: 13th February 1967

NGR: SK 34512 43194

DESCRIPTION

No 56 The Ferns GV II House. Said to have been built in 1756. Red brick with sandstone dressings. Welsh slate roof hidden behind a coped parapet. Two brick ridge stacks. Stone quoins, first and second floor stone sill bands. Stone dentil eaves cornice. Chamfered stone plinth. Three storeys. Broad symmetrical three bay east elevation. The centre bay advanced with quoins and a dentilled pediment. Venetian door with moulded stone surround and stepped keyblock. Raised and fielded panelled door with narrow side lights and a traceried fanliqht. Flanked on each side by glazing bar sashes under chanelled stone lintels with stepped keyblocks. To the left, a doorway with rusticated surround, basket arch and raised and fielded panelled door. The first floor has a central glazing bar sash with moulded architrave and stepped keyblock, flanked on each side by glazing bar sashes under channelled stone lintels with stepped keyblocks. Three similar but smaller windows above. The interior has a dogleg open string staircase with ramped handrail and stick balusters. Segmental arch across the entrance hall before the staircase. Tall staircase window. Chimneypiece with carved surround; another similar chimneypiece in an upstairs room.

APPENDIX 6: GAZETTEER OF HERITAGE ASSETS

HA no.	HER ref.	Period	Name	Description	NGR	
					X	Y
1	MDR4764	Neolithic	Neolithic Polished Stone Axe, Eaton Bank, Little Eaton	Neolithic polished stone axe found at Eaton Bank some time before 1966 - exact findspot unknown.	435263	342703
2	MDR23163	Roman	Two Parallel Ditches, No. 21 Lime Avenue, Duffield	Two Parallel Ditches, No. 21 Lime Avenue, Duffield, of Roman date.	434249	343981
3	MDR4724	Roman	Roman Pottery, Lime Avenue, Duffield	Derbyshire Ware found in a trench west of Duffield Castle keep in 1886.	434270	344060
4	MDR11318	Roman	Roman Road ('The Street') (conjectural route of), Buxton to Derby	Postulated route of a Roman road running between Buxton and Derby. Also Buxton to Wirksworth has been regarded as 'The Street'.	430911	345082
5	MDR4725	Roman	Roman Pottery and Tiles, The Knoll, Vicarage Lane, Duffield	Roman tiles and Derbyshire Ware found in c. 1931.	434374	343923
6	MDR4726	Roman	Roman Pottery, Avenue Road, Duffield	Roman pottery found in the garden of 4 Avenue Road.	434346	344173
7	MDR4727	Roman	Roman Pottery and Kiln Waster, Avenue Road, Duffield	Derbyshire Ware including a kiln waster found in 1953 in the garden of 1 Avenue Road.	434330	344103
8	MDR8168	Roman	Possible Ford (site of), River Derwent, Duffield Meadows	Site of a possible ford over the River Derwent south-east of Duffield Castle, close to where the Roman road crosses the river and associated with finds of Roman pottery.	434524	343937
9	MDR4707	Saxon	Anglo-Saxon Burial, Duffield Castle, Duffield	Anglian burial with associated amber bead and cruciform brooch found in 1886 in the north-west angle of the keep of Duffield Castle.	434340	344072
10	MDR11362	Medieval	Wall Foundations, Castle Hill House, Milford Road, Duffield	Reported wall foundations uncovered during the construction of Castle Hill House in the late 19th century.	434382	343898
11	MDR15906	Medieval	Ridge and furrow, Duffield Castle, Duffield	Medieval ridge and furrow earthworks.	434576	344141
12	MDR15919	Medieval	Ridge and furrow, east of Duffield Station, Duffield	Medieval ridge and furrow earthworks.	434693	343487
13	MDR15920	Medieval	Ridge and furrow, Duffield Cricket	Medieval ridge and furrow earthworks.	434874	343365

HA no.	HER ref.	Period	Name	Description	NGR	
					X	Y
			Ground, Donald Hawley Way, Duffield			
14	MDR15921	Medieval	Ridge and furrow, Millennium Meadow, Donald Hawley Way	Medieval ridge and furrow earthworks.	434886	343268
15	MDR15922	Medieval	Ridge and furrow, Millennium Meadow (south-east), Donald Hawley Way, Duffield	Medieval ridge and furrow earthworks.	434956	343218
16	MDR15923	Medieval	Ridge and furrow, Millennium Meadow, Makeney Road, Duffield	Medieval ridge and furrow earthworks.	434909	343008
17	MDR15924	Medieval	Ridge and furrow, Makeney Road, Church Walk, Duffield	Medieval ridge and furrow earthworks.	434730	342938
18	MDR15925	Medieval	Lynchets, Duffield bank, Wayside Cottage, Duffieldbank	Medieval lynchet earthworks.	435141	343665
19	MDR15927	Medieval	Ridge and furrow, Town Street, Duffield	Medieval ridge and furrow earthworks.	434640	342707
20	MDR15928	Medieval	Ridge and furrow, Flaxholme Farm, Church Walk, Duffield	Medieval ridge and furrow earthworks.	434810	342701
21	MDR15929	Medieval	Ridge and furrow, Derby Road (A6), Flaxholme Farm, Flaxholme	Medieval ridge and furrow earthworks.	434790	342561
22	MDR15930	Medieval	Ridge and furrow, Derby Road (A6), Flaxholme Farm, Flaxholme	Medieval ridge and furrow earthworks.	434882	342460
23	MDR15931	Medieval	Ridge and furrow, Flaxholme Farm, Flaxholme	Medieval ridge and furrow earthworks.	434941	342376
24	MDR15932	Medieval	Ridge and furrow, Flaxholme Farm, Flaxholme	Medieval ridge and furrow earthworks.	434980	342313
25	MDR10103	Medieval to Post Medieval	Middle Mill (site of), Duffield	Site of corn mill and possible paper mill. This may be the oldest of the Duffield mill sites and could date back to the 11th century	433893	343492

HA no.	HER ref.	Period	Name	Description	NGR	
					X	Y
26	MDR15062	Medieval to Post Medieval	Possible ancient ford (site of), River Derwent, east of Duffield	Ancient ford marked on a map drawn in 1922, based on a map of Duffield of 1787. No other evidence.	434684	344069
27	MDR15065	Medieval to Post Medieval	Possible ford site, Duffield	Shallow river section with cut stone on opposite bank suggests a possible ford site.	434582	343748
28	MDR4713	Medieval	Pottery kiln (site of), King Street, Duffield	Pottery kiln, excavated in 1966, with pottery of mid-12th to mid-13th century date.	434280	343720
29	MDR11313	Medieval to Post Medieval	Churchyard, St Alkmund's Church, Duffield	Churchyard surrounding the early 14th century parish church.	434953	342770
30	MDR4765	Tudor to 21st Century	Duffield Bridge, Makeney Road, Duffield	Duffield Bridge, Makeney Road, Duffield, originally a 16th century bridge.	435032	342963
31	MDR15063	Post Medieval	The White Lion Inn (approximate site of), Church Walk, Duffield	The approximate site of a post-medieval inn known as The White Lion.	434701	342840
32	MDR11324	Post Medieval	Former road (course of), Duffield Bank, Duffield	Course of a road in use in the 18th century but enclosed in 1789.	435096	343751
33	MDR4795	Post Medieval	Packhorse route, Whittaker Lane, Little Eaton	A pack way route through fields close to Whittaker Lane and on to Toad Lane.	436382	342854
34	MDR10213	Post Medieval	Toll house, 67 Wirksworth Road, Duffield	A former toll house located at the junction of Wirksworth Road and New Zealand Road, Duffield.	434017	343149
35	MDR10707	Post Medieval	69 Derby Road, Duffield	Former stone barn now converted to a house.	434784	342427
36	MDR13305	Post Medieval	Gate posts, Eaton Bank, Little Eaton	Two large stone gate posts that are possibly fomer turnpike gate posts. Not likely to be in situ.	435084	342900
37	MDR13547	Post Medieval	Duffield Bank North Quarry (Turpins), Duffield Bank, Duffield	Quarry shown on the 1st edition 25" Ordnance Survey of c. 1880, possibly listed by Farey on 1811.	435320	343649
38	MDR13548	Post Medieval	Duffield Bank South Quarry (Bridge), Squirrel Walk, Duffield	Quarry shown on the 1st edition 25" Ordnance Survey of c. 1880, possibly listed by Farey on 1811.	435341	342928
39	MDR15061	Post Medieval	Save Penny Lane (route of), between Makeney and Belper	The route of Save Penny Lane, from Makeney down to the ford to Duffield.	435000	343907
40	MDR15064	Post Medieval	Vicarage (site of), Duffield	The site of vicarage labelled on a 1922 map drawn from	434879	342765

HA no.	HER ref.	Period	Name	Description	NGR X	NGR Y
				a map of 1787. Presumably demolished to make way for the North Midland Railway.		
41	MDR8167	Post Medieval	Ford (site of), River Derwent, Duffield Meadows	Site of a ford across the River Derwent, in use in the 18th century and possibly earlier.	434793	343701
42	MDR9763	Post Medieval	Smithy (site of), Town Street, Duffield	Site of smithy shown on late 19th and early 20th century OS maps.	434519	343269
43	MDR9765	Post Medieval	Duffield Lower Mill (site of), Duck Island, Duffield	Corn and paper mill built by the late 18th century and destroyed by fire during the 1920s/30s. The grade II listed associated 19th century mill house still stands on the island.	434234	343493
44	MDR9975	Post Medieval	Manor Quarry, Duffieldbank, Duffield	Quarry shown on late 19th and early 20th century OS maps. Extraction finished before 1884 and the quarry closed in 1897.	435349	343357
45	MDR9935	Elizabethan to Victorian	21 Hazelwood Road, Duffield	House with 17th century origins enlarged in 1901.	434126	343875
46	MDR10874	Stuart to Victorian	39 Tamworth Street, Duffield	Remaining two brick cottages out of a row built for servants of Tamworth Hall c.1690-1720, now one dwelling.	434331	343476
47	MDR12790	Georgian to Victorian	Infant School/Mission Room (site of), Wirksworth Road, Duffield	The site of a building that has been used as an Infant School and Mission Room, and probably also a Unitarian Chapel and Meeting Hall. It has since been demolished and the site has been redeveloped [2011].	434419	343226
48	MDR10878	Georgian to Victorian	New Inn House, Hazelwood Road, Duffield	A mid-18th century inn enlarged in the late 18th century.	434114	343967
49	MDR11608	Georgian	Derby to Sheffield (via Duffield) Turnpike Road, North East Derbyshire, Amber Valley, Erewash and Derby	One of the earlier turnpike roads in Derbyshire, authorised in 1756.	437416	358635
50	MDR11703	Georgian	Duffield to Wirksworth (via Blackbrook) Turnpike Road,	Original route of a turnpike road authorised in 1756.	432839	348705

HA no.	HER ref.	Period	Name	Description	NGR	
					X	Y
			Derbyshire Dales and Amber Valley			
51	MDR9762	Georgian to Victorian	Manor Farm, Duffieldbank, Duffield	Farmhouse built in 1773.	435507	343179
52	MDR9761	Georgian to Victorian	Former Wesleyan Chapel, King Street, Duffield	Former Wesleyan Chapel originally erected in 1777 but rebuilt and enlarged in 1855.	434367	343577
53	MDR13556	Georgian to Victorian	Kings Street Brickworks (east), Kings Street, Duffield	Brickworks in use by 1791, abandoned by 1865, the site is now underneath the Ecclesbourne Valley Railway.	434412	343600
54	MDR11644	Georgian	Duffield to Heage Turnpike Road, Amber Valley	Road turnpiked in 1793 between Duffield and Heage via Belper.	435328	346989
55	MDR9937	Georgian to Victorian	Parish Pump, Hazelwood Road, Duffield	Cast iron pump, possibly early 19th century, restored in 1975.	434197	343778
56	MDR13647	Georgian	Edgehill, Eaton Bank, Little Eaton	House built in 1818. On the Erewash Local List.	435357	342756
57	MDR14188	Georgian to Victorian	Greentrees, 5 Chapel Street, Duffield	A mid 19th century house that was extended in the early 20th century.	434486	343544
58	MDR9669	Victorian	Duffield Railway Station (remains of), Duffield	The platforms and station-master's house are all that remain of Duffield Station, which probably dates from the mid-1860s.	434600	343560
59	MDR11473	Victorian	Midland Railway, Wirksworth branch, Derbyshire Dales and Amber Valley	Railway line opened in 1867 and closed to passengers in 1947.	430028	349316
60	MDR14886	Victorian to Late 20th Century	William Gilbert Endowed (C of E) Primary School, Vicarage Lane, Duffield	The school has its origins in the 16th century, with this site being used from 1867 onwards. The school was remodelled in the 1990s and it is not known how much of the original historic material survives.	434252	343786
61	MDR9934	Victorian	Girls' School, King Street, Duffield	Village girls' school built in 1869 by Stevens and Robinson.	434280	343668
62	MDR4821	Victorian to First World War	Private Railway, Duffield Bank, Duffield	Private railway built and run by Sir Arthur Percival Heywood between 1874 and 1916 in the grounds of his mansion on Duffield Bank.	435276	343077
63	MDR13555	Victorian	Kings Street Brickworks (west),	Brickyard and clay pit run by Samuel Jennings and Son	433927	343859

HA no.	HER ref.	Period	Name	Description	NGR	
					X	Y
			Kings Street, Duffield	in the last quarter of the 19th century.		
64	MDR15145	Victorian	The Kings Head, 3 Town Street, Duffield	English pub building dating back to at least 1880.	434465	343512
65	MDR9933	Victorian to Mid 20th Century	WI Hall, Crown Street, Duffield	Hall built as a working mens club at the end of the 19th century.	434308	343597
66	MDR9976	Victorian to Mid 20th Century	Saw Mill (site of), Milford Road, Duffield	Saw mill shown on late 19th, early and mid 20th century OS maps.	434452	343901
67	MDR9936	Early 20th Century	59 King Street, Duffield	'Tudor' style house, built in 1925.	434240	343711
68	MDR14215	Late 20th Century	Paved concrete railway track, The North Midland Railway, Duffield/Little Eaton	About a mile of a continuous slab of concrete on the east side of the main railway line, which was laid in 1971 as a trial railway track. The trail was successful, and from the 1980s onwards, paved concrete track has been routinely used in tunnels.	435411	341802
69	MDR23052	Unknown	Trackway or Road, at Duffield Bank House, Duffield Bank, Duffield	Trackway or road, at Duffield Bank House, Duffield Bank, Duffield, of unknown date but of a method similar to Roman construction.	435085	343391
70	MDR15908	Unknown	Bank earthwork feature, Save Penny Lane, Makeney	Earthen bank feature of unknown date.	434965	344124
71	MDR15918	Unknown	Bank earthwork feature, Pipe Bridge, Duffield	Earthen bank feature aligned north to south.	434657	343637