
**HISTORIC BUILDING
RECORD**

In respect of:

**BIRCH'S TERRACE,
STATION STREET,
ASHBOURNE**

On behalf of:

Radleigh Group Ltd

CgMs Ref: RML/PRG/10996

Date: August 2009

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1.0 INTRODUCTION

1.1 Birches Terrace is a derelict row of workers' cottages located on rising ground on the south side of Station Street, Ashbourne, Derbyshire (Plate 1). The properties have been vacant since the 1970s, and part of the southern end of the terrace has been lost.

1.2 The site of the terrace and adjoining land is proposed for residential redevelopment in the form of twelve flats in two blocks. A structural survey conducted as part of the planning application for this development concluded that it would be impracticable to retain Birch's Terrace due to its poor condition. The planning permission for the redevelopment granted by Derbyshire Dales District Council as local planning authority (ref. 08/00570/FUL) is subject to a condition (no. 19) that a programme of recording be undertaken. The wording of the condition is as follows:

No development shall take place until arrangements have been made for the implementation of a programme of archaeological investigation. The archaeological works should be undertaken in accordance with a written scheme of investigation (WSI) submitted by the applicant and approved by the Development Control Archaeologist acting on behalf of the Local Planning Authority

1.3 A written scheme of investigation (WSI) has been submitted to and approved by Steve Baker, Development Control Archaeologist, Derbyshire County Council. This document has been produced in conformity with the WSI and constitutes part of a historic building record. A schedule of the documents comprising the full record is included at Appendix A.

1.4 This document contains the following main elements:

- a written account of Birch's Terrace, which summarises the findings of documentary research and fieldwork and aims to put the building into its historical context and explain its origins. It provides a written description of the building's physical fabric and its relationship with its surroundings. In doing so, it describes the materials of construction and phasing of adaptations.
- key record digital photographs, reproduced at a reduced resolution to minimise digital document size. A full set of digital photographs at full resolution, together with black and white photographs and corresponding negatives, are submitted separately

- location and site plans
- plans showing the positions from which photographs were taken
- a set of measured survey drawings, reproduced on A3 fold-out sheets
- a set of copies of extracts from historic maps that show Birch's Terrace and its context

1.5 This historic building record has been produced by Roy Lewis BA (Hons), MA (Arch Cons), MRTPI, IHBC and Philip Grover BA (Hons), BTP, Dip Arch. Cons., MRTPI, IHBC of the Historic Buildings team at the Newark office of CgMs Consulting. Both have been in professional practice for over twenty-five years, and have experience in local government, higher education and consultancy. Both have extensive experience of building recording.

1.6 With the exception of photographs copied from publications, all photographs were taken by Roy Lewis and Philip Grover in July and August 2009. The measured survey was produced by Roy Lewis.

1.7 CgMs Consulting is an independent, multi-disciplinary consultancy, established in 1997, which combines expertise in the fields of the historic environment, planning and archaeology.

1.8 Grid references for Birch's Terrace are:

Full National Grid Reference:	417943, 346270
100 metre Grid Reference:	SK 179 462
Latitude and Longitude is:	53.01, -1.73

2.0 THE WIDER CONTEXT

- 2.1 Birch's Terrace is situated on the southern margin of Ashbourne, on the south side of Station Street (see Fig.1 Location Plan).
- 2.2 Current archaeological evidence suggests that Ashbourne is a town of Anglo-Saxon origin. By the time of the Domesday Survey in 1086AD, Ashbourne, or Esseburne, was a royal estate or manor. The manor of Clifton was a separate administrative area to the south of Ashbourne, that was not part of the King's holdings. Ashbourne was granted borough status c1190AD and soon became a substantial and successful market town.
- 2.3 By the mid seventeenth-century, routes into Ashbourne were in heavy use due to the success of its markets and fairs. Turnpiking of roads in the eighteenth-century improved communications and the town became an important staging post on the route between London, Derby, and Manchester. The North Staffordshire Railway from Uttoxeter and Rocester was opened in 1852, with a station on Clifton Road. The railway closed in 1964. Industrial development and town expansion in the nineteenth-century was relatively modest by comparison with many other historic boroughs and the town has retained much of its traditional scale and character. Its roads remain in heavy use.
- 2.4 The majority of the built-up area of the town, including the substantial parish church of St Oswald and the market place, stands to the north of the Henmore Brook, which is the principal river that flows through the town, in an approximate west-east direction.
- 2.5 Ashbourne was established in a valley with steeply rising land to the north and south. Expansion took place to the south of the river, along Compton Street, Station Street and others. Station Street runs in an approximately east-west alignment from a complex five-leg junction at the southern end of Compton Street that is located 150 metres east of Birch's Terrace. The complexity of this junction is due to a late Georgian addition of a *New Road* towards Derby to a pre-existing crossroads (see Fig 3). Prior to the development of the railway, Station Street was known as Clifton Lane. Station Street provides a route out of Ashbourne in a westerly direction towards Leek, Cheadle, and Uttoxeter. It is the only west-east aligned route in Ashbourne south of the Henmore Brook and is heavily trafficked.

- 2.6 A continuous terrace of two-storey houses stands along the north side of Station Street, opposite Birch's Terrace (Plates 4 and 5). North of that is a modern supermarket development and its car-park, occupying low-lying land that had previously been used as a cricket ground.
- 2.7 The land between Birch's Terrace and Station Street is currently cleared and forms part of the proposed development site (Plate 2). To the immediate west of the cleared area is a short terrace of two-storey houses on the south side of Station Street (Plate 9). Immediately south of this is a two-storey workshop, which is the only surviving building from the former foundry that stood to the west of Birch's Terrace (Plate 8). South of the workshop is a modern industrial building that occupies the remainder of the former foundry site (Plate 10). Some remnants of brickwork from the former foundry structures are incorporated in the eastern boundary (Plate 6).
- 2.8 South of the former foundry is a terrace of nine dwellings (Plate 2). This terrace is similarly aligned with Birch's Terrace, and climbs steeply up the rising land to the south, each of the dwellings being stepped at progressively higher levels. Although this terrace is of later date than Birch's Terrace, the two have a strong visual relationship, particularly when viewed from Station Street. Further south are open fields.
- 2.9 West of the former foundry is North Leys, an un-made road that runs south from Station Street then turns sharply to the west to run in parallel. A mixture of houses of varying date and style align the south side. Approximately 200 metres west of Birch's Terrace on North Leys stands the still operational traditional clock-maker's workshop of *William Hiscock Ltd*. These premises are historically associated with the former foundry.
- 2.10 East of Birch's Terrace, on the south side of Station Street, is a plant hire depot that occupies the site of a petrol filling station that had been developed as The Poplars Service Station in 1958 (Porter, 2002; Plate 11). Immediately south of the depot and abutting the east side of Birch's Terrace is a rear garden of one of a small cluster of properties built back from Station Street without a road frontage. Much of this garden area is taken up by a tennis court.
- 2.11 Further east is South Street, a cul-de-sac which runs due south and is lined by terraced houses.

- 2.12 The buildings and features in the surrounding area are shown on the location and site plans (Figs. 1 and 2). All of the surrounding buildings and the street called North Lees post date Birch's Terrace.

3.0 ORIGINS AND HISTORY

- 3.1 The origins and period of construction of Birch's Terrace have been deduced from published information, historic maps, visual inspection and interpretation, and primary research.
- 3.2 Visual inspection suggests a building from the first half of the nineteenth-century, based on the use of clamp-fired bricks of narrow height (Plate 12) in combination with use of early mechanically sawn structural timbers. Narrow ridge boards are rarely found before 1800. Purpose-built terraces of cottages for workers had been introduced in Derbyshire by Arkwright at Cromford in 1776 but were not common until the 1800s.
- 3.3 Birch's Terrace is shown on all large scale editions of historic Ordnance Survey maps (Figs. 5-9) back to the first edition of 1880, which also shows the foundry to the west, leading to the assumption that the two were connected.
- 3.4 However, earlier historic maps suggest otherwise. The Clifton Tithe Map and Award of 1846 (this area was administratively part of Clifton rather than Ashbourne at that time), shows the terrace was in existence by that date (Fig. 4). The associated award shows that at that time the property was owned by Robert Docksey Goodwin, together with a further four houses on the front part of the site. The ten houses are individually identified, together with long, slender gardens extending westwards. The adjoining foundry was yet to be built, its site being shown partly as a garden, owned jointly by Elizabeth Ayre, Edward Corden, and James Haynes and occupied by Ellen Ward. The remainder of the foundry site was a house and garden owned by Edward Corden and occupied by John Stubbs and Ellen Ward. The house still stands on the corner of North Leys and displays a matching verge detail to that of the southern end of Birch's Terrace.
- 3.5 The detailed and locally produced Mr Jones's Academy *Plan of the Township of Ashbourn* of 1830 shows Birch's Terrace to be in existence by that date, with no development immediately to either side and no evidence of North Leys (Fig.3). This is the oldest map evidence of Birch's Terrace. The only other development shown in this part of the town at that time is in the form of a small number of free-standing buildings close up to Clifton Lane.

- 3.6 Primary research in the form of an interview with Mr. Charles Haycock (transcribed at Appendix C), direct descendant of William Haycock, proprietor of local clock-makers *William Haycock Ltd.* confirms that there was no connection between Birch's Terrace and the adjoining foundry but there was a connection between William Haycock and the foundry. Family archives show that Thomas Haycock purchased the site of the foundry from William Evans of Ellastone in May 1860. The land was described as being on Clifton Lane, the former name of Station Street. The North Staffordshire Railway had opened in Ashbourne in 1852 and caused the change in name but the lane was referred to by its earlier name in the conveyance. The new works were built to the limit of the boundary. Some years later, in 1880, the neighbour Charles Birch wrote to the Haycocks complaining that the eaves overhung his *Can Alley* gardens. Other historic documents identified by the Ashbourne Local History Group (Henstock, 1978) had identified this site as *Can Alley*. Birch was a local builder, who had a yard in Compton.
- 3.7 The adjoining foundry was not limited to casting. The site accommodated a variety of metal working processes, including the casting of iron and brass. Cast iron rainwater goods and builders' ironwork was produced, alongside the manufacture of steam pressure gauges and clocks. Wrought iron was forged and brass was smelted in an open hearth furnace. The buildings were arranged on three sides of a square, as can be seen on the historic Ordnance Survey maps. Flues went to a tall chimney which no longer exists but can be seen in a photograph of the works in Porter (2002). The surviving workshop (Plate 8) was purpose built for precision work, evidenced by the large windows to both north and south sides of this slender building. Its awkward shape at the east end is explained by the fact that it was built up to the boundary with separately owned adjoining land.
- 3.8 The foundry passed to Thomas Haycock's two sons, Thomas jnr. and William, who subsequently split. William established his own clock-making business, first from premises in Church Street and the Market Place, before establishing the present Southcliffe Works on North Leys in 1897. Thomas jnr. continued to run the business from the foundry site until his death in 1906. The business continued until 1913, when it was sold. The foundry site has since had a succession of owners and uses.

- 3.9 It is clear from both map evidence and the Clifton Tithe Award that buildings existed on the front (northern) part of the site, between Birch's Terrace and Station Street, none of which survive. The footprint of these buildings varies from map to map. The earliest map evidence shows a narrow block close up to the road and linked along the east boundary to a deeper block to the south, of similar width to Birch's Terrace. The 1846 Tithe Map shows the street frontage block as L-shaped in plan, with a separate block 'within the L'. The 1880 Ordnance Survey shows a similar L-shaped block, close to the eastern boundary, but with a free-standing building slightly further south. Porter (1999, p30) includes an image of a timber-framed building (reproduced below) together with a caption reading *This old thatched cottage stood in Can Alley, at the bottom of Birch's Terrace in Station Street. The date of demolition is not known.*



The timber-framed building is almost certainly one of the structures at the front of the site indicated on the early maps.

- 3.10 By 1900, the Ordnance Survey shows a building of different shape, set further back from Station Street, together with an access lane alongside the eastern boundary.
- 3.11 The 1880 and subsequent Ordnance Survey maps shows a narrow structure attached to the northern end of Birch's Terrace. A small stub of stonework adjoining the north-east corner of no.2 was exposed during the survey of the footings of the two demolished cottages (Plate 60).
- 3.12 At some date after 1922, a small free-standing dwelling was built to the immediate north-west of Birch's Terrace. This is indicated on later Ordnance Survey maps and there is an image of it in Porter (1999, p36), reproduced below. This image, which appears to date from the 1960s (evidenced by the television aerial) also shows Birches Terrace when it was complete and occupied.



- 3.13 The historic map and photographic evidence show that the open land to the west of Birch's Terrace provided long, slender gardens for the cottages.
- 3.14 The terrace appears to have stood little altered until the 1920s or 30s when single storey, flat-roofed extensions were added on the eastern (rear) side. Historic map evidence shows that additional land was acquired to accommodate the extensions, as shown by comparison of the line of the eastern boundary on Figures 7 and 8. The extensions provided a room with a water supply and sink.

3.15 The terrace was occupied until the 1970s. The two northern cottages (No's. 2 and 3) were subsequently demolished and the adjoining four (no's. 4-7) were converted to storage use. The southern block of four cottages remained unused.

4.0 BIRCH'S TERRACE - DESIGN AND CONSTRUCTION

General Description

- 4.1 Birch's Terrace is a straight row of ten two-storey, artisan cottages aligned north-south. Rising ground in the southerly direction necessitated the terrace being built in three stepped stages, made up of two three-dwelling blocks and a four-dwelling block at the higher southern end (Plate 1). This section should be read in conjunction with inspection of the measured survey drawings (Figs. 12-15).
- 4.2 At the time of the survey (July 2009), the two dwellings at the northern end (i.e. closest to Station Street) had been demolished, leaving the party wall to the adjoining dwelling exposed and acting as the gable end of the building (Plate 13).
- 4.3 The north end of the terrace, as built, stood just over twenty metres south of Station Street and about three metres higher in level.
- 4.4 The individual dwelling units are henceforth referred by their former postal addresses, i.e. numbers 2-11 Birch's Terrace, as indicated on the 1994/5 Ordnance Survey extract included (Fig. 9). The standing buildings are no's. 4-11, no. 11 being the most southerly.
- 4.5 Single storey flat roofed extensions have been added to each dwelling on the east side (Plate 14). These are arranged in pairs, with the exception of the additions to no's. 8 and 11. The small gap between the extensions to no's. 7 and 8 was infilled, when numbers 4-7 were converted to storage use.
- 4.6 The original building was carefully and thoughtfully planned. The sub-division into three stepped blocks accommodated the significant slope of the site. The individual units follow a consistent layout and design and the east-west orientation facilitated well-lit interiors, although the later extensions on the west side, higher ground to the east, and overhanging trees that have developed in recent years have resulted in a lack of natural light from the east. It is clear from the planning and consistency of construction, with unbroken courses of brickwork along the main facade, that the ten cottages were built as a single development.

Plan Form and Section

- 4.7 The dwellings were designed as narrow fronted/deep plan units, each contained in a simple rectangular plan of around 5.6 metres deep by 3.7 metres wide. This provides a single principal room on each floor, each lit by a single window in the west facing wall (Plate 15). A 1.3 metres wide margin at the eastern end of each ground floor space, accommodates a winder stair (Plate 16). This takes up half of the margin, the remainder being a passage to the extension on the east side and a small space lit by a small window inserted into the east wall. Prior to the construction of the extensions, the rear (east) wall was built into the bank, there would have been no rear door or need for a passage, so this space would have been twice the current size.
- 4.8 The rear extensions to the ground floor built in the 1920s or 30s provided a space just over 2.5 metres deep by 2.7 metres wide, except for the extension to no. 8 which is slightly narrower. The interiors of the extensions were stripped out at the time of the survey but included evidence of plumbing, sink brackets and ceramic tiled splash-backs (Plate 17). There is no evidence of any toilet provision in any of the cottages. The small, narrow block attached at the northern end of the terrace, indicated on the historic maps (Figs. 5-9) may have been a toilet and washroom block.
- 4.9 The first floor arrangement of each unit mirrored that of the ground, except for the incorporation of a simple one-sided stud partition, dividing a main sleeping area from an unenclosed space at the top of the stairs. The two first floor spaces are lit by a single window in both east and west walls. The east window of each unit is positioned centrally, which enabled the stairwell balustrade to be attached to the central mullion (Plate 20).
- 4.10 In section (Plate 13), the first floor spaces are part accommodated in the roof space, which results in the first floor windows being positioned at a low level (around 320mm above floor level on the west side) (Plate 19).
- 4.11 Floor to ceiling heights of the ground floor spaces are around 2.1 metres. At first floor level the spaces have ceiling heights of around 2.68 metres but the west and east margins are canted, as the spaces project into the roof space (Plates 18 and 19).

- 4.12 The exposed remains of the two demolished cottages (no's. 2 and 3) show that they were identical (Plates 56-60).

Construction and Materials

- 4.13 The terrace is built from load-bearing brick walls that support a timber first floor and a timber roof structure. External walls are 230mm thick (excluding plaster) and are constructed from clamp-fired bricks in Flemish Garden Wall bond laid in lime mortar (Plate 12). Individual bricks are 225-230mm long by around 60mm high. Party walls (cross walls) between individual dwellings are of half brick thick construction, making them 120mm thick, including plaster. The upper parts of the half-brick party walls between no's 4 and 5 and no's. 7 and 8 become external walls due to the steps in the terrace. The truncated standing walls resulting from the demolition of no's 2 and 3 shows that the external walls are founded on nothing more than compacted broken bricks and a levelling of lime mortar concrete (i.e. a lime mortar with large pebble-sized aggregate (Plate 21).
- 4.14 The roof structure relies principally on a single line of heavy purlins (170x170mm) on either side, which span between and are supported on the cross walls (Plate 22). Collars are positioned just above the purlins. Although plastered, there is evidence of bonding timbers (of brick height and width in section) in the cross walls at eaves level. These are visible externally where the terrace steps, and would have assisted resistance to spread (Plate 23).
- 4.15 Common rafters span between fairly substantial wall plates and a slender ridge-board, with mid-support from the purlins (Plate 24). Saw-marks show that structural timbers were machine-cut but variation in the section of wall plates and rafters suggests that they date from the earlier more primitive stage of mechanisation. This conforms with the map and other evidence that suggests a construction date between 1800-1830. Structural timber all appears to be softwood, are consistent in type, and there is no evidence of re-used timbers. Table 1 lists carpentry sections.
- 4.16 The roof covering is of hand-made Staffordshire Blue double-camber clay plain tiles, laid with a double-lap (Plate 25). Individual tile dimensions are 190x305mm. The ridge is finished with matching blue clay collared ridge tiles, which are later replacements. There are a few flush fitting blue clay ridge tiles, which may be original.

- 4.17 The first floor joists span in the north-south direction, resulting in the joists being bedded in the dry cross walls, with the exception of the gable ends. The first floors of the standing dwellings mostly retain wide floorboards of varying widths up to 250mm (Plate 26). No's. 6 and 9 have regular narrower boards (140/150mm respectively) but these do not appear to be replacements.

Table 1: Carpentry Sections	
Member	Size of section (mm)
Wall plates	63-80 (varying) x 130
Common rafters	75-80 wide x 70-83 deep (varying)
Purlins	170 x 170 (where measurable)
Bonding timbers	120 x 73 (where measurable)
Tile battens	26 x 60
Ceiling joists	50 x 75
Floor joists	120-140 x 73-90 (varying)
Floorboards	Varying widths up to 250mm No. 6 140mm wide No. 9 150mm wide

- 4.18 Ground floor construction is consistently solid with no evidence of any cellars. Ground floor finishes to the surviving units are consistently of red quarry tiles, with the exception of no. 7 which has quarry tiles in a red and blue chequer pattern (Plate 27), and no. 5 which has a red brick paver floor. A few survivals suggest that the demolished cottage no. 3 had a brick paver floor finish.
- 4.19 The ground floor extensions on the east side are built with single brick (230mm) solid walls but with bricks of significantly greater height (75mm), typical of the early twentieth-century. Salvaged bricks from the demolished extensions were marked *P.B.Co Ltd* in the frogs (Plate 28) . The flat roof of each extension block constituted an in-situ concrete slab, indicated by shuttering marks on the underside. A fracture to one of the flat roofs suggests that they incorporate inadequate steel reinforcement. The slabs are mostly detailed to span between the inner half of the wall and be masked by the outer half of the wall which rises to form a half-brick parapet (Plate 29), but the slab over the pair of extensions to no's. 9 and 10 spans the whole wall and is therefore visible externally. This was presumably a construction mistake that the builders were not able to rectify.
- 4.20 Each extension incorporated a large window in the east wall (Plates 14 and 17). The frames from all of these had been removed at the time of the survey, and the

pair of extensions to no's. 6 and 7 had been combined (by removal of the party wall) and extended, by infilling the space up to that of no. 8. The extensions consistently incorporate a floor finish of red quarry tiles and similar quarry tiles were used to form a drip under the coping brick of the parapets (Plate 29).

External Appearance

- 4.21 In its original condition, the terrace would have been would have been an impressive and attractive structure, set back from the road and stepping up the steep bank on which it had been built, in an open setting with few buildings around it. Its principal (west facing) facade adhered to the formal terrace principal of repetition of identical units but incorporated a subtlety due to the two steps in level and the sub-division of the ten dwellings into two blocks of three and a block of four. Additionally, the relatively freestanding location, gave the building an informality and charm not associated with the more common repetitive terraces typically built later in the nineteenth-century in urban areas.
- 4.22 The two changes in level are effected at exactly the same height (Plate 30) and all three blocks are embellished with three oversailing brick courses at eaves level, the central arranged as a sawtooth course (Plate 31). The silhouette of the stepped building form was enhanced by tall chimneys which have since been reduced but are known from photographic evidence (see paragraph 3.12).
- 4.23 Fenestration of the principal facade is carefully arranged at consistent levels for each block. The ground floor door and window openings are all formed under half-brick segmental arches. Ground floor openings of 1.310 metres high by 1.130 metres wide are generous in relation to the internal space. The smaller one metre square first floor openings neatly break through the two lower oversailing courses (Plates 32-39).
- 4.24 Original doors would have been ledged plank doors, a number of which survive (Plate 40). Most of the original stone doorsteps have been replaced with blue bricks on edge.
- 4.25 The original ground floor windows consisted of a heavy frame with a central mullion, divided each side into a 3x5 pattern of small panes. Glazing bars have simple chamfers (ex. 16mm) on the internal side. The lack of any opening arrangement led to the insertion of one 4-pane opening casement to each

window, in place of the upper six of the original fixed small panes, on one side only, with ovolo section glazing bars (ex.23mm) (Plate 41).

- 4.26 Surviving first floor windows exhibit a variety of types. The historic frames are consistently chamfered on the internal side but glazing bars are mostly ovolo (ex. 20mm). Some have a single casement, others a pair. There has clearly been some adaptation. The original frames certainly had a central mullion and probably had a side opening casement to one side only (Plate 42), although could have been fixed lights, as the ground floor. Whether as a casement or glazed directly into the frame, the original glazing bar pattern would almost certainly have been subdivision into a 2x3 pattern.
- 4.27 Rainwater goods only survive in part and are a mixture of cast iron (half-round profile gutters), asbestos, and plastic, supported on iron rise and fall brackets.. The remnants are not shown on the measured survey drawings but can be seen on the photographs.
- 4.28 Whilst the standing building is substantially in its original condition, the appearance of the principle facade has been subjected to the following changes:
- demolition of no's. 2 and 3
 - removal of the chimney stack that served numbers 6 and 7
 - collapse of the chimney stack to no. 11
 - reduction in the height of the remaining chimney stacks
 - replacement door and window frames to some openings
 - minor alteration to opening size to accommodate standard sized replacement frames
 - replacement collared ridge tiles
 - part replacement and partial removal of rainwater goods
- 4.29 The east facing rear elevation is presently dominated by the series of flat roofed extension blocks. These mask the lower part of the original building. Pairs of small windows were introduced in the spaces between the blocks to light the small utility spaces that adjoined the staircase/passage internal arrangement (Plate 43). This is evidenced by the soldier courses over the openings and the infill bricks to the sides, which match the bricks of the extensions. The extensions would have provided an improvement for the internal amenities of the dwellings but did not create an attractive external environment. The land rises sharply to the east and the presence of the blocks leaves only enough room for a narrow

access passage. In recent years, self-seeded trees have become established. Overhanging trees on adjoining land to the east, make the rear side of the building dark and restrict direct views of the building.

- 4.30 A simple lean-to roof, with a corrugated iron covering, has been added over the rear extensions of no's. 6 and 7, which appears to have been used as an aviary. This has been omitted from the measured survey drawings, for clarity.
- 4.31 The extension blocks to no's. 4 and 5 have been demolished but there is clear evidence of their existence at ground level, in stubs of masonry, and in chases cut into the brickwork at flat roof level (Plate 44). Evidence of identical extension blocks to the demolished no's 2 and 3 was uncovered as part of the survey work.
- 4.32 First floor window openings of 900x900mm on the east side are smaller than those on the west side (Plate 45). They are equally spaced being positioned centrally for each unit. The openings contain a variety of window frames, the majority being subdivided with two horizontal bars. Apart from the modern replacements to no's 5 and 8, the others appear to retain their original frames with adaptations to glazing bars and replacement casements. Only no. 11 retains a 6-pane casement, which was almost certainly the original pattern.
- 4.33 The roof mirrors the west side, but the three oversailing course eaves detail incorporates dentils separated by a single stretcher, as opposed to the sawtooth detail on the west side.
- 4.34 The southern gable, which is partly dug into the hillside, is embellished with a stepped brick verge detail (Plate 46) but is otherwise plain. It is assumed that the demolished northern gable would have been identical apart from the fact that it would not have incorporated a chimney stack.

Interior Details

- 4.35 The original units were built to an identical pattern, the general arrangement of which is described above, under *Plan Form and Section*.
- 4.36 Original chimney breasts survive in the majority of the units but most have been plastered over and some accommodate relatively modern twentieth century tiled fireplaces (Plate 47). The ground floor chimney breast in no. 8 is in its original condition (Plate 48) and can be seen to be a cantilevered breast. The plastering

of the majority clearly disguises infilling of the cantilever. At first floor level, the flues cantilever to the east, to allow the stacks to pass through the roof at ridge level (Plate 18). A cast iron fireplace survives in cottage No.9.

- 4.37 The surviving winder staircases are nearly all in poor condition. The staircase to no. 10 has collapsed. This is presumably because the rear (east) wall would have originally been abutted by higher ground making it damp and causing the staircases that abutted internally, to rot. It is noticeable that the surviving staircase in no. 4 is in better condition and the land to the east is lower.
- 4.38 The interior of no. 8, which is the least altered, displays decorative finishes direct onto brickwork (Plate 49), which suggests that the units were not plastered internally originally. A hole in the floor of this unit reveals that the underside of the floorboards and the floor joists were lime-washed (Plate 50), which shows that they were originally exposed and that the flat lath-and-plaster ceilings present in all the units were a later addition.
- 4.39 Lath and plaster has also been applied to the studding of the ground floor stair compartments and utility areas in most units but some retain a covering of wide boards on one side only (Plate 51).
- 4.40 A first floor level, the flat and canted ceilings are formed by lime plaster laid onto a backing of reeds which are pinned onto the backs of the rafters and ceiling joists by laths that run in the same direction as the rafters/joists (Plate 52).
- 4.41 Following cessation of use as dwellings, no's. 4-7 were adapted to storage use. This involved:
- removal of parts of the ground floor cross walls between no's. 5-6 and 6-7 and insertion of steel beams to support the walls over (Plate 53)
 - removal of the central parts of the first floor cross walls between no's. 5-6 and 6-7, up to the point where the walls support the purlins above (Plate 54)
 - removal of the first floor chimney breasts to no's 6 and 7
 - removal of the staircases to no's. 5, 6 and 7 and boarding over of the stair wells
 - introduction of a straight flight closed-string staircase in no. 6, positioned alongside the east wall (Plate 55)
 - formation of a doorway in the east wall of no. 5

- formation of an opening in the first floor cross wall between no's. 4 and 5 and introduction of a short ladder in no. 4 due to the difference in floor level between the two units
- formation of a doorway in the north cross wall of no.4, presumably after it had been exposed by the demolition of no's. 2 and 3
- removal of the cross wall between the extension blocks of no's. 6 and 7 and enlargement of the same by demolishing the south wall and infilling the small space between the extension blocks of no's. 7 and 8
- bricking up the window openings in the extension blocks of no's. 6 and 7

5.0 SUMMARY

- 5.1 Historical research shows that Birch's Terrace was built in the early part of the nineteenth-century, prior to 1830, at a time when there was very little development in this part of Ashbourne. The terrace was built on a strip of land that protruded south of Clifton Lane (later Station Street) known as Can Alley. At that time there were buildings on the Clifton Lane frontage of the site that no longer exist. Although known as Birch's Terrace, Robert Docksey Goodwin owned the terrace prior to Charles Birch, who owned by 1880. Although the Birch's were a family of local builders, no evidence has been found that they built the terrace.
- 5.2 The terrace pre-dates all the other terraces in the vicinity and had no connection with the foundry that was developed to the immediate west after 1860. Birch's Terrace stood largely as built, until rear extensions were added in the twentieth-century. This involved the acquisition of additional land to the east.
- 5.3 The dwellings ceased to be occupied in the 1970s, after which time no's. 2 and 3 were demolished, no's 4-7 were adapted for use as a store, and no's. 8-11 stood unused.
- 5.4 Close inspection of the standing building, together with historical research shows that the terrace of ten dwellings was built in one phase and stood relatively unaltered until rear extensions were added in the 1920s or 30s, to provide a utility room with a water supply. No evidence has been found of any sanitary provision, which it is assumed was in a separate block to the north.
- 5.5 The original building was carefully and thoughtfully designed in both elevation and plan. The terrace represents a relatively early response to the need to provide cottages for workers in a cost-efficient manner, yet the designer ensured that the form responded to the sloping site in an attractive and effective way. Whilst the cottages, were bereft of much embellishment, the incorporation of brick segmental arches over the ground floor openings and the sawtooth eaves detail provided a degree of architectural sophistication for the principal west-facing elevation.
- 5.6 The original terrace is a vernacular building, in that it is built out of local materials, in accordance with local building traditions and details, and shows no

sign of polite architectural influences. The flat-roofed rear extensions are built from mechanically produced materials, and reflect the influence of the *Modern Movement*.

- 5.7 Minor improvements have been carried out to the original cottages, including plastering the original bare brick internal walls, squaring off the chimney breasts and the provision of modern fireplaces, and the addition of lath and plaster ceilings to the underside of the first floor joists. A variety of alterations have been made to doors and windows, including provision of small opening lights to the original fixed light ground floor windows on the west side, and complete replacement of some. Only three of the eight standing cottages have lost their plank doors, which are presumed to be original. The addition of the rear extensions in the 1920s or 30s, necessitated the provision of an access passage adjacent to the staircase. A small ground floor rear window was added to each cottage at the same time, to light the small residual space at the side of the passage.

APPENDIX A: SCHEDULE OF DOCUMENTS THAT FORM THE RECORD

1. Written and illustrated report including:
 - low resolution plates
 - location plan
 - site plan
 - plans of photographic standpoints
 - register of photographs
 - measured survey drawings
2. CD-Rom of all photographs at full resolution
3. Prints of black and white photographs (6x4 inches)
4. Negatives of black and white photographs

Note that the CR-Rom of digital photographs and the black and white photographs include additional shots that have not been included in the report.

APPENDIX B: REGISTER OF PHOTOGRAPHS

Digital photo file ref.	Plate No.	Category	Description	Corresponding black and white negative ref.
Img2180.jpg	1	Building exterior	View from the north-west	1/16
Img2179.jpg	2	Context	View from the north	1/15
Img2221.jpg	3	Context	View from the south-west	1/35
Img2222.jpg	4	Context	View from the south towards Station Street	1/36
Img2225.jpg	5	Context	Looking north from high ground to the south	-
Img2223.jpg	6	Context	View from the south - site of former foundry on the left	-
Img2212.jpg	7	Context	View from south of the building looking north-west	1/32
Img2217.jpg	8	Context	Former workshop on the foundry site	-
Img2218.jpg	9	Context	Dwellings on Station Street, to the west	-
Img2220.jpg	10	Context	Depot on the former foundry site to the west	-
Img2228.jpg	11	Context	Depot fronting Station Street, to the east	-
Img2307.jpg	12	Materials	Clamp-fired brickwork - Flemish garden wall bond	3/19
Img2177.jpg	13	Building exterior	Exposed party wall, north end	1/13
Img2189.jpg	14	Building exterior	View from the east showing rear extensions	1/24
Img2246.jpg	15	Building interior	Ground floor space – west side (No.10)	-
Img2247.jpg	16	Building interior	Ground floor space – east side (No.9)	4/18
Img2297.jpg	17	Building interior	Interior of extension block (No.11)	4/13
Img2269.jpg	18	Building interior	First floor space (No.9)	4/12
Img2281.jpg	19	Building interior	First floor space and low window (No.7)	4/31
Img2284.jpg	20	Building interior	First floor space – head of staircase (No.4)	4/35
Img2771.jpg	21	Construction detail	External wall thickness and foundation	3.34, 4/1
Img2802.jpg	22	Construction detail	Purlin section	-
Img2803.jpg	23	Construction detail	Bonding timbers exposed at stepped gables	-
Img2293.jpg	24	Construction detail	Common rafters supported by a purlin	4/17
Img2308.jpg	25	Materials	Staffordshire blue plain roof tiles	3/20
Img2294.jpg	26	Materials	Floorboards (first floor)	4/8
Img2295.jpg	27	Materials	Quarry tiles (ground floor)	-
Img2790.jpg	28	Materials	P.B. Co. brick - used for the extension blocks	-
Img2198.jpg	29	Construction detail	Concrete roof slab/parapet detail - extension block	-
Img2182.jpg	30	Building exterior	View from the west showing stepped form	1/18

Img2214.jpg	31	Construction detail	Sawtooth eaves detail - west side	1/34
Img2168.jpg	32	Building exterior	West front (No.4)	1/5
Img2169.jpg	33	Building exterior	West front (No.5)	1/6
Img2170.jpg	34	Building exterior	West front (No.6)	1/7
Img2171.jpg	35	Building exterior	West front (No.7)	1/8
Img2172.jpg	36	Building exterior	West front (No.8)	1/9
Img2173.jpg	37	Building exterior	West front (No.9)	1/10
Img2175.jpg	38	Building exterior	West front (No.10)	1/11
Img2176.jpg	39	Building exterior	West front (No.11)	1/12
Img2232.jpg	40	Construction detail	External plank door (No.6)	2/2
Img2234.jpg	41	Construction detail	Ground floor window with inserted opening light (No.7)	2/5
Img2235.jpg	42	Construction detail	First floor window (west) (No.8)	2/6
Img2197.jpg	43	Construction detail	Ground floor rear (east) windows (No's.8 and 9)	-
Img2203.jpg	44	Construction detail	Demolished rear extensions (No's.4 and 5)	-
Img2193.jpg	45	Construction detail	First Floor rear (east) window (No.10)	1/26
Img2213.jpg	46	Construction detail	South gable verge detail	1/33
Img2245.jpg	47	Building interior	Modern fireplace (No.10)	2/14, 4/14
Img2251.jpg	48	Building interior	Original fireplace (No.8)	2/18, 4/22
Img2318.jpg	49	Building interior	Painted decoration on brick interior wall (No.8)	4/19
Img2252.jpg	50	Construction detail	Hole exposing underside of floor (No.8)	4/5
Img2253.jpg	51	Construction detail	Timber board cladding to staircase (No.8)	4/21
Img2267.jpg	52	Construction detail	Reed and plaster ceiling (No.11)	4/11
Img2256.jpg	53	Building interior	Ground floor view north through No's. 7,6, and 5	4/26
Img2279.jpg	54	Building interior	First floor view north through No's. 7,6, and 5	4/33
Img2264.jpg	55	Construction detail	Inserted staircase (No.6)	4/28
Img2765.jpg	56	Construction detail	Exposed remains of no's. 2 and 3	3/29
Img2768.jpg	57	Construction detail	Line of former front (west) wall of no's. 2 and 3	3/32
Img2772.jpg	58	Construction detail	Remains of north gable wall of no. 2	3/35
Img2775.jpg	59	Construction detail	Remains of rear extensions, no's. 2 and 3	3/36
Img2777.jpg	60	Construction detail	Remains of stone structure, adjoining north-east corner of no. 2	-

APPENDIX C: TRANSCRIPTION OF ORAL EVIDENCE

Mr. Charles Haycock was interviewed by Roy Lewis on 10 July 2009. Mr Haycock is a direct descendant of William Haycock, founder of local clock-makers William Haycock Ltd., and the earlier Haycocks involved with clock-making in Ashbourne. Mr Charles Haycock continues to run the clock-making business with his son.

The Haycocks have maintained a family archive and have produced a draft text of the history of the family business, with a view to publication.

Mr Haycock confirmed that there was no connection between Birch's Terrace and the adjoining foundry but there was a connection between William Haycock and the foundry. The family archive shows that Thomas Haycock purchased the site of the foundry that adjoined Birch's Terrace from William Evans of Ellastone in May 1860. The land was described as being on Clifton Lane, the former name of Station Street. The North Staffordshire Railway had opened in Ashbourne in 1852 and caused the change in name but the lane was referred to by its earlier name in the conveyance. The new works were built to the limit of the boundary. Some years later, in 1880, the neighbour Charles Birch wrote to the Haycocks complaining that the eaves overhung his *Can Alley* gardens. Birch was a local builder, who had a yard in Compton.

The adjoining foundry was not limited to casting. The site accommodated a variety of metal working processes, including the casting of iron and brass. Cast iron rainwater goods and builders' ironwork was produced, alongside the manufacture of steam pressure gauges and clocks. Wrought iron was forged and brass was smelted in an open hearth furnace. The buildings were arranged on three sides of a square. Flues went to a tall chimney which no longer exists. The upper floor of the surviving workshop was purpose built for precision work, evidenced by the large windows to both north and south sides of this slender building. Its awkward shape at the east end is explained by the fact that it was built up to the boundary with separately owned adjoining land.

The foundry passed to Thomas Haycock's two sons, Thomas jnr. and William, who subsequently split. William established his own clock-making business, first from premises in Church Street and the Market Place, before establishing the present Southcliffe Works on North Leys in 1897. Thomas jnr. continued to run the business from the foundry site until his death in 1906. The business continued

until 1913, when it was sold. The foundry site has since had a succession of owners and uses.

APPENDIX D: SOURCES

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Research done by: Roy Lewis BA (Hons), MA (Arch Cons), MRTPI, IHBC

Date: July 2009

APPENDIX E: PLATES



Plate 1: View from the north-west



Plate 2: View from the north



Plate 3: View from the south-west



Plate 4: View from the south towards Station Street



Plate 5: Looking north from high ground to the south



Plate 6: View from the south - site of former foundry on the left



Plate 7: View from south of the building looking north-west



Plate 8: Former workshop on the foundry site



Plate 9: Dwellings on Station Street, to the west



Plate 10: Depot on the former foundry site to the west



Plate 11: Depot fronting Station Street, to the east



Plate 12: Clamp-fired brickwork - Flemish garden wall bond



Plate 13: Exposed party wall, north end



Plate 14: View from the east showing rear extensions



Plate 15: Ground floor space – west side (No.10)



Plate 16: Ground floor space – east side (No.9)



Plate 17: Interior of extension block (No.11)



Plate 18: First floor space (No. 9)



Plate 19: First floor space and low window (No. 7)

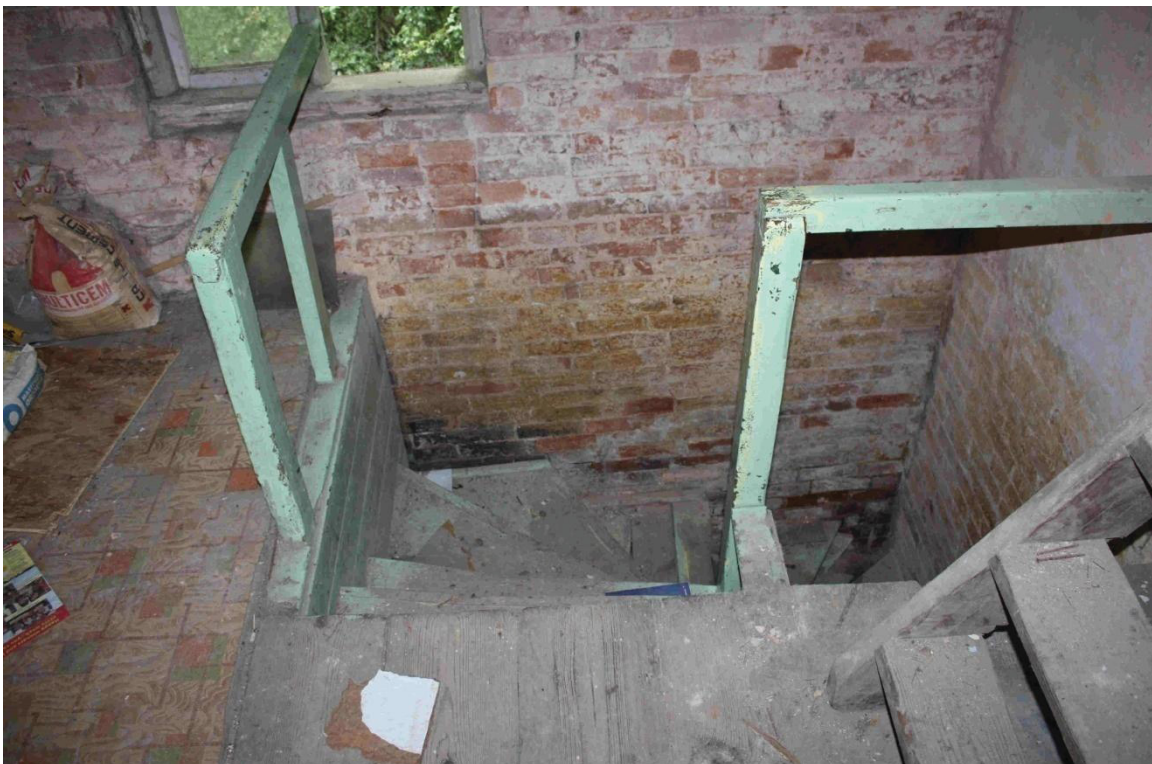


Plate 20: First floor space – head of staircase (No.4)



Plate 21: External wall thickness and foundation



Plate 22: Purlin section



Plate 23: Bonding timbers exposed at stepped gables



Plate 24: Common rafters supported by a purlin



Plate 25: Staffordshire blue plain roof tiles



Plate 26: Floorboards (first floor)



Plate 27: Quarry tiles (ground floor)



Plate 28: P.B. Co. brick - used for the extension blocks



Plate 29: Concrete roof slab/parapet detail - extension block



Plate 30: View from the west showing stepped form



Plate 31: Sawtooth eaves detail - west side



Plate 32: West Front (No.4)



Plate 33: West Front (No.5)



Plate 34: West Front (No.6)



Plate 35: West Front (No.7)



Plate 36: West Front (No.8)



Plate 37: West Front (No.9)



Plate 38: West Front (No.10)



Plate 39: West Front (No.11)



Plate 40: External plank door (No.6)



Plate 41: Ground floor window with inserted opening light (No.7)



Plate 42: First floor window (west) (No.8)



Plate 43: Ground floor rear (east) windows (No's.8 and 9)



Plate 44: Demolished rear extensions (No's.4 and 5)



Plate 45: First Floor rear (east) window (No.10)



Plate 46: South gable verge detail



Plate 47: Modern fireplace (No.10)



Plate 48: Original fireplace (No.8)



Plate 49: Painted decoration on brick interior wall (No.8)



Plate 50: Hole exposing underside of floor (No.8)



Plate 51: Timber board cladding to staircase (No.8)



Plate 52: Reed and plaster ceiling (No.11)



Plate 53: Ground floor view north through No's. 7,6, and 5



Plate 54: First floor view north through No's. 7,6, and 5



Plate 55: Inserted staircase (No.6)



Plate 56: Exposed remains of no's. 2 and 3



Plate 57: Line of former front (west) wall of no's. 2 and 3



Plate 58: Remains of north gable wall of no. 2



Plate 59: Remains of rear extensions, no's. 2 and 3



Plate 60: Remains of stone structure, adjoining north-east corner of no. 2

APPENDIX F: FIGURES

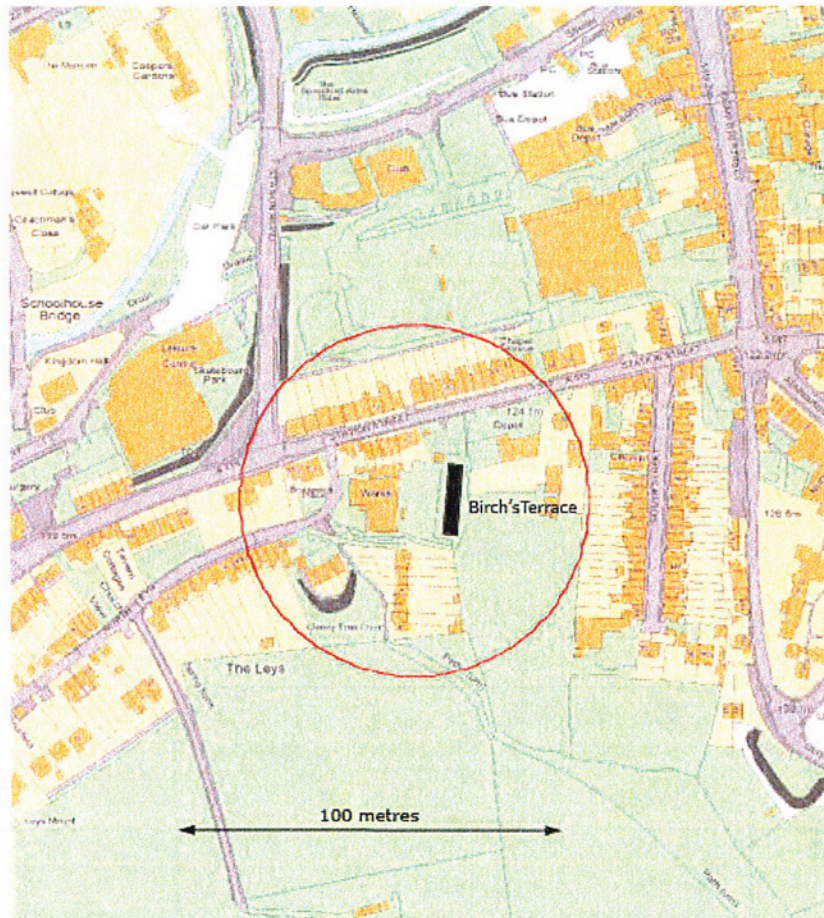


Figure 1: Location Plan

2-11 Birch's Terrace, Station Street, Ashbourne, Derbys.

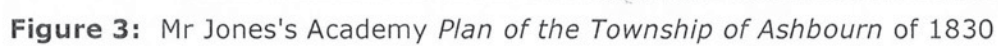




Figure 4: The Clifton Tithe Map, 1846 (extract)

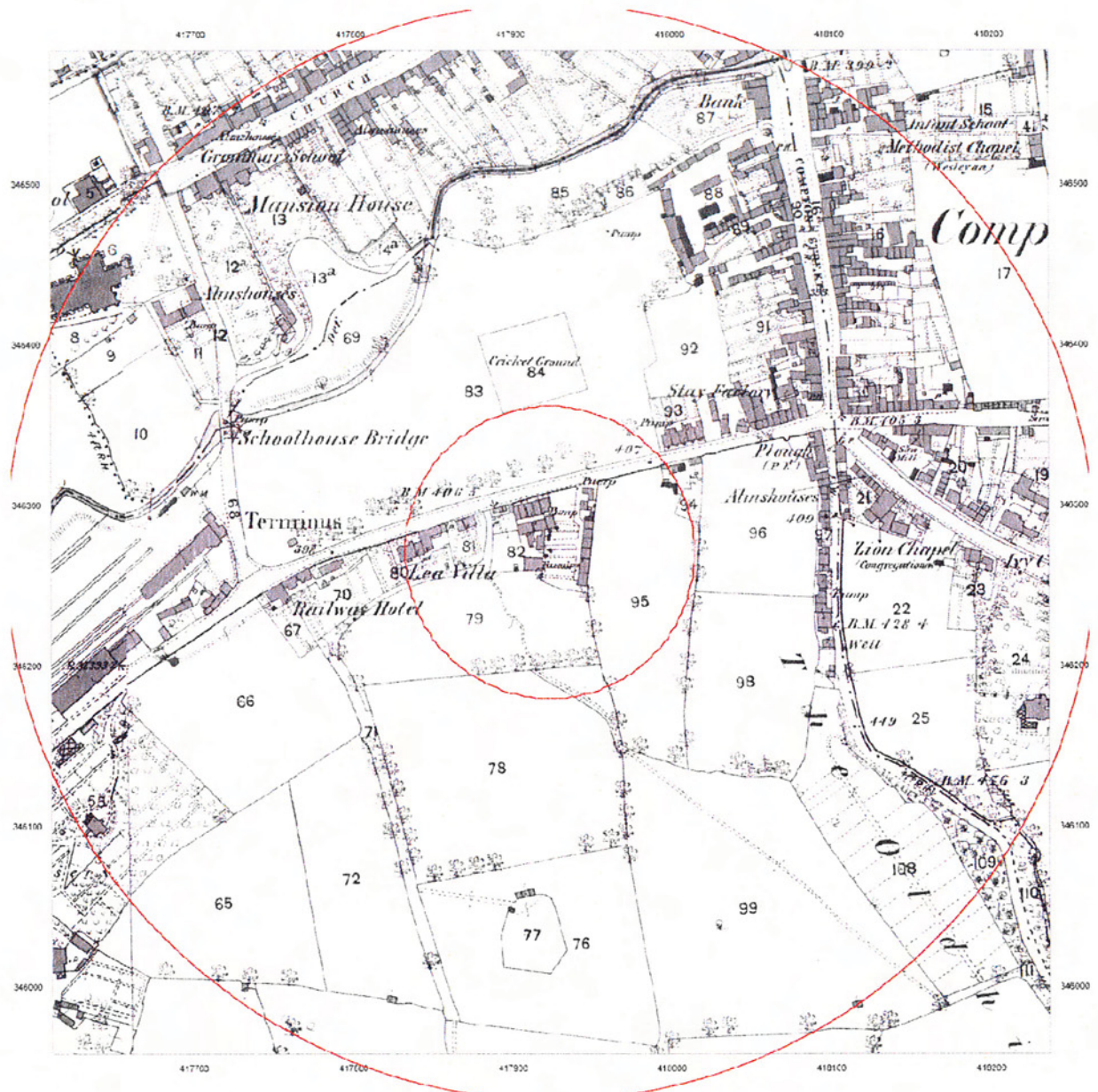


Figure 5: 1/2500 Scale Ordnance Survey, 1880 (extract)

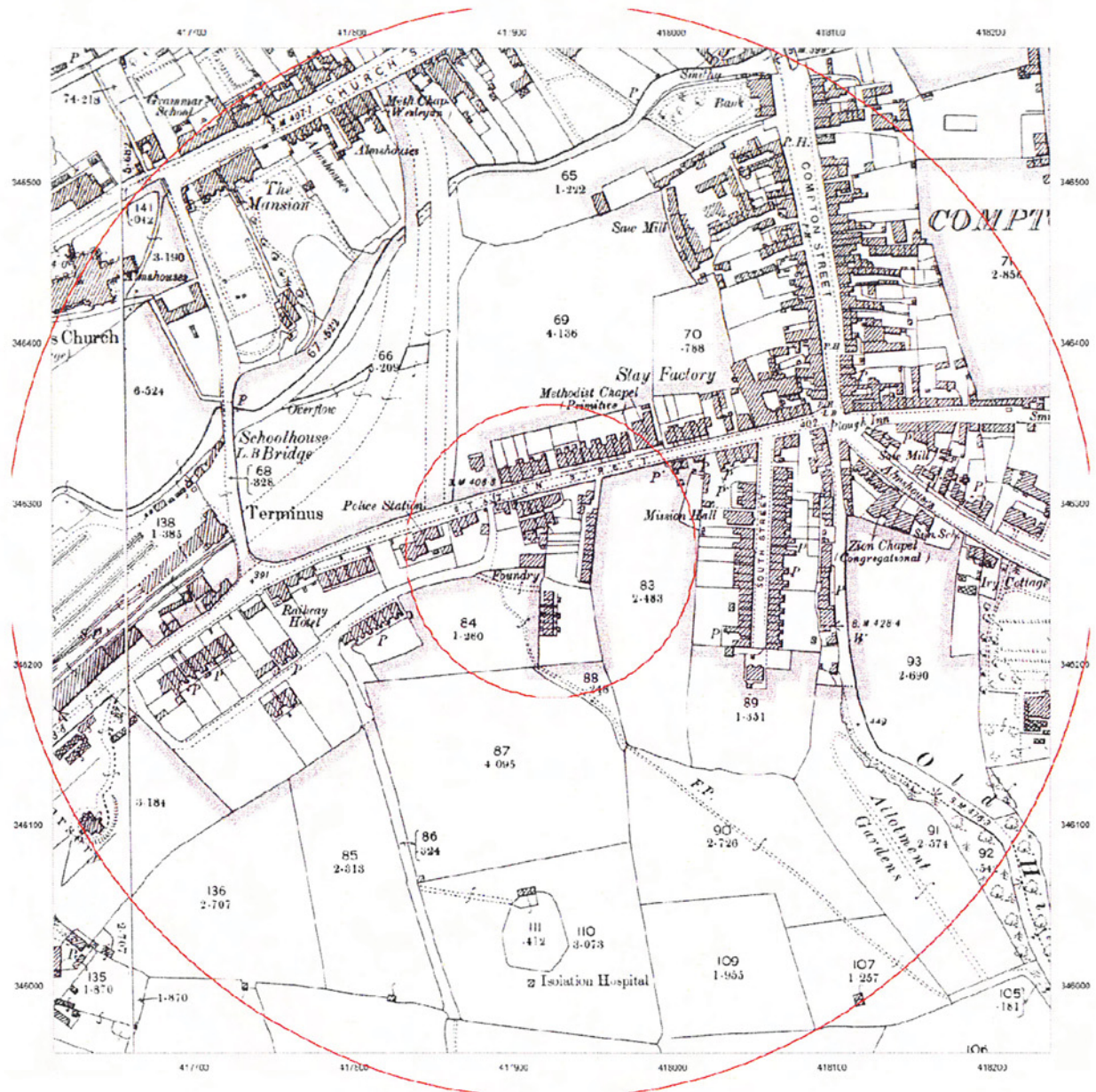


Figure 6: 1/2500 Scale Ordnance Survey, 1900 (extract)

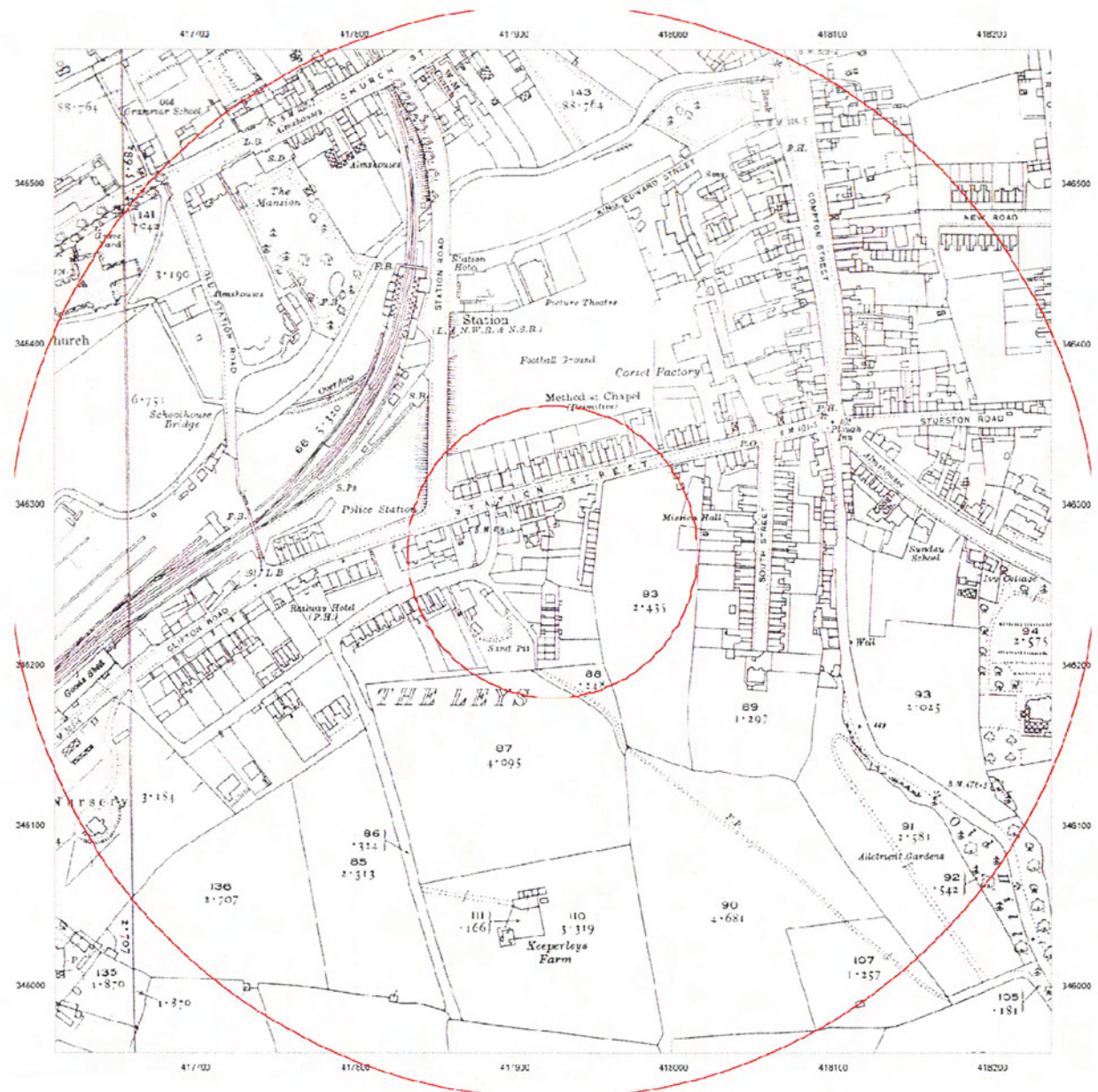


Figure 7: 1/2500 Scale Ordnance Survey, 1922 (extract)



Figure 8: 1/2500 Scale Ordnance Survey, 1970/71 (extract)

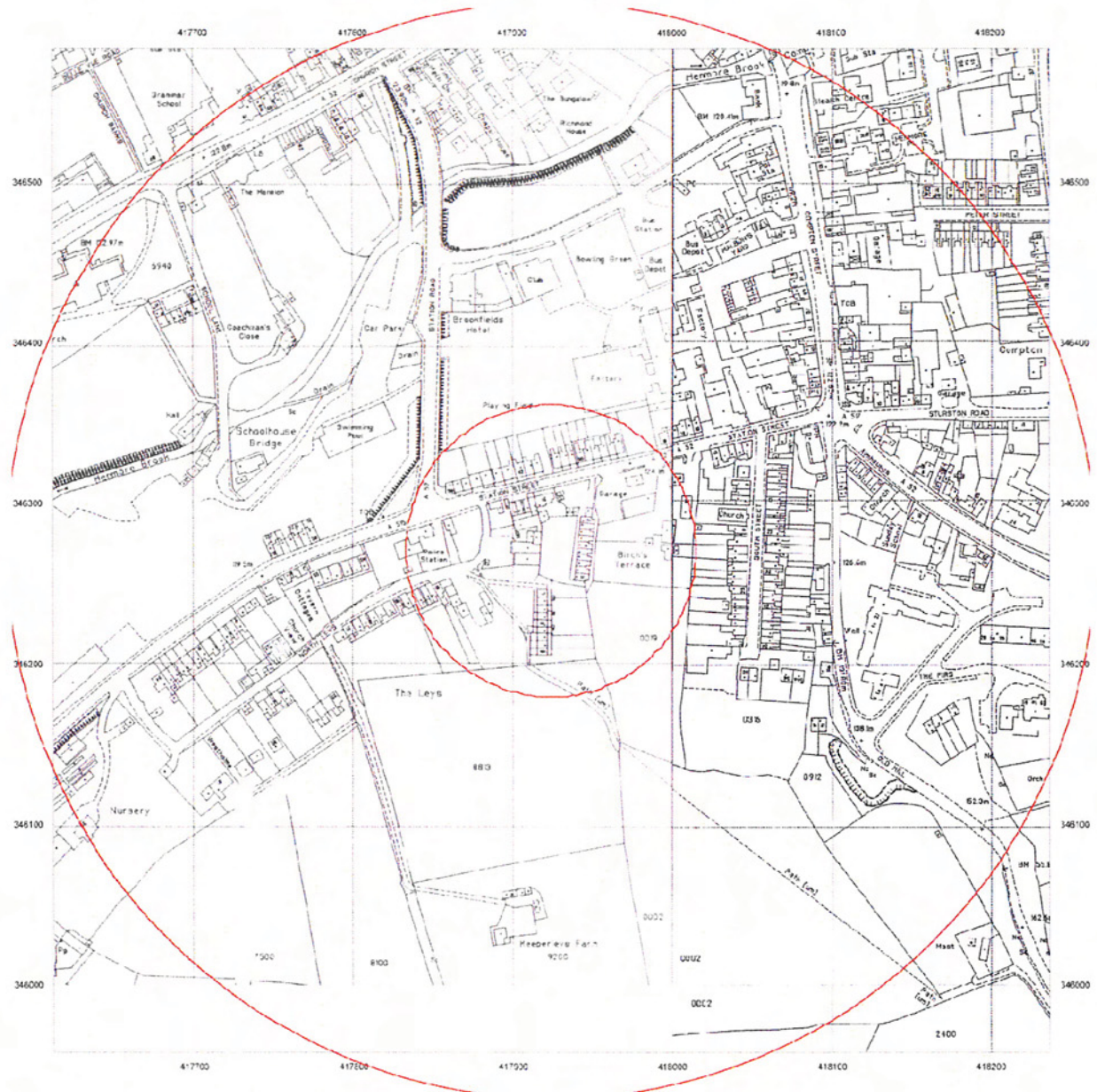


Figure 9: 1/2500 Scale Ordnance Survey, 1994/95 (extract)



Photograph Standpoints - Context Views

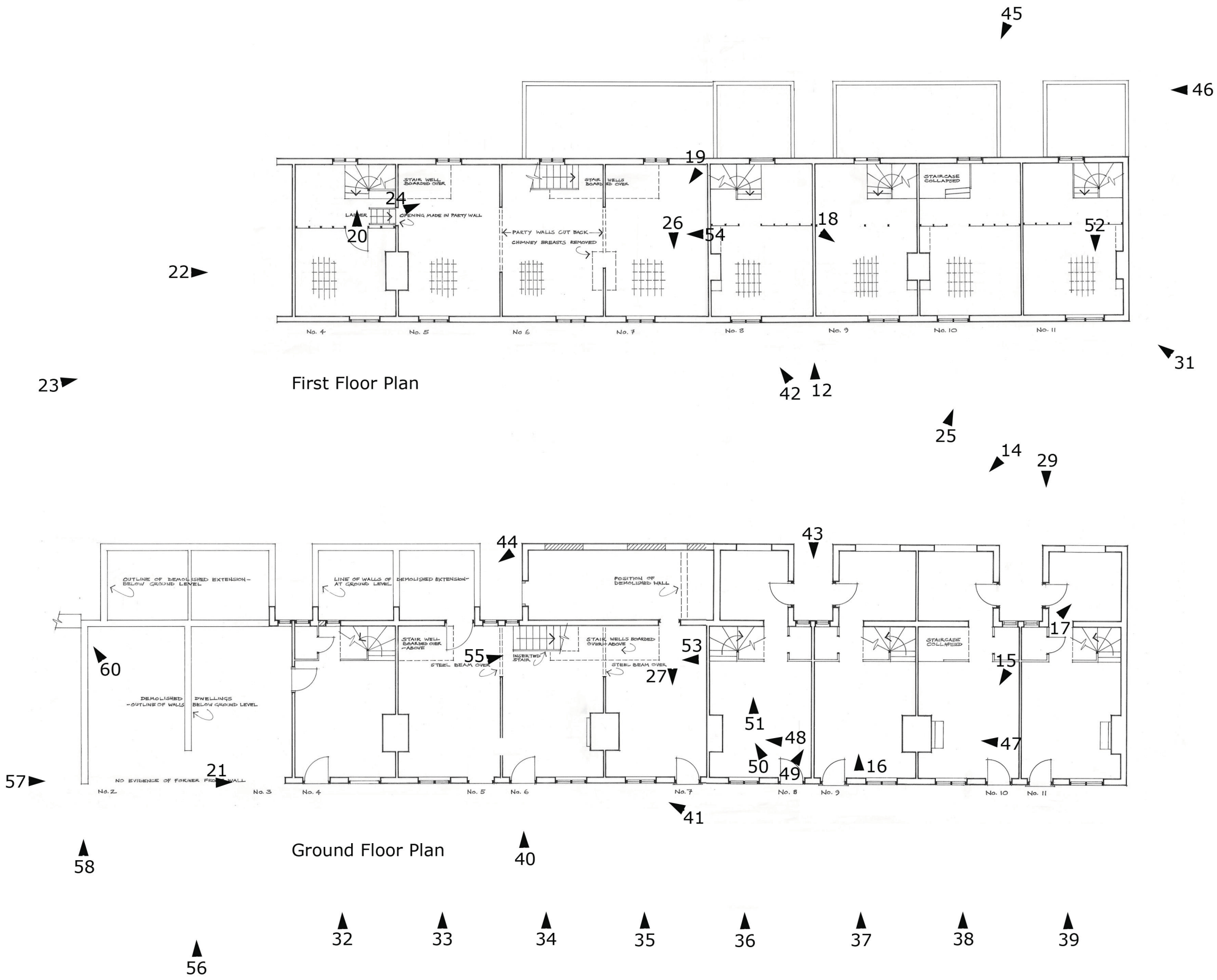
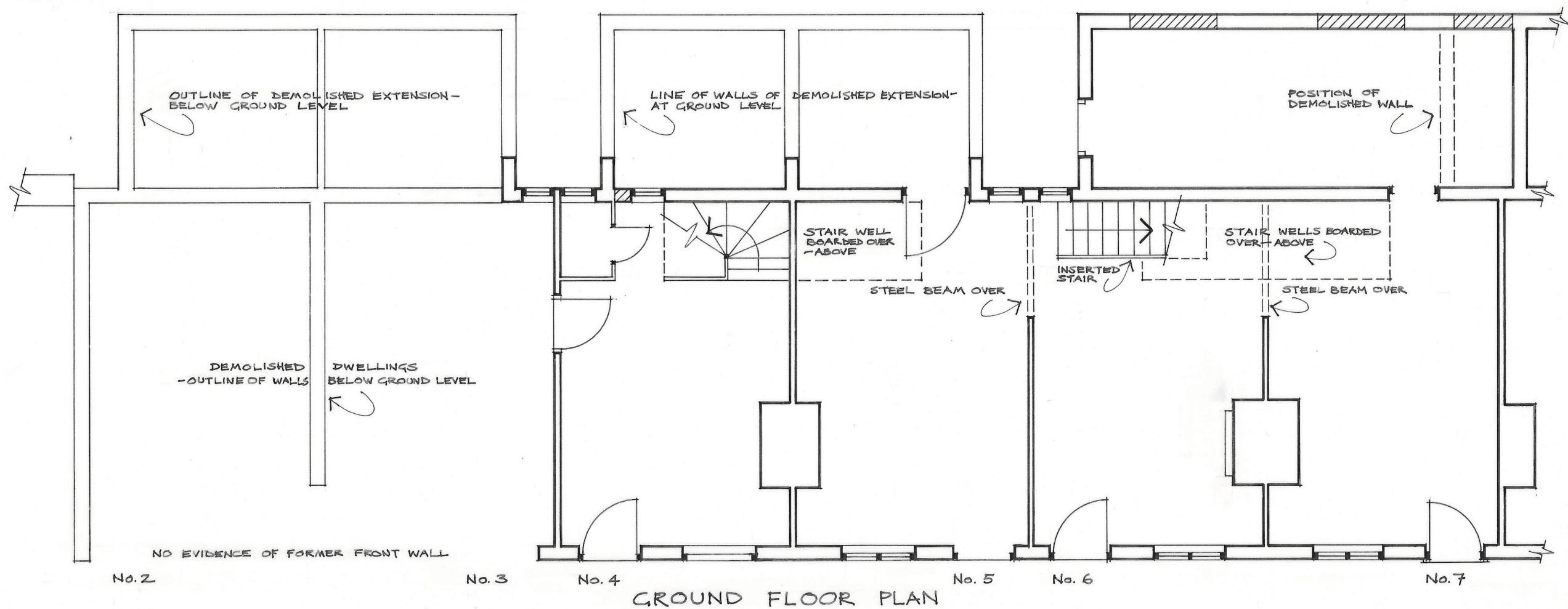
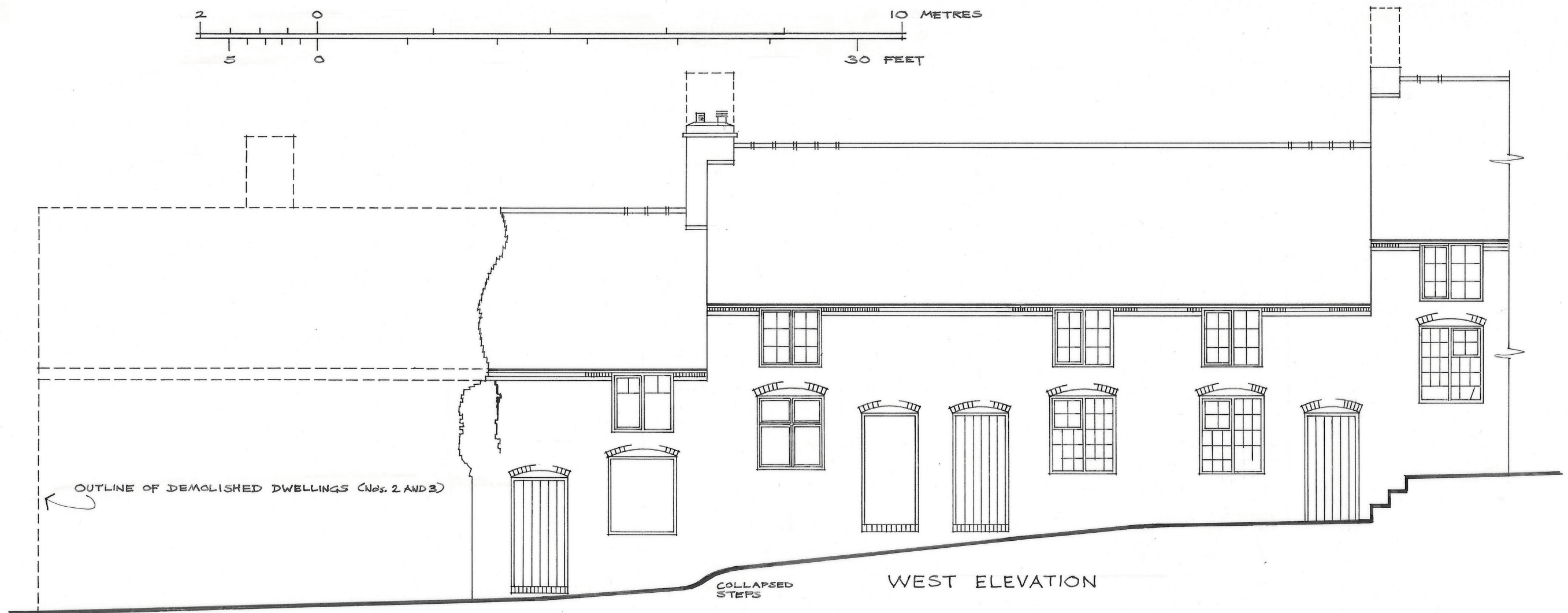
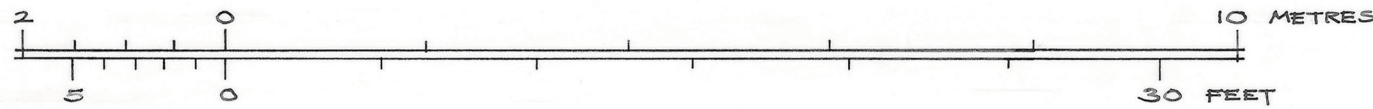


Figure 11: Photograph Standpoints - Building Views

No's. 2-11 Birch's Terrace, Station Street, Ashbourne, Derbys.

Drawn: RML July 2009 Drawing 10996/007

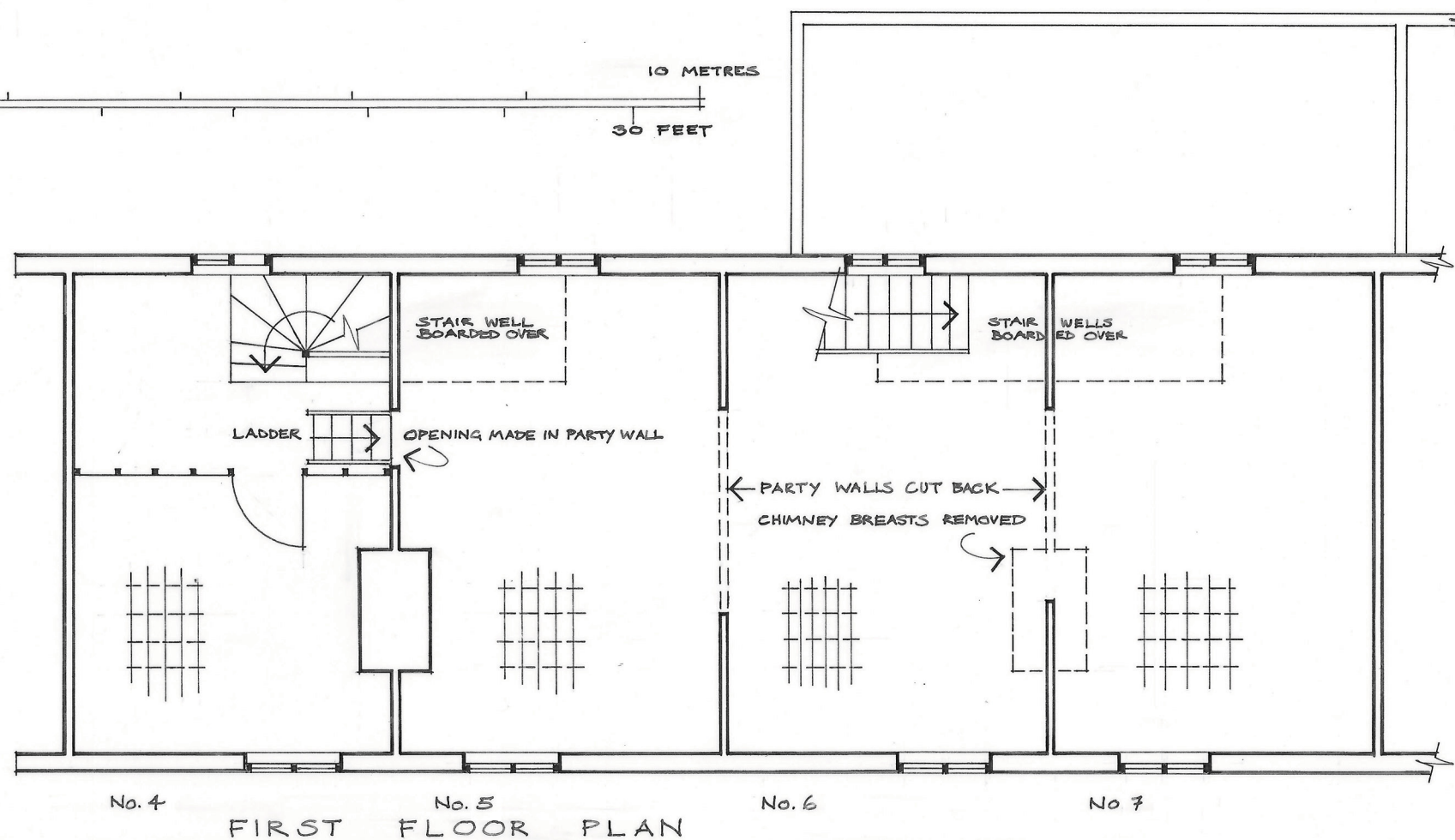
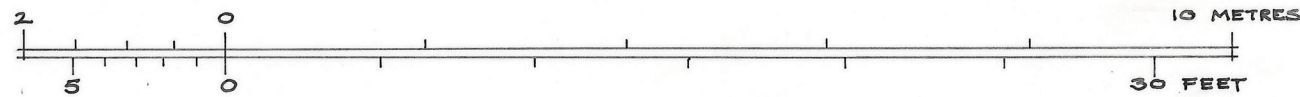
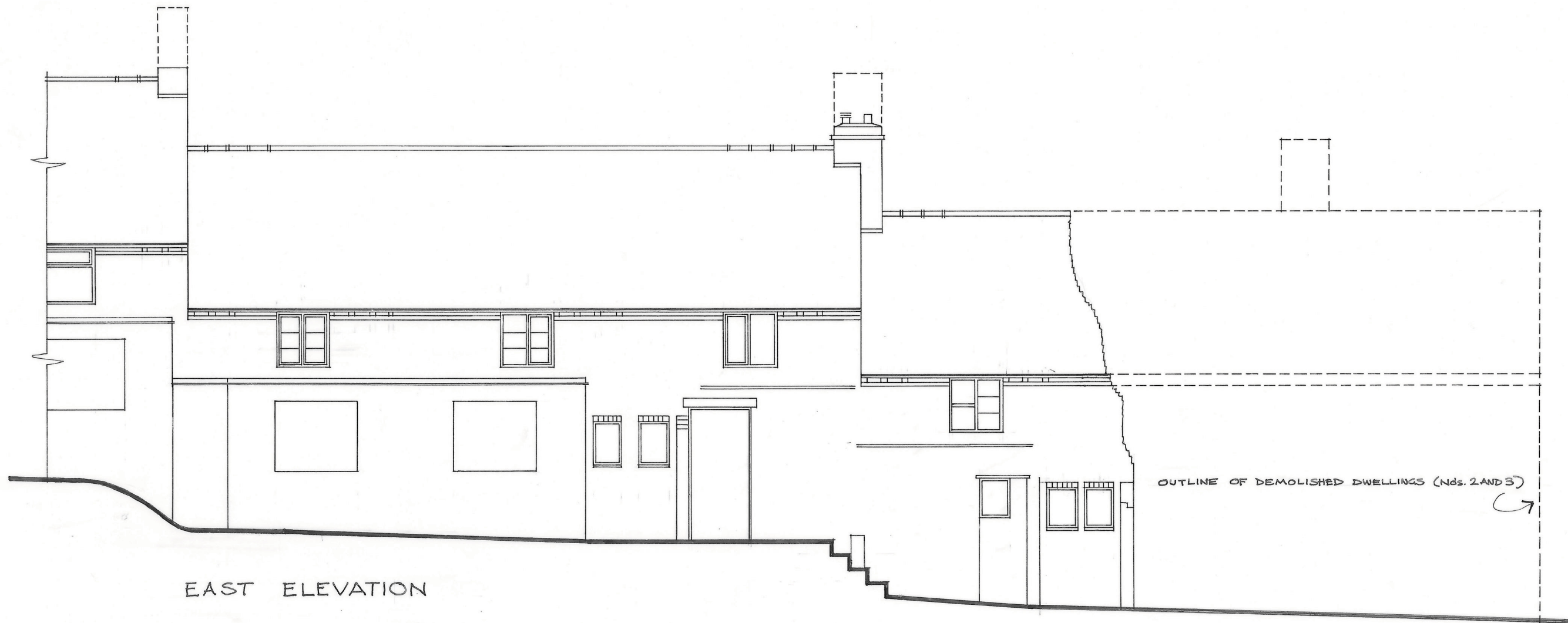




Measured Survey

No's. 2-11 Birch's Terrace, Station Street, Ashbourne, Derbys.
Lower (northern) portion

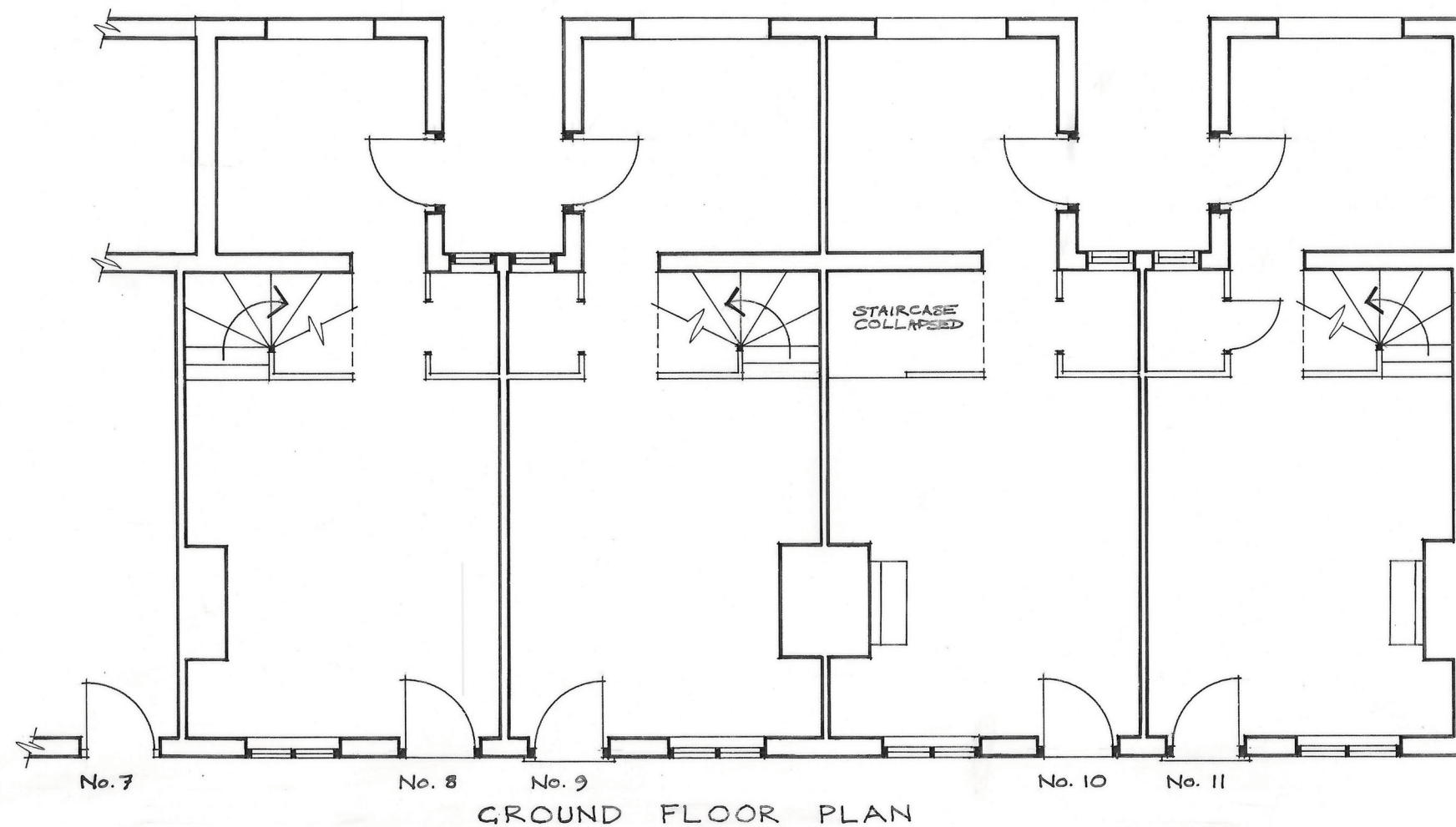
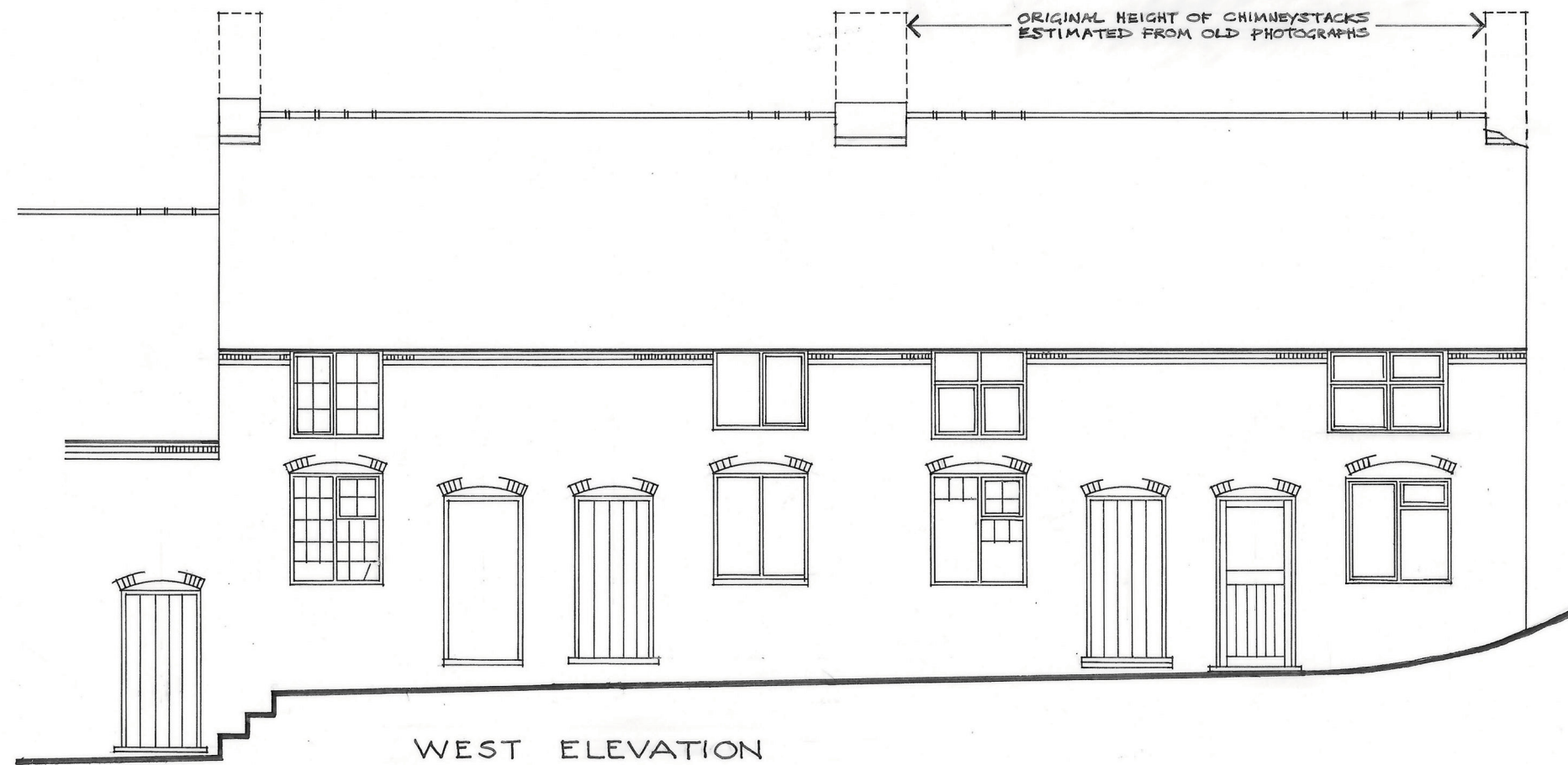
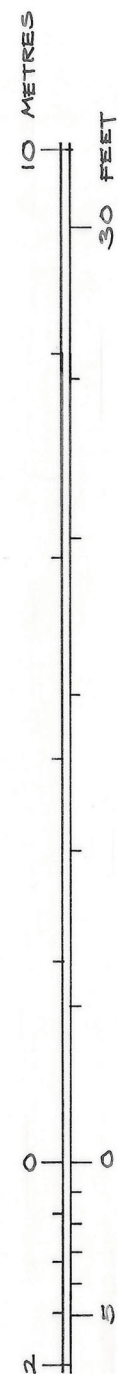
Drawn: RML July 2009 Drawing 10996/001



Measured Survey

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Lower (northern) portion

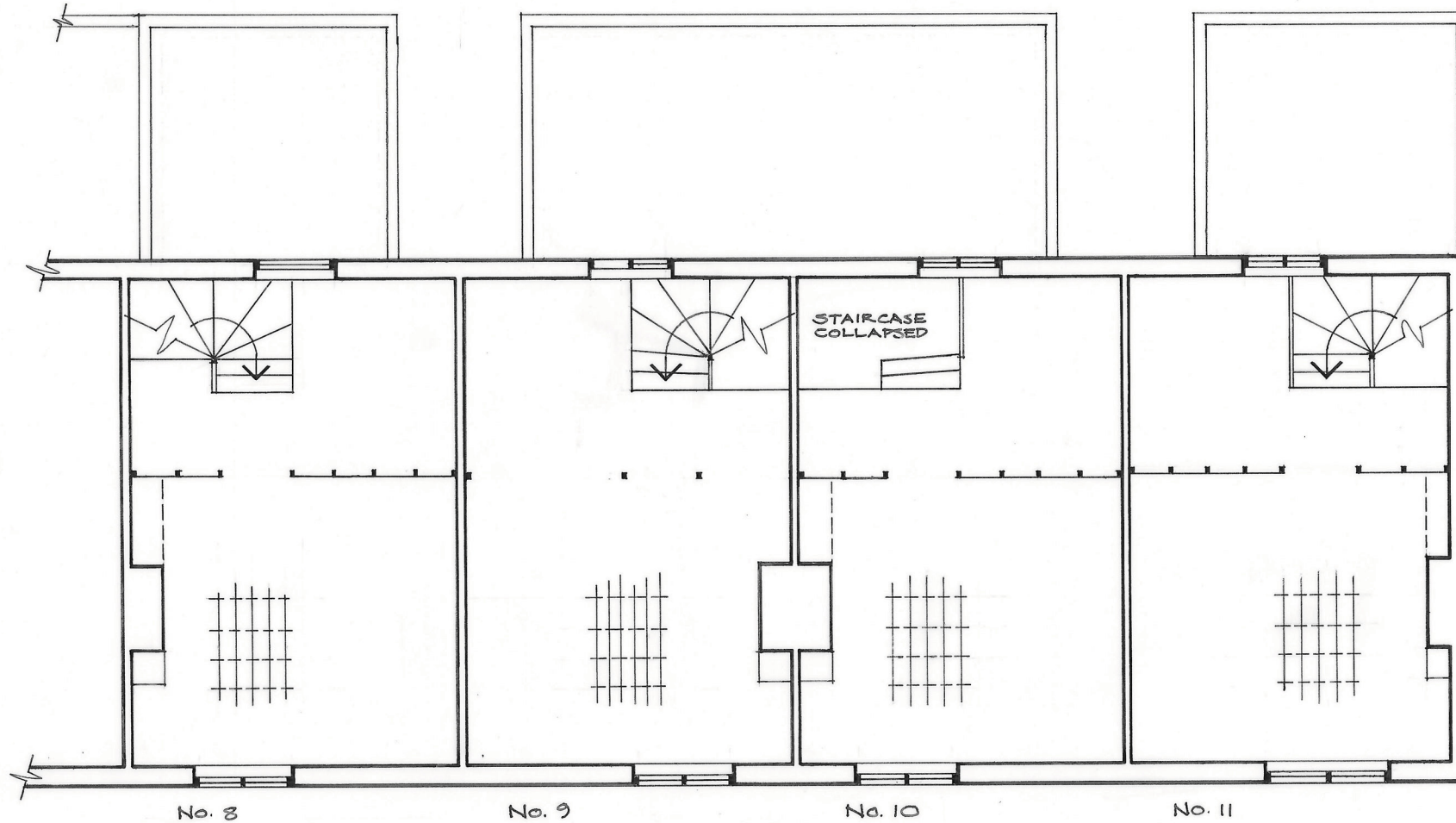
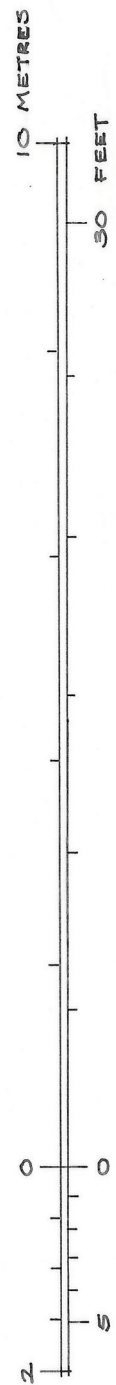
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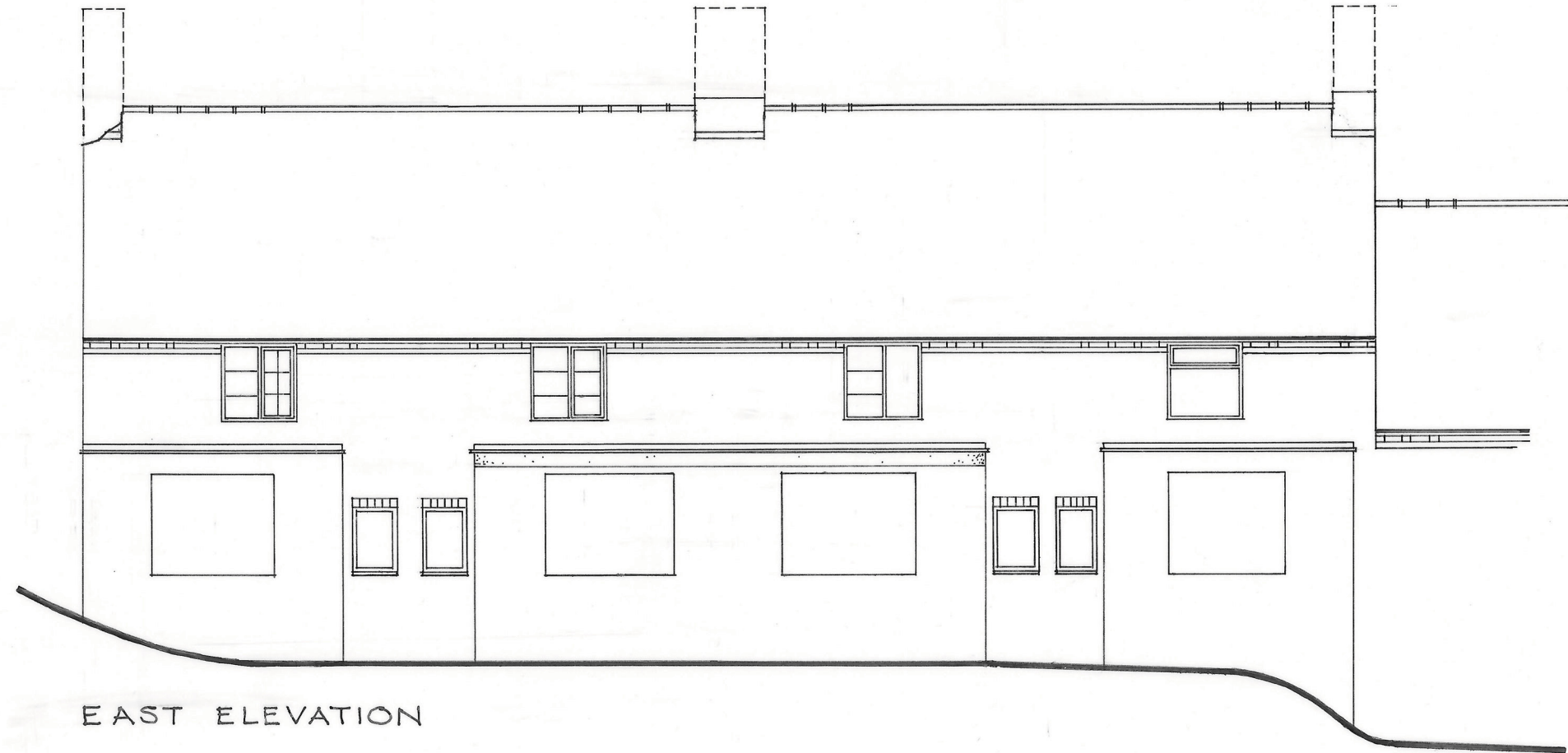
Measured Survey

No's. 2-11 Birch's Terrace, Station Street, Ashbourne, Derbys.
Upper (southern) portion

Drawn: RML July 2009 Drawing 10996/003



FIRST FLOOR PLAN



Measured Survey

No's. 2-11 Birch's Terrace, Station Street, Ashbourne, Derbys.
Upper (southern) portion

Drawn: RML July 2009 Drawing 10996/004