

# Ford Farm, Ridgeway, Derbyshire

## Built Heritage Assessment



General view of Ford Farm Barn, Ridgeway, Derbyshire

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## **Executive Summary**

*In September 2012 Archaeological Research Services Ltd were commissioned by Malcolm Cook of Windle Cook Architects to undertake a Built Heritage Statement in support of an application for Listed Building Consent at Ford Farm Ridgeway, Derbyshire.*

*The farmstead complex is situated within the Conservation Area of Ridgeway and contains several buildings of which the farmhouse and the barn are both designated Grade II Listed Buildings. The proposed development involves residential conversion of the listed barn and outbuildings at Ford Farm. The barn might have originally been designed as a combination barn with a central threshing floor and additional rooms for a cattle shelter shed and a hayloft.*

*The barn forms part of a farmstead complex which includes a farmhouse dating from the mid to late 18<sup>th</sup> century. This complex also includes a number of fairly contemporary buildings in various states of completeness and in some cases substantial later repairs and alterations. The principal elements that contribute to the group value of the farmstead are the farmhouse and the barn facing to a central courtyard, whilst the outbuildings also contribute, they have been much mutilated by later repairs and alterations. The farmstead cannot be considered a ‘planned’ or ‘model’ farmstead, but represents an interesting group of traditional farm buildings with subsequent additions. The proposed conversion of the barn and outbuildings will offer an opportunity to remove some of the later, and more unsightly, accretions from the exterior whilst ensuring the future maintenance of the farmstead. Where possible the design of the conversion should seek to retain historic fabric by utilizing existing openings (and re-opening currently blocked former openings as necessary). As the barn has few interior structures, there is ample scope for low-impact and reversible conversion without significant structural alterations. The majority of the proposed alterations will be in the interior of the building, and are minor in the context of the overall development. It is intended to retain the existing openings. Sympathetic alterations will have little impact on the significance of the heritage asset and the conversion of the building will enhance the Listed Building and its setting, by preventing the site falling into disuse. The preliminary design of the development proposes minor alterations to the main structures while the barn will retain its primary openings within the front principal elevation facing to the courtyard. Moreover, combination barns such as the one concerned here, are less sensitive to change than those with minimal external openings.*

*On consideration of the above it is apparent that the application proposals would have a negligible negative impact on the special architectural and historic interest of the building. Considering the present situation of the building, a sympathetic programme of work represents an opportunity to secure the future of the building, and will enhance the character and appearance of the Listed Building and surrounding area.*

*It has been established that the proposed development site has regional-national historic and architectural significance. The re-development programme intends to convert the premises into residential dwellings. Re-insertion of features should be carried out sympathetically considering the original architectural style of the building. Taking into account the present situation of the building, which is now vacant and partially neglected, the proposed sympathetic programme of work represents an opportunity to secure the future of the building and will enhance the character and appearance of the Conservation Area of Ridgeway.*

## 1 Introduction

1.1 A planning application for the development of a barn and outbuildings within Ford Farm complex, Ford Lane, Ridgeway, Derbyshire (NGR: SK 40093 80326, Fig. 1), is to be proposed to the North East Derbyshire District Council. The development will involve the conversion of the buildings aforementioned into residential dwellings. The site falls within the Moss Valley Conservation Area and the area is covered by the North East Derbyshire Green Belt. The barn is Grade II Listed Building (LBS Number: 79558) located to the east of the farmhouse which is another Grade II Listed Building (LBS Number: 1109642). The barn as part of the farmstead complex was included within the overall listed entry 'for group value only'. When making a listing decision, the Secretary of State may take into account the extent to which the exterior contributes to the architectural or historic interest of any group of buildings of which it forms part. This is generally known as 'group value'. The Listed Building entry for the barn reads as below:

*Farm outbuilding. Late C18. Coursed rubble coal measures sandstone with quoins, plain gables, and a Welsh slated roof. Two storeys, three bays, with two ground floor doorways, a flight of steps to the north end leading to a first floor doorway. First floor window with plain surround. North gable with 2-light flush mullioned window to gable apex. Listed for group value only. (Full copy of the Listed Building entry is contained within the Appendix I of this statement).*

1.2 The Senior Planning Officer (Conservation and Design) of North East Derbyshire District Council has advised that a Built Heritage Statement including an impact assessment should be undertaken to supply information on the special architectural and historic significance of the building and its setting. The Built Heritage Statement has been carried out in accordance with government policy requirements specified in the National Planning Policy Framework (NPPF).

1.3 The assessment comprised a site visit in order to compile analytical descriptions, documentary research to provide back up evidence of date and function, and an evaluation of architectural and historic significance based on the existence or non-existence of statutory and non-statutory designations and also on the author's professional judgement formulated by a substantial experience of historic building analysis. The fieldwork was undertaken in accordance with the relevant English Heritage and Institute for Archaeologists Standards and Guidance (EH 2006; IfA 2008)

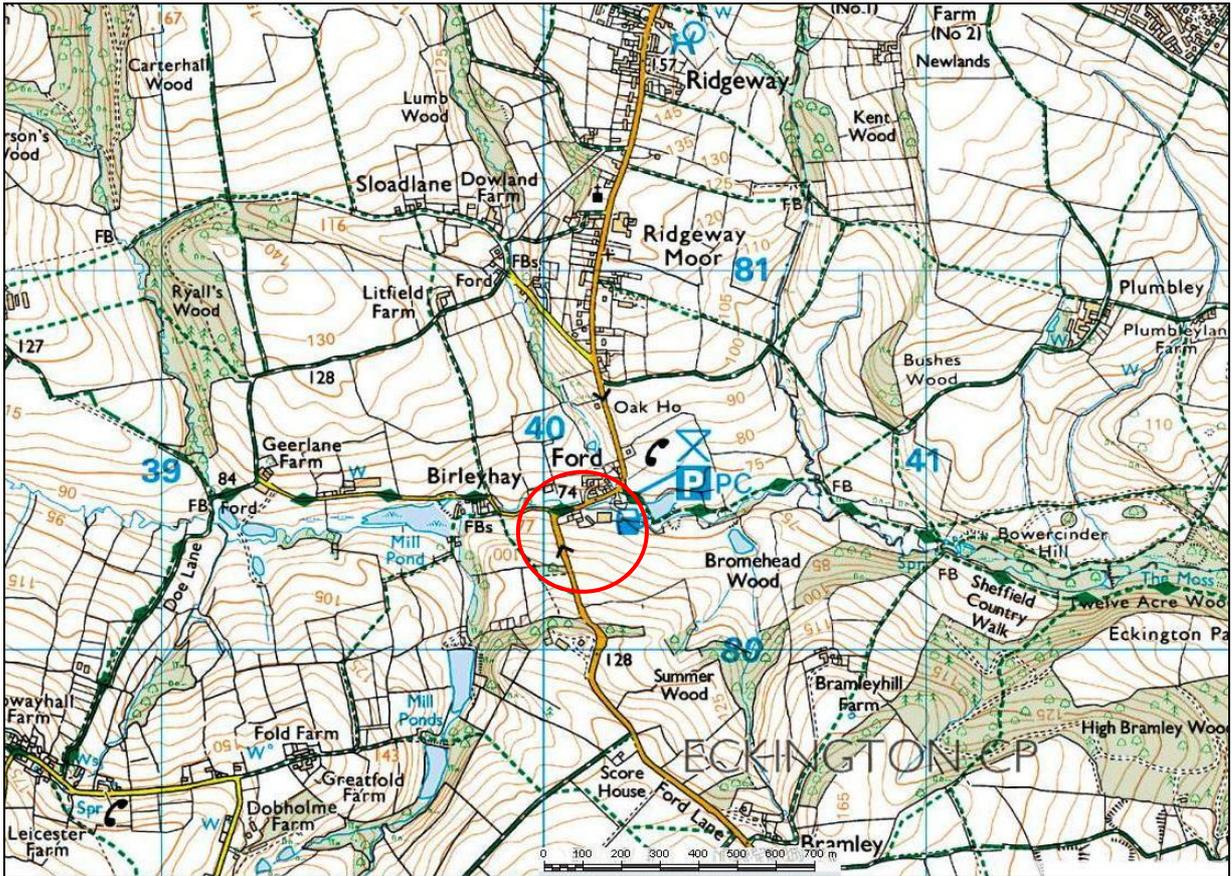


Figure 1: Location of Ford Farm  
(Ordnance Survey Data © Crown copyright. All rights reserved. Licence No. 100045420)

## 2 Planning Policy Context

2.1 This assessment is carried out under the National Planning Policy Framework (NPPF) (DCLG 2012). The NPPF sets out the Government’s planning policies for England and how these are expected to be applied. It sets out the Government’s requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. The purpose of the NPPF is to contribute to the achievement of *sustainable development*, which includes “...contributing to, protecting and enhancing our natural, built and historic environment...” (DCLG 2012, 30).

2.2 Section 12 of the NPPF deals with government policy in relation to conserving and enhancing the historic environment and its role in sustainable development.

2.3 Paragraph 126 states that Local Authorities must undertake to “recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance”. In developing their strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

2.4 Paragraph 128 states that, “*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation*” (DCLG 2012, 30).

2.5 Paragraph 129 states that, “*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal*” (DCLG 2012, 30).

2.6 In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

2.7 Paragraphs 132 – 141 provide guidance on the approach to be adopted by local authorities in weighing the impact of development against the conservation of heritage assets and their setting and significance (DCLG 2012, 31-32). Paragraph 132 states that “*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional*” (DCLG 2012, 31).

2.8 Paragraph 135 states that “*The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset*” (DCLG 2012, 31).

2.9 Paragraph 141 states the Government requirement for the planning process to contribute to public understanding of the historic environment.

2.10 The Planning for the Historic Environment: Historic Environment Planning Practice Guide (PPS5) now superseded by the NPPF, is still the only detailed extant Historic Environment guidance) and is a much more in-depth document than the policy statement itself. This practice guide “*supports the implementation of national policy, but does not constitute a statement of Government policy*” (DCLG/DCMS/EH 2010, 6). This document has been presented by English Heritage as a ‘live’ document and is therefore intended to be subject to future changes as techniques and practice develop. Indeed the Practice Guide which accompanied PPS5 has survived and, in the words of the June 2012 revision note which now prefaces the document: “*The PPS5 Practice Guide remains a valid and Government endorsed document pending the results of a review of guidance supporting national planning policy . . . . [it] remains almost entirely relevant and useful in the application of the NPPF*”. The key concepts outlined in PPS5 have generally survived and government policy has remained largely unchanged. Thus, the relevant policies are included below.

2.11 Policy HE6 sets out the information requirements for applications affecting heritage assets. HE6.1 states that applications should ‘provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance’. The policy states that this description should be ‘sufficient to understand the potential impact of the proposal on the significance of the heritage asset’.

2.12 Policy HE7 outlines policy principles to guide the determination of applications for consent relating to all heritage assets. Policy HE7.2 states that ‘in considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value it holds for this and future generations’. The consideration given to this significance should be used by the local planning authority ‘to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposals’.

2.13 Policy HE7.5 requires that ‘Local planning authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use’.

2.14 Policy HE9 relates to the applications for consent affecting designated heritage assets. Policy HE9.1 confirms the presumption in favour of conserving designated heritage assets noting that this should be proportionate to their significance. Policy HE9.4 identifies that when there is less than substantial harm to the significance of a designated heritage asset the local authority should consider:

- 1 The benefit of the proposal; and
- 2 The justification of any harm in proportion to significance.

2.15 Policy HE9.5 recognises that not all elements of a Conservation Area will necessarily contribute to its significance. The policy states that ‘when considering proposals, local planning authorities should take into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole’.

2.16 The Listed Building and Conservation Areas Act (1990) indicates that:

- (1) Works for the alteration or extension of a listed building are authorised if—
  - (a) written consent for their execution has been granted by the local planning authority or the Secretary of State; and
  - (b) they are executed in accordance with the terms of the consent and of any conditions attached to it.
- (2) Works for the demolition of a listed building are authorised if—
  - (a) such consent has been granted for their execution;
  - (b) notice of the proposal to execute the works has been given to the Royal Commission;
  - (c) after such notice has been given either—
    - (i) for a period of at least one month following the grant of such consent, and before the commencement of the works, reasonable access to the building has been made available to members or officers of the Royal Commission for the purpose of recording it; or
    - (ii) the Secretary of the Royal Commission, or another officer of theirs with authority to act on their behalf for the purposes of this section, has stated in writing that they have completed their recording of the building or that they do not wish to record it; and
  - (d) the works are executed in accordance with the terms of the consent and of any conditions attached to it.

### 3 Historical overview

3.1 Ridgeway originally consisted of three smaller settlements - Sloadlane, Ridgeway and Ridgeway Moor. Also, many people amalgamate the nearby villages of Birley Hey, Ford and Highlane with the above settlements, though they do virtually run into one another today.

3.2 In 1870 – 72, John Marius Wilson’s *Imperial Gazetteer of England and Wales* described Ridgeway as “*a chapelry in Eckington parish, Derby; 3¾ miles N W of Eckington r. station. It was constituted in 1841; and it has a post-office under Chesterfield. Rated property, £4, 800. Pop. in 1861, 1, 745. Houses, 354. The property is subdivided. Coal is worked; and scythes, sickles, knife-blades, and riddles are made. The living is a p. curacy in the diocese of Lichfield. Value, £300. Patron, the Rector of Eckington. The church was built in 1840, at a cost of £2,000*”.

3.3 Ridgeway was once deeply involved in the local industry of Sickle and Scythe manufacturing, like its neighbouring villages. At one time, it had a large industrial scale Scythe manufactory known as the Commonsides Sickle Manufactory. It has now been converted into apartments. Similar manufactories could be found at Birley Hey, a hamlet built entirely of this industry, at Highlane, where the Phoenix Works resided and at Mosborough. Grindstones, likely brought in from Millstone quarries from what was to be the Peak District or Rotherham, stand testament to this old industry, and many can be found literally built into people’s houses.

3.4 The first popular account of Ridgeway’s history was written by Willis Fox, who was a native of the village and a member of the famous Fox sickle-making family. The book provides a valuable insight into village life and times prior to 1950. More recently, Jack Hambleton put together his own interesting record as a series of snapshots of village life throughout the 20<sup>th</sup> century.

3.5 The origin of Ford Farm complex may date from the mid 18<sup>th</sup> century onwards and is still today used as a working farm. However, the barn and several outbuildings within the complex are now vacant and have undergone evident neglect.

## **4 Building description and setting**

4.1 The proposed development programme intends to convert the barn and outbuildings into residential dwellings. Ford Farm barn is a Grade II Listed Building (LBS Number: 79558) located to the east of the farmhouse which is another Grade II Listed Building (LBS Number: 1109642). The barn as part of the farmstead complex was included within the overall listed entry ‘for group value only’.

4.2 The barn is approached from the main entrance along Ford Lane through a gated drive-way (Fig. 2). It is a two-storey range of three bays built with coursed rubble coal measures sandstone and a pitched slated roof with close plain verges and eaves. No rain water pipes or gutters are extant although several wrought-iron brackets for the former gutters survive beneath the eaves. Moderate alveolar weathering is present within the masonry. The building is mostly vacant although there is some space used for storage. The north elevation is the main facade facing the courtyard of the farmstead (Fig. 3). There are three doorways with dressed jambs and lintels on the ground floor (Fig. 4). The outer jambs of the eastern and western doors form reinforced quoins. One of the jambs of the western doorway contains the inscriptions ‘L M’ which might represents the initials of a former farmer’s name. (Fig. 5).

4.3 There is a straight cantilever stone staircase to the eastern side which provides access to an additional doorway on the first floor (Fig. 6). The lower section of the staircase is supported with later brickwork. The doorway of the first floor is comparable to the remainder ones on the ground floor although the outer jams do not extend towards the edge forming quoins and the lintel is slightly misplaced which might have been caused as a result of some movements. This putative movement might have taken place when part of the adjacent extension fell down. There is a window opening next to the first floor’s door which appears to be a later insertion.

4.4 The rear south elevation is partially buried under a made-ground layer (*c.* 1m thick) abutting the lower courses of the wall as well as the semi-derelict eastern extension which projects out towards the south (Fig. 7). The construction is similar to its counterpart although it contains three window openings (one on the ground floor and two on the first floor) which are later insertions (Fig. 8). These openings are somewhat haphazard and the actual windows are unrelated types. Ventilation slits with internal splayed jambs are also present although one of them is currently bricked up. There is a central doorway equivalent to the opposed elevation which is partially blocked due to the raised ground against it (Fig. 9).

4.5 The east elevation is abutted by a later single-storey extension built with coursed rubble sandstone and a slated pitched roof (Fig. 10). This structure is mostly derelict and vacant. The gable of the main barn contains a mullioned window, built with dressed sandstone, and another smaller opening above it (Fig. 11).

4.6 The west elevation is mostly covered with vegetation although two central window openings (one on each level) and further ventilation slits were recognised (Fig. 12).

4.7 The interior of the ground floor is divided into three rooms with exposed ceiling joists and divisions created with partition brick walls. These rooms are individually accessed from the doorways facing the courtyard; the doorways themselves contain timber ledged doors which are in moderate to poor condition (Figs 13 – 15). The central room retains its primary flagstone floor which might have been used as a threshing floor (Fig. 14), while the eastern room has an additional inserted doorway, with a timber ledged door, which provides access to the semi-derelict extension to the east (Fig. 15). This room also contains a concrete platform which would have supported a small mill as indicated by a series of projecting bolts from where a mill machine would have been attached to and a hopper positioned immediately above it from where grain would have been poured into the putative mill (Fig. 15).

4.8 The first floor consists of two rooms divided by the brick partition wall between the central and the eastern bays. The main room has timber floor boards in moderate to poor condition. Remnants of former lime ash screed over the floor boards were identified towards western side (Fig. 16). The roof structure is exposed consisting of two king-post timber trusses carrying four tiers (two on each side) of staggered tusk side purlins supporting the common rafters (Fig. 17). Iron bolts secure the king-posts to the tie-beams.

4.9 The room within the eastern bay is rendered with plaster and the partition brick wall contains a later inserted doorway (Fig. 18). This doorway contains a crude timber door which links it with the adjacent main room, which has a timber ceiling that includes a double-door hatch for the loft above which is accessed from a ladder (Fig. 19). The loft is also rendered and the exposed ceiling, composed of common rafters, contains traces of nails on the underside which would have supported a lath-and-plaster ceiling. The ceiling is no longer extant as it might have been removed when the present slated roof was added as the scantling battens and slates are clearly later fabrics with little weathering. Immediately above the hatch a pulley wheel, attached to a secondary collar between the upper purlins, was identified (Fig. 20). This would have allowed sacks with grain to be hoisted up from the floor below.

4.10 This barn might have originally been designed as a combination barn with a central bay with opposed doorways where grain would have been beaten from the crop by flails and then separated from the husks by winnowing on the threshing floor which is extant. The barn also contained side rooms originally used for the sorting of sheep and other stock in the spring and summer; and a hayloft. Altogether the architectural design, as well as some of the internal fixtures and fittings (e.g. roof truss), is typical of the late 18<sup>th</sup> century. The primary use of the barn has changed through time and the building has suffered some repair and alterations and therefore is not substantially as built. Detailed analysis is beyond the scope of the present project, but there are clearly several phases of alteration, blocking of doorways and insertion of windows etc. Despite these alterations the original layout appears to be recoverable, and more detailed analysis may reveal the earlier function of several parts of the building that are presently unknown. Some of the later alterations to the barn detract from its original appearance, particularly the eastern extension which is semi-derelict and insertions of window openings. However, these alterations are part of the building's historical development, and may in some cases reflect important changes in agricultural practice.

4.11 An additional long single-storey outbuilding is positioned along Ford Lane. This range is built with roughly hewn sandstone laid fairly regular and has a slated pitched roof (Fig. 21). The side facing the courtyard shows that the range is composed of two open-fronted shed structures of slightly different width: the eastern structure is marginally narrower than the adjacent structure and is mainly built with bricks and concrete; whereas the western structure, closer to the drive-way, is built with a mixture of fabrics including brick partitions, cast-iron drainage pipe (used as columns) which support obsolete rail lines (used as girders), a concrete floor and galvanised metal doors (Fig. 22). The original design of this range is difficult to ascertain as it has suffered some modifications although it might have been used as a cattle shelter shed. Ordnance Survey mapping from the 1920s shows the eastern side whereas the western side was added later as indicated by the 1930s edition.

4.12 In term of its setting, the barn and the long outbuilding are viewed from Ford Lane although only from its close vicinity as the road is fairly narrow and flanked by tall trees obscuring the view further away (Figs 23 and 24). The eastern and western sides of the site are positioned on slightly higher grounds and trees appear to partially screen the view of the site (Figs 25 and 26). To the rear there is a large cultivated field rising slightly towards a wooded area on top of a hill (Fig. 27).



Figure 2: General view of the site, looking south



Figure 3: North elevation of the barn



Figure 4: Detail of central doorway



Figure 5: Inscribed initials 'L M' on the western doorway



Figure 6: Eastern side of the north elevation with cantilever staircase



Figure 7: South elevation of the barn and adjacent derelict eastern extension



Figure 8: South elevation



Figure 9: Detail of former doorway and ventilation slit within the south elevation



Figure 10: East elevation and adjacent derelict extension



Figure 11: Detail of mullioned window



Figure 12: West elevation



Figure 13: Western room of the ground floor, looking north



Figure 14: Central room of the ground floor, looking north



Figure 15: Eastern room of the ground floor, looking east



Figure 16: Western side of the first floor with remnants of former lime ash screed over floor boards (arrow)



Figure 17: Roof structure and brick partition wall, looking west



Figure 18: Eastern room of the first floor, looking west

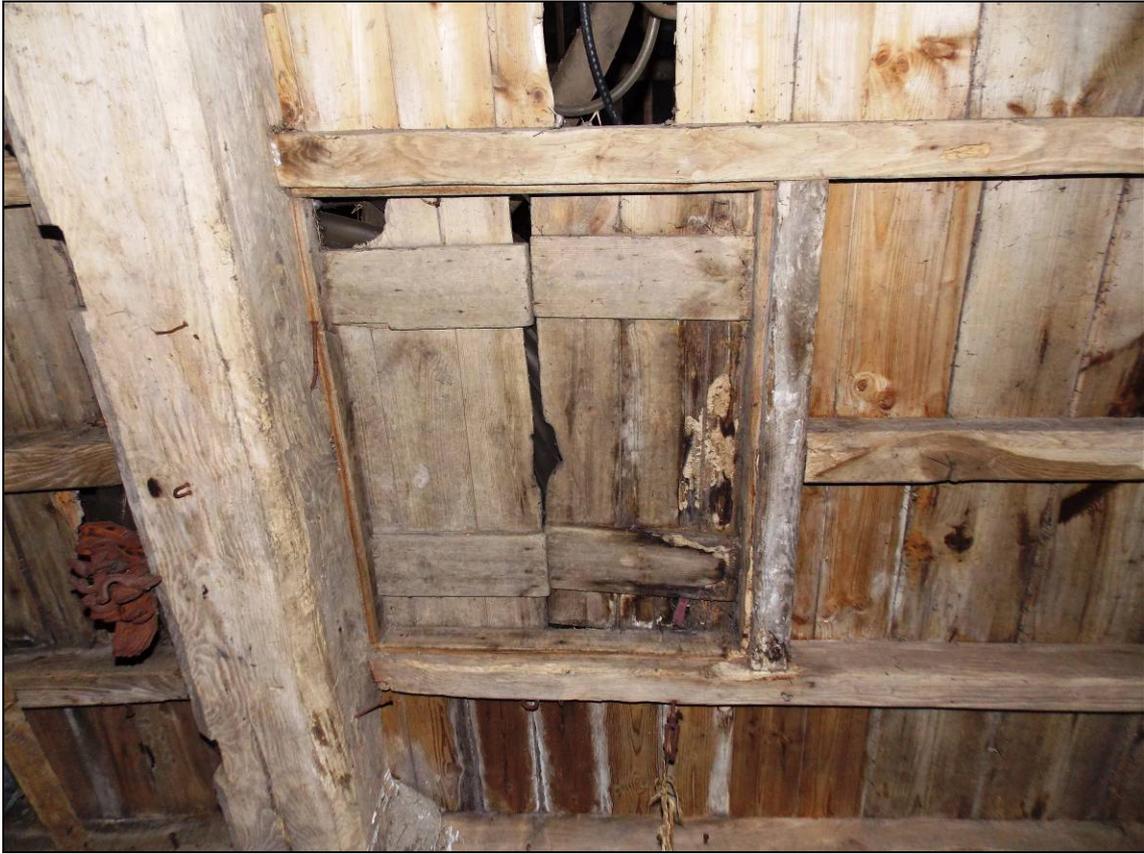


Figure 19: Detail of ceiling hatch



Figure 20: Detail of pulley wheel



Figure 21: Outbuilding complex along Ford Lane, looking south-east



Figure 22: Outbuilding complex, looking north-east



Figure 23: View of the site from Ford Lane, looking south



Figure 24: View of the site from the bridge across Ford Lane, looking south-west



Figure 25: View of the site from the west



Figure 26: View of the site from the south-east



Figure 27: Rear view from the site, looking south

## 5 Assessment of the Heritage Asset

5.1 Ford Farm barn might have originally been designed as a combination barn with a central bay with opposed doorways where grain would have been beaten from the crop by flails and then separated from the husks by winnowing on the threshing floor which is extant. The barn also contained side rooms originally used for the sorting of sheep and other stock in the spring and summer as well as a hayloft. The architectural design, as well as some of the internal fixtures and fittings (e.g. roof truss), is typical of the late 18<sup>th</sup> century. The primary use of the barn has changed through time and the building has suffered some repair and alterations including the incorporation of a small mill.

5.2 The site and its setting have regional-national architectural and historic significance due to group value only. Indeed, Ford Farm barn is a Grade II Listed Building which forms part of a group with the nearby farmhouse and outbuildings. Rural buildings are a significant part of the landscape of the district and play an important role in creating the character of the local environment. Historic buildings, including traditional agricultural and industrial buildings, are part of the nation's historic environment; as such, they provide continuity with those who have gone before us and help future generations to learn about life in the past. While a few historic rural buildings will be of such importance that they should be maintained as they are without change, most will be able to accommodate new uses.

5.3 To assess the barn and outbuildings' wider significance several criteria must be considered:

### *Condition*

5.4 The barn, although mainly disused, has been historically well maintained, and the original elements are in generally good condition. While the eastern extension is semi-derelict, the long outbuilding along Ford Lane is also in good condition although the amalgamated range is of little historic and/or architectural significance.

### *Rarity*

5.5 This form of barn is relatively widespread in the district area and similar examples exist in some numbers in the neighbouring areas of Derbyshire and South Yorkshire. The barn should ideally be scientifically dated to confirm the dating suggested by the present rapid assessment. The semi-derelict extension and outbuilding are of a comparatively common building type in the county for this period. With changing agricultural practices and the pressure for rural development in the last three decades unconverted traditional farm buildings are now becoming increasingly scarce, and this scarcity adds some significance to the heritage value of the present buildings.

### *Group value*

5.6 The barn forms part of a farmstead complex which includes a farmhouse dating from the mid to late 18<sup>th</sup> century. This complex also includes a number of fairly contemporary buildings in various states of completeness, which in some cases include substantial later repairs and alterations. The principal elements that contribute to the group value of the farmstead are the farmhouse and the barn facing a central courtyard. The outbuildings also contribute, but have been mutilated by later repairs and alterations. As such the farmstead cannot be considered a 'planned' or 'model' farmstead, but represents an interesting group of traditional farm buildings with subsequent additions.

### *Associations*

5.7 The building range has no known historic associations with significant persons or events.

### *Significance*

5.8 The barn is a national heritage asset as indicated by its current Grade II Listed Building designation. It has a particular charm, being built in the traditional vernacular style and local materials, and every effort should be made to ensure that the basic fabric, form and exterior appearance of the core structures is retained during conversion to a secondary use.

### *Impact Assessment*

5.9 Whilst the barn is of substantial importance both as a contribution to the landscape and setting of the farmstead as a whole, the barn is currently moderately altered and suffering from neglect.

5.10 The proposed conversion of the barn and outbuildings will offer an opportunity to remove some of the later, and more unsightly, accretions from the exterior whilst ensuring the future maintenance of the farmstead. Where possible the design of the conversion should

seek to retain historic fabric by utilizing existing openings (and re-opening currently blocked former openings as necessary). As the barn has few interior structures, there is ample scope for low-impact and reversible conversion without significant structural alterations. The majority of the proposed alterations will be in the interior of the building, and are minor in the context of the overall development and it is intended to retain the existing openings. Sympathetic alterations will have little impact on the significance of the heritage asset and the conversion of the building will enhance the Listed Building and its setting, by preventing the site falling into disuse. The preliminary design of the development proposes minor alterations to the main structures. This proposal avoids major alterations particularly on the main front elevation facing to the courtyard which will retain the primary openings. Moreover, combination barns such as the one concerned here, are less sensitive to change than those with minimal external openings.

5.11 The English Heritage publication *'The Conversion of Traditional Farm Buildings: A guide to good practice'* should be consulted for further detailed advice which is available online or from English Heritage (<http://www.english-heritage.org.uk/publications/conversion-of-traditional-farm-buildings/>).

5.12 In rural areas, landscape design is particularly important and may be central to the acceptability of a scheme. Screening should be used to minimise any negative impact of development but should not aim for complete concealment. Important views of traditional rural buildings should be retained. The proposal would have a negligible negative impact on the views from and to the site as the main structures will be retained with little alterations.

5.13 On consideration of the above it is apparent that the application proposals would have a negligible negative impact on the special architectural and historic interest of the building.

5.14 Considering the present situation of the building, a sympathetic programme of work represents an opportunity to secure the future of the building, and will enhance the character and appearance of the Listed Building and surrounding area.

5.15 Appropriate mitigation measures may be requested by the Local Planning Authority to record architectural features prior to their removal and to establish the presence/absence and record any archaeological deposits encountered during any ground-works.

## **6 Publicity, Confidentiality and Copyright**

6.1 Any publicity will be handled by the client.

6.2 Archaeological Research Services Ltd will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

## **7 Statement of Indemnity**

7.1 All statements and opinions contained within this report arising from the works undertaken are offered in good faith and compiled according to professional standards. No responsibility can be accepted by the author/s of the report for any errors of fact or

opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

## **8 Acknowledgements**

8.1 Archaeological Research Services Ltd would like to thank all those involved with the project, especially Malcolm Cook of Windle Cook Architects for commissioning the work and the present farmer, Richard Ward for facilitating information and access to the site.

## **9 References**

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English Heritage 2006. *Understanding Historic Buildings. A guide to good recording practice.*

Institute for Archaeologist 2008. *The Standards and Guidance for Archaeological Building Recording.*

## APPENDIX I: ENGLISH HERITAGE LISTING AND OASIS FORM

Outbuildings to the South East of Ford Farmhouse, Eckington  
Description: Outbuildings to the South East of Ford Farmhouse

Grade: II  
Date Listed: 7 July 1989  
English Heritage Building ID: 79558

OS Grid Reference: SK4009380326  
OS Grid Coordinates: 440093, 380326  
Latitude/Longitude: 53.3184, -1.3996

Location: Ford Lane, Eckington, Derbyshire S12 3YF

Locality: [Eckington](#)  
Local Authority: North East Derbyshire District Council  
County: [Derbyshire](#)  
Country: [England](#)  
Postcode: S12 3YF

### Listing Text

PARISH OF ECKINGTON FORD LANE  
SK 48 SW

2/84

Outbuildings to the  
south-east of Ford  
Farmhouse

GV II

Farm outbuilding. Late C18. Coursed rubble coal measures sandstone with quoins, plain gables, and a Welsh slated roof. Two storeys, three bays, with two ground floor doorways, a flight of steps to the north end leading to a first floor doorway. First floor window with plain surround. North gable with 2-light flush mullioned window to gable apex. Listed for group value only.

Listing NGR: SK4009380326

*Source: English Heritage*

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**OASIS ID: archaeol5-175371**

### Project details

Project name	Ford Farm, Ridgeway, Derbyshire. Built Heritage Assessment
Short description of the project	Built heritage assessment of a grade II listed building farm building complex
Project dates	Start: 01-09-2012 End: 02-09-2012
Previous/future work	No / Not known
Type of project	Building Recording
Monument type	BARN Post Medieval
Significant Finds	NONE None
Methods & techniques	"Photographic Survey"
Prompt	Listed Building Consent

### Project location

Country	England
Site location	DERBYSHIRE NORTH EAST DERBYSHIRE ECKINGTON Ford Farm, Ridgeway
Study area	100.00 Square metres
Site coordinates	SK 4009 8032 53.3180184044 -1.39813341348 53 19 04 N 001 23 53 W Point

### Project creators

Name of Organisation	Archaeological Research Services Ltd
Project brief originator	Local Authority Archaeologist and/or Planning Authority/advisory body
Project design originator	Archaeological Research Services Ltd
Project director/manager	Mike Woods
Project supervisor	Alvaro Mora-Ottomano

### Project archives

Physical Archive Exists?	No
Digital Archive Exists?	No
Paper Archive Exists?	No

**Project bibliography 1**

Publication type	Grey literature (unpublished document/manuscript)
Title	Ford Farm, Ridgeway, Derbyshire. Built Heritage Assessment
Author(s)/Editor(s)	Mora-Ottomano, A.
Date	2012
Issuer or publisher	Archaeological Research Services Ltd
Place of issue or publication	Bakewell
Entered by	Alvaro Mora-Ottomano (alvaro@archaeologicalresearchservices.com)
Entered on	20 March 2014

## OASIS:

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