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ARCHAEOLOGY

**THE EVIDENCE FOR CHANGES
TO FARM BUILDINGS ON THE
DEVONSHIRE ESTATE IN THE
PARISH OF AULT HUCKNALL,
DERBYSHIRE, DURING THE
MID-LATE 19TH CENTURY**



The University of
Nottingham

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ABSTRACT

The Devonshire Collection at Chatsworth holds a detailed collection of accounts from the Hardwick Estate dating from the 19th century. A study of volumes from the period between 1847-1878 sheds light on the management of estate buildings at a time when British farming generally was enjoying a time of prosperity and optimism due to an increasing demand for food from a rapidly expanding population. The Hardwick Estate then farmed almost all of the land within Ault Hucknall parish and had farms in most of the surrounding parishes. The volumes are detailed and so the present study has been confined to the home parish around Hardwick Hall and to a part of the 19th century when work on rebuilding and improving estate farm buildings was at its peak.

The accounts are generally organised by reference to the surnames of the tenants and their villages or lanes, with only certain farms specifically named. The first part of the study has concentrated on identifying farms through the names of tenants and tracing the farm tenancies from the time of the tithe award in 1838 through to the national farm survey in 1910. A list of about 30 farms ranging in size of acreage from 235 down to 20 acres has been identified in the 1910 survey, with the study then concentrating on the ten largest farms at that date. These farms have been studied through map evidence (comparison of the 1838 tithe plan to the 1900 Ordnance Survey maps), details of money spent on them as outlined in the volumes, and by comparing descriptions and building sizes listed in two extra estate volumes dating from 1855 and 1877. Using this information, together with field survey, it has been possible to determine the dates and details of the main changes made to these farms in the mid 19th century.

Of the ten largest farms in 1910, the first five were well-established throughout the 19th century and are still operated by the Chatsworth Estate and the National Trust. One farm, Holmwood, has completely disappeared since due to industrial encroachment. Large sums of money were spent on most of the largest farms between 1848 and 1874, the largest expenditure being on Hardwick Inn which served as both a hostelry and a farmhouse. Here, existing farm buildings were demolished and replaced by a prestigious courtyard farm which cost nearly £1.500, a sum unmatched elsewhere. Complete replacement of buildings was the exception and where it occurred the new buildings usually included a large barn and at least one multi-purpose range that combined cowhouses, stables, granaries and open sheds. Most farms, both large and small, were upgraded with their farmhouses extended, additional farm buildings provided and general repairs and re-roofing. This explains why many 18th century or early 19th century stone buildings still survive in the parish, some still utilised on farms, some left unused and now at risk and others refurbished for domestic use.

Stone continued to be the preferred material up until the end of the century, but bricks were also produced in quantity after about 1860 at a brickworks at Hardstoft, a cost that was effectively hidden within a general end-of-year account. Thicknesses of stones used changed but not sufficient to act as a dating aid. Nevertheless, some similarities of design and stone-types can be discerned amongst the larger buildings erected between the late 1840s and the early 1860s.

The study has shown that cross-referencing of meticulously kept estate records with other documentary sources and field survey can succeed in the close dating of vernacular farm buildings within a given area.

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A. PROJECT BACKGROUND

This report has been commissioned by England's Past for Everyone (EPE), a nationwide project promoted under the auspices of the Victoria County History and sponsored by the Heritage Lottery Fund. In Derbyshire it is funded by the University of Nottingham, Derbyshire County Council and the Derbyshire Victoria County History Trust. The first of two Derbyshire projects has focussed on the town of Bolsover and has resulted in the publication of a paperback book in 2008 detailing the history of the town and its hinterland. The second volume, currently in progress, is concerned with the parish of Ault Hucknall and the former estate at Hardwick. This volume is a contribution towards that end. Both projects will result in paperback books, education projects and an interactive web treatment.

The purpose of the EPE Hardwick project is to put Hardwick Hall, a National Trust property, into the context of its ancient estate and the rural parish of Ault Hucknall (Fig. A). This includes a building study of the farmsteads that were once part of the Hardwick Estate and relating their development to surviving detailed 19th century accounts held at Chatsworth House, and to subsequent uses and changes of ownership.

The project objective is to investigate:

- (1.) To identify all the farmsteads once controlled by the Hardwick estate, whether still acting as working farms or now used for residential or other purposes.
- (2.) Their topographical settings and positions within the agricultural landscape.
- (3.) The form, function, architectural character, internal layout and method of construction of the farm buildings and evidence of alterations, principally during the 19th century, a time of major changes to British agriculture.
- (4.) Wherever possible to relate individual building alterations that can be dated to the 19th century to references and figures quoted in the surviving accounts.
- (5.) To produce measured plans, elevation drawings (where appropriate) and photographs to illustrate identifiable relationships of aspects of the building fabric to information within the accounts, and any later changes.

This report falls into several sections: an introduction, several case studies and a conclusion. The report is illustrated with ... maps, plans and photographs. The latter include several older views but most were taken by the author during fieldwork conducted for the project. There are floor-plans of several farm buildings at Rowthorne to illustrate the sort of buildings that were built in the 19th century and which are now redundant to their original use.

Help provided by colleagues at Trent & Peak Archaeology included preliminary documentary research carried out by Jenny Brown and CAD drawings of the floor-plans prepared by David Walker. Repositories visited included the archive office at Chatsworth, the county archive and local studies libraries in Matlock and the Regional office of the National Trust at Clumber Park, Nottinghamshire. The author was assisted by the friendly and helpful co-operation of the tenant farmers and private occupiers and farmers at the sites visited. Full acknowledgements are given at the end of the report.

Although not an exhaustive study this report aims to provide a detailed introduction to a subject that continues to have relevance in what is still essentially a part of Derbyshire that is still dominated by agriculture and a rural community.

Archive

The report is backed-up by a site archive which includes several hundred digital photographs taken of most of the 30 largest farms, together with tracings, photographs and scans of maps, entries from directories and census returns, several measured surveys and selected reduced parts of photographs taken from the account books. All relevant pages within the account books were photographed by Jenny Brown and the author is grateful to the Chatsworth Estate for providing her with access to the volumes and for granting permission to photograph the books and thereby save the research much valuable time. The National Trust has also kindly provided access to Beryl Lott's surveys of their buildings.

B. INTRODUCTION

This report concentrates on farms within the parish of Ault Hucknall, with the exception of Biggin Farm whose land borders the southern-west boundary of the parish and is within Tibshelf parish (Fig. 1). In the 19th century the Hardwick estate also had numerous farms in bordering parishes, notably at Heath, Langwith, Pleasley, Tibshelf and Blackwell; these are not included here. The estate, centred at Hardwick Hall, controlled most of the land and settlements within the home parish and even today the majority of the land within Ault Hucknall is owned and farmed either by the Chatsworth estate or the National Trust, inheritors and successors to the Devonshire Estate.

Documentary sources

The main sources consulted for this study are a set of volumes of the Hardwick Estate Accounts held at Chatsworth that detail expenditure on the maintenance and improvement of the estate between 1847-1878. This span covers a time of great investment, expansion and industrialisation of British farming generally, in response to a rapidly growing population that increased from 16 million to 26 million between 1841 and 1881. With greatly increased consumer demand the farming system developed as never before, becoming more efficient and prosperous; this culminated in the period referred to as that of 'High Farming.' After about 1880, however, prices declined in response to cheaper imports from the Empire and the agricultural industry entered a period of economic depression. This date almost coincides with a change in the way that the Hardwick accounts are written and organised, with farm improvements now being included within general maintenance lists, making them more difficult and time-consuming to analyse (Fig. 4B). This factor, together with a declining building programme on the estate, was the reason for 1878 termination date of the study.

The accounts are generally organised by reference to villages or lanes and the surnames of the tenants (Fig. 3). Only certain distinct farms are specifically named: (Ault) Hucknall Farm, Stainsby Farm (through its association with the nearby mill), Biggin Farm, Seanor Farm, Stainsby Hagg Farm and two farms run from public houses, the *Hardwick Inn* near Hardwick Park and the *Shoulder of Mutton* at Hardstoft. As a result, the initial part of the study has concentrated on attempting to relate tenants to specific locations. Farms within the parish are either located within isolated positions (though identifiable by the name of the nearby lane) or are grouped close together within one of the four villages, Astwith, Hardstoft, Rowthorne or Stainsby. Identifying the farms within the villages, the first two in particular, proved to be complicated, in no small part due to the close proximity of both farmsteads and smallholdings, farmhouses and cottages.

The task of identifying farms through tenant names was assisted by the existence of the tithe award of 1838, where some of the prominent farming family names that persist for generations (such as Alvey, Clay, Fisher, Fretwell, Gregory,

Haslam and Wilson) can be related to homesteads on the accompanying tithe map. Towards the end of the period the field-books and accompanying Ordnance Survey maps of the national farm survey of 1910 also conveniently connect tenants to place, although by this time the older family names had largely disappeared. In between these two dates, 1938 and 1910, trade directories and census returns provide other clues as to who was farming where.

In addition to the 1847-1878 accounts there are also two other volumes in the Devonshire Collection dating from 1855 and 1877 which list the farms and smallholdings in a similar manner to the earlier tithe. Although the farms are still listed under tenant names (in alphabetical order, as with the tithe), the names and sizes (in feet) of each building and parcel of land is listed in sequence. Those appertaining to the farms the subject of detailed case studies (see below) are included as figures. These provides a clear guide to building use and structural changes within what was probably the peak period of the estate's fortunes.

Table 1

By relating these different sources it has been possible to provide a list of who was farming which farms at the specific dates of 1838, 1855, 1877, 1910 – see Table 1. Here the farms are listed in sequence of size of acreage in 1910, from the largest at 235 acres to the smallest at 20 acres, thirty farms in total. Their positions and relative sizes are shown (together with Biggin) on Fig. 2.

In 1910 there were also about 25 smallholdings still in existence, varying in size from between 2-18 acres, but mostly between 8-13 acres. These were mainly based in the villages but, as Fig. 2 shows, their overall land holding was insignificant within the overall pattern. Biggin is unusual in being a large isolated farm with a separate smallholding close to the farmstead.

In most instances the farms in the list can be traced back to the tithe award and their origins may go further back to the 18th and even 17th centuries. Two farms at the western extreme of the parish had yet to be bought by the Hardwick Estate. Between 1838-1910 some farms were amalgamated and their land divided up and this explains how a few prominent names in the accounts cannot be located with precision e.g. King's 100 acre farm at Rowthorne.

Structural study

Of the 30 farms listed, only one, Holmwood, has completely disappeared, in this instance due to coal mining. Some farms have been affected by late 20th century opencast mining on their fields, but with only relatively minor remedial action needed to any affected buildings. Several farmsteads have undergone change to domestic use but on the whole their exteriors still provide good evidence of their structural history. However, in at least two instances buildings have been completely rebuilt on the same footprints to meet modern standards. Some

photographs taken of these buildings before and during the works have proved invaluable.

Of the still working farmsteads, most have surviving vernacular buildings, though in varying states of upkeep. Some unused buildings are close to being classed as 'at risk.' Although several farmhouses are listed, only one former farm building, at Hardwick Inn, has that protection and that's only due to its 'group value.' Most of the buildings are stone-built, with some variation between rubble or well-cut pieces of limestone or sandstone, the latter being more susceptible to weathering. Brick was also extensively used on the estate but only special bricks such as firebricks are specifically mentioned in the accounts lists as for many years the cost of bricks was lumped into an annual total bill for a brickworks at Hardstoft.

The lists are not that informative about what works were being carried out on which buildings. Most are merely listing various materials used and the tradesmen employed. Nevertheless, whilst most of the smaller sums are clearly for repairs and perhaps re-roofing (some were still being thatched), larger sums with higher quantities and varieties of materials, together with costs for labour and 'getting out foundations' indicates new build or major structural changes because of changing farming priorities. Especially where glaziers, plasterers and painters were employed it can be safely assumed that a building was under construction. During the years between 1874-1877 additional information was added in the margins about what the works entailed. These can mention general repairs or the erection of specific buildings.

Other sections within the accounts have also provided information. In a few cases there is a general list of works carried out within the estate and sometimes a builder is mentioned who has been solely responsible for a building's erection and an un-itemised cost (Fig. 4A). Variations to the rental paid by a certain tenant may be listed as the result of a major investment on the property concerned. However, there is reason to question the completeness of the accounts. For instance, whilst no major building work apart from work to the house is listed in the 1870s accounts at Alvey's property on Locko Lane (Farm 14A), the 1877 book describes five of the farm buildings as being new.

The National Trust-owned farms have been the subject of previous structural surveys, carried out in the 1990s by Beryl Lott. These detailed reports looked into the former tenants and occupiers, map evidence and involved the drawing of plans, elevations, with photographs and structural analysis. Some of the general conclusions are included here. The present study has followed a similar procedure, although because of its more general nature and constraints, it has been to a less detailed level - the recording has been more akin to a Level 1 and 2 rather than to a Level 3 standard (English Heritage 2006, 13-14).

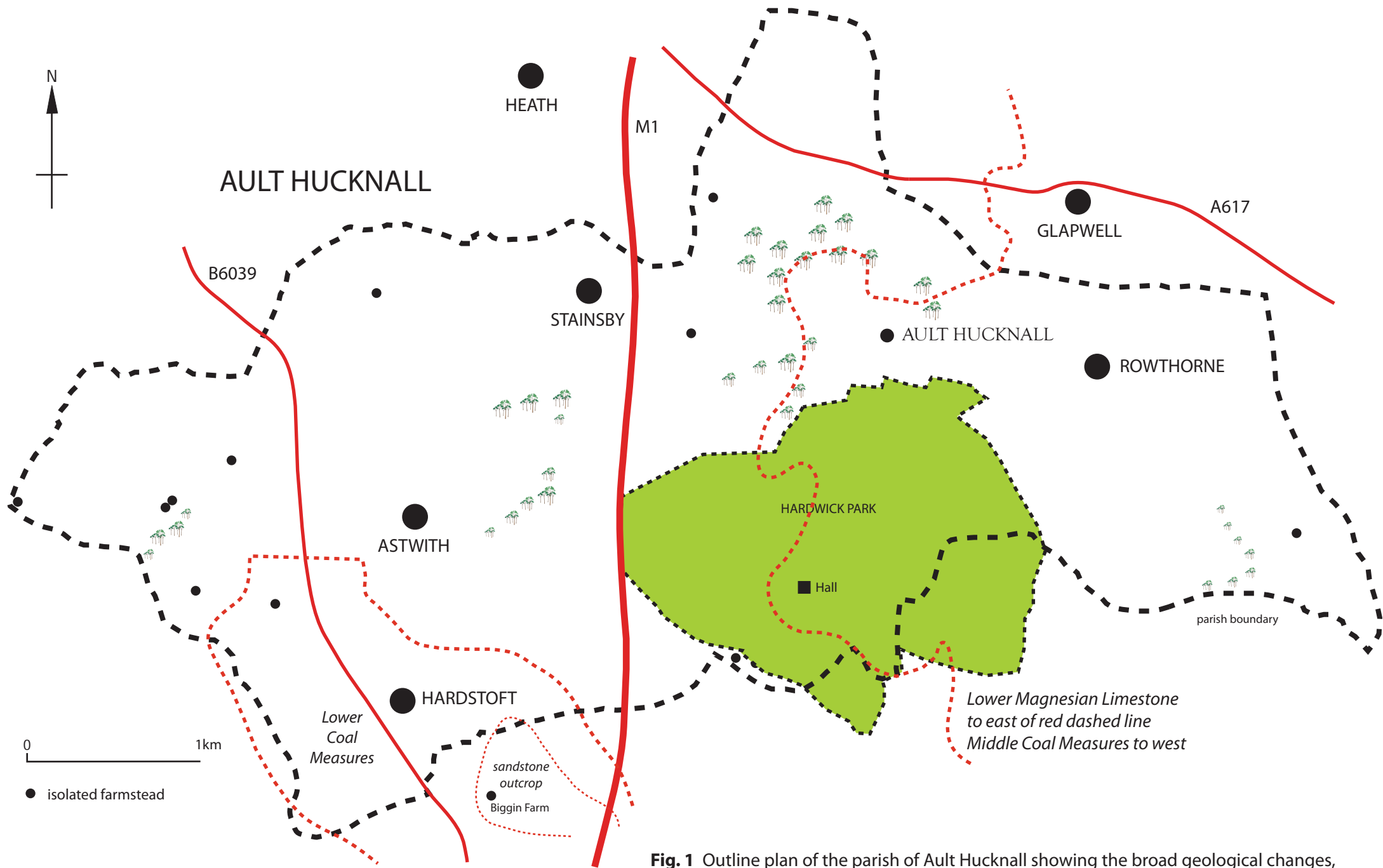


Fig. 1 Outline plan of the parish of Ault Hucknall showing the broad geological changes, the main roads, Hardwick Park, the villages and isolated farmsteads. Not to scale.

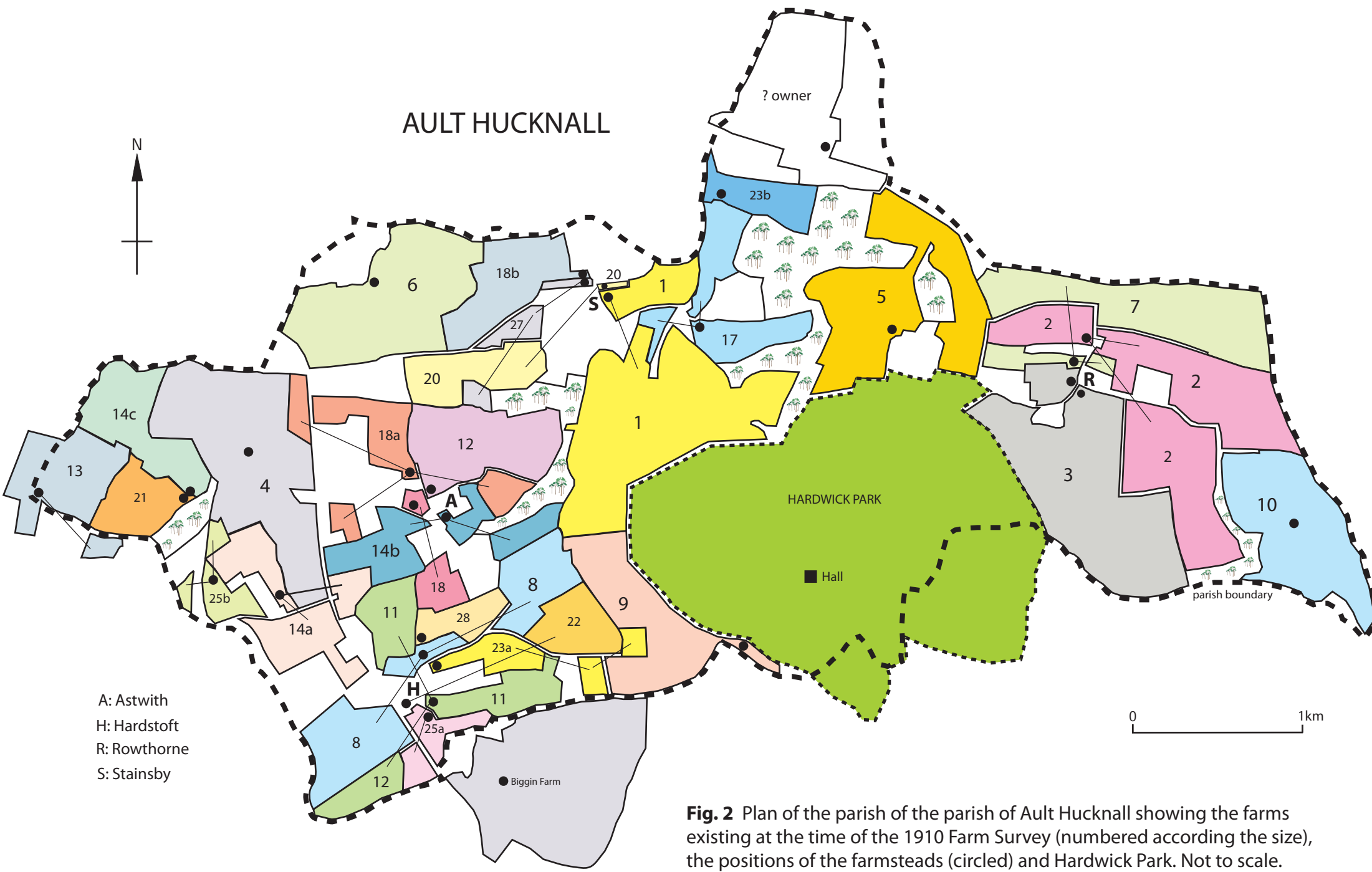


Fig. 2 Plan of the parish of the parish of Ault Hucknall showing the farms existing at the time of the 1910 Farm Survey (numbered according the size), the positions of the farmsteads (circled) and Hardwick Park. Not to scale.

156

Brought forward £ 1853 11 6 3/4

W. Fretwells junr, Stainsby

| | | | | | |
|-------------------------------|----------------------------|---|----|-----|------|
| 195 Paid G. Swallow & others | Labour | ✓ | 18 | - | - |
| • S. Limb & others | Stone | ✓ | 7 | 3 | 8 |
| • S. Doddsley | Lime | ✓ | 4 | 3 | 6 |
| • Clay Co's Company | Minion | ✓ | 2 | 6 | - |
| • S. Hutchinson | Mason | ✓ | 23 | 14 | 6 |
| • Wade & Co | Deals | ✓ | 17 | 9 | 6 |
| • Midland Railg Coy | Carriage of d ^o | ✓ | 2 | 10 | 1 |
| • W. Coope | Sawyer | ✓ | 4 | 10 | 1 |
| • W. Hayne & ano ^r | Carpenters | ✓ | 10 | 12 | - |
| • Earl of Burlington | Slate | ✓ | 10 | 10 | 11 |
| • W. Watson | Slater | ✓ | 5 | 2 | 1 |
| • W. Haslam | Hardware | ✓ | 4 | 18 | 10 |
| • S. Hoyland | Plumber | ✓ | 4 | 15 | - |
| • R. Brookhouse | Plaster | ✓ | 2 | - | - |
| • S. Roper | Plasterer | ✓ | 9 | 4 | 9 |
| • A. Riggott | Painter | ✓ | 1 | 15 | - |
| | | | ✓ | 109 | 10 5 |

Swifts, Stainsby

| | | | | | |
|------------------------------|-----------|---|----|----|----|
| 195 Paid V. Ball | Labour | ✓ | 4 | - | - |
| • S. Limb & ano ^r | Stone | ✓ | 1 | 6 | 6 |
| • W. Wendale | Lime | ✓ | 15 | 7 | - |
| • Jas. Hancock | Mason | ✓ | 4 | 18 | - |
| • W. Coope | Sawyer | ✓ | 4 | 10 | 1 |
| • W. Hayne | Carpenter | ✓ | 15 | 10 | - |
| • W. Haslam | Hardware | ✓ | 4 | 18 | 10 |

157

Brought forward £

W. Fretwells junr, Stainsby

| | | | | | |
|-----------------------------|----------------------------|---|----|-----|------|
| id G. Swallow & others | Labour | ✓ | 18 | - | - |
| S. Limb & others | Stone | ✓ | 7 | 3 | 8 |
| S. Doddsley | Lime | ✓ | 4 | 3 | 6 |
| Clay Co's Company | Minion | ✓ | 2 | 6 | - |
| S. Hutchinson | Mason | ✓ | 23 | 14 | 6 |
| Wade & Co | Deals | ✓ | 17 | 9 | 6 |
| Midland Railg Coy | Carriage of d ^o | ✓ | 2 | 10 | 1 |
| W. Coope | Sawyer | ✓ | 4 | 10 | 1 |
| W. Hayne & ano ^r | Carpenters | ✓ | 10 | 12 | - |
| Earl of Burlington | Slate | ✓ | 10 | 10 | 11 |
| W. Watson | Slater | ✓ | 5 | 2 | 1 |
| W. Haslam | Hardware | ✓ | 4 | 18 | 10 |
| S. Hoyland | Plumber | ✓ | 4 | 15 | - |
| R. Brookhouse | Plaster | ✓ | 2 | - | - |
| S. Roper | Plasterer | ✓ | 9 | 4 | 9 |
| A. Riggott | Painter | ✓ | 1 | 15 | - |
| | | | ✓ | 109 | 10 5 |

Fig. 3 An example of an itemised entry of expenditure in one of the mid 19th century volumes of Hardwick Estate Accounts held in the Devonshire Collection at Chatsworth, Derbyshire.

Brought forward £ 777^s 3^d 2

Saunders's Manors

| | | | | | | |
|----|------------------|---|-----|----|--|---|
| 16 | Paul Taylor | pulling down old house &c | 1 | 4 | - | |
| | of Saunders | pulling down old Mill, getting out foundations &c (Mill) | - | 5 | - | |
| | J. Lamb | Stone | 4 | 9 | 3 | |
| | L. Goodale | Lime | 2 | 10 | 9 | |
| | J. Hancock | Setting fire places &c | 2 | 7 | - | |
| | d. | building wall (Mill) | 3 | 0 | 8 | |
| | W. Coops | Sawyer | 1 | 1 | 11 | |
| | C. Breadhead | Wages | 10 | 7 | 5 | |
| | W. Watson | Wages | - | 2 | 10 | |
| | J. Heywood | Ventilators | - | 15 | - | |
| | J. Heyland | Plaster & Glass | - | 15 | 9 | |
| | W. Haslam | Spouting & Leadwork | 11 | 5 | - | |
| | A. Dutton | Paint | 15 | 3 | 5 | |
| | | | | | 148 18 10 | |
| 67 | David J. Claydon | Trails & Chalking, Haslemere, Haslemere | 1 | 3 | 6 | |
| 68 | W. Haynes | Carpenter | 2 | 15 | 8 | |
| 69 | W. Haslam | Metal spouts, spouts, & roofwork | - | 5 | 11 | 7 |
| 70 | W. Whitworth | Smith's work | - | 6 | 5 | |
| 71 | J. Charlsworth | 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 | 218 | 0 | 5 | |
| 72 | G. Bingham | Mason | - | 5 | 10 | |
| 73 | W. Towse | Carriage | 2 | 10 | 12 | |
| 74 | John Robinson | Wine price | 2 | 10 | - | |
| 75 | John Lamb | Stone | 3 | 5 | - | |
| 76 | G. Bingham | Mason | 1 | 7 | - | |
| 77 | W. Haslam | Wages | - | 8 | 1 | |
| 78 | W. Haslam | Ironwork | - | 1 | 2 | |
| 79 | G. Haslam | building new Public House & Farm House | 414 | 5 | 0 | |
| 80 | W. Haslam | Metal spouts | 8 | 16 | 7 | |
| 81 | L. Goodale | Lime | 7 | 6 | - | |
| 82 | W. Knowles | Freebricks | 9 | 5 | - | |
| 83 | G. Bingham | Mason | 14 | 10 | 6 | |
| 84 | W. Haslam | Carpenter | 1 | 0 | 8 | |
| 85 | W. Haslam | Metal spouts | 4 | 18 | 7 | |
| 86 | J. Lamb | Stone | 17 | 3 | - | |
| 87 | d. | d. | 19 | 11 | - | |
| | | | | | Carried forward £ 500 ^s 17 ^d 9 | |

A

HARDWICK ESTATE ACCOUNT

PAYMENTS No. 2

| DATE | DESCRIPTION | | | |
|------------------|--------------|--|--------------|--------|
| May 4 | to W. Haslam | repairing & painting of house side roads | 4 5 9 | |
| 5 | to W. Haslam | Base oil for drain pipes & guttering | 4 6 8 | |
| 7 | to W. Haslam | Journal of labour & wages | 4 6 8 | |
| | | to W. Haslam | to W. Haslam | 5 2 1 |
| | | to W. Haslam | to W. Haslam | 10 0 |
| | | to W. Haslam | to W. Haslam | 4 9 2 |
| | | to W. Haslam | to W. Haslam | 1 18 5 |
| 11 | to W. Haslam | repairing & painting of house side roads | 7 16 8 | |
| | | to W. Haslam | to W. Haslam | 3 5 5 |
| | | to W. Haslam | to W. Haslam | 2 16 5 |
| | | to W. Haslam | to W. Haslam | 2 4 6 |
| | | to W. Haslam | to W. Haslam | 10 - |
| | | to W. Haslam | to W. Haslam | 2 13 6 |
| | | to W. Haslam | to W. Haslam | 17 9 |
| | | to W. Haslam | to W. Haslam | 1 2 5 |
| | | to W. Haslam | to W. Haslam | 7 - |
| | | to W. Haslam | to W. Haslam | 2 15 2 |
| | | to W. Haslam | to W. Haslam | 1 12 2 |
| | | to W. Haslam | to W. Haslam | 12 4 |
| | | to W. Haslam | to W. Haslam | 1 5 8 |
| | | to W. Haslam | to W. Haslam | 2 16 6 |
| | | to W. Haslam | to W. Haslam | 1 5 1 |
| | | to W. Haslam | to W. Haslam | 2 7 6 |
| | | to W. Haslam | to W. Haslam | 4 2 2 |
| | | to W. Haslam | to W. Haslam | 2 6 |
| | | to W. Haslam | to W. Haslam | 2 1 |
| | | to W. Haslam | to W. Haslam | 5 2 1 |
| | | to W. Haslam | to W. Haslam | 11 0 |
| | | to W. Haslam | to W. Haslam | 5 2 |
| 21 | to W. Haslam | repairing & painting of house side roads | 6 16 8 | |
| 22 | to W. Haslam | Base oil for drain pipes & guttering | 1 14 | |
| 23 | to W. Haslam | Journal of labour & wages | 7 3 | |
| 24 | to W. Haslam | to W. Haslam | 11 4 | |
| 25 | to W. Haslam | to W. Haslam | 1 5 2 | |
| 26 | to W. Haslam | to W. Haslam | 2 13 6 | |
| 27 | to W. Haslam | to W. Haslam | 2 15 2 | |
| 28 | to W. Haslam | to W. Haslam | 2 7 3 | |
| Carried forward | | | | |
| £ 87 6 2 3 6 1 2 | | | | |

B

Fig. 4 Examples of expenditures given in a basic list form in the Hardwick Estate Accounts. **A**: an entry from 1859 where a large figure for a major rebuild of the public house (and farmhouse) at Hardstoft is entered in what is mainly a list of minor general expenses. **B**: The form of the accounts after about 1880.

| TABLE 1: AULT HUCKNALL FARM LIST | | | | | | | |
|---|-------------------------------|--------------------|---------------|-------------------------|----------------------------|---------------------------|----------------------------|
| Largest in 1910 | | Owner | Farmer | 1910 tenant | 1877 tenant | 1855 tenant | 1838 tenant |
| Code () | | | | with acreage (a) | | | with tithe number |
| 1 (39) | Stainsby Farm, Stainsby | NT | Ottewell | William Wholey 235a | John Renshaw 126a | Charles Goodwin 106a | 105 Samuel Marriott ?a |
| 2 (26) | Top Farm, Rowthorne | Chatsworth | Key | Edward Fisher 225a | Wm. Fisher 235a | Wm. Fisher 192a | 808 William Parsons 127a |
| 3 (22) | Hall Farm, Rowthorne | Chatsworth | Smith | Wm. S. Cox 220a | Jn. Bassett Gregory 387a | Jn. Jepson Rowley 264a | 797 William Jepson 177a |
| | | | | | | Joseph Metcalfe 105a | 730 IN HAND 117a |
| 4 (35) | High House, Timber Lane | NT | Jeffrey | Herbert Clayton 171a | John Gregory 140a | Joseph Gregory 145a | 516 Joseph Gregory 146a |
| 5 (23) | Ault Hucknall Farm | Chatsworth | Jeffrey | Ed. Hutchinson 153a | IN HAND | IN HAND 105a | 24 John Breaksepp 106a |
| 6 (69) | Holmwood Farm | LOST | | Hardwick C C 151a | Hardwick Colliery Co. 151a | John Jepson 170a | 487 John Jepson 181a |
| 7 (68) | Pear Tree Farm, Rowthorne | No longer farm | | Mary Whitaker 140a | Wm. Whitaker 134a | Richard Jepson 95a | 800 Wm. Jepson Jun. 70a |
| 8 (80) | Yew Tree Farm, Hardstoft | No longer farm | | Isaac Hole 118a | Nathaniel Wilson 125a | William Wilson 91a | 259 William Wilson ?92a |
| 9 (6) | Hardwick Inn | No longer farm | | Wm. G. Blanksby 115a | William Blanksby 115a | Joseph Overton 101a | 190 Joseph Riggett 99a |
| 10 (57) | Batley Farm (SE Rowthorne) | No longer farm | | Wm. Renshaw 112a | Jn. B. Gregory (part of 3) | Jn. J. Rowley (part of 3) | 654 Wm. Jepson (part of 3) |
| 11 (21) | The Farm, Hardstoft | No longer farm | | Edwin Clay (dec) 98a | John Clay 96a | Sampson Clay 105a | 286 Sampson Clay 115a |
| 12 (66) | Manor Farm, Astwith | No longer farm | | W. D. Goodrich 93a | Cornelius H. Turner 97a | Ed. Wilson (dec) 61a | 381 Edward Wilson 56a |
| 13 (34) | Seanor Farm | Chatsworth | Seward | Frank Seward 84a | Joseph Gill 49a | ? | 585 Henry Wilson (not DoD) |
| 14A (2) | Locko Lane Farm | Private farm | Hayes | Wm. Haslam Jun. 72a | William Alvey 73a | William Alvey 37a | 538 William Alvey ?23a |
| 14B (59) | Yew Tree Farm, Astwith | NT | | Claude Clarke 72a | ? William Bowler 17a | John Wass 48a | 361, 374 John Wass ?45a |
| | to south and west of | No longer farm | | <i>ditto</i> | Elizabeth Saunders 72a | John Bacon 86a | 355, 360 John Walker ?77a |
| 14C (67) | Timber Lane Farm | Modernised | | Richard Clay 72a | Frances Johnson 76a | Frances Johnson 76a | 564 IN HAND ?a |
| 17 (24) | Mill Farm, Stainsby | Chatsworth | Hitch | John Hitch 71a | William Hitch 67a | T. Saunders Jun. 67a | 78 William Saunders 70a |
| 18A (19) | Top Farm, Astwith | Modernised | | Joseph Bowen 65a | T. Gregory (dec) 53a | John Fisher 46a | 385 John Fisher 54a |
| 18B (77) | Yew Tree Farm, Stainsby | NT | Winfield | Wm. Clayton 65a | John Waters 59a | Joshua Thornally 60a | 130 Joshua Thornally 65a |
| 20 (30) | Manor Farm, Stainsby | NT | Ottewell | Mrs Evans 55a | William Fretwell 56a | Wm. Fretwell Jun. 52a | 106 William Fretwell ?52a |
| 21 (54) | Broomriding, Timber Lane | Chatsworth | Franklin | Geo. Marriott 43a | Frederick Marriott 43a | ? | 598 John Clayton (not DoD) |
| 22 (20) | Shoulder of Mutton, Hardstoft | No longer farm | | Samson Clay 38a | Sampson Clay 38a | Mary Clay 18a | 307 Mary Clay 18a |
| 23A (36) | at Hardstoft (east) | | | Frank Cartwright 37a | ? | ? | ?281 Tho. Davenport 32a |
| 23B (65) | Stainsby Hagg Farm | Chatsworth | Franklin | Herbert Farnsworth 37a | William Taylor 36a | Edward Taylor 36a | 48 Edward Taylor 36a |
| 25A (48) | Stud Farm, Hardstoft | No longer farm | | Wm. Haslam Sen. 32a | William Haslam 37a | Wm. Haslam 45a | 292 William Haslam 44a |
| 25B (55) | Moorhouse Farm, Locko Lane | No longer farm | | Wm. Brunt 32a | ? John Nuttall 13a | isolated structure? | isolated structure? |
| 27 (28) | Holly Tree Farm, Stainsby | No longer farm | | Geo. H. Fretwell 28a | ? John Fretwell 26a | Septimus Fretwell 63a | 131+133 Sept. Fretwell 56a |
| 28 (15) | Ash Lea Cottage, Hardstoft | No longer farm | | John Brown 23a | ? Daniel Davenport 21a | ? | not built |
| | | | | | | | |
| TIBSHELF FARM | | NT: National Trust | | | | | |
| Largest 1910 | | | | | | | |
| 1 (2444) | Biggin Farm | Private farm | Byard | Josiah Henstock 196a | ?Frickett / Reynolds | Becket | ? |

CASE STUDIES

DETAILED CASE STUDY 1

Farm 7: Pear Tree Farm, Rowthorne

Location

Village-based, in flattish limestone area. Yard facing east. Includes barn and farmhouse. Buildings mainly of sandstone construction. Aerial views show proliferation of now removed 20th century barns (Plate 1).

Occupiers:

1838 (tithe): no. 800, William Jepson; 70 acres

1846: William Jepson

1855: Richard Jepson; 95 acres (Rowthorne then total of 811 acres)

1857: No Jepsos mentioned but probably Richard still

1870: Richard Jepson

1877: William Whitaker; 135 acres (Rowthorne then total 851 acres)

1881: William Whittaker

1894/95: William Whitaker

1910: Mary Whitaker; 140 acres

Changes between 1855-1877:

Lost a brew house and an open cartshed

Gained a new brewhouse and open shed (extra 16ft length), and new piggeries.

House re-roofed from thatch to tile.

Rear service section of house rebuilt, made wider and heightened

Documentary evidence:

1851: £37 spent, including pantiles, suggestive of mainly roofing work.

1857: £198 spent, mainly on stone and services of a mason, and for a slater (with slates costed?). Labour cost may well have included foundation work.

1858: £33 spent, including foundation work and for bricks. Mason mentioned but not stone. Slates from Burlington Slate Works

1860: £14, including for glass (glazed) tiles

1869: £28, including metal columns and plain tiles

Structural evidence:

A: Farmhouse is listed Grade II and believed to be of 17th century date. Has a blocked entrance on the south elevation. Built of coursed squatted sandstone with dressings that include moulded kneelers. It has two entrances on south side, one now blocked and a 19th century entrance in use; a straight joint near the latter may indicate a former opening hereabouts, more central to the flanking windows. This might suggest a farmhouse with a worker's cottage incorporated at the east end (past the stack). The blocked doorway had lead directly to stairs (according to current owner), a feature of some other cottages in village. The

building had a central single-storey extension to rear (some base stones show on east side), later rebuilt into a longer, deeper two-storey kitchen with chamber over (Plate 2). A clear straight joint and difference in stonework construction show in the west elevation (Plate 3).

B: Barn now altered for domestic use. Some evidence for lower height at north end, later extended with a north-west range (F), in stone and brick (latter later 19th century).

C. Cowsheds: stone and brick, much altered on east elevation in recent years.

D. Cartshed (?rebuilt north end) / **brewhouse** (south end, with former stacks), with late 20th century rebuild of upper gable stonework and roofs; now used for paying-guest accommodation.

E. Piggeries and cartshed, showing east stone phase (feeders still showing on north side) and brick west end. Later 20th century extension since shortened to form modern conservatory.

Conclusion

There is much structural evidence showing for phasing and rebuild, and for mixed use of stone and brick. The latter is certainly of later 19th century size and coursing. The documentary evidence suggests that the early expenditure within the study period was concentrated on re-roofing, with the main changes concentrated in c.1857-58 on the farmhouse (service rear part remodeled and overall re-roofing with new stacks), perhaps a major rebuild of D, the north street range, and the building of E, the piggery range (and perhaps its extension immediately afterwards in brick). This work, involving a partial addition to the house and basic single-storey farm buildings, was probably achievable for the expenditure of £231.

Today

An aerial photograph shows 20th century sheds covering most of the yard and barns to the west, all since removed (Plate 1). Now privately owned former farm, divided between about four owners. A pre-renovation drawing by Latham Architects shows that the barn's east elevation has been much altered despite its present original-looking appearance (Fig. 6).

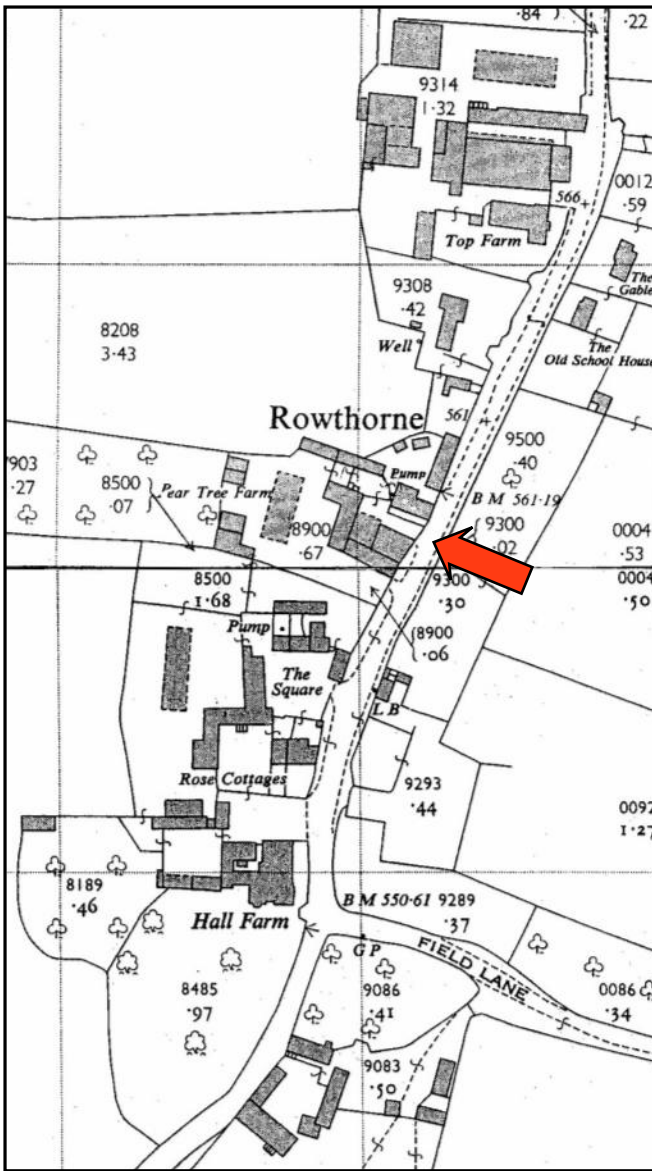


Fig. 5 Location of Pear Tree Farm in Rowthorne. Scale 1:2,500.

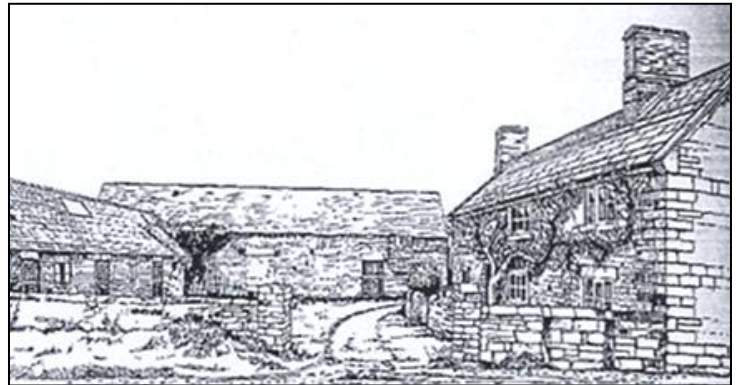


Fig. 6 Artist's view looking into the yard of Pear Tree Farm before restoration of the buildings to domestic re-use.

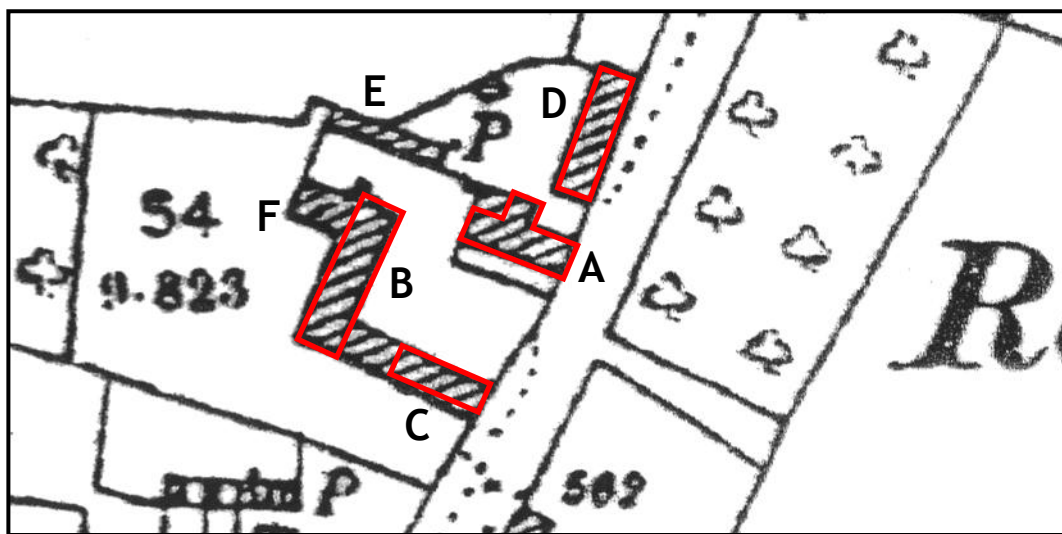


Fig. 7 Plan of Pear Tree Farm in c.1900, with buildings present on the 1838 tithe award plan overlain in red outline. Scale 1:1,000.

FARM 7. PEAR TREE FARM, ROWTHORNE 1855 and 1877

1855

| <u>Stepson Richard</u> | | | | | | | | | | | | |
|------------------------|------------------------|--------|--------|----|-----|---|----|----|----|-------|------|------|
| 166 | House | 46 1/2 | 16 1/2 | 13 | 85 | L | | | | Stone | Shed | |
| | Partry | 26 | 8 | 6 | 23 | S | 4 | 4 | | | Shed | |
| | Brewhouse | 17 | 10 | 6 | 18 | A | | | | | | |
| | Cowhouse and Open Shed | 62 | 18 | 6 | 124 | R | 1 | 12 | | | | |
| | Barn and Stable | 78 | 21 | 12 | 170 | R | 2 | | | | | |
| | Chop Place | 20 1/2 | 8 | 5 | 18 | O | | 3 | | | | |
| | Class Cart Shed | 29 | 18 | 8 | 58 | O | | 10 | | | | |
| | Open Cart Shed | 8 | 18 | 6 | 16 | O | | 3 | | | | |
| | Homestead | | | | | | | | 17 | | | |
| 70 | Upper Street Place | | | | 7 | 1 | 37 | 7 | 10 | 2 | | Shed |
| 71 | Lower Street | | | | 4 | 1 | 35 | 25 | 6 | 5 | 1 | |
| | Carried forward | | | | 12 | 2 | 3 | | 25 | 16 | 1 | |

1877

| <u>Whittaker William</u> | | | | | | | | | | | | | |
|--------------------------|-------------------------------|---|--------|--------|----|-----|----|----|----|----|-------|------|---------|
| 27 | House | 2 | 46 1/2 | 16 1/2 | 13 | 85 | C | | | | Stone | Shed | |
| | Kitchen Part and Chamber over | 2 | 27 | 13 1/2 | 14 | 39 | H | | | | | Shed | |
| | Open Shed and Brewhouse | 2 | 33 | 17 | 8 | 62 | R | | | | | Shed | |
| | Cartshed | 2 | 29 | 17 | 9 | 52 | R | | | | | | |
| | Piggery | 2 | 24 | 8 1/2 | 5 | 24 | O | | 7 | 7 | | Shed | |
| | Chophouse and | 6 | 20 | 8 1/2 | 5 | 7 | O | | | | | Shed | |
| | Barn and Stable | 2 | 78 | 21 | 12 | 170 | S | | | | | Shed | |
| | Cookhouse and Open Shed | 2 | 62 | 18 | 6 | 124 | S | | | | | | |
| | Garden and Stackyard | | | | | | | 3 | 29 | 35 | 1 | 3 | 10 |
| 5 | Upper Newlands | | | | 13 | | 19 | 23 | 15 | | 3 | | Grass ✓ |
| 6 | Little and Upper Newlands | | | | 10 | | 28 | 26 | 13 | 1 | 6 | | Grass ✓ |
| 7 | Upper Newland | | | | 6 | 2 | 15 | 28 | 9 | 1 | 7 | | Grass ✓ |
| 17 | Near Carr Close | | | | 7 | 1 | 39 | 26 | 9 | 11 | 10 | | Grass ✓ |

Fig. 8 Entries in the Hardwick Estate Account volumes of 1855 and 1877 giving details of the buildings present at Pear Tree Farm, Rowthorne. The building measurements are in order of width, breadth and height, and given in feet.



Plate 1 Aerial view of Pea Tree Farm, Rowthorne taken in the 1970s when it was still a working farm



Plate 2: North, rear kitchen part of the listed former farmhouse of Pear Tree Farm, Rowthorne, showing the double gable roof-line and similar brick end stacks.



Plate 3: Distinct differences in the stonework showing on the west side of the building.



Plate 4: The south end of Structure D at Pear Tree Farm, Rowthorne, showing a blocked doorway in possibly 18th century masonry and a rebuilt gable end.

Plate 5: North side of Structure E at Pear Tree Farm, showing pig feeders and a mid-19th century style of masonry,



Plate 6: Mainly brick-built Structure F at Pear Tree Farm, a late 19th century stable addition to the barn (showing to left).

DETAILED CASE STUDY 2

Farm 4: High House Farm, off Timber Lane, west of Hardstoft and Astwith

Location

Isolated position, north of Timber Lane on high point with views to south and west, in undulating Coal Measures landscape. Yard facing south to south-east. Includes continuous stable / barn / cowhouse ranges and a once separate farmhouse, around three sides of a yard. Buildings mainly built of sandstone construction with dressings, and with tile or slate roofs.

Occupiers:

1838 (tithe): no. 516, Joseph Gregory; 146 acres

1846: Joseph Gregory

1855: Joseph Gregory; 145 acres

1857: Joseph Gregory

1870: John Gregory

1877: John Gregory; 140 acres

1881: John Gregory. House then called *Prospect House* in census returns. 154 acres

1894/95: Robert Clayton

1910: Herbert Clayton; 171 acres

1828: Francis Hayes

Today: Mrs Susan Jeffrey. Owned by National Trust.

Changes shown on maps (Fig. 9)

The farmhouse (A) appears to be shown on the tithe award map of 1838 as a shorter T-shaped building than on later maps which largely show the present-day L-shaped plan (which is more obvious at first and second floor levels). George Unwin's map of 1838 is too small-scaled to confirm this. Lott's survey of the house in 1997 found no evidence for this T-shaped plan and the stonework showing on the north side of the house appears original. Lott dates the north part to the 1760s, with the south wing being a late 19th century rebuild to the original south boundary. The latter part is now rendered over and a re-survey of the house's interior to confirm this was not possible.

The stable / barn / cowhouse ranges (B and C) are contemporary stone-built structures shown on the tithe map and almost certainly of 18th century date. The north range is shown extending to cover Structure D, which was added later and only part of whose original stone walling now remains. A smaller structure is shown in the area of E. No other buildings are shown on the tithe map.

Changes evident from descriptions in 1855 and 1877 (Fig. 10)

The measurements in the 1855 volume for the farmhouse are approximately those of the present-day building, including its three-storey height. The single-storey part with thralls and underlying cellar, set between the west and south ranges, was then used as the dairy.

The sizes and functions of the main west and north agricultural ranges (B and C) stayed the same, although internal changes have occurred, with doorways blocked up and external stairs added. Between 1838 and 1855 a 'carriage shed' (F) was added to the south end of the west range. Structure D was then an open shed and E was a small loose stable with a thatched roof. By 1877 D may have become dilapidated and is not mentioned. A new open shed 'on brick pillars' (G) and a new washhouse, loose box and piggery' (J) had been built.

Documentary evidence:

1859: £141 spent, for standard range of materials: stone, timber, ironwork and for time of labourers, a mason, sawyer, joiner, glazier and painter. All suggestive of new structural work.

1860: £142 spent, for similar, but with £18 spent on slates and £7 on their carriage by railway.

1864: £30 spent including for pantiles and work of slaters – probably re-roofing

1869: £99 spent, including for varied work, plus pantiles and also unusually for bricks (£1. 4s. 9d)

1870: £16 spent for maintenance work

Structural evidence:

A: Farmhouse: Little shows on the outside of the building to indicate changes, partly because render now hides the areas where joins may show. However, the south wing may well be a Victorian rebuild on an existing footprint – it has end stacks and its south doorway surround and the windows appear to be of mid-late Victorian date.

B: Barn and Stable: The west and north ranges are probably of later 18th century date, built from coursed rubble, the stones being mainly under 6 inches (150mm) thickness. The north half of B was a 3-bay barn with a large 3.7m wide doorway in the west wall (straight joints and lintel remain), now obscured by an added fuel store, and a remaining smaller one in the east wall. The north end is now divided off by a brick wall with an upper floor accessed by steps added to the north side of the north range. The south part of the range was a stable with fodder and grain stored above. The upper floor has been replaced and is supported by a row of introduced iron columns, along with a replacement staircase.

C. Cowhouse: This may have started as a stable but by 1855 was a cowhouse with storage above, reached by an internal staircase with stone steps. The range has a back passageway formed by 20th century walling with feeders. Some original window surrounds survive.

D. Open shed: This stone structure was probably tacked onto the end of C in the early 19th century, but has since been much altered and its back wall cut through for a gateway that led into an enclosed area with a shed to the north (K), perhaps intended for holding a bull.

E. Loose stable: Up until 1877 this was a small stone-built stable, but was subsequently largely rebuilt into a small cowhouse or implement store, with doorways on three sides.

F. Open shed, built of stone somewhere between 1838-55 and with a stone pillar dividing it into two bays (one since blocked off). One bay used as gig house.

G. Open shed, with brick pillars and walling, facing into yard, built between 1855-77. Possibly for holding machinery.

H: Shed to west of main farm complex. Built of brick between 1877-1909.

J: East range: Brick-built in 1870s to include a loosebox (north end), two sections for pigs and a wash-house. South end subsequently altered and reduced to house the dairy.

K. Open shed to north of main farm complex, but possibly of some age as the back wall shows phases of stonework. Possibly for holding the farmer's bull or for separated stock.

Conclusion

A lot of money was spent on the farm in 1859-60, a sum that cannot be accounted for by the farm buildings alone. The two new farm buildings that did appear (G and J) were of brick construction and although covering some area they were only single-storey in height. Most of the cost would have been borne within the general brick account at the works at Hardstoft. The bricks mentioned costing little over £1 in 1869 may have been for special bricks, such as partly rounded ones used in pillars. The expenditure of about £100 in 1869 would seem to fit with these new buildings. The smaller sums spent in 1864 and 1870 were probably for some re-roofing and general repairs.

The greater sum of about £280 a decade earlier was probably spent on the rebuilding of the south wing of the farmhouse over a period covering two years' accounts. The variety of materials and tradesmen employed would be explained by this. There is no mention of digging out foundations because existing foundation trenches would have been reused.

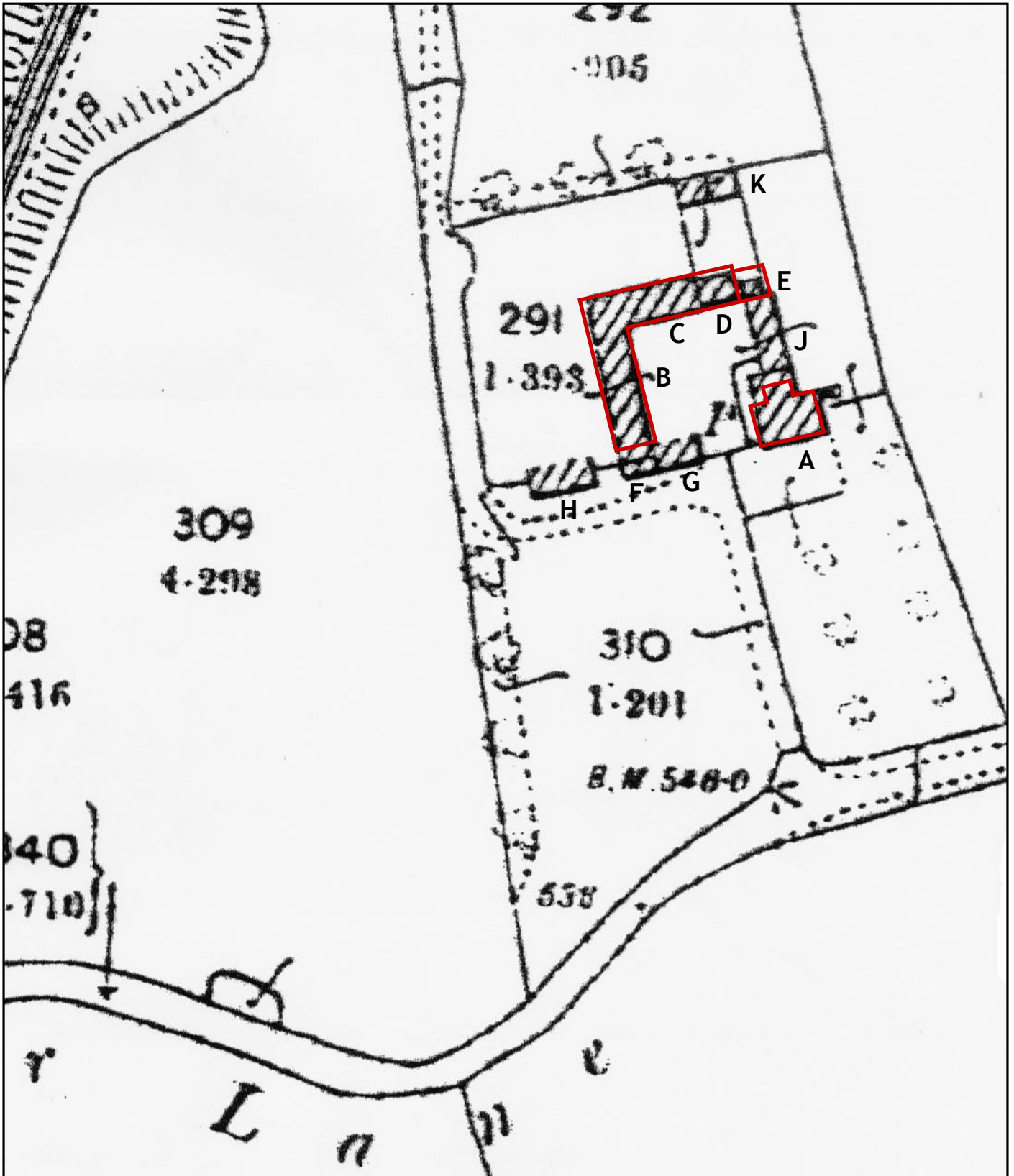


Fig. 9 Plan of High House Farm, off Timber Lane, as shown on the 2nd Edition Ordnance Survey 25 inch (1:2,500) scale map of c.1900 with, overlain in red, the buildings shown on the tithe award map of 1838. Scale 1:1,000.

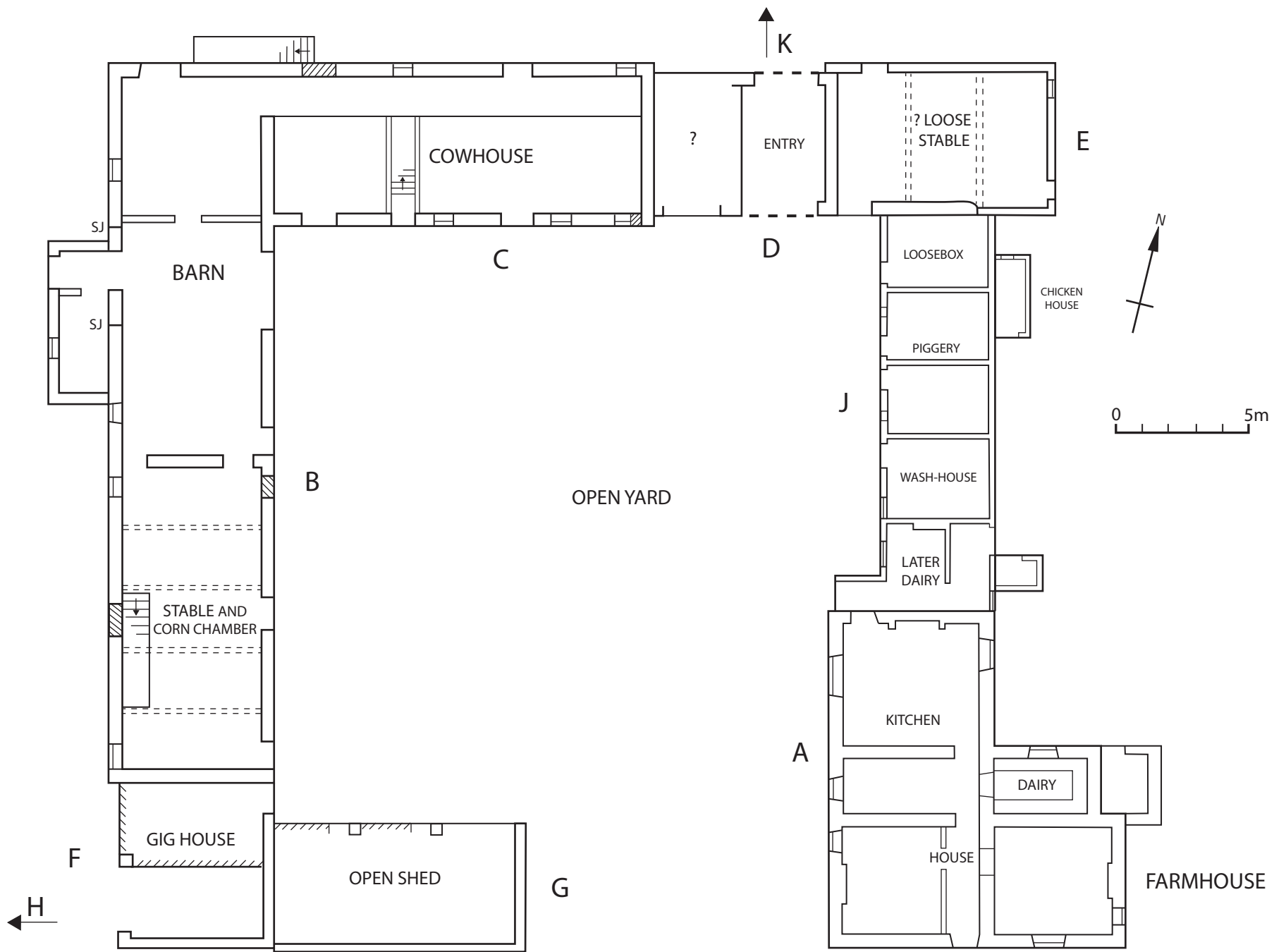


Fig. 10 Ground plan of the main part of the farmstead at High House, Timber Lane.
 Scale 1:200. *House and dairy plan taken from Lott 1997.*

FARM 4. HIGH HOUSE, TIMBER LANE 1855 and 1877

1855

| Gregory Joseph (Timber Lane) | | | | | | | | | | | | |
|------------------------------|----------------------------|---------|--------|----|-----|-----|-------|----|----|-------|-------|---|
| 7/67 | House | 39 | 17 1/2 | 24 | 71 | 71 | L | | | Stone | Slate | 2 |
| | Kitchen | 22 1/2 | 24 | 23 | 61 | 61 | L | 5 | 5 | Stone | Slate | |
| | Dairy | 13 1/2 | 8 1/2 | 9 | 12 | 12 | S | | | | | |
| | Carriage Shed | 20 | 18 1/2 | 10 | 41 | 41 | R | | 10 | Stone | Tile | |
| | Stable, Barn & Cow Chamber | 88 | 20 | 18 | 195 | 195 | S | | 3 | | | |
| | Barn & Cowhouse | 47 | 20 | 18 | 104 | 104 | R 1/2 | | 1 | | | |
| | Open Shed | 122 1/2 | 17 | 9 | 42 | 42 | C | | | | | |
| | Loose Stable | 18 | 17 | 7 | 34 | 34 | C | | | Stone | Shale | |
| | Gravel, Orchard & Amenity | | | | | | | | | | | |
| | | | | | 3 | 1 | 9 | 20 | | | | |
| | | | | | | | | | 3 | 6 | 1 | |

1877

| Gregory John (Timber Lane) | | | | | | | | | | | | |
|----------------------------|--------------------------------------|---|--------|--------|----|-----|----|----|--|-------|-------|-------|
| 6/45 | House | 2 | 39 | 17 1/2 | 24 | 71 | Cf | | | Stone | Slate | |
| | Kitchen | 2 | 22 1/2 | 24 | 23 | 61 | Mf | | | | | 2 1/2 |
| | Dairy | 2 | 13 1/2 | 8 1/2 | 9 | 12 | M | | | | | 2 1/2 |
| | Saddle Barn and Cow Chamber | 2 | 88 | 20 | 18 | 195 | M | | | | Tile | |
| | Cowhouse | 2 | 47 | 20 | 18 | 104 | M | | | | Slate | |
| | Loose Stable | 2 | 18 | 17 | 7 | 34 | R | | | | Shale | |
| | Woolwashhouse, Cows' Box and Sipping | 1 | 24 | 16 | 8 | 78 | R | | | Brick | Tile | |
| | Open Shed and Lychhouse | 1 | 21 | 18 | 8 | 42 | R | | | | | |
| | Open Shed on Buckwheat | 1 | 30 1/2 | 15 1/2 | 9 | 52 | C | | | | | |
| | Yard Garden Plantation and Orchard | | | | 3 | 1 | 21 | 25 | | 4 | 4 | 6 |
| | Carried forward | | | | 3 | 1 | 21 | | | 23 | 4 | 6 |

Fig. 11 Entries in the Hardwick Estate Accounts volumes for 1855 and 1877 giving details of the buildings present at High House Farm, off Timber Lane. The building measurements are in order of width, breadth and height, and in feet.



Plate 7: South wing of the farmhouse at High House Farm, Timber Lane, this part probably largely rebuilt in 1859-60 at the cost of about £280.



Plate 8: Thin-coursed 18th century stonework showing at the join of the west and south wings of the L-shaped building. The original dairy is the lean-to in the middle.



Plate 9: Victorian ornamental window lintel at the east end of the south wing.



Plate 10: The continuous west and north ranges at High House Farm, probably of 18th century origin, but with much evidence of infilled doorways, differing window styles, stonework patching and replacement, and re-roofing.



Plate 11: East range built in brick in c.1875 and including a loosebox, piggery and wash-house.

Plate 12: Former 'open shed with brick pillars' built at some point between 1855-77.



DETAILED CASE STUDY 3

Farm 1: Stainsby Farm, Stainsby

Location

Village-based, the southernmost of three farms on the east side of the main north-south street through the village. Set on sloping ground in undulating Coal Measures landscape, and visible to northward-bound travelers on the M1 motorway. Consists of two L-shaped ranges, the smaller east one later in date; both facing south, and 20th century barns. Older buildings are of sandstone construction, with brick ranges later.

Previous survey: by Beryl Lott in 1997 for the National Trust.

Occupiers since early 19th century:

1838 (tithe): no. 105 Samuel Marriott, acreage not clear

1846: John Charles Goodwin

1855: Charles Goodwin; 106 acres

1857: Charles John Goodwin

1870: Thomas Radford

1877: John Renshaw; 126 acres

1881: Richard Hodgson (with John Elston, labourer, living in the barn)

1894/95: William Wholey

1910: William Wholey; 235 acres

Today: Charles Ottewell (family here since 1938). Owned by National Trust; merged with Manor Farm (whose buildings are immediately to the north)

Changes between 1855-1877:

No changes noted at the main site but in 1877 there is an additional house and combined dairy, barn and cowhouse tenanted by John Renshaw elsewhere in the village.

Documentary evidence:

1848: £923 spent on obvious construction work that included stone, sheet lead, deals, lime, ironwork and even a marble chimney piece. Employed tradesmen included a plasterer and a painter. No mention of foundation work or general labouring.

1850: £79 spent, on various materials including ridge stone.

1851: £148 spent, on various materials

1854: £94 spent, again including ridge stone, and work by a glazier and a painter

1873: £120, including cost of labour, pantiles and some bricks. Tradesmen include a painter, a plasterer and a glazier. Suggestive of building work.

Structural evidence:

A: Farmhouse consists of two main parts, the west wing that faces the road being the original 18th century two-room and two-storey house present on the 1838 tithe award map. This was then accompanied by three separate farm buildings, two quite sizeable, that were removed in the re-design of the farmstead not long afterwards (Fig. 12).

The Lady Day rentals of 1850 mention a new house and farm buildings so the farmhouse's enlargement was evidently part of the large expenditure of 1848 listed above. Whilst the original part is built of generally thin coursed rubble the east extension is composed of thicker stones, 9-10 inches (22-25cm) at base and mainly 7-7½ inches (18cm) in the main walling at the sides and back. The south front is of finer ashlar. The building was roofed with Lake District blue slates which were little used after 1860 (Lott's survey of 1997). The east part consists of a south-facing living part, two rooms with end fireplaces, separated by a hallway (a design seen in many domestic buildings of this period); there are cellars under this part containing parts of an original bake-oven and cheese-presses. A projecting rear part houses a staircase and connection through to the west wing.

B, C and D: Barn / multi-purpose ranges: The large L-shaped building ranges to the east of farmhouse, built of coursed dressed sandstone blocks of sizes similar to those used in the east part of the house. The north-south part was the barn (the large central doorways still show), and the east-west range was the combined stable/cowshed/corn chamber/open sheds/steam house /lodging room that was mentioned in the accounts (Fig. 13). This also dates from the 1848 building programme on the farm. It has an internal staircase to the upper floor, accessed from the yard, and similar to that in the cowhouse at High House Farm, Timber Lane.

A so-called cottage mentioned in the accounts was probably a small building attached to the north end of the barn (D), now reduced to a lean-to with a feeder trough. This still has a fireplace and evidence for a staircase to an upper floor. There is a blocked doorway entry beside the present stable door.

F: South range. This is another multi-purpose range south of the farmhouse. This too is stone-built with brick stacks. It consisted of two parts: a bigger gig house and stable loosebox, and a smaller and narrower piggery and probable wash-house at the west end.

G: East ranges. The smaller L-shaped single-storey ranges east of the other buildings were built in brick, on average about 2¾ inches (70mm) thick and coursed in Flemish garden wall bond. These are described in the accounts as being a turnip house with stables, and an open shed with hen roost. Other brick-built cowsheds were added in the angle in the early 20th century (H).

Conclusion

The farm was comprehensively rebuilt in 1848 and most of the buildings shown on the 1900 plan are listed in the accounts for 1855. Although a large sum was expended in 1848 (just under £1000), the scale of works involved might suggest a higher cost, although the brick east ranges would have been mainly covered within a separate account for the Hardstoft brickworks. Expected costs for demolition of existing buildings and for digging new foundations and the sizeable cellars under the house are not mentioned. There is also the later expenditure of £120 in 1873 to consider as this appears to have been for building work. The 1855 and 1877 have identical lists for the farm's buildings, so it may be that some rebuilding or adaptation of existing buildings was necessary.

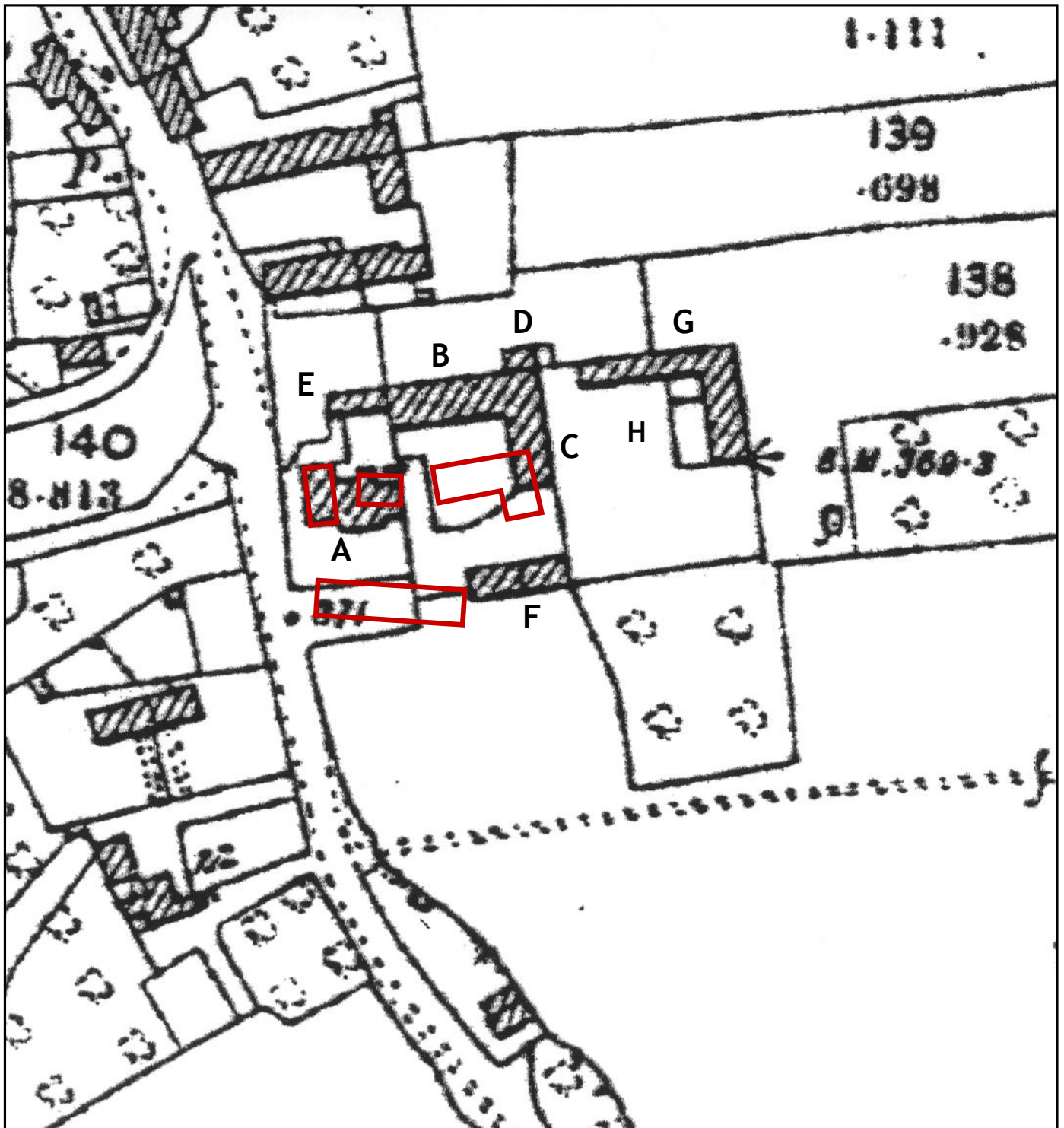


Fig. 12 Plan of Stainsby Farm within Stainsby village, as shown on the 2nd Edition Ordnance Survey 25 inch(1:2,500) scale map of c.1900 with, overlain in red, the buildings shown on the site on the tithe award map of 1838.

FARM 1. STAINSBY FARM, STAINSBY 1877

1855

| Goodwin Charles John | | Stainsby | | | | | | | | |
|----------------------|---------------------------|----------|-----|----|-----|-----|------|-------|-------|----------------------|
| 235 | House | 36½ | 21½ | 16 | 87 | 87 | 14/A | | Stone | Blue Slate 1 |
| | Backpart | 3½ | 17½ | 13 | 66 | 66 | 14/A | 12 | Stone | Slat. & Blue Slat. 2 |
| | Dairy & Room over | 11 | 7 | 15 | 8 | 8 | 14/H | | Stone | Blue Slat. |
| | Pantry | 10½ | 3 | 9 | 3 | 3 | 14/A | | Brick | Blue Slat. |
| | Stable, Cow Shed &c. | | | | | | | | | |
| | Corn Ch. Open Sheds & | 87 | 20 | 16 | 193 | 193 | S | 16 | Stone | Blue Slat. 1 |
| | Stair House & Laying Room | | | | | | | | " | " |
| | Barn | 16½ | 21 | 16 | 108 | 108 | A | 2 15 | " | " |
| | Cottage | 13½ | 21 | 8 | 31 | 31 | H | 1 12 | " | " |
| | Jump House & Stables | 13½ | 39½ | 7 | 59 | 59 | B | 1 1 | Brick | Blue Slat. 1 |
| | Open Sheds New Road | 29½ | 13½ | 8 | 44 | 44 | S | 16 | " | " |
| | Open Sheds & Wagon Wheel | 63 | 18½ | 8 | 129 | 129 | R | 1 15 | Stone | Blue Slat. |
| | Stable & Cg. House | 28 | 18 | 9 | 36 | 36 | R | 15 | " | " |
| | Piggery | 27½ | 9 | 6 | 27 | 27 | R | 10 | " | " |
| | Yard & Garden | | | | 1 | 1 | | | " | " |
| | | | | | | | 27 | 1 8 6 | | |

1877

| Kenshaw John | | Stainsby | | | | | | | | |
|--------------|-----------------|----------|-----|-----|----|----|------|----|-------|------------|
| 562 | House | 1 | 36½ | 21½ | 16 | 87 | 87 | | Stone | Blue Slat. |
| | Backpart | 2 | 3½ | 17½ | 13 | 66 | 66 | 14 | " | " |
| | Dairy | 2 | 11 | 7 | 15 | 8 | 14/H | | " | " |
| | Room over Entry | 2 | 10½ | 3 | 9 | 3 | 14/A | | Brick | " |
| | Carriagehouse | | | | | | | 14 | " | " |

| | | | | | | | | | | |
|-----|--|---|-----|-----|----|-----|-----|----|---------|------------|
| 562 | Salt Wash & Corn Ch. Open Sheds & Room | 1 | 87 | 20 | 16 | 193 | A | | Stone | Blue Slat. |
| | Barn | 1 | 16½ | 21 | 16 | 108 | A | | " | " |
| | Cottage | 1 | 13½ | 21 | 8 | 31 | H/H | | " | " |
| | Jump House and Stables | 1 | 13½ | 39½ | 7 | 59 | B | 13 | Brick | " |
| | Open Sheds and New Road | 1 | 29½ | 13½ | 8 | 44 | A | | " | " |
| | Open Sheds and Wagon Wheel | 1 | 63 | 18½ | 8 | 129 | R | | Amalgam | " |
| | Stable and Cg. House | 1 | 28 | 18 | 9 | 36 | R | | Stone | " |
| | Piggery | 1 | 27½ | 9 | 6 | 27 | R | | " | " |
| | Yards and Gardens | | | | 1 | 1 | | 4 | | |
| | | | | | | | | 30 | 1 10 10 | |

| Kenshaw John Cont | | | | | | | | | | |
|-------------------|-------------------------|---|-----|-----|----|-----|-----|------|-------|------------|
| 561 | Barwick | | 5 | 2 | 36 | 20 | | 5 11 | | Grass |
| 562 | Highgate and Westend | | 7 | 1 | 5 | 21 | | 7 12 | | " |
| 561 | House | 3 | 36½ | 19 | 10 | 77 | H/H | | Stone | Blue Slat. |
| | Dairy Barn and Cowhouse | 3 | 48½ | 19½ | 8 | 105 | R | | " | " |
| | Garden | | | | 2 | 28 | | 30 | 1 | 4 |

Fig. 13 Entries in the Hardwick Estate Account volumes of 1855 and 1877 giving details of the almost identical buildings present at Stainsby Farm. The building measurements are in order of width, breadth and height, and given in feet.



Plate 13: Street frontage of the original 18th century part of the farmhouse at Stainsby Farm. The off-centre entrance doorway has been lost during re-facing.

Plate 14: The back of the farmhouse, showing the older part to right and the central projecting part of the 19th century extension to the left. The middle part shows a later bedroom addition.



Plate 15: The south frontage of the part of the farmhouse at Stainsby Farm built in c.1848.



Plate 16: South elevation of the multi-purpose north range (B) at Stainsby Farm, Stainsby, with much evidence of alterations and modern replacement of eroded stonework.



Plate 17: West elevation of the east barn range (C), with a high rounded arch showing behind the tank.



Plates 18 and 19: The east side of the barn with a lean-to that had been part of a labourer's cottage. Above: a remaining fireplace and slabbed floor within it.





Plate 20: The mid-19th century single-storey south range (F) at Stainsby Farm, a combined gig house, stable, piggeries and wash-house at Stainsby Farm.



Plate 21: View of the L-shaped east ranges (G) at Stainsby Farm, built in brick in the mid 19th century. These included a turnip house, stables, an open shed and a hen roost.



Plate 22: Early 20th century brick-built cowsheds (H) built beside the earlier brick east ranges.

**SUMMARIES OF
OTHER LARGE FARMS**

D. Summaries of other large farms

This section provides summaries about the other farms within the group of ten largest that existed in 1910.

Farm 1: see Detailed Case Study 3 in Section C

Farm 2: Top Farm, Rowthorne

- This is still a working farm, situated at the north end of the village.
- Associated through most of the 19th century with the Fisher family, who were also present in Stainsby and Astwith.
- The tithe plan is not as accurate as later plans but it shows four discrete structures forming four sides of a square – a pattern that is identifiable in later plans. It can be discerned today, despite the yard being largely covered. The farmhouse on the south side of the square appears to post-date the plan as its original street frontage now runs north-south. A photograph of the house from about 1909 in the possession of the Key family shows the house with flat stone mullions, since removed.
- Only one of the other three farm buildings still remains for certain. The north building was the barn, to which a stable with chamber over was added at the west end (see Plate) and a cartshed at the east end. It is built of smallish squared blocks and has vertical ventilators still largely open on the south side. A date-stone of 1694 was recovered from within the barn and is now displayed in the gable wall of the cartshed. A smaller stone building on the west side of the square might possibly be the earlier building but if so, the tithe map is distorted. The east building was replaced but may be on the original footprint, as may be most of the farmhouse.
- There are only two figures for spending on Fisher's, Rowthorne: the sums of £609 spent in 1862 and £112 a year later. The former was listed merely as paid to G. Vallance for additions to the farmhouse and farm buildings, with nothing itemized. These extensions of existing buildings are reflected in the increased lengths of buildings in the 1877 account. The lack of mention of the existing farmhouse suggests that it was rebuilt somewhere between 1838-55 and extended at the back later in 1862.

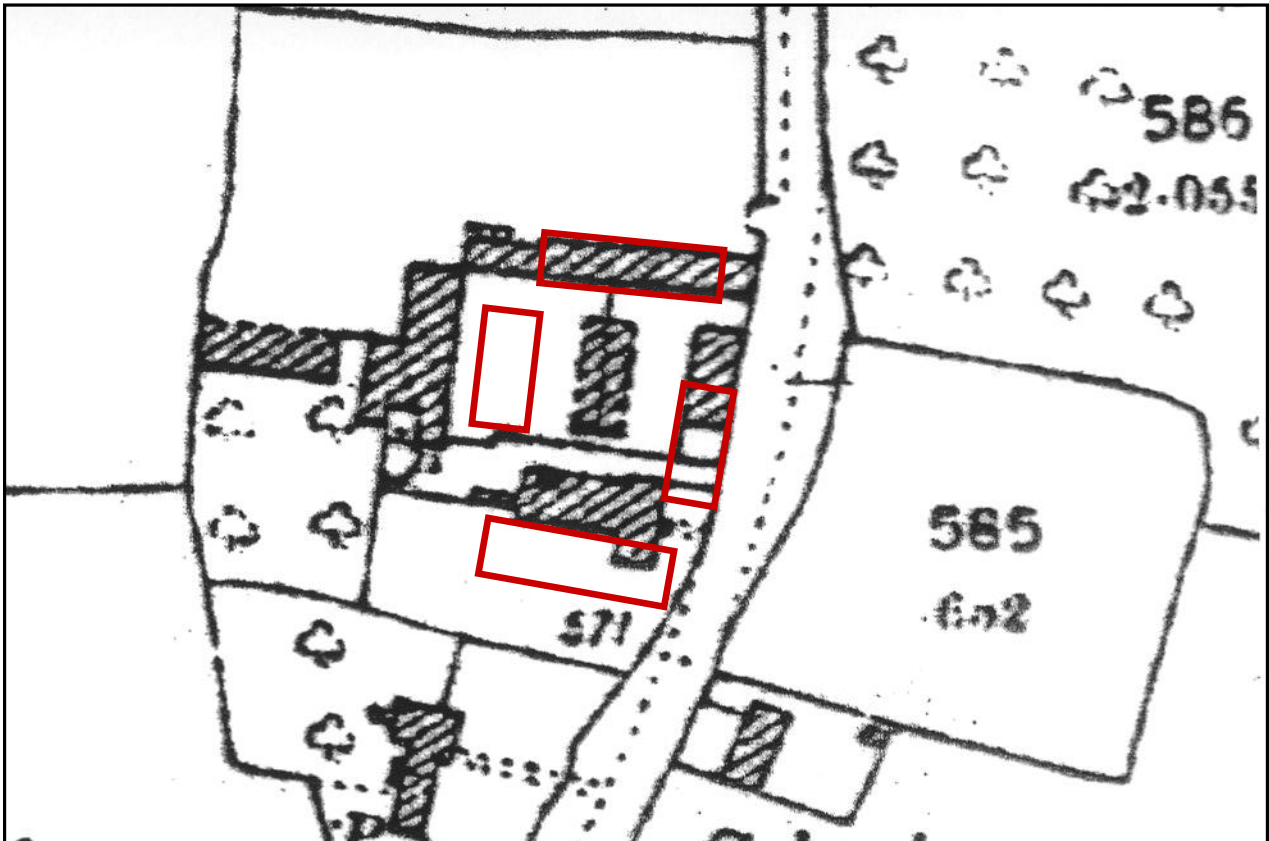


Fig. 14 Plan of Top Farm, Rowthorne as shown on the 2nd Edition 25 inch (1:2,500) scale Ordnance Survey map of about 1900, with buildings shown on the 1838 tithe award map overlain in red. Scale 1:1,000.



Plate 23: Building (stable with chamber over) added to the west end of the old barn at Top Farm, Rowthorne, probably in 1862.

Farm 3: Hall Farm, Rowthorne

- This is still a working farm, situated at the south end of the village.
- It was originally centred around the large house, which looks more like a vicarage than a farmhouse, situated on the lower west side of the village street, with farm buildings on the north and west sides. The house was known as the Hall and was referred to as a mansion in the 1855 account.
- The farm also had a complex of farm buildings (with no house) at the somewhat isolated area known as Batley in the south-east part of the parish.
- Between 1855 and 1877 the farm took over two neighbouring farmsteads – that immediately to the north (possibly King’s farm) and Joseph Metcalfe’s farm to the south-east on the other side of the road (where the farm operates from today). This expansion is reflected in the doubling of the number of buildings listed in the 1877 account for the same farm.
- During most of this period the farm was run by John Jepson Rowley, who was perhaps the nearest the parish had to a ‘gentleman farmer.’ He extended and improved the existing farmhouse at his own expense; this is commemorated by a date-stone of 1844 with his initials on the Hall’s street frontage. Jepson exhibited a piece of agricultural machinery that he designed at the Great Exhibition in 1851.
- During the major part of his tenure only about £72 was apparently spent on the farm. As with the house expansion, Rowley may have been maintaining and perhaps improving the farm at his own expense, for reasons that are presently unclear.
- Between 1873-75 a figure approaching £900 was spent under the tenure of Rowley’s successor, John Bassett Gregory. This is reported as including new farm buildings and repairs, alterations and additions to existing ones. Several additions to the existing stock can be seen on the accompanying Figure. The L-shaped buildings at Metcalfe’s former farm appear to be ones there in 1838, in which case the tithe representation underestimates their size.
- The long barn complex which was in the farm to the north taken over under Rowley has been completely rebuilt in recent years. Some photographs of it before this happened do survive. The main form of this complex was shown on the tithe ward map and it may well have originated in the 18th century. No historical survey was made of it before it was taken down and rebuilt.
- The various farm buildings close to the Hall are now disused and some can be classed as ‘at risk.’ The Hall has been vacated and the Chatsworth is thought to be intending to refurbish it and sub-divide it into two saleable properties. The fate of the farm buildings is unclear.

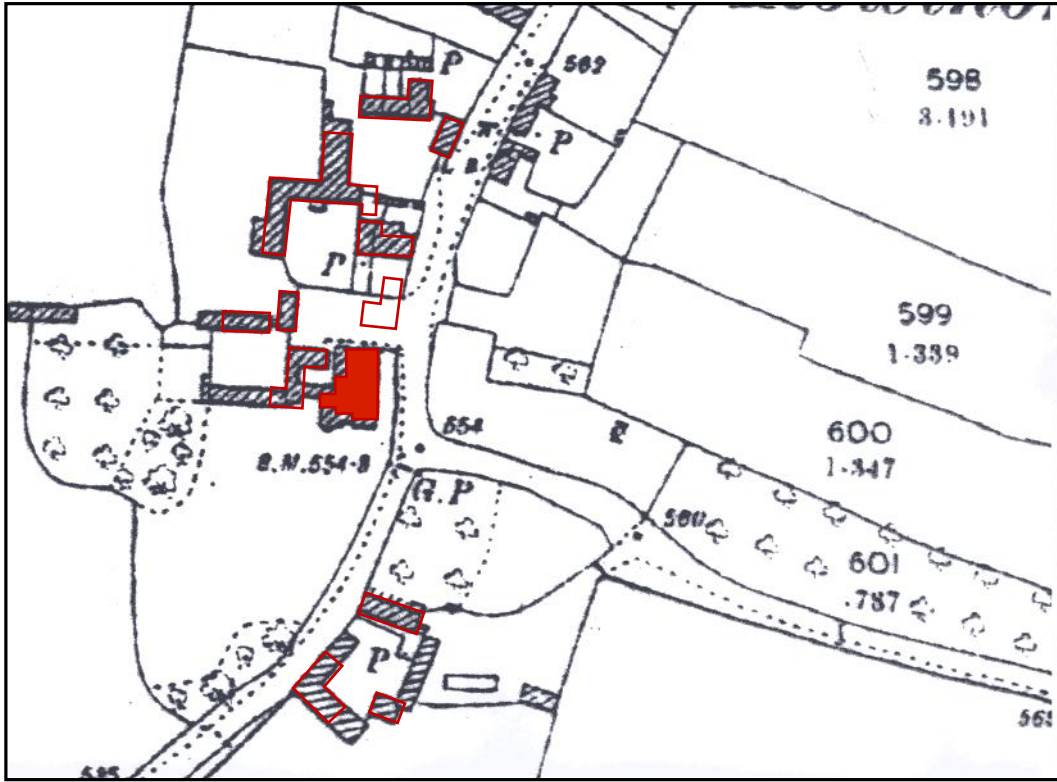


Fig. 15 Plan of Hall Farm, Rowthorne as shown on the 2nd Edition 25 inch (1:2,500) scale Ordnance Survey map of about 1900, with buildings shown on the 1838 tithe award map overlain in red. The Hall itself is highlighted. Scale 1:2,000.



Plate 24: Buildings, now mainly disused, to the west of the large former farmhouse known as The Hall (showing in background) at Hall Farm, Rowthorne.

Farm 4: see Detailed Case Study 2 in Section C

Farm 5: Ault Hucknall Farm

- This is still a working farm for the Chatsworth Estate, situated adjacent to the historic church in the tiny settlement of Ault Hucknall.
- This farm is readily identifiable in the accounts as Hucknall Farm, and for much of the 19th century it was described as 'in hand,' without a tenant.
- A major rebuild occurred between 1848-50 when £927 was spent on new works that included £57 for pulling down old buildings. Sundry other sums were spent on a regular basis during the 1850s. After a gap, £53 was spent in 1876 for conversion of part of the barn to a stable, and various repairs.
- With the exception of the farmhouse to the west, the present farm plans largely mirrors that shown on the tithe award plan of 1838, although then the north, east and south ranges were shorter and with separated structures. The present plan is of three near complete sides around a yard that faces west towards the farmhouse (now subdivided into cottages).
- The 10-11 bay east range consists of a long barn with large arched openings and long vertical ventilators. In the 1855 and 1877 accounts it was described as stable, barn and implement shed. This building may have been existing in 1838 but was subsequently upgraded and refaced on west side in 1848-50. Some internal walling contains what is probably 18th century brickwork.
- The barn adjoins the 9 bay north range which was sub-divided between a wagon shed with corn chamber over, and an open shed and stable. This was added and, to the west, it merges into a single-storey part (shown on the tithe map) that consisted of a combined cowhouse, piggery and steam house (a function seen on the larger farms, where steam-powered machines were kept). There was also a separate turnip house behind the north range and two separate brick-built south ranges with a cowhouse, fowlhouse and open sheds, perhaps separated by the yard entrance from the road.
- The only differences between the years 1855 and 1877 was the addition of a boiling house and a separate piggery. Both were small stone-built structures and are probably accounted for by the spending of £75 in 1856.
- The sum of £927 mentioned above is similar to the expenditure at Stainsby Farm in 1848 when for £923 (with an additional £227 in 1850-51) a similar set of existing buildings were removed and new stone multi-purpose ranges were built. The buildings are of comparable size and construction.
- When the farmhouse shown on the tithe award map was replaced is uncertain, but its rebuilding may well have been included amongst the 1848-50 works.

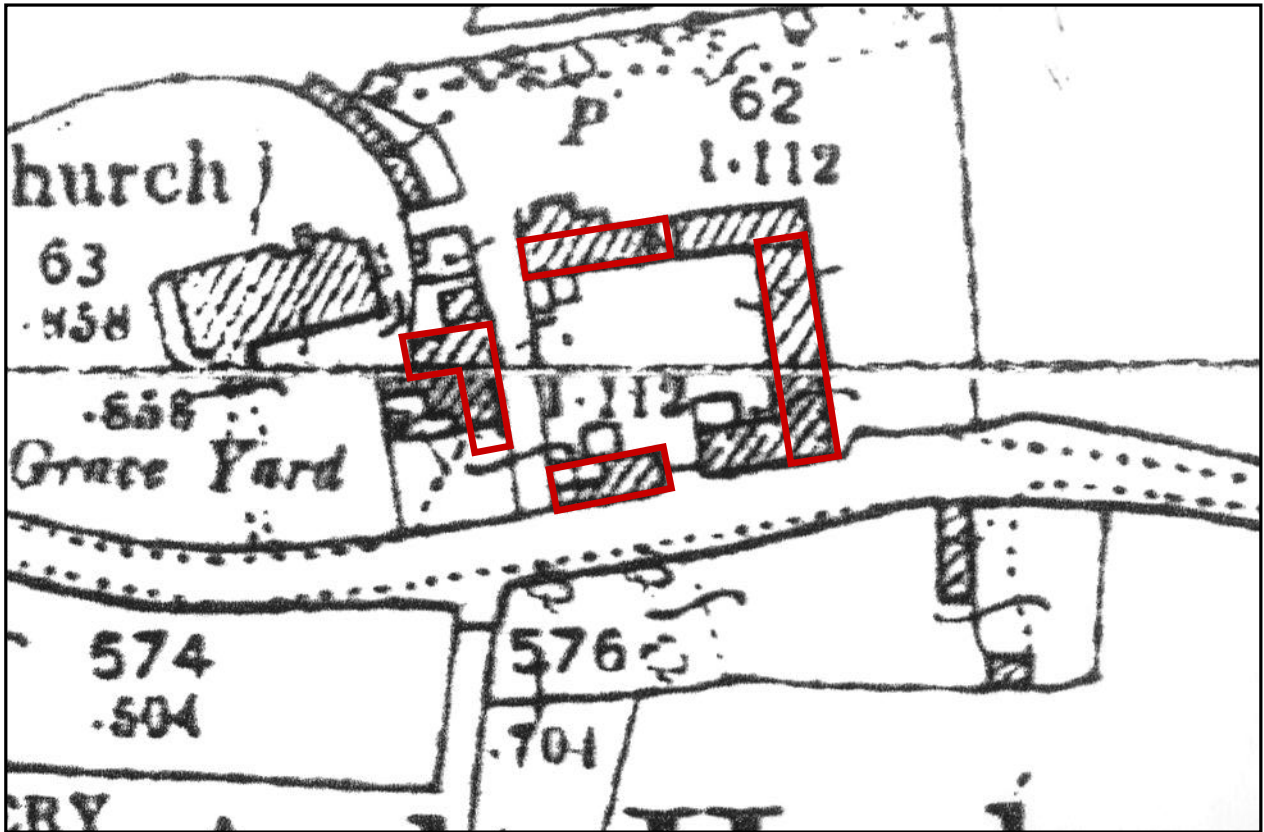


Fig. 16 Plan of Ault Hucknall Farm, as shown on the 2nd Edition 25 inch (1:2,500) scale Ordnance Survey map of about 1900, with buildings shown on the 1838 tithe award map overlain in red. Scale 1:1,000.

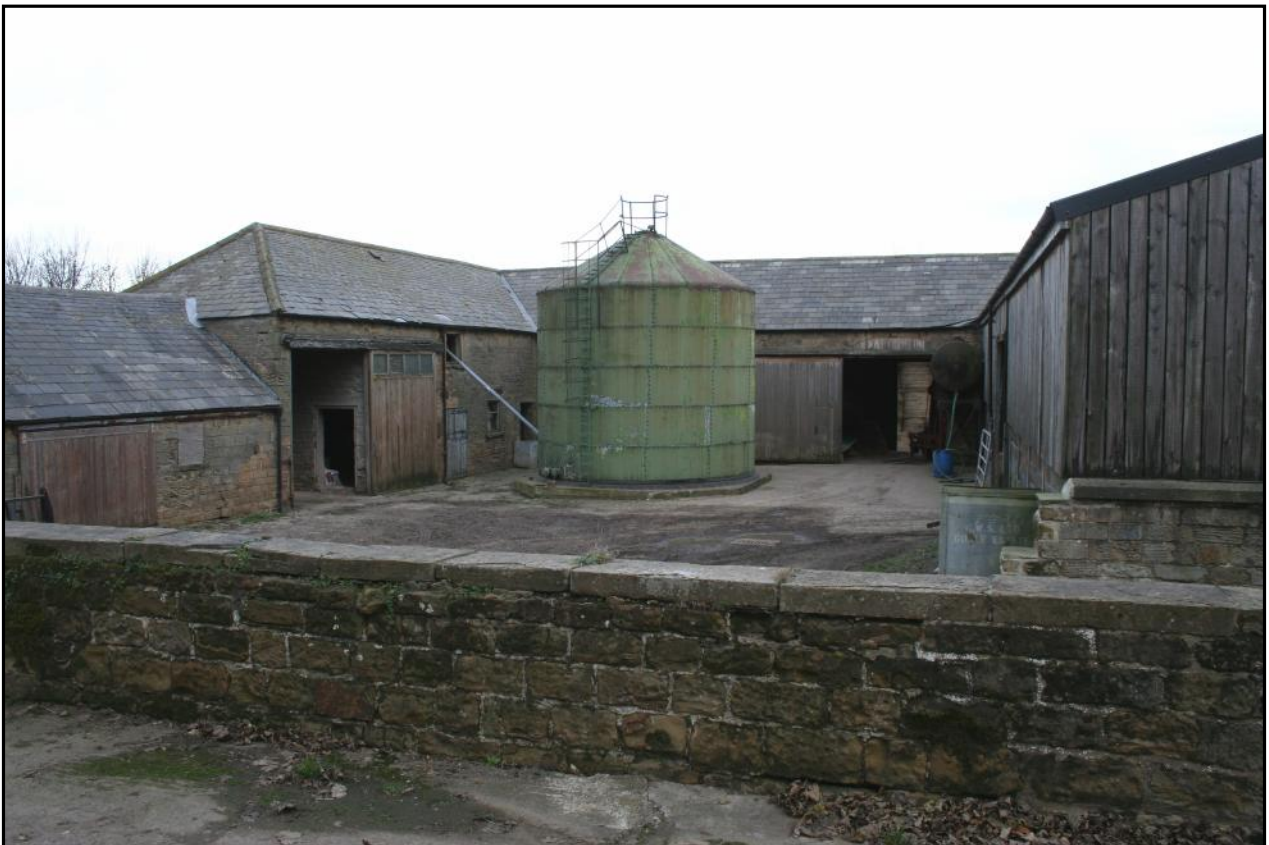


Plate 25: Buildings facing the courtyard at Ault Hucknall Farm, with the oldest building showing to the left and the possibly improved barn showing to right of the tank.

Farm 6: Holmwood Farm

- This farm no longer exists. The farm was tenanted by the Hardwick Colliery Company and was demolished when the coal workings at Holmwood expanded in the early 20th century.
- The Ordnance Survey plan of 1900 shows a similar rectangular plan similar to many other farmsteads elsewhere in the parish. The 1838 plan shows a continuous west and north range and a separate L-shaped farmhouse in the south-east corner. This was almost the same plan as in 1900, apart from the addition of a south range.
- The south range (cowhouse, open shed and stable) may have been added in 1860-61 when £224 was spent on works. The next major expenditure was in 1876-77 when nearly £200 was spent on alterations and repairs to existing buildings.

Farm 7: see Detailed Case Study 1 in Section C

Farm 8: Yew Tree Farm, Hardstoft

- This is situated at the north end of the village. No longer a working farm it is possibly one of the oldest farm sites within the parish as the listed former farmhouse appears to be of 17th century date. It reputedly had a date-stone of 1653 (pers. comm. of current owner).
- The tithe award plan shows a long thin north range, set back from the road, combining the farmhouse at the west end and other functions at the east end. Other buildings were set around a west-facing yard. On the 1900 plan only the north range from this period remained. It has since been shortened at the east end.
- The farmhouse had a dairy added to its north side somewhere between 1838-55. The 1855 account suggests that the farmhouse was attached to or close to a brewhouse and then to a barn. The latter may have been stables originally as these were sometimes positioned in close alignment to or even attached to the house in the 17th century (as at Cromford Bridge House, Cromford). The account also mentions a separate old barn.
- The 1855 and 1877 accounts indicate that the farm buildings of 1838 were replaced during a major re-modelling of the farm. Money was spent on the farm during a 20 year period, with £86 spent in 1858 on works that included the 'getting out foundations', an activity indicative of building construction. Between 1870-74 a total of £570 was spent on new buildings and the 'interior restoration of the house.'
- This expenditure on new buildings is confirmed by the 1877 account which lists a *new* cowhouse and a *new* barn and cartshed and granary (the latter being a term that is rarely used). This is the present-day long east range which featured the cowhouse at the lower south end and the taller barn at the north end. It is now used as a shop and store. The building is typical of the period, being built of squared sandstone blocks, mainly between 6-9 inches (15-23cm) thick in the taller buildings, with dressings and hipped roofs.
- The date of the single-storey west range is more uncertain but it may have resulted from the 1858 works. The structures between the farmhouse and the east range have been altered in more recent times.

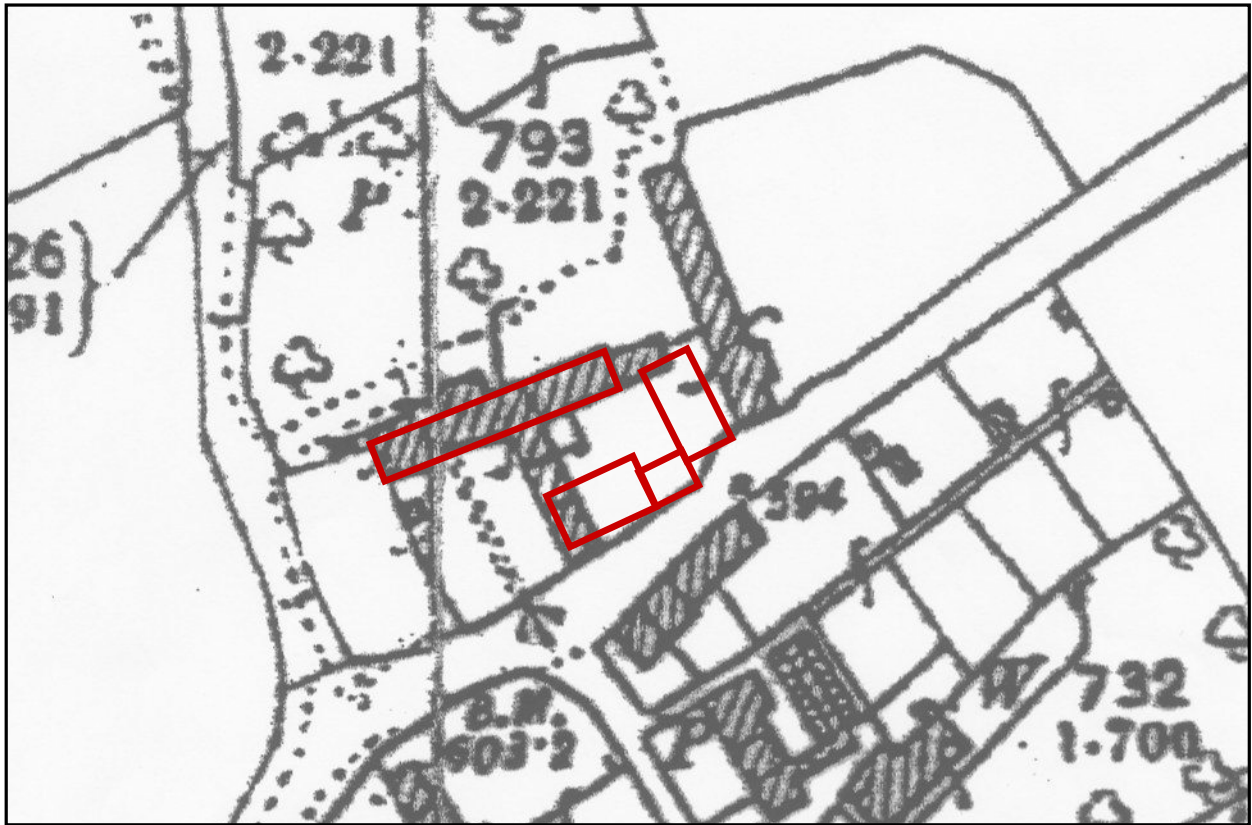


Fig. 17 Plan of Yew Tree Farm, Hardstoft, as shown on the 2nd Edition 25 inch (1:2,500) scale Ordnance Survey map of about 1900, with buildings shown on the 1838 tithe award map overlain in red. Scale 1:1,000.



Plate 26: The east range built at Yew Tree Farm, Hardstoft, between 1870-74, with cowhouses to left and the barn to right.

Farm 9: Hardwick Inn

- This is an isolated inn and combined farm situated close to the south border of Hardwick Park and dates from at least the 17th century. Its history has been admirably covered in a short book by local historian Pamela Kettle. The inn remains a popular destination but it ceased to be a farm in the early 20th century.
- The tithe award plan shows the farmhouse not too dissimilar to its plan in 1900, to which a dining house has since been added to the rear in more recent times. The latter is on the site of a previously added separate pavilion. The latter may have been added along with a bowling green mentioned amongst other items costing £949 in 1852. It seems likely that the inn itself and its grounds were seriously revamped at this time, the farmhouse often being the first to be affected in a major works programme on a farm.
- The various farm buildings to the west of the farm that existed in 1838 were lost in a major works programme between 1857-60 when £1466 was spent in total. None of the farm buildings on the 1855 list for Hardwick Inn match those there in 1877. Amongst expenses listed in 1857 were £73 for labour and £180 for stone (suggesting a higher quality grade was used). In 1859 a certain J. Hancock was paid £31 for 'building the new barn.'
- The new set of buildings set around a nearly fully enclosed courtyard (itself set a storey lower than the Inn and its approaches) included a long open shed on pillars on the south-west side, a barn and arched gateway on the north-west side and on the north-east side a combined stable, cowhouse, cartshed at the lower level and a stable, carriagehouse and granary on the upper level, where an ornamental frontage faced the area in front of the Inn. Opposite the yard below, in the south-west corner were some above-average stone-built piggeries with external feeders and a shared exercise yard.
- The relatively high expenditure, better standard of the materials used and the ornamental exterior of the farmstead (its yard facing away from the road) all reflect the status of the site on the main approach into Hardwick Park, where important visitors will have become aware of the Inn and its outbuildings.

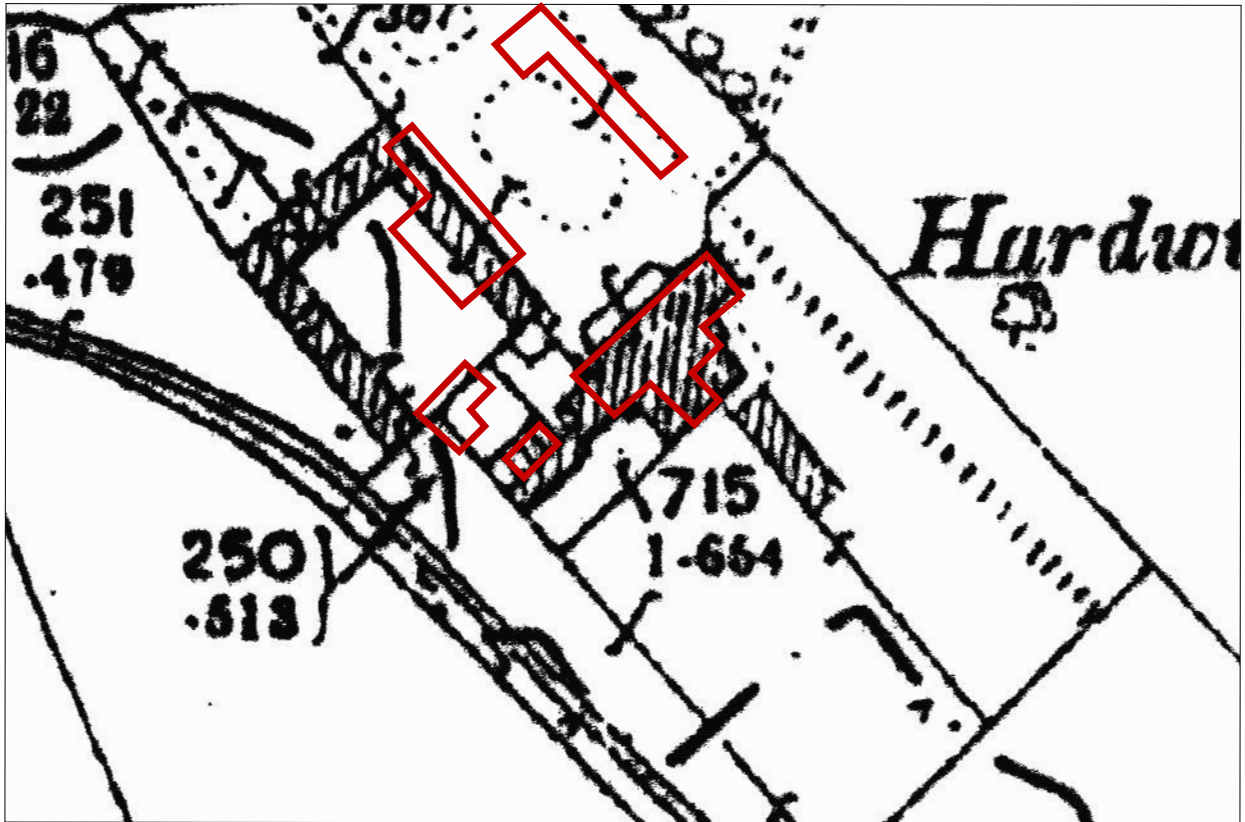


Fig. 18 Plan of Hardwick Inn, as shown on the 2nd Edition 25 inch (1:2,500) scale Ordnance Survey map of about 1900, with buildings shown on the 1838 tithe award map overlain in red. Scale 1:1,000.



Plate 27: View from the south looking towards the farm buildings erected at Hardwick Inn between 1857-60.

Farm 10: Batley Farm

- For much of the 19th century this complex of mainly stone buildings in the south-east extremities of the parish was an outlier farmstead to Hall Farm in Rowthorne which farmed the land around it. Set around a nearly fully-enclosed yard (perhaps for wind protection) and in isolation to neighbouring settlements, it was more appropriately known as Batley Barn. The main buildings there now were in existence in 1855, but were not present at the time of the tithe award map of 1838. In 1855 they included a barn, open sheds, cartsheds, a feeding shed and a steaming house. The north range has since been replaced and the west side removed, leaving only a wall.
- In 1878 paired labourers' cottages were built for £273 just south of the farm complex, each entered through porches at the side. A brick-built cartshed with granary was also built before 1900. However, by then Batley was probably being used as a separate farm, despite still being called Batley Barn, with the cottages combined into a single house. The entrance on the east side was filled in and replaced by a window. It was certainly listed as a separate farm in 1910 when its land holding made it one of the largest farms in the parish.

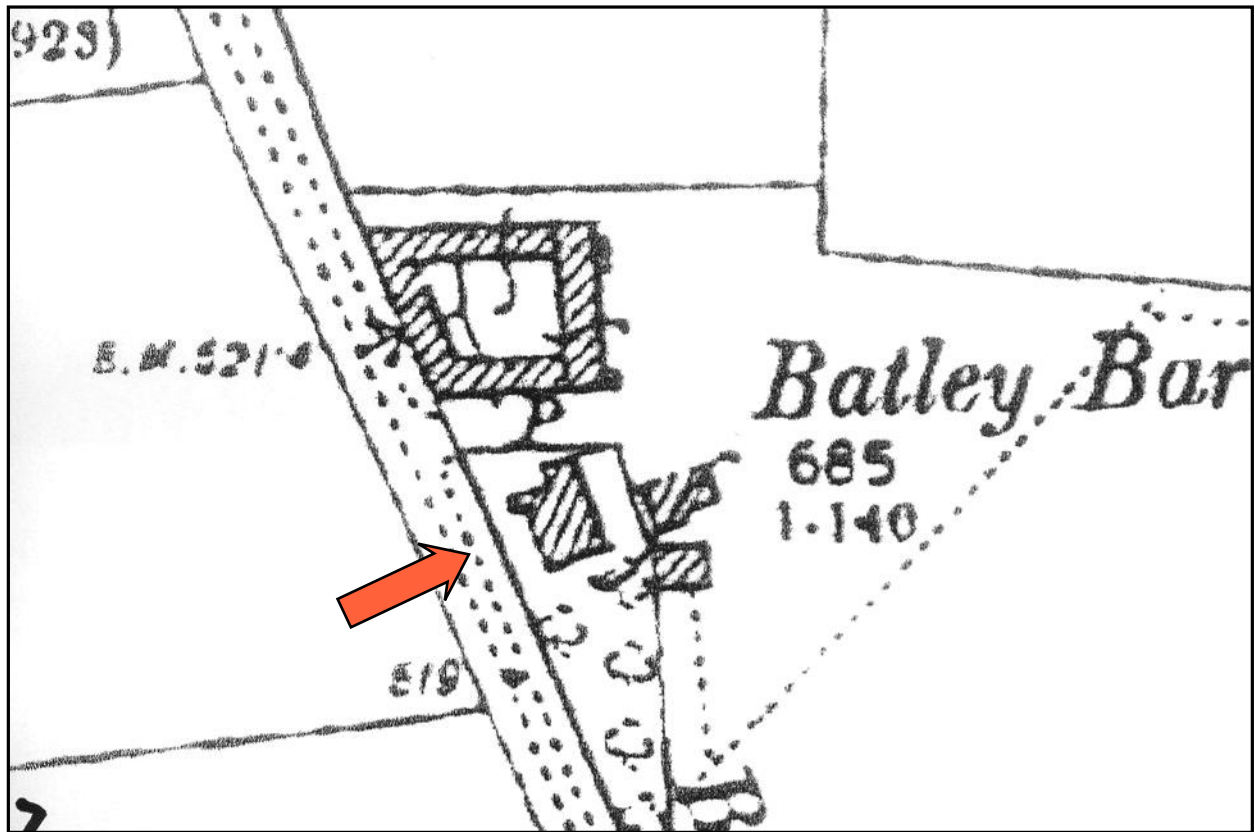


Fig. 19 Plan of Batley Barn / Farm, south-east of Rowthorne, as shown on the 2nd Edition 25 inch (1:2,500) scale Ordnance Survey map of about 1900, with the added cottages (here adapted into a farmhouse) highlighted. Scale 1:1,000.



Plate 28: View of the former cottages built near existing farm buildings at Batley Barn / Farm, in 1878. To the far right there is a larger window where a side entry used to be. The building had become a single farmhouse before 1900.

E. Conclusions

In the 32 year period covered by the study the Hardwick Estate spent more money on its estate buildings and grounds than it earned from rents. In only about one year in five was the rental income higher than the expenditure. For most of the time the differences were not substantial, the one major exception being 1859 when the income of £9,051 was dwarfed by spending of £14,315. During the period the income and expenditure together rose from a figure of about £7000 to about £10,000, with a rise in rents evident particularly in 1855-56.

A sizeable proportion of the spending went on the buildings, replacing, altering and maintaining them. Many of the smaller farms still had thatched buildings at the start of the period; some smallholdings still had them into the early 20th century. Eventually the roofs were nearly all replaced with blue slate, pantiles and tiles, often involving the rebuilding of the underlying roof-structure; timber and joinery features a lot in the accounts. Those older buildings on the Chatsworth and the National Trust estates have been re-roofed at least once since and this shows with stone and brick replacement at eaves level.

The study of the ten largest farms in Ault Hucknall (as of 1910) shows that nearly all of them saw major works programmes in the mid-19th century, sometimes involving the removal of all or nearly all the existing structures. The picture is mixed as numerous old buildings dating from the later 18th century or early 19th century still remain as working buildings on some of the farms, albeit with plentiful patching and areas of new stonework evident. The barn at Top Farm, Rowthorne may also be unusually early if the finding of a date-stone of 1694 can be accepted. Where buildings have been sold to private buyers some of the older buildings have been completely rebuilt with any original authenticity lost in the process. Nevertheless, the careful refurbishment of Pear Tree Farm in Rowthorne (Case Study 1) does demonstrate that under the control of good conservation architects the original structural development of the buildings can still remain to be discerned by the trained eye.

The accounts are especially useful when used with the map evidence from the tithe award. Along with the 1855 and 1877 accounts the dates of numerous buildings can sometimes be pinpointed to within a year, something which otherwise is only possible through date-stones, documentary references or tree-ring dating. It is unusual for common farm buildings to be dated thus.

With the ten largest and more important farms for the Estate, major works were undertaken at specific times, ranging anywhere between 1848 and 1874. Figures ranged from several hundred pounds to the region of £1,000 with the most important farms. Many trusted tradesmen were re-employed during the

period, although in a few instances the accounts show that a certain builder (such as George Vallance) might be given sole responsibility to build a specific building. Most of the farms were kept or rebuilt in the common rectangular plan, although there were no standardized building sizes used. The overall picture is that there was no master plan being followed. Each farm was looked at as an individual case, and money allocated according to the condition of existing buildings, whether they were conveniently situated and whether they could cope with the strains of increasing output and changing practice. It seems that at any one time at least one major rebuild or remodelling was taking place somewhere within the wider estate.

Several observations can be made about the farm buildings in Ault Hucknall parish:

- Stone was the preferred material until very late in the 19th century
- Some early brickwork was found but this was relatively uncommon before about 1860 when the Hardstoft brickworks started producing bricks in quantity. Stone and brick were freely used together.
- Early stonework was relatively thin (thicker on the taller buildings), yet hard, whilst the big buildings after 1850 were built with coursed blocks mainly 6 inches (15cm) or more in thickness. Some have since suffered from wind erosion.
- Several barns were found with cross-shaped ventilators but these appear to be on buildings that were probably built in the early 19th century. Earlier and later ones appear to have had simple vertical slits (many since filled in).
- The farm activities represented in the buildings were fairly similar but many buildings combined different functions under one roof. Many can be described as multi-purpose. Flexibility in the changes in use are also evident in the accounts.
- Several names for buildings are unclear, such as steam house (presumably for housing a static or moveable engine) or chophouse and agcote.

The 1910 farm survey shows that the bigger farms were still in good order and had retained their values. The programme of rebuilding and maintaining the infrastructure of the larger and more profitable farms at a time of optimism in the agricultural industry was long-sited and sensible, helping to keep rents higher than they would otherwise be. However, there is evidence to suggest that the smaller farms and smallholders were not so fortunate. Although the accounts provide plentiful evidence of smaller sums spent in the villages the 1910 survey shows that by then many had buildings of the minimal rateable value of 10 shillings.

The general picture is that the larger farming picture in Ault Hucknall has not changed considerably since the mid 19th century. Despite some consolidation of farms the control of the estate owners has maintained the general status quo, despite the incursions of some industrial development (coal mining and more recent opencast mining) and a little urban sprawl in the north-west sector. The west part of the parish has a main north-south road running through it and this has influenced the partial 'gentrification' of Astwith and Hardstoft. The east part of the parish is a contrast, for despite being cut through by the M1, its lines of communication are country roads and development has been strictly controlled. The land here is productive and farming is still the predominant economic activity.

F. References and Acknowledgements

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Mr and Mrs Brindle (Manor Farm, Astwith)

Mr P. Byard (Biggin Farm)

Mr D. Carter (Holly Tree Cottage, Stainsby)

Mr M. Copley (former Pear Tree Farm, Rowthorne)

Mr and Mrs Chessell (former Pear Tree Farm, Rowthorne)

Mr and Mrs E. Franklin (Broomriding Farm)

Mr and Mrs A. Franklin (Stainsby Hagg Farm)

Mr and Mrs Hayes (Locko Lane Farm)

Mr A. and Mr and Mrs J. Hitch (Mill Farm, Stainsby)

Mrs S. Jeffrey (High House and Ault Hucknall Farms)

Mr and Mrs Jennings (The Square, Rowthorne)

Mr and Mrs R. Key (formerly of Top Farm, Rowthorne)

Mr and Mrs D. Key (Top Farm, Rowthorne)

Mr C. Ottewell (Stainsby Farm)

Mr A. P Pugh (Timber Lane Farm)

Mr and Mrs Smith (Hall Farm, Rowthorne)

Mr R. Winfield (Yew Tree Farm, Stainsby)

TABLES 2-4

| TABLE 3: FULL LIST OF FARMERS - 1864-1878 - Ault Hucknall parish | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|------------|---------------------------|-----------|-----------------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|-------------|----|----|----|----|-----------|-------------|--------------------|--------------------------|
| Surname | First name | Name / lane | Village | No. of prev. | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | No. | Directories | | | | | Cens. 71 | Farm No. | Notes | |
| | | | | | | | | | | | | | | | | | | | | | 46 | 57 | 70 | 81 | 94 | | | | |
| Alvey | William | Locko Lane | | | | | | | | | X | | | | | | | X | | 2 | | | x | | | 73 acres | 14A | | |
| Allen | Charles | Hardwick (Park) | | | | | | | | | | | | | | | | | | | | | x | x | | | | | |
| AULT HUCKNALL | | <i>Ault Hucknall Farm</i> | | | | | | | | | | | | | | | X | | | | | | | | | | 5 | | |
| Ball | Thomas | | Stainsby | | | | | | | X | | | | | | | | | | | | | | | | | | | |
| Ball | William | | Stainsby | | | | | | | | | | | | | X | | | | | | | | | | | | | |
| Blanksby | George | | Astwith | | | | | | | | | | | | | X | | | | | | | | | x | | | | |
| Blanksby | William | <i>Hardwick Inn</i> | | | | | | | | | | | | | | | | | | | | | | | | 120 acres | 9 | moved to HI in '65 | |
| Blanksby | Mrs Sarah | <i>Hardwick Inn</i> | | | | | | | | | | | | | | | | | | | | | | | x | | 9 | wife / widow | |
| Bowler | George | | Astwith | 3 | | | | | | | | | | | | | | | | | | | x | x | | ?18 acres | | | |
| Bramley | George | | Rowthorne | 3 | | | | | | X | | | | | | | | | | | | | | | | 6 acres | | wheelwright | |
| Brough | John | | Astwith | | | | | | | | | | | X | | | | | | | | | | | x | | | | |
| Brown | John | | Hardstoft | | | | | | | | | | | | | | | | | | | | | | | x | 25 acres | | |
| Brown | Abraham | | Hardstoft | | | | | | | | | | | | | X | | | | | | x | | | | | | | |
| Brown | Hannah | | Hardstoft | | | | | | | | | | | | | | | | | | | | | | x | | | | |
| Brunt | William | | Astwith | | | | | | | | | | | | | | | | | | | | | | x | | | | |
| Cartwright | Joseph | | Astwith | | | | | | | | | | | | | | | | | | | | | | | x | | | |
| Clay | Sampson | <i>Sh. of Mutton</i> | Hardstoft | | | | | | | | | | | | | | | | | | | | | | x | x | x | | 22 |
| Clay | James | Timber Lane | Hardstoft | 3 | | | | | | | | | | | | | | | | | | x | | | x | | | | |
| Clay | John jun. | | Hardstoft | | X | | X | X | | | | | | | | | | | | | | | | | x | x | | 100 acres | 11 |
| Clayton | William | | Astwith | | | | | | | | | | | | | | | | | | | | | | x | | | | |
| Cox | Samuel | | Rowthorne | | | | | | | | | | | | | | | | | | | | | | | x | | | |
| Cutter | Thomas | | ? | | | | | | | | | | | | | | | | | | | | | | | x | | | |
| Davenport | J. | | Hardstoft | | | | | | | | | | | | | | | | | | | | | | | x | | | |
| Davenport | Daniel | | Hardstoft | | | | | | | | | X | | | | | X | | | | | | | | | x | | 29 acres | |
| Davenport | Mrs Sarah | | Hardstoft | | | | | | | | | | | | | | | | | | | | | | | x | | | cottage |
| Evans | George | <i>Holmwood Farm</i> | | | | | | | | | | | | | | | | | | | | | | | | x | | 178 acres | taken over by HCC by '77 |
| Evans | | | Astwith | | | | | | | | | | | | | X | | | | | | | | | | | | | |
| Fisher | ?William | | Rowthorne | | | | | | | | | | | | | | | | | | | | x | x | x | | 235 acres | | |
| Fisher | Ephraim | | Astwith | | | | | | | | | | | | | | | | | | | | | x | | | | | |
| Fretwell | Septimus | | Stainsby | | | | | | | | | | | | | | | | | | | | x | x | | | | | |
| Fretwell | William | | Stainsby | | | | | | | | | | | | | | | | | | | | x | x | x | | 60 acres | 20 | same farm |
| Fretwell | John C. | | Stainsby | | | | | X | | | | | | X | | | | X | | | | | | | x | x | | 60 acres | 20 |
| Fretwell | Mrs Mary | | Stainsby | | | | | | | | | | | | | | | | | | | | | | | x | | | |
| Gibson | John | | Hardstoft | | | | | | | | | | | | | | | | | | | | | | | x | | | |
| Gill | Joseph | <i>Seanor Fm</i> | | | | | | | | | | | | | | | | | | | | | | | | x | | | 13 |
| Goodwin | Jas Jno. | | Stainsby | 3 | | | | | | | | | X | | | | | | | | | | | | x | x | | | 1 |

| TABLE 4: 1910 FARM SURVEY: FARMS ABOVE 20 ACRES IN SIZE | | | | | Valuations | | | | Order of |
|---|-------------------------------|--------------------------------|---|--------|----------------|---------|--------|--------|----------|
| No. | Tenant | Where | Acreage | House | Buildings | Land | OTV | Land | Size |
| 2 | William Haslam Jun. | Locko Lane | 72 acres | £10 | £3 | £63.10 | £2,173 | £2,093 | 14A |
| 6 | Wm George Blanksby | Hardwick Inn | 115 acres | £24.10 | £5 | £92 | £3,580 | £3,410 | 9 |
| 15 | John Brown | Hardstoft | 23 acres | £6 | £1 | £24.10s | £885 | £845 | 28 |
| 18 | Joseph Cartwright | Astwith | 20 acres | £5.10s | £1 | £18 | £780 | £750 | 30 |
| 19 | Joseph Bowen | Hardstoft | 65 acres | £7 | £2 | £55.10 | £1,730 | £1,666 | 18A |
| 20 | Samson Clay | Shoulder of Mutton, Hardstoft | 38 acres | £42 | £2.10 | £47.10 | £2,859 | £1,169 | 22 |
| 21 | Edwin Clay (deceased) | Hardstoft | 98 acres | £11 | £7 | £90 | £2,900 | £2,750 | 11 |
| 22 | William Stainsforth Cox | Hall Farm, Rowthorne | 220 acres | £22 | £10 | £162 | £5,525 | £4,925 | 3 |
| 23 | Edward Hutchinson | Ault Hucknall Farm | 153 acres | £9 | £6 | £114 | £3,597 | £3,367 | 5 |
| 24 | John Hitch | Mill Farm, Stainsby | 71 acres | £18 | £6 (+ mill £8) | £45 | £1,983 | £1,878 | 17 |
| 26 | Edward Fisher | Rowthorne | 225 acres | £18 | £11 | £180 | £5,741 | £5,391 | 2 |
| 28 | George H. Fretwell | Holly Tree Farm | 28 acres | £7 | £1.10 | £24 | £832 | £792 | 27 |
| 30 (?29) | Mrs Evans | ?Manor Farm, Stainsby | 55 acres | £7 | £3 | £47 | £1,546 | £1,471 | 20 |
| 34 | Frank Seward | Seanor Farm | 84 acres | £9 | £2 | £38 | £2,178 | £2,128 | 13 |
| 35 | Herbert Clayton | Timber Lane | 171 acres | £13.10 | £7 | £117 | £3,750 | £3,580 | 4 |
| 36 | Frank Cartwright | Hardstoft | 37 acres | £7 | £2 | £36 | £1,124 | £1,084 | 23A |
| 39 | William Wholey | Stainsby Farm | 235 acres | £18 | £7.10 | £20.10 | £6,747 | £6,277 | 1 |
| 48 | William Haslam Sen. | Astwith | 32 acres | £9 | £1.10 | £25.10 | £1,304 | £1,254 | 25A |
| 54 | George Marriott | Timber Lane | 43 acres | £7 | £2 | £38 | £1,293 | £1,248 | 21 |
| 55 | William Brunt | Locko Lane | 32 acres | £5.10 | £1.10 | £30.10 | £1,046 | £1,016 | 25B |
| 57 | William Renshaw | Batley Farm, Rowthorne | 112 acres | £7 | £6.10 | £100.10 | £3,170 | £3,050 | 10 |
| 59 | Claude Clarke | Astwith | 72 acres | £9 | £3.10 | £61 | £2,035 | £1,935 | 14B |
| 65 | Herbert Farnsworth | Stainsby Hagg Farm | 37 acres | £7 | £1.10 | £11 | £1,018 | £968 | 23B |
| 66 | W. D. Goodrich | Astwith | 93 acres | £10 | £4.10 | £82 | £2,597 | £2,497 | 12 |
| 67 | Richard Clay | Timber Lane Farm | 72 acres | £10 | £3 | £48 | £1,657 | £1,582 | 14C |
| 68 | Mary Whitaker | Rowthorne | 140 acres | £13.10 | £7 | £123.10 | £3,660 | £3,460 | 7 |
| 69 | Hardwick Colliery Co. | Holmwood Farm | 151 acres | £18 | £8 | £138.10 | £4,210 | £4,110 | 6 |
| 77 | William Clayton | Yew Tree Farm, Stainsby | 65 acres | £9 | £3 | £52.10 | £1,810 | £1,710 | 18B |
| 80 | Isaac Hole | Deep Lane, Hardstoft | 118 acres | £13.10 | £6 | £96.10 | £3,136 | £3,016 | 8 |
| 135 | Edward Hutchinson | Ault Hucknall (farm at Rowth.) | 25 acres | X | X | £16.00 | £30 | £30 | 29 |
| 160 | Thomas Haslam | Bramley Lane | 128 acres | £13.10 | £5.10 | £72 | £2,283 | £2,170 | 8 |
| | | | | | | | | | |
| | 30 farms: from 20 - 235 acres | | 135 (No. 29 in sequence) has no associated buildings listed | | | | | | |
| | | | | | | | | | |
| 87 | Hardwick Park | parkland | 698 acres | | | | | | |
| | | woods | 265 acres | | | | | | |
| | | Hall, outbuildings, grounds | 9 acres | | | | | | |