

# STANTON OLD HALL, CONGREAVE, STANTON IN PEAK, DERBYSHIRE



## Heritage Statement

August 2018  
Final

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SUMMARY OF PROJECT DETAILS

<b>OASIS ID:</b>	Thejesso I-305 816
<b>TJC Project Code:</b>	A26
<b>Project Type(s):</b>	Historic Building Survey Heritage Statement
<b>National Grid Reference:</b>	SK 2473165259; DE4 2NF
<b>County:</b>	Derbyshire
<b>District/Unitary Authority:</b>	Derbyshire Dales
<b>Parish:</b>	Stanton in Peak
<b>Elevation (above sea level):</b>	c.150m
<b>Designation Status(s):</b>	Stanton Hall - Grade II Listed Building (NHLE: 1109843) Within Peak District National Park
<b>HER Record No(s):</b>	Derbyshire HER – MDR20390 and MDR8515
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**Appendix 3** – Historic sources: photographs

**Appendix 4** – Historic sources: floor plans

**Appendix 5** – Site photographs

## NON-TECHNICAL SUMMARY

*This document forms a heritage statement that considers the archaeological and historical development of Stanton Old Hall, Congreave, Stanton in Peak, Derbyshire. It has been prepared to support a Listed Building application for the refurbishment and partial restoration of the property which falls under the ownership of the Haddon Estate. The building is Grade II listed and is within the Peak District National Park and is categorised as a designated heritage asset. It is located in a small hamlet 1 km to the northeast of the village of Stanton at NGR SK 24731 65259.*

*The programme of work has comprised archive research, an archaeological buildings appraisal of the extant historic fabric, a phased analysis of the development of the site and digital photography. An assessment of the proposed works is included that considers whether they will result in changes that will enhance, preserve, or result in harm that will impact upon the character of the Listed Building.*

*It has been established that there are at least nine structural phases of change and alteration to the buildings that comprise Stanton Old Hall. The earliest part of the site is ascribed to c.1667, but earlier fabric may exist that is currently unidentifiable. The documentary accounts indicate that the history of the Site may extend back as far as the 13<sup>th</sup> century.*

*The 17<sup>th</sup> century hall appears to have been built as a T-shaped building, of a size comparable with contemporary Yeoman's houses within the upland areas of the central Pennines. At the start of the 19<sup>th</sup> century the Hall appears to have been redeveloped as farm, with the construction of two barns, with the secondary addition of a stable. Circumstantial evidence suggests that there was originally a north wing that was demolished towards the end of the 19<sup>th</sup> century, although it was soon rebuilt in an 'Arts & Crafts' style as part of an overall renovation of the House. The development of the buildings has been one of gradual change, resulting in alterations that both enhance and detract from their overall historic character.*

*The proposed alterations seek to enhance the external character of the buildings, whilst making moderate changes to the internal plan form, reversing a series of inappropriate later 20<sup>th</sup> century alterations. It is intended to revert the core of the hall to a domestic dwelling, whilst adapting the barns to B&B accommodation and office space. The introduction of a new glass link building between the former hall and attached barn is considered beneficial as it will allow for the two structures to be read as independent entities.*

*A copy of this report will be deposited with the PDNPA and uploaded to the OASIS (Online Access to the Index of Archaeological Investigations) digital archive Ref: **thejesso1-305816**.*

# I INTRODUCTION

## BACKGROUND

This document represents a heritage statement that has been prepared for the site of Stanton Old Hall, Congreave, Stanton in Peak, Derbyshire (**Figure 1**). It has been prepared to provide a greater understanding of the buildings and associated boundary walls on the site, to allow for their heritage significance to be assessed. The building is undergoing a programme of essential repairs, internal structural repairs and partial refurbishment to enable it to be used once again as a habitable dwelling and B&B.

The property is a Grade II Listed Building (No.1109843) and falls within the Peak District National Park. It is owned by the Haddon Estate.

## AIMS

The aim of the project is to produce a comprehensive understanding of the development of the buildings that form the Site (**Figure 2**), and which will allow a statement of significance to be prepared. The building has Listed Building Consent for repairs to the roof, however this document is intended to inform a scheme of additional changes and alterations.

## PRINCIPAL DELIVERABLES DERIVING FROM THIS WORK:

- To research the history of the building
- To produce a set of phased floor plans;
- To establish the constructional sequence of the building following a detailed analysis of the extant historic fabric;
- To produce a statement of significance;
- To consider the impact of the proposed scheme of works upon the surviving historic fabric.

## DISSEMINATION

Copies of this report will be distributed to the Client, the Haddon Estate, the Derbyshire Historic Environment Record (HER), the Peak District National Park Authority (PDNPA) and a digital copy will be uploaded to the OASIS (Online Access to the Index of Archaeological Investigations) with the reference number: **thejessol-305 816**.

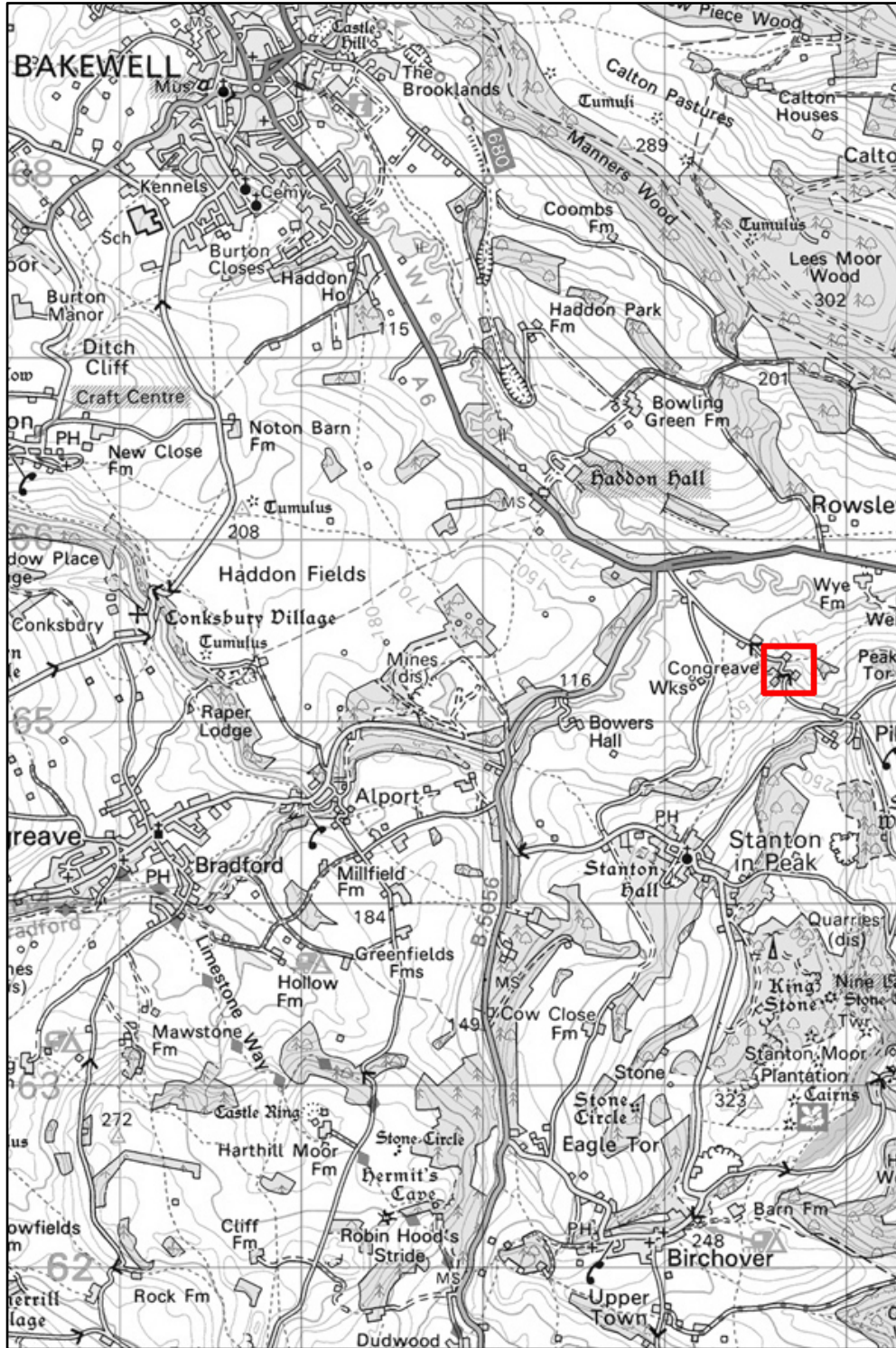


Figure I: Location of the site

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## 2 SITE LOCATION AND BASELINE CONDITION

### LOCATION OF SITE AND SETTING

Stanton Old Hall is located 1 km to the northeast of the village of Stanton in Peak, in a small hamlet known as Congreave (**Figure 1**). It is sited on the hillside overlooking the Wye Valley and the village of Rowsley (**Appendix 5.1**). It is within the rural parish of Stanton in Peak and forms part of the Haddon Estate.

The site is centered on NRG: SK 2473165259.

### SITE LAYOUT

The site has an open courtyard layout (**Figure 2**), with the hall/farmhouse and attached barn forming a linear range orientated northwest-southeast, although for the purpose of this report is assumed to be orientated west-east. There is a wide entrance walkway along the south side of the building (**Appendices 5.4, 5.5**), with sets of broad steps that following the natural fall of the land. There is a 2-2.5m high retaining wall (**Appendices 5.5-5.7**) on the opposite side of this walkway that supports a terraced grass lawn (former famyard). To the southwest of the house is a large T-shaped barn.

The main entrance gates are to the west (**Appendix 5.52**), although there are remains of a second entrance (**Appendix 5.53**) in the central section of the south side of the lawn (**Appendix 5.54**). To the east of the house the ground falls away to form a large garden area, with a lower and upper section. There are raised stone terraces around the east and northeast sections of the hall.

Built against the southeast corner of the raised grass lawn is a former piggery building (**Appendix 5.56**). There is a second yard to the south of the T-Shaped barn, which provided first floor access to the building.

The buildings and structural elements that have been considered during this survey include:

- **The hall/farmhouse:** three-storeys
- **The attached barn and link building:** two-storeys
- **The piggery:** single-storey
- **The T-shaped barn:** two-storeys
- **Entrance gates and boundary walls:** west and south

### GEOLOGY

The underlying bedrock geology beneath the site is Ashover Grit – Sandstone, a Sedimentary Bedrock. No superficial deposits are recorded (BGS Digital data 2018).



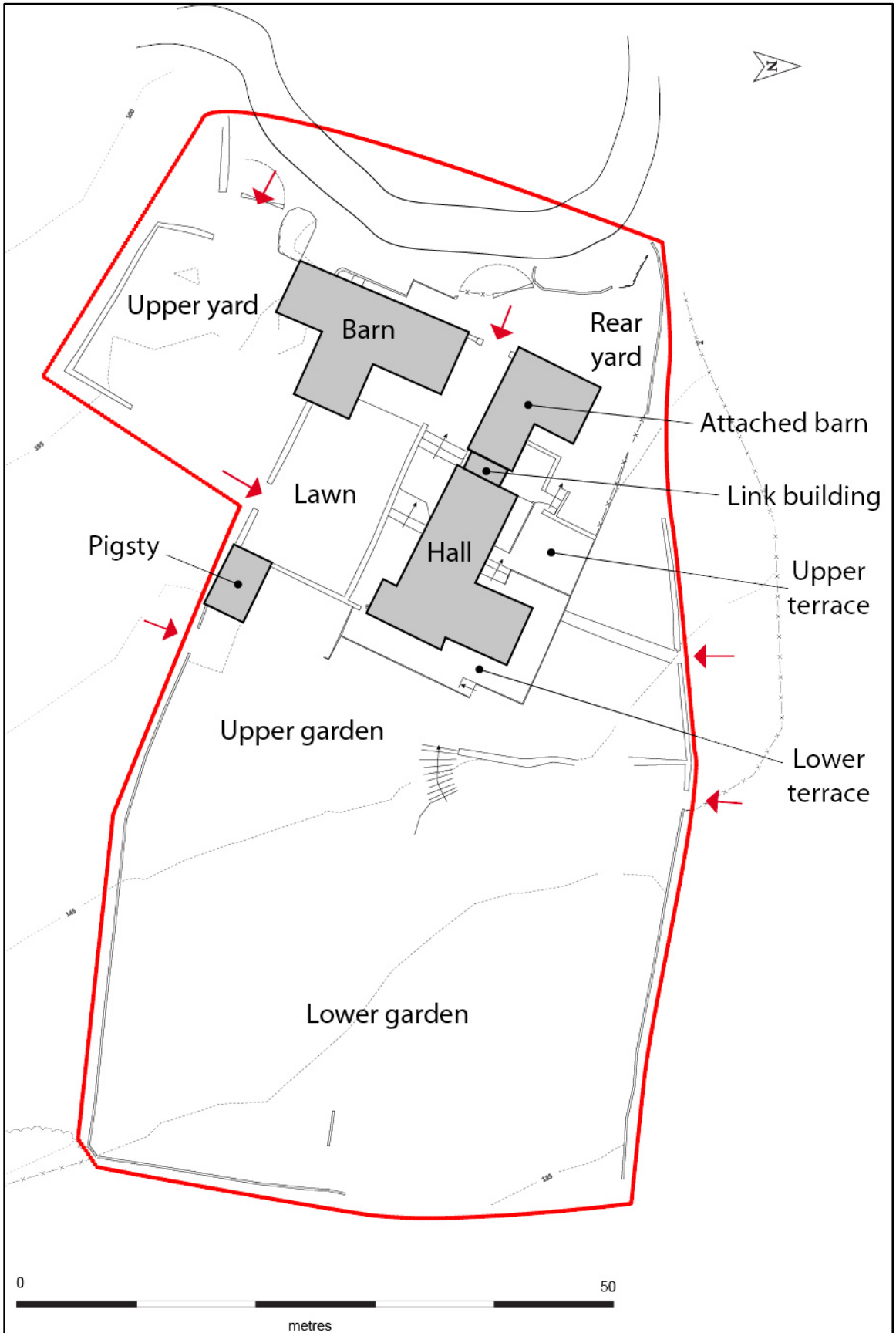


Figure 2: Layout of Stanton Old Hall and gardens

### 3 METHODOLOGY

#### INTRODUCTION

This heritage statement has been prepared in accordance with a guidance prepared by the Chartered Institute for Archaeologists (ClfA 2014) and the revised Historic England guidance on Conservation Principles, Policies and Guidance (undergoing consultation 2018). The project methodology has comprised a series of stages, including a review of proposed scheme, archive research, a site survey, production of phased floor plans and digital photography.

The survey has been undertaken with reference to an outline scope of works discussed with Rebecca Waddington (PDNPA Conservation Officer). The intention is to assess the significance of the building in accordance with guidance from the National Planning Policy Framework (NPPF), in a manner that is proportional to its Grade II Listing.

#### LIMITATIONS

The building survey has examined all readily accessible areas of the buildings, although it should be noted that access was partially restricted in the T-shaped barn due to stored materials. In addition the roof slates were in an advanced state of being re-laid at the time of the initial site inspection, so no information relating to the phased development of the building was noted from any exposed roof timbers.

It should be noted that the internal wall plaster had been removed prior to the survey, and modern blockwork openings had been opened up, thus any surface detail or features within the plaster were not recorded or observed.

*The scope of the report is limited to:*

- Consultation with architectural plans produced for alterations to the buildings;
- Review of relevant archive and documentary material;
- Detailed site survey comprising of measured drawing and photography;
- The preparation of this report.

#### NOMENCLATURE

The terminology used throughout this document has been derived from existing names and descriptions associated with Stanton Old Hall. It should be noted that future research may identify additional descriptions for specific aspects of the site.

#### SITE SURVEY

The archaeological analysis of the standing fabric, including the production of the phased floor plans and digital photography was undertaken during October to December 2018 by Oliver Jessop MCIFA and James Thomson MCIFA.

#### DOCUMENTARY AND ARCHIVE RESEARCH

A review of any available surveys has been undertaken to identify gaps in knowledge, and to ensure that the full historical development of the building is understood.

The following archaeological databases and archive repositories were consulted:

- Archaeological Data Service (ADS) – York;
- Derbyshire Record Office;
- Derbyshire Historic Environment Record;
- Geological mapping;
- Haddon Hall Estate archives;
- Heritage Gateway;
- Historic England Archive (red boxes);
- Historic mapping including relevant Ordnance Survey Maps;
- Internet archives;
- National Heritage List for England – Historic England
- PDNPA archives and records.

#### RESEARCH QUESTIONS

No formal research questions have been considered as part of this survey, although the results will contribute to the wider understanding of the evolution of 17<sup>th</sup>-20<sup>th</sup> farmsteads within the region.

#### PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS

- None.

## 4 PLANNING POLICY

### LEGISLATIVE CONTEXT

The principle legislation in relation to the protection and management of the historic environment comprises:

**Listed Buildings and Conservation Areas Act 1990** – provides additional planning controls for works affecting Listed Buildings and Conservation Areas. The Act established that the Local Planning Authority should have special regard to the desirability of preserving Listed Buildings, or its setting, (Section 66); and a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas (Section 72). Historic England is a statutory consultee in relation to works affecting Grade I/II\* Listed Buildings.

### NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) (revised 24<sup>th</sup> July 2018) sets out the Government's planning policies for England and how these should be applied by local planning authorities in plan-making and decision-taking. A presumption in favour of sustainable development is placed at the heart of the framework (para. 11). To achieve this, the NPPF identifies three overarching objectives (economic, social and environmental) that are to be pursued in mutually supportive ways, and which include contributing to the protection and enhancement of the historic environment (para. 8).

NPPF encourages local planning authorities to ensure that developments establish or maintain a strong sense of place and are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change (para. 127). NPPF states great weight should be given to outstanding and innovative designs that raise the standard of design in an area whilst fitting with the overall form and layout of their surroundings (para. 131) and recommends that permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area (para. 130).

Section 16 of the NPPF, 'Conserving and enhancing the historic environment' states that local planning authorities should require an applicant to describe the significance of any heritage assets affected to a level proportionate to their importance (para. 189). Where a site includes or has the potential to include heritage assets of archaeological interest, this should include an appropriate desk-based assessment and, where necessary, a field evaluation (para. 189).

When considering the impact of a proposed development on the significance of a designated heritage asset, NPPF states that local planning authorities should give great weight to the asset's conservation. The more important the asset the greater this weight should be. Any harm to, or loss of, significance of a designated heritage asset should require clear and convincing justification (para. 194).

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining an application, although a balanced judgment will need to be made having regard to the scale of harm, or loss, and the significance of the heritage asset (para. 197).

NPPF also recommends that local authorities should treat favourably those proposals that preserve elements of a heritage asset's setting that make a positive contribution to its significance (para. 200).

## 5 UNDERSTANDING THE SITE - HISTORY

### INTRODUCTION

This section presents a summary history of Stanton Old Hall being derived from readily available historical sources and archives. Documents and mapping held at Haddon Hall, the Derbyshire Record Office in Matlock, Historic England Archives and information from the PDNPA have all been used to write the following historical narrative. Copies of relevant documents and records are included as **Appendices 1-4**.

### SUMMARY HISTORY OF STANTON OLD HALL

The Manor of Stanton comprised of about 2000 acres in the 19<sup>th</sup> century. Craven suggest that it is *“reasonable to suppose that by the mid-14<sup>th</sup> century ...there was probably a stone-built hall house on the site, probably superseding a timber building of similar type built much earlier by the descendants of Robert de Stanton (2012;71).* The building that survives today is described by Tilley as being partly rebuilt in 1779 by the Baches (1892; 242) but retaining *some remains of the ancient home* (Mee, 1938; 240). Pevsner describes the Old Hall as a farmhouse with gables and mullioned windows dating to 1667 (2003; 326).

Ownership of the manor of Stanton is somewhat tangled. Joseph Tilley in his volume *The old halls, manors and families of Derbyshire (1892; 241-244)* describes Stanton Old Hall as the old manor house of Stanton. He outlines the ownership as passing from the De Ferrers (Earls of Derby) to the Foljambes and subsequently passed by marriage to the Plumptions (William Plumpton died in 1480 (Lysons 1817;3 05)), Baches and Thornhills (in 1698). The manor then passed to the Hurlocks in 1875 and in 1881 to Major McCreagh who took the name of Hurlock (his wife's name) through letters patent. In the 20<sup>th</sup> century it fell under the Haddon Hall estates and was managed by their agent (in the 1930s Mr Alex Carrington) on behalf of the Duke of Rutland from the estate office in Bakewell.

Lysons (1817; 305) in his *Magna Britannica* describes John Bache purchasing the estate in 1723 and described it as the property of the Duke of Rutland and Thornhill until 1809, when under the Enclosure Act it became the sole property of Mr Thornhill. However a lease to in the mid-19<sup>th</sup> century shows the land as belonging to the Duke (e.g. Smith 1859).

Craven (2012) more recently tried to expand our understanding of the ownership of hall, examining in more detail in transfers between families.

The earliest name associated with the Manor of Stanton was Robert (de Stanton), named in a fine dated 1202 recorded in Nottingham which consisted of a release on a *mort d'ancestor* by Alina, daughter of Robert, to her grandson Adam de Stanton, her tenant, of 52 acres and holdings of two mills and a messuage. Craven suggests the mention of the messuage to be the first reference to the Old Hall at Stanton (2012; 21).

The De Ferrers, Earls of Derby, technically held the land until they had to forfeit it due to the family allegiance to the Barron's Cause in the Civil Wars (1266-69). The new chief lords became the Foljambes and from them it passed into the hands of the Alleynes, John Alleyn being recorded as the proprietor of Stanton by 1471 (Craven 2012; 512).

Craven argues that by 1574 on the death of Thomas Alleyn for the first time both Stanton Old Hall and Stanton Hall can be identified as separate properties. In 1583 Thomas' executors or heirs sold Stanton Old Hall possibly passing it to the Bird family. The Old Hall is mentioned in William Bird's will of 1578 and George Bird was in occupation of the Hall in 1611 when the visitation was made that year (Craven 2012; 61).

Another early mention of the Hall comes in 1602 when Anne, daughter of George Sterndale married George Birds of Stanton (Old) Hall (Craven 2012; 59). George Bird was connected to the lead business. The will of George's father showed a "bequest of crushing wheels suggesting the Birds were taking the excavated ore and were crushing, jiggling and buddling it" (Craven 2012;106). Ashmore suggests the Bird family (also of Locks and Spondon) can date their family history back to 1330 when a John Berd was MP for Derby (1366-77). Through marriage they had links with the landowning families of Agard, Curzon, Dethick, Coke and half-brothers to the Gilberts. In 1583 they sold their Locko estate to the Gilbert half brothers and returned to Old Stanton Hall where wills and inventories describe them as yeoman (2003).

George Bird was succeeded by his son William who was subsequently succeeded by his son George in 1660. This George appears to have made some alterations to the hall as a datestone in the Hall is marked GSB 1667. In the hearth tax assessments 4 hearths are recorded at the Old Hall and charged to George [Burd] Bird (Edwards 1982; 70).

In 1705 not able to pay back a loan secured against the property the Birds were forced to assign the estate to the John Thornhill, heir of the Bache family (Craven 2012; 108). John Thornhill married Anna Bache on the 11<sup>th</sup> March 1696 as recorded in the Youlgreave parish registers) (SOH5 PDNPA). The Old Hall became a farmhouse on Thornhill's estate. The Birds were allowed to remain as tenants however until 1730 (Craven 2012; 514). The shield (two bar gemelles on a chief a mascle) over the door of the old hall is that of the Thornhills, dated 1694.

Craven suggest that subsequent tenants included the Gladwins, John and Sarah Wall from 1743-1800, farmers and lead extractors, The Wests and Gregory's.

A Samuel Smith is recorded as owning land known as Pigtor in 1795 in the area around Stanton Old Hall. In total Samuel Smith was tenant of total 95 acres, 2 roods and 9 perches worth annually £97-8-1. Sixty years later the Smith family were to become tenants of Stanton Old Hall.

The 1841 Census mentions two occupants of Stanton Hall. Joseph Twibell, 60 is recorded as a farmer living with Anne Twibell, 30, Joseph Twibell, 20 an agricultural labourer named John Ludlam, 7 and servants Jane Smith, 20 and George Gladwin, 15.

Below them are listed the family of Jacob Gregory, 65, farmer, his wife Elizabeth, 65, Sarah Gregory, 35 and Elizabeth Smith, 4. It would appear that the census recorders mistakenly placed the Twibell's at the hall as in 1851 they are recorded at Congreave the neighbouring farm. Confirmation of the Gregory occupation of the house is found in Bagshaw's Directory of Derbyshire 1846 where Jacob Gregory is recorded as a farmer at the *Old Hall* (p.567).

In 1848 the Derby Mercury advertised an "Annual Sale" by Mr White of livestock belonging to William Pole Thornhill at Stanton Hall Farm including in-calved cows, store bullocks, bull calves, fat cows, fat sheep and fat store pigs (15<sup>th</sup> March 1848; 2). The use of the farm by the Thornhills may indicate that in the early 19<sup>th</sup> century ownership of the farm changed hands but reverted back to ownership by the Dukes of Rutland by the 1860s.

The 1851 Census describes the property as Stanton Hall, lying between the properties of Congreave and Pilhough. Jacob Gregory, aged 79 is described as a farmer living there with his wife Elizabeth aged 75, daughter Sarah, described as a house servant, 48 and Samuel Smith, his grandson, 18, an agricultural labourer.

Craven believes that The Haddon Estate (which had acquired Stanton Land in the early 19<sup>th</sup> century) installed Samuel Smith (1822-1906) as tenant (Craven 2012; 514). This is probably the grandson of the Jacob Gregory recorded in the 1851 census.

The agreement for letting the farm to Samuel Smith is in the Haddon Estate papers and dated 4<sup>th</sup> March 1859. It states that the agreement was between Robert William Mills Hesfield Esq of Castle Hill, Bakewell agent to Charles Cecil John Manners, Duke of Rutland and Samuel Smith of Stanton. The agreement also notes the property was in the former occupation of Jacob Gregory. The yearly rent was £47-17-0 to be paid on the 25<sup>th</sup> March and 29<sup>th</sup> of September each year as well as £20 per acre. Conditions on the lease included *no more than a forth of an acre be set with potatoes*, and made provision that one fifth of land each year had to be set with *a summer or turnip fallow ...and*



the following spring sown with good clover and grass seed. Smith also agreed to repair, maintain and keep in good repair, order and condition the property.

The schedule in the agreement lists the following parcels of land:

No. on plan	Name of Close	Quality	Quantity		
			Acres	Roods	Perches
7	Meadow	Meadow	3	-	1
14	Field	Arable	4	-	5
15	Meadow	Meadow	1	2	9
16	Field	Arable	3	1	3
17	Mappleton Graves	Meadow	3	2	13
18	Wood Croft	Arable	4	-	17
19	Kiln Croft	Pasture	3	3	21
20	Bank	Pasture	-	3	30
21	Orchard	Pasture	-	1	4
22	Orchard	Pasture	-	1	4
23	Garden	-	-	-	17
24	Courtyard, house, buildings and fold yard	-	-	-	31
25	Stack yard and Building	-	-	-	15
38	Hazels	Meadow	4	-	-

#### STANTON

The 1861 census frustratingly does not name properties but groups them by area. Smith is recorded as being in a property listed in Pilhough. Aged 28, Samuel is living with his wife Sarah, 27, daughter Elizabeth aged 1 as well as Richard Smith 31 described as a brother and farm labourer and a boarder, Sarah Gregory, aged 58. His close neighbours are described as the Twibells.

Like the 1841 census in the 1871 census there are two entries for Stanton Old Hall are listed side by side, the census enumerators again not clearly identifying the properties. Godfrey Drabble aged 48 is described as a farmer of 25 acres, living with his wife, 36 and children Mary Ellen, 8, Evelina, 3, William, 1 and Catherine aged just 2 months.

As in 1841 the rightful tenants are listed. Samuel Smith now 38 is described as a farmer of 44 acres living with his wife Sarah Smith, 36, and children Elizabeth, 11, Dorothy, 9 and a servant Margaret Watts, 13, described as a farm servant. All the Smith children are described as being born at Stanton Old Hall.

In 1881 the property is described as Stanton Hall Farm. Samuel Smith, 48, now a farmer of 50 acres remained at the house with his wife Sarah, 47 together with their daughter Elizabeth, 21 and sons Henry, 17 and Richard, 7. The lodger Sarah Gregory, 78 described as an annuitant as returned. In the 1891 census she is described as an aunt.

The 1891 census records Samuel, 58, Sarah, 57 living with their daughters Elizabeth, 31 Dorothy, 29 and Henry 27 together with Sarah Gregory. The property for the first time is described as Stanton Old Hall in the census records. The same occupants are described in 1901, although Sarah Gregory is no longer mentioned.

Around 1900 an extension may have been added to the North West side of the house. A letter dated 22<sup>nd</sup> June 1968 mentions the cost to *strip and re-slate the North West side of the 1900 extension, to point the south wall and to take out the bad stone under the chimney and make good* would cost £206 (Letter from Sellors Ltd).

By 1911 Henry Smith, 47 is described as the farmer and as having been born at Stanton Old Hall in the census records. He is living with his sister Elizabeth, 57 and two servants, Lydney Hard, 21 a waggoner, and William Thomspson, 16, a cowman.

In 1912 the property is described as Stanton Old Hall Farm in the Derbyshire Advertiser (11<sup>th</sup> Oct; p11) and confirms the occupation of the property by Henry Smith. The farm (**Appendix 2.1**) is described as being encircled with a thick belt of trees, approached by a *steep ragged cart-track*, and being set at a lower level than the yard and outbuildings and approached by an *imposing series of terraces and broad flight of steps* (**Appendix 2.3**) to protect from its exposed location. Inside the house was described as having a raised dais with a long black oak settle and carved table (see **Appendix 2.2**). A large sitting room is described as having *pretty blue tiles* and a *modern grate* complimenting the character of the house. Outside there was a herb garden with sweet marjoram, thyme, sweet herbs and Mr Smith was described as experimenting with raising a second crop of peas. A water trough was located opposite the farmhouse door covered in moss. Around the hall land was described as excellent pasture and Mr Smith was reported as keeping 20 Shorthorn cattle and *2 or 3 nice blue cows*. Shropshire and Oxford sheep were also kept for their meat. Smith was keeper of Flower, a chestnut registered Shire horse and the reporter also noted in the farmyard poultry including purebred Plymouth Rocks, bronze turkeys and a few ducks.

The Derbyshire Advertiser ran another article on the farm in 1926 (16<sup>th</sup> Oct; p3) and noted again that the tenant of the farm was Smith and the owner was the Duke of Rutland. The kitchen was described as having an inglenook, massive oak ceiling beams and panelling on the lower walls. It stated a modern drawing room had been added and the house had lost its original character elsewhere. It suggests, "*Traces of the sloping garden suggest that the scheme must once have been very complete for a small house*". The article, written by Horace Weir also noted that the entrance door was still fastened by "*a great beam shot into holes in the wall*".

A reflection on society at the time is recorded in a letter received by Henry Smith from the estate dated 23<sup>rd</sup> May 1934 asking him to stop picnickers using his fields that His Grace did not approve of. The letter began:

*With the increase in motor traffic there is a tendency nowadays for people to wander off the Highway and picnic etc. on private property. Your fields along Pickery and the road up to your farm are being used for this purpose, and I must ask you to stop the nuisance and see that your men do so as well. Unless it is checked at once we shall have the public wandering any where, which is entirely contrary to his Grace's wishes and to the wellbeing of the estate.*

After Henry Smith died in 1937 Bagshaw and Sons were instructed to sell his livestock including 24 beasts, 4 workhorses, in-pig sow, and 7 store pigs, 6 in-lamb cross bred ewes, 50 couples of fowls, implements and effects. They also were instructed to sell the *Antique and Modern household furniture including several period pieces of valuable oak* (Derbyshire Times February 5<sup>th</sup> 1937; 11).

The tenancy was transferred to Harold Young on Lady Day 1937. A memorandum in the Haddon Hall Estate records shows that the estate updated the house ahead of the new tenant moving in. These improvements included:

- *A new low-suite WC in the small box room*
- *The doorway from the dining room to scullery bricked up*
- *A new steel casement window in the bathroom and bedroom over the dining room*
- *A new window in the front door*
- *Section of house roof re-slatted*
- *A cesspool and drains installed in the orchard and connected to new WC*
- *10-stall cow house- all fittings taken out and new concrete standings installed, old doorways converted to windows and additional windows added*
- *3 stall stable – fittings taken out and stable made into 8 stall cow house, extra windows put in and stone steps removed outside*
- *Mixing place made out of solid soil between 10-stall cow house and old 3-stall stable*
- *Dairy and Sterilizer built on site of old stone steps between calf place and scullery at end of house*
- *A dry area created at back of 10 stall cow house adjoining highway*
- *A new water supply laid to dairy near tank over 6 stall cow house.*

The new tenant was to put in at his own expense water bowls to the 10 and six stall cow house with a tank in the loft above the 6-stall cow house and connection to a tank in the field.

Archive plans show the improvements including new drains made of stone that led down to an open ditch below the nearby plantation (**Appendices 1.8, 1.9**). At the same time plans of the layout of the interior of the hall were also drawn up, as were plans of the stabling in the farmyard (**Appendix 4.3**). The plans for the new cowshed show a manger made of bricks and half pipe and concrete partitions between the cows (**Appendix 4.4**).

At the end of the year W Bagshaw & Son wrote the Haddon Estate on behalf of Henry's executors about the arrangement with the new tenant H Young and valuation of the property. The total valuation to be paid for Old Hall Farm by Harold Young was £149-14-11. The estate was to be liable for repairs to the grate in the sitting room and dining room, repairs to the entrance door and swing door of the yard entrance. Repairs to the double doors in the cow yard and piggeries as well as the piggery down spout and swing door, paled gate to field in the garden and new cart gate. It was also noted that the trap door the hayloft in the cow house was missing and that there were 19 panes of broken glass. The estate was also to be liable for the painting of the outside of the house and buildings.

Mr Young's tenancy however was short-lived as by 10<sup>th</sup> January 1938 a letter reports he is deceased and a letter from Brooke, Taylor and Co, Mrs Young's solicitors, is asking the estate to release her from the tenancy of the Hall as soon as possible. His widow arranged for W.S. Bradshaw and Sons to sell the stock and find a new tenant as soon as they could.

It was probably around this time that the house was put up for rent on a repairing lease of 20 years for the sum of £200 per annum (SOH4). Described as a fine old house, used as a farmhouse, it was also described as not large and having no modern fittings. The particulars suggest parts of the house date from 1360 and was once the manor house of the 2,000-acre estate of the Manor of Stanton belonging to the Foljambes. It is further described as becoming a farmhouse around 1799 according to a Haddon Estate Survey. The house consisted of a kitchen dining room, sitting room, wash house—described as the former kitchen (with inglenook and Rayburn), pantry, store (described as former larder) hall and stairs on the ground floor, on the first floor were 4 bedrooms, a WC and bathroom and a lower attic bedroom and on the second floor is a room described as an attic store, formerly a bedroom. Outside are described a dairy, loose box, calf box, tractor house, cow houses with lofts and garage and a garden tool-house (formerly pigstys). Together with the garden croft and orchard the area of the property covered 1 acre. The house had mains electricity, water from the private estate supply and a cesspool located 200 yards from the house as was connected to the Darley Dale telephone exchange (number 3512).

Within 6 months the new tenants were the Dakin family. A letter from H Dakin to the A Carrington of the Haddon estate, on headed note paper, naming Stanton Old Hall, written on the 27<sup>th</sup> June 1938 states that he expected workmen to start on improvements to the Hall soon. *We shall be glad when to have the work done as soon as possible...the floor is hurtful to my feet. It will be very nice if you could let us have a composition floor, it would last and me more satisfactory. We want to get settled in and straight.*

A letter from H Littlewood and Sons, Whitesmiths, hot water engineers and general ironmongers, Bakewell shows that a range was fitted sometime in 1938 for the sum of £12-10. This may have been a Yorkshire Range. A letter from the estate to Holmes and Ash, Ironmongers in Buxton dated 7<sup>th</sup> May 1938 indicates that a Triplex range had been installed for *the late Mr H Young*. There must have been issues with the range as the letter says they are claiming a Yorkshire Range and want to know how much they will receive for the Triple. The new range is described as being 4'7" wide x 4' 11" high, 14" fire and hot hob, back boiler and left hand boiler, over 16" x 20 1/2", bars 14", hob to make up the width and a pair of 3/4 unions for lead.

A letter dated 11<sup>th</sup> May 1961 showed that Mr Dakin, the tenant wanted to apply for a grant to further improve drainage including an improvement to the main dyke on the southern boundary of the *Field 61*.

An application to the Ministry of Works for a Building Licence was submitted in the mid 20<sup>th</sup> century. It states at the time Stanton Old Hall Farm was occupied by three people. There were 4 bedrooms and 3 living rooms. The application was to *rebuild front of house from ground to roof level which has slipped owing to ground movement. Make good plaster to walls and ceilings inside...work necessary to safeguard the premises*. The cost was estimated to be £250 and the name of the builder nominated to carry out the work was A.T. Bird of Youlgreave. As the house was first listed in 1952, the repairs to the front of the house post-date that.

Writing on September 5<sup>th</sup> 1967 Mr Dakin, tenant of Stanton Old Hall Farm gave notice he wished to give up the farm on Lady Day (24<sup>th</sup> March) 1968. In 1969 a letter to the Haddon estate office from Barry, Hilton and Oakes Ash mentions that a valuation was carried out for Stanton Old Hall that was carried out between the 25<sup>th</sup> and 29<sup>th</sup> March 1968 on behalf of the, *outgoing tenant Mr William Dakin and his Landlord His Grace the Duke of Rutland*. The amount of debit valuation was agreed at £52-6-6. In the house details were given for a deal cupboard in the bedroom over the houseplace, a plywood skeleton wardrobe with 1 shelf in the bedroom over the sitting room, a plywood and deal open front wardrobe with shelves in the bedroom over the dining room, a 7ft plywood and deal double wardrobe with 4 doors and shelves in the bedroom over the living room and curtain poles in all the rooms. The bathroom had a linoleum floor. Outside were listed 2 TV aerials and in the outside buildings a 100 galleon galvanised water tank on loft over cowshed and a 2-bay hay barn on steel pillars and asbestos roof erected in 1959 by Ervines of Chesterfield. This is also noted in a 1958 planning application found in the PDNPA that describes it as *a two-bay dutch barn adjoining the end of the two-storey barn*.

Shortly after Mr Deakin had left the house, an inspection by found the house had Dry Rot in the Dining Room floor, skirtings and behind the locked door to the former washhouse.

In 1968 there is a letter in the archives mentioned a farm amalgamation between Stanton Old Hall Farm and Congreave farm. The letter however largely talks about the discrepancies found by Mr Webster of the Ministry of Agriculture Fisheries and Food on the land held by Mr Dakin which the estate claimed arose from the variations between the 1893, 1898 and 1922 edition of the OS mapping.

At the end of the 20<sup>th</sup> century Cravens suggests that Henry Smith's daughter, Edith Rowland held the tenancy for a time (she died in 1987 but had given up the farm on the death of her husband (2012; 514)). In 1993 a Historic Buildings Grant HBG34/31 was granted for re-roofing one slope of the roof.

When Craven was writing in 2012 Mr and Mrs Andrew Rodger were noted as the tenants (p514).

#### ANALYSIS OF MAPPING

The earliest map that depicts the location of Stanton Old Hall is of the manors of Haddon, Hartle and Stanton with the Liberty of Birchover in the county of Derby dated 1792 (**Appendix I.1**). Stanton Old Hall is marked as a manor house lying on the northern boundary of Stanton Manor, although there are no details of the form of the buildings. The *Survey of Great Rowsley, Little Rowsley, Beeley, Darley and Stanton Derbyshire as let at Lady Day 1795* shows land adjoining the Old Hall to the west (**Appendix I.2**), although the hall itself is not illustrated.

The first image that provides us with a greater understanding of the layout of the Site is a map in the Haddon Estate Office of the Bache, Thornhill and Duke of Rutland estates dating to the early 1800s (**Appendix I.3**). The form of the buildings may not be wholly accurate, as the main hall range has a T-shape form, which is unlike the extant building fabric that survives today. The map does however indicate that there were two separate structural blocks separated by a central yard. The buildings are interpreted as the hall with the attached barn to the west and the north-south section of the existing T-shaped barn to the southwest. Interestingly it does hint at the possibility that there was a pre-existing wing before the existing north extension was built in c.1900.

The 1800 map is very similar to the Enclosure Award Map dated 1819 (**Appendix I.4**) that shows the same division of land and two separate built structures. The Enclosure Act decreed a branching out of Pilhough Road *over the common to an ancient gate in Lands belonging to the Duke of Rutland called Stanton Hall Farm (Derby Mercury 20<sup>th</sup> September 1810; 4)*.

The first detailed mapping dates from 1879 when the 1<sup>st</sup> edition OS map was produced (**Appendix I.5**). This illustrates the form of the farmstead and confirms that hall and barns were separate entities, and concurs with the 1800 map, where a northeast wing is evident and suggesting that the ground

plan was U-shaped. There is a large orchard in the southern half of the gardens and enclosed paddocks defined by stone boundary walls.

The 2<sup>nd</sup> edition of the OS map 20 years later in 1899 (**Appendix 1.6**) demonstrates that there has been a period of alteration, with the northeastern wing having been removed and an area of raised ground forming a linear terrace constructed to the north. The cart shed to the northwest of the west barn has been added, along with the piggeries to the southeast. There is also a small building at the end of the boundary wall to the north of the gardens (now demolished).

By 1922 (**Appendix 1.7**) the existing northeast wing had been built (assumed to be c.1900) and the terrace to the north had been reduced in length. The remaining mapping until 1994 (**Appendices 1.8-1.11**) suggests that there were minimal changes to the overall layout of the site, apart from the addition of an open sided (possibly a dutch?) barn in the upper yard to the southwest (now demolished).

#### HISTORIC PLANS, ENGRAVINGS AND PHOTOGRAPHS

##### ENGRAVINGS

There are three engravings of Stanton Old Hall which are c.1907 in date (**Appendix 2**). One depicts the south and east elevations of the building (**Appendix 2.1**), which although is very small in scale, does broadly correspond with the historic mapping. It also confirms that the pedimented doorway had been added to the south elevation by this date and that the windows on the east elevation were different, although there may be a degree of artistic licence here. Interestingly there is a clear break between the hall and the barn to the west, with a hint of a flight of steps between them.

A second more detailed engraving (**Appendix 1.3**) illustrates the view along the south elevation of the building, and the wide sunken walkway with multiple short flights of steps. The structural features of this elevation survive today, apart from the end of the hall where there is a break in the construction and a sort link building exists today. The engraving depicts that there was a low connecting wall with what appears to be a flight of stone steps above c.1.2m above the ground level. There is also what appears to be the straight edge of a doorway in the end gable of the hall (which survives today as a blocking - see **Appendix 5.38**), which presumably would have been accessed from the steps. It is also possible that beneath these steps was an oven to the south side of the large fireplace in the former washroom where a truncated lintel survives (see **Appendix 5.26**).

There is only one engraving of the interior of the building, which is in the southeast corner of the former kitchen (**Appendix 1.2**). This illustrates many of the features that survive today (see **Appendix 5.21**) including the prominent ceiling beams with chamfer stops, the large timber lintels, raised dais and flagstone floor. In addition, there is a run of low paneling within the recess defined

by the dais, although this is no longer extant. All of these features are ascribed to the remodeling of the building c.1900.

#### PLANS

There are two sets of surviving historic floor plans for the Site dating to 1937 (**Appendices 4.1-4.4**) and 1968 (see **Appendices 4.5-4.7**), both apparently associated with periods of alteration (note room numbers have been superimposed on to the historic plans for ease of reference – compare with **Figures 3-5**).

The 1937 plans depict both the hall and farm buildings. The hall at this date has the same external footprint as today, although there are differences with the internal arrangement of rooms. At ground floor (**Appendix 4.1**) the principal entrance is from the south into the kitchen **G2**, and there is no direct access from the lobby into **G1** to the west. There was a large sink (now removed) beneath the window in **G2**, and note that the northern window in the east wall has not been inserted at this date. Within **G1** there is no staircase in the southwest corner, nor is there a door opening into **G3**; although an earlier opening is interpreted as having been converted into a cupboard in this corner. Access into **G3** is via a doorway from **G1**. The layout of **G3** comprises of three separate rooms, all divided by partitions of differing sizes. There is a sink beneath the southern window and two small windows on either side of a central doorway in the north elevation. In the northeast corner is a winder stair leading to the first floor. The rooms in the north wing **G5 – G7** have the same layout as today, although there is an open-well staircase in **G6**.

At first floor level the 1937 plan (**Appendix 4.2**) is similar to the existing layout, although there is no staircase in **F1** which was a larger room, with a corridor along the north wall accessing **F3** to the west. There is no connecting doorway between **F1** and **F2**, **F2** is divided into two bedrooms and a separate bathroom with a metal casement window in the east wall. The only other significant feature to note is the open-well staircase and landing in **F6**, which gave access to **F7** and **F6**.

The plan of the farm buildings does confirm that they were considered separate to the main dwelling (**Appendix 4.3**). The western barn **G4** is divided into two unequal sized rooms. To the east is a square room with a central partition interpreted as a stable, whilst to the west there are three stalls, which is likely to have been a cow house.

Within the T-shaped barn, the eastern extension is a stable with three stalls, with an external staircase to the hayloft above. A second drawing of the stable (**Appendix 4.4**) from 1937 details the proposed conversion of the building to cattle stalls with a rear feeding passage. The barn is divided into 9 stalls for cattle, with a feeding passage along the west side of the ground floor. The



cattle would have gained access to the yard via a central doorway in the east wall. Interestingly at the south end of the barn, there is a window in the east wall.

The piggeries to the southeast have a dividing wall to create pens. It is also worth noting that the west entrance has a pair of opening gate and a side pedestrian doorway (now blocked).

The second series of drawings date to 1968 (**Appendices 4.5-4.7**) and were drawn by Smith & Roper Architects. At this date the ground floor (**Appendix 4.5**) was divided into two separate zones, with the living area to the east (rooms **G1-G3, G5-G7**), blocked off from the wash house and store (room **G3**) to the west. The only access into **G1** was in the northeast corner into **G2**. One of the main alterations has been the insertion of a window in the northeast wall of **G2** (phase 8) however, the remaining layout was comparable to the 1937 plan.

On the upper floors (**Appendices 4.6-4.7**) the room layout had not been altered since 1937.

#### PHOTOGRAPHS

Four historic photographs have been identified for Stanton Old Hall. The most informative is an external view taken from the hillside to the southeast (**Appendix 3.1**). This clearly depicts the external south and east elevations of the hall in c.1950. The main features to note are that there is no external terrace along the east side of the hall and that an extension has been built on top of the link between the west barn and the hall. The walling of this appears to be flush with the external faces of the buildings (unlike the 1907 engraving - see (**Appendix 2.3**), there is a four light window and a handrail, with a doorway leading to the interior.

A second photograph of the northwest part of the Hall (**Appendix 3.2**) c.1980 in date, confirms that the existing full height doors in the north wall of **G3** are relatively recent introductions. They do however post-date the insertion of the northwest doorway into **G3** and the construction of a low mono-pitch lean-to against the north wall of **G9**.

Only two internal photographs have been identified that help explain alterations to the building (**Appendices 3.3-3.4**). They appear to represent a cupboard that was built within a former doorway in **G1** (**Appendix 5.17**) that is illustrated on the 1968 plan by Smith & Roper (**Appendix 4.5**). The cupboard has subsequently been removed, but the paneling from the rear wall (**Appendix 3.3**) may have originally originated from elsewhere within the building.

## 6 UNDERSTANDING THE SITE – HISTORIC FABRIC

### INTRODUCTION

This section of the report presents the results of the archaeological building survey and analysis of the historic fabric of the five built elements that comprise the hall, attached barn, T-shaped Barn, Piggeries, gateways and boundary walls (**Figure 2**). The buildings are discussed below by phase to describe the evolution of the site. Reference should be made to phase plans (**Figures 3-5**) and reference photographs (**Appendix 5**).

*The site can be sub-divided into the following built elements:*

- **The hall/farmhouse:** three-storeys
- **The attached barn and link building:** two-storeys
- **The Piggery:** single-storey
- **The T-shaped barn:** two-storeys
- **Entrance gates:** west and south
- **Boundary walls:** to the south and east

**Note:** *Whilst the extant historic fabric of the buildings have been examined in considerable detail, the purpose of the document is not to present a detailed archaeological building survey in the form of a room by room description. This report does however, examine the phased development and makes reference to diagnostic architectural features that will inform the assessment of overall significance of each phase.*

### PHASED DEVELOPMENT

The building can be sub-divided into nine principal phases of development and alteration (see **Figures 3-5**). For the ease of reference the main long axis of the hall and attached barn is assumed to be orientated west-east. An analysis of the structural phasing is as follows.

#### *PHASE I (MID 17<sup>TH</sup> CENTURY)*

The primary phase of construction that is readily identifiable in the extant historic fabric took the form of a Yeoman's house/hall with a T-shaped plan. It was stone built in locally quarried sandstone, and forms the lower (eastern) part of the site. The historic mapping and analysis of fabric indicates that the original north wing was demolished c.1900 and replaced with a structure on an identical footprint (compare **Appendices 1.5-1.7**). The surviving sections of this early building allow us to gain a good understanding of its former layout and use.

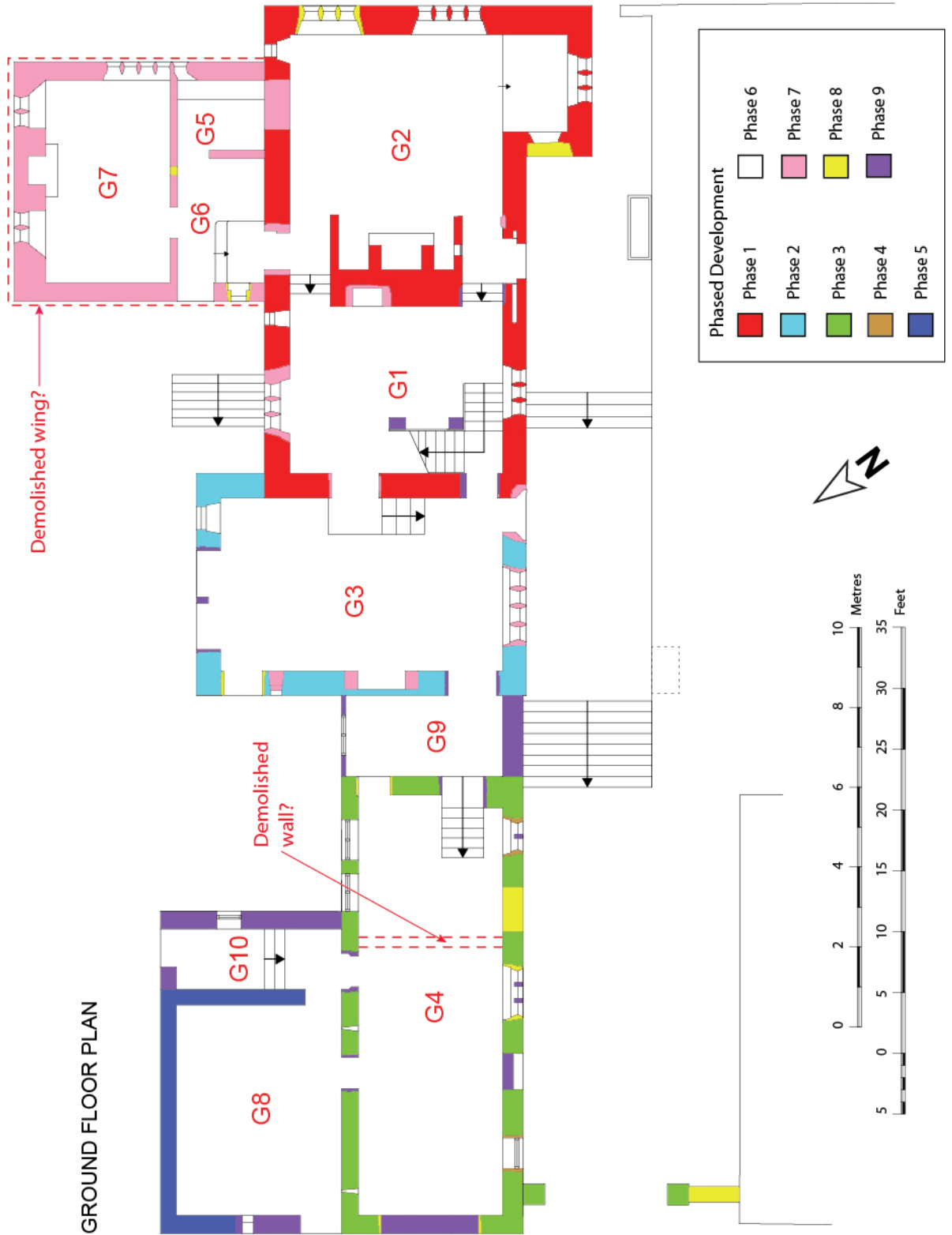


Figure 3: Phased ground floor plan of the hall and attached barn

The principle façade of the building is assumed to have been the south elevation (**Appendix 5.2**), with the main entrance door leading into **G2** (**Appendix 5.9**). The location of doorway directly in front of the central hearth and chimney stack is commonly known as a baffle entry, and lead to the south into a large room that formed the kitchen, or housebody. There is a horizontal beam slot built into the wall behind the doorway which is likely to have been used to house a security drawbar. This room was well lit with windows to the east (**Appendix 5.23**), northwest corner and in a short southern projection (**Appendix 5.21**) where a small window (now blocked see **Appendix 5.25**) originally looked up the entrance walkway to the west (**Appendix 5.5**). The floor in this room is flagged, elements of which are assumed to relate to this original phase of construction and use. There is a large chimney stack and open fronted hearth in the west wall (**Appendix 5.20**), although the large timber bressumer beam and associated walling above is interpreted as being later, dating to phase 7. In the north wall is a doorway leading into the former demolished north wing, which may have been re-set or altered in the phase 7 period of alterations (**Appendix 5.36**).

Whilst it is not possible to understand the form and layout of the demolished north wing, it is suggested that it may have contained a store room, possibly a second parlour and perhaps a cellar. The evidence for this is in the form of a blocked opening c.1.2m above the floor level in the north wall (**Appendix 5.22**) and also exposed in **G5** (**Appendix 5.35**), the low height of the lintel perhaps indicative of steps down to a cellar. Additional circumstantial evidence for an earlier north wing in this is the arrangement of the windows in the north wall. On either side of the existing (phase 7) north wing at ground and first floor are single stone light windows (**Appendix 5.14**). The lack of a large central multi-mullioned window in this position which would have provided dramatic views, is curious unless the north wall was intended to function as an internal wall. The narrow windows would have then been positioned to give views along the external walls of the demolished wing to maximise light into **G2** and **G1**.

To the west of the housebody was the parlour **G1** which was a more private room with windows in the north (**Appendix 5.198**) and south elevations (**Appendix 5.16**) and a fireplace to the east (**Appendix 5.18**). The ceiling in this room appears to comprise of the original timbers, which are chamfered with lambs tongue stops on the ends of the principal beam. There is no obvious means of access to the upper floor as the existing staircases are later in date, although there may have been a staircase in the demolished north wing.

The first floor comprised of two bedrooms of differing sizes, the largest being **F2** to the east which was well lit with three windows and it is suggested that this was the master bedroom. There is evidence for a hearth in the west wall. The second bedroom **F1** to the west was smaller, and appears to have been subdivided by a central partition, evidence for which is in the form of empty mortice holes on the underside of the central ceiling beam (**Appendix 5.42**). The exposed ceiling

joists are chamfered (**Appendix 5.43**). Access to the attic bedroom above **S1** is unclear as later ceiling plaster has obscured the full expanse of the ceiling beams. It is however, suggested that there may have been a simple ladder access in the northwest corner of what is now the corridor **F4** (**Appendix 5.40**), as in the attic there is a replaced section of floorboards in this area (**Appendix 5.51**). The attic **S1** was a small square room with a dormer window in the south wall (**Appendix 5.50**) and a larger window facing west (damaged in phase 7, see **Appendix 5.49**).

The date of the phase 1 building is broadly ascribed to the second half of the 17<sup>th</sup> century based upon its architectural style and plan form. A secondary piece of evidence is in the form of a datestone (**Appendix 5.8**) that has been re-set above a drinking trough in the retaining wall opposite the hall. This stone may have once been attached to the demolished north wing and has a decorative strapwork border, with a central panel with the letters GSB and date 1667. Whether any parts of the surviving building are any earlier than this it has not been possible to ascertain, however the initials and date appear to refer to a former owner George Bird who is recorded in the documentary accounts.

#### *PHASE 2 (EARLY 18<sup>TH</sup> CENTURY)*

In phase 2 the hall was enlarged by the addition of a single bay extension to the west. This created a U-shaped building, which butted against the northwest corner of **G1** and was built into the southwest corner by the partial removal of the lower quoins at this location. It should be noted however, that the original access into this extension is unclear due to secondary alterations. At ground floor level in **G3** there may have been a door in the southeast corner into **G1**, evidenced by a possible door reveal in the former west gable of the phase 1 house. There was a large fireplace in the west wall and a possible oven to the southwest where a large sandstone lintel has been broken by the insertion of a modern doorway (phase 9). There are single light windows in the northeast corner and to the north of the fireplace (blocked, see **Appendix 5.30**).

The function of this extension is likely to have been intended to increase the service functions of the house, and the later plans from the early 20<sup>th</sup> century note that this room was the wash house, the origins of which may have been in this period of expansion.

At first floor level in **F3** little evidence remains that help explain the use of the room, apart from a very high open span roof (**Appendix 5.48**) supported only by purlins and a blocked doorway in the southwest wall. There is a mullioned window in the south wall. The blocked doorway was originally accessed via an external flight of steps (removed in phase 8), which suggests that the upper floor may have always been intended for an ancillary use, perhaps for storage or as a workshop.

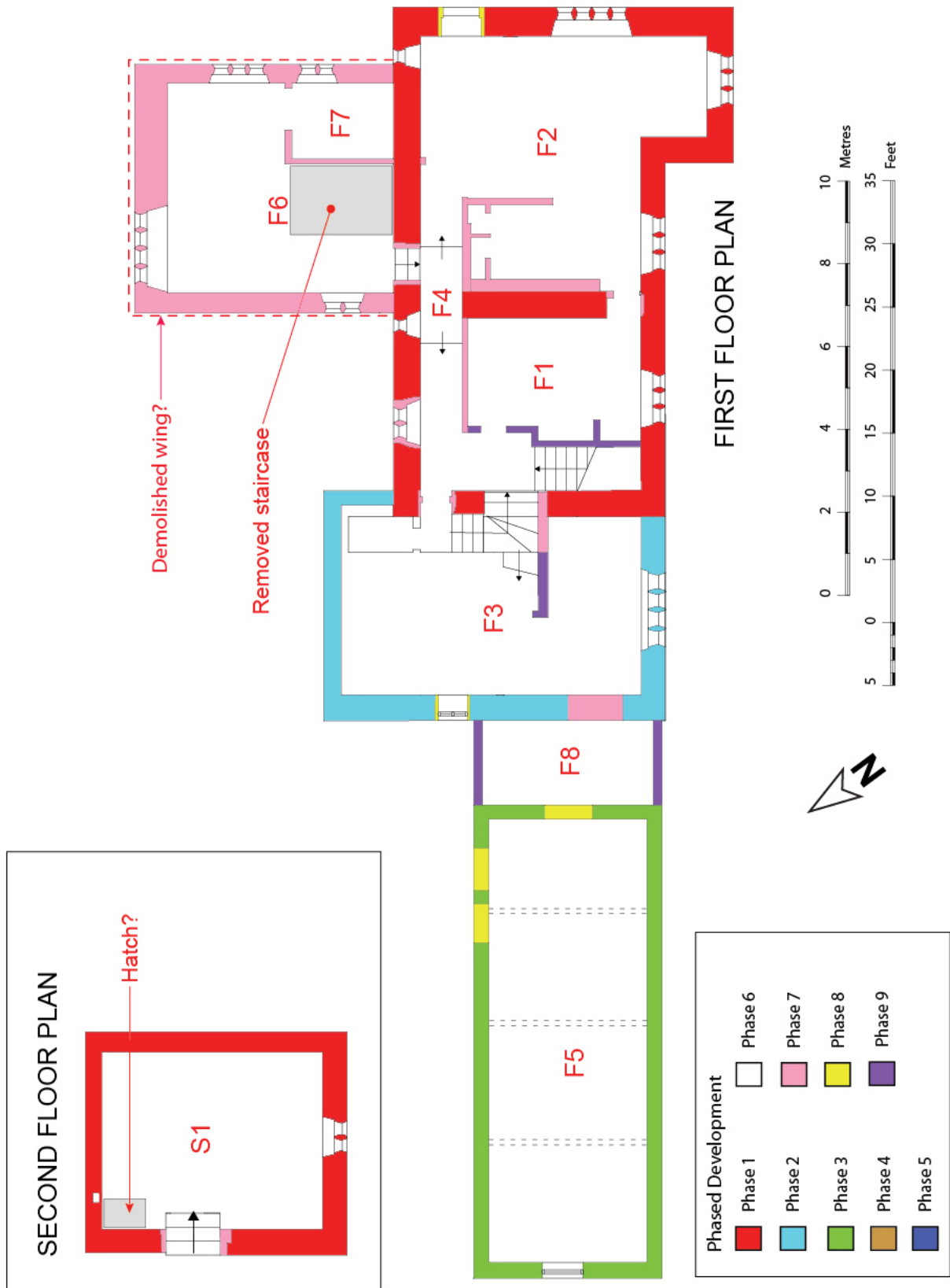


Figure 4: Phased first floor plan of the hall and attached barn

The style of the fireplace and windows in this extension indicate an early 18<sup>th</sup> century date, perhaps date of this phase 2 extension perhaps during the tenancy of the Birds (Craven 2012; 514).

### PHASE 3

Phase 3 appears to represent a significant change in the use of the hall as a dwelling and its expansion into a farmstead, characterized by the construction of two barns. One to the west of the hall and another at right angles to the southwest making use of the gradual change in level of the hillside. The barns were built as free-standing structures separate from the house and it is suggested that many of the stone field walls date to this period of re-modeling of the site.

The barn to the west of the hall **G4-F5** was orientated on the same alignment as the hall, although the walls were thinner in construction (**Appendix 5.29**). It was also only 1.5 storeys in height, but had a stone slate roof and raised copings similar to match the hall. Ground floor access was from the new farmyard to the south, with two doorways with large stone lintels flanked by windows. The later plan from 1937 (**Appendix 4.3**) indicates that the interior was subdivided into two unequally sized rooms, an arrangement that may have been an original feature from phase 3. Access to the upper floor which is interpreted as a hay loft, was via a doorway in the east gable (**Appendices 5.61, 5.64**) reached via a high set of stone steps (now removed) between the barn and the hall. There was also a high pitching door in the west gable (**Appendices 5.58, 5.63**). The roof trusses are relatively low in height (**Appendix 5.62**) but are consistent with a building that is mid-late 18<sup>th</sup> century in date.

The second larger barn (referred to in this report as the T-shaped barn due to a later extension) was partially built into the hillside along the tack to the southwest of the Site (**Appendix 5.69**). This building was two-storeys in height with a high roof pitch. The loss of the original internal fixtures and fittings and the removal of the first floor (**Appendix 5.73**), with only the empty sockets for the joists remain and modern concrete platform at the south end (see **Appendix 5.74**) makes it difficult to appreciate the original layout of the building. The windows and doors have all been re-modeled, but it is likely that this building was built as a combination barn, with livestock kept on the ground level **G11, G12** and hay on the upper floor **F9, F10**. One potential early feature that does survive are the remains of a pigeon/dove loft in the apex of the north gable.

### PHASE 4 (MID 19<sup>TH</sup> CENTURY)

Phase 4 is associated with extending the barn to the southwest of the hall to incorporate a cartshed **F11** at the south end, and the construction of a new wing to the east forming a two-storey stable (**Appendix 5.68**). The ground floor of the stable **G13** was accessed from the central farmyard (**Appendix 5.70**), with an external stair (now removed) against the east elevation to the rear up to the hayloft above. The main aspect of the stable faced towards the hall to the north (**Appendix**

**5.72)** and gardens to the east, there were no windows in the rear elevation, although connecting doors were made at ground and first floor levels in the main barn.

This phase also included a remodeling of the two barns, with changes being made to the fenestration and doorways (**Appendix 5.71**), all similar in style to the stable (**Appendix 5.70**).

The stable is depicted on the 1<sup>st</sup> edition OS map (**Appendix 1.5**), but does not appear to be illustrated on the 1819 Enclosure map (**Appendix 1.4**). The punched decorative style of external detailing on the stone window sills starts to become common in the mid-19<sup>th</sup> century, and such a date would correspond with the evidence from the historic mapping.

#### *PHASE 5*

This phase is represented by the addition of a cart shed to the northwest corner of the barn **G4-F5**. This structure was stone walled with a large mono-pitch roof (**Appendix 5.60**) and an entrance doorway in the west elevation (**Appendices 5.66, 5.67**). The small piggery building to the southeast of the farmyard was also built (**Appendices 5.55-5.57**), along with a small square structure at the north end of the gardens. This may have been a summer house or kennel (now demolished) with views over the valley towards Rowsley.

These buildings are depicted for the first time on the 1899 OS map (**Appendix 1.6**), most likely dating to the late 19<sup>th</sup> century to accommodate the changing needs of the farm.

#### *PHASE 6 (LATE 19<sup>TH</sup> CENTURY)*

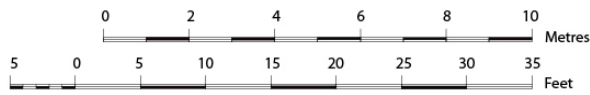
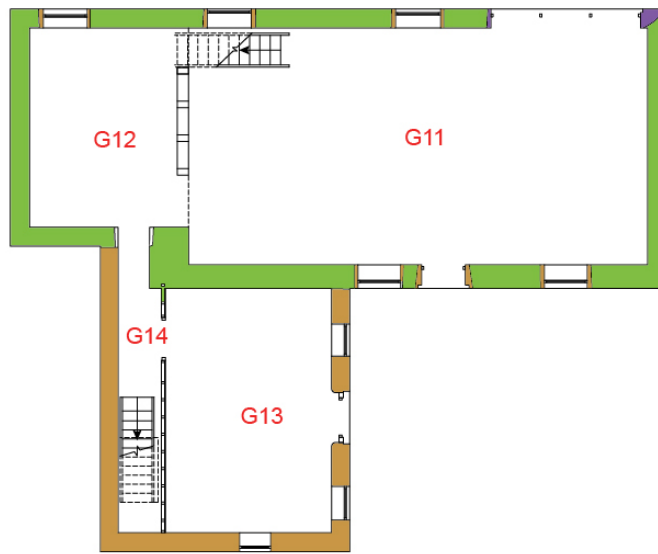
This phase represents the removal and demolition of the north wing of the phase 1 hall, as indicated by the OS mapping between 1879 and 1922 (compare **Appendices 1.5-1.7**). No physical remains of the earlier wing remain above ground, although it has been suggested that the arrangement of the windows on the north elevation of **G1** and **G2** indicates that there was an earlier wing in this location.

#### *PHASE 7 (C.1900)*

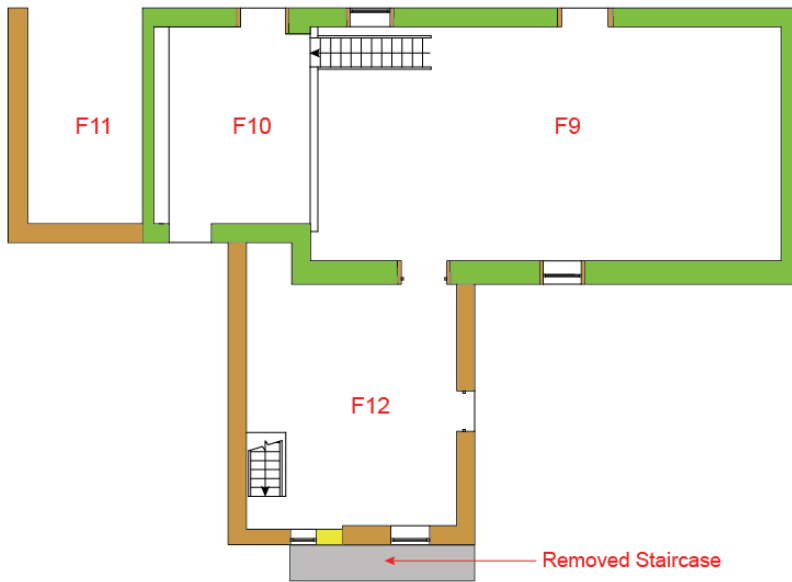
Following the removal of the original north wing (phase 6), the hall was modernized and updated, c.1900. Interestingly, the structural changes at this date appear to relate to the accommodation areas of the house, rather than the agricultural buildings. A new north wing was built in sandstone with prominent tool-marks notably different to the earlier elements of the house, but similar coursing and window details were adopted.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Phased Development	
<span style="color: red;">■</span> Phase 1	<span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Phase 6
<span style="color: cyan;">■</span> Phase 2	<span style="color: pink;">■</span> Phase 7
<span style="color: green;">■</span> Phase 3	<span style="color: yellow;">■</span> Phase 8
<span style="color: brown;">■</span> Phase 4	<span style="color: purple;">■</span> Phase 9
<span style="color: blue;">■</span> Phase 5	

Figure 5: Phase ground and first floor plans of the T-shaped barn

A new extension was built to the north of **G2** (c.1900), which closely matched the original footprint, wall fabric and fenestration, but with pronounced tooling on the stonework (**Appendix 5.13**). There were three ground floor rooms **G4**, **G5**, **G7** and two on the first floor. The main ground floor room **G7**, had a central fireplace with window seats on either side overlooking the valley to the north (**Appendix 5.32**), with a secondary window in the east wall, which curiously was divided by a stone wall (**Appendices 5.33, 5.34**) that separated **G5** and **G6**.

First floor access was via a new staircase in **G6** (**Appendix 5.37**), which was via an open well staircase (see **Appendices 4.1, 4.2** and **5.45**). It is also suggested that the existing stair up to the attic bedroom **S1** dates to phase 7, which would have removed the narrow ladder stair when a new corridor was created along the north side of the first floor with a doorway in the west wall leading to **F3**. A secondary (service ?) stair was inserted in the northeast corner of **G3** (**Appendix 5.31**) that linked with the new corridor **F4** on the floor above (**Appendix 5.41**).

One of the characteristic features of this phase is that the decorative theme was inspired by the Arts & Crafts movement that was popular at the start of the 20<sup>th</sup> century. Evidence for this is in the kitchen **G2** where the room was enhanced with the addition of a new bresummer beam above the fireplace (**Appendix 5.20**), alterations to the ceiling beams to make them more imposing and 'old fashioned' (**Appendix 5.24**) and the introduction of a raised dais in the southeast corner (**Appendix 5.24**). Surrounding the dais was a section of low paneling, all intended to create a historic feel, which made use of wood and traditional details. A view of the completed room was engraved in 1907 (see **Appendix 2.2**). On the first floor in **F2**, there was a high ceiling with timber match boarding (**Appendices 5.46, 5.47**).

In the new north wing, the rooms were decorated with new beams, including the ceiling of **G3** (**Appendices 5.27, 5.29**) and at the top of the staircase in **F6** (**Appendix 5.44**), and details such as around the fireplace in **G7** (**Appendix 5.32**), which has bands of metal set between the courses on either side. These appear to be either bronze or brass and would have been a bright gold colour when polished.

During this phase the upper floors were remodeled with new corridors and separate bedrooms being created forming. Doorways were inserted and windows blocked or altered, notably the in the south wall of **G3** where a new mullioned window and neo-gothic doorway were added (**Appendices 5.10, 5.11**). It is likely that the original timber door was removed for use in **G10** in phase 9 (**Appendix 5.60**). Also during this phase the fireplaces were altered reducing them in size, presumably to take new grates, and a smaller range in **G3** (**Appendix 5.26**).

*PHASE 8 (POST 1950)*

In this phase further internal modifications were made to both the hall and outbuildings. In **G2** a new mullioned window was added in the northeast corner, as evidenced by the photograph that was taken c.1950 (**Appendix 3.1**), which illustrates a taller window in this location than the window that exists today. It may have been at this time that the single light window in the southwest corner above the dais was blocked. Three metal framed windows that have been added into the house are also ascribed to this period, which are adjacent to the exterior doorway in **G6**, in the east wall of **F2** and the west wall of **F3**.

In the attached barn alterations were made to the windows in the north wall of **F5** (**Appendix 5.65**) and the doorway in the east gable was blocked (**Appendix 5.64**). It is suggested that during this period the external staircase up to **F12** was removed.

Surrounding the east and northeast part of the house a raised terrace, c.1m in height was constructed with a drystone retaining wall and flagstone surface (**Appendix 5.12**). This garden features had not been built when the c.1950 photograph was taken (**Appendix 3.1**).

*PHASE 9 (LATE 20<sup>TH</sup>-EARLY 21<sup>ST</sup> CENTURY)*

The final phase represents some of the worst 'negative' alterations that occurred to the buildings and are relatively modern dating to the late 20<sup>th</sup> century. Firstly, the circulation routes between the ground and first floors of the hall were altered. The phase 7 stairwell in **G6** and **F6** was removed (**Appendices 5.37, 5.45**) and a new stair inserted in the southwest corner of **G1**. The new stair incorporated a half landing and a door was introduced into **G3** that appears to have made use of an earlier opening (**Appendix 5.28**). At first floor the bedroom **F1** was reduced in size by the formation of a new section of corridor (**Appendix 5.40**) that linked to **F4**. This new staircase incorporated huge oversize timber posts in **G1** (**Appendix 5.16**).

A set of timber French doors in a modern style (**Appendices 5.15, 5.29**) were installed in the north wall of **G3** which removed two windows (see **Appendix 3.2**).

A new link was formed between the end gables of **G3** and **G4**. This made use of stone on the south elevation (**Appendix 5.3**) and concrete blocks to the north, along with a small outshut (**Appendix 3.2**). This new link included new openings in the gable walls (**Appendix 5.39**) and a concrete flight of steps in **G4**.

The cart shed **G8** had its double width doorway reduced in size, a narrow porch **G10** was added against the east wall and two openings knocked through into **G4**. The former dividing wall within

the barn may have been removed at this time. The mullions to the windows in the south wall were also altered and concrete blocks were introduced.

Finally, a new double width entrance was added in the northeast corner of the T-shaped barn **GII** with an exposed metal RSJ.

## 7 STATEMENT OF SIGNIFICANCE

### STATEMENT OF SIGNIFICANCE

Stanton Old Hall is a designated heritage asset which is recognised as a Grade II Listed building. The standing fabric of the hall dates to c.1667, although documentary sources indicate that the Site may have an older history originating in the 14<sup>th</sup> century. The Site is within the Peak District National Park, a landscape that is internationally regarded as making a positive contribution to the cultural, historic and natural environment within the British Isles.

The hall has evolved since c.1667 in at least 9 separate phases of change and expansion, to accommodate the changing needs of the residents in the property. The earliest section was a T-shaped yeoman's house, with a typical layout of a housebody, parlour and ancillary rooms on the ground floor and with bedrooms on the floors above. The loss of the original north wing has reduced the size of the historic core, which whilst it has been altered by later changes, is still readable as a good example of a stone built house from the second half of the 17<sup>th</sup> century.

The loss of historic fabric and the insertion of new doorways and windows, has detracted from the original layout of the hall, but in-turn these changes demonstrate the continued occupation and use of the building as a hall and then a farm, following the construction of two barns c.1800.

There are no known architects or designers associated with the Site, nor any residents who were recognized historical figures, although the building does form part of the ownership of the Haddon Estate.

The site still retains its external characteristics of a hall, with associated farm buildings, separated from one another by a wide entrance walk along the south side of the house, gardens to the east and a former farmyard in the center (now a grass lawn). As such the external elevations and arrangement of building adds to its overall significance, and is regarded as a good example of an upland farm within the locality of the Peak District.

Internally, the extent of change to the former circulation routes and layout of the building has been extensive, notably in the later part of the 20<sup>th</sup> century where numerous negative changes were made that impact upon the historic integrity of the building, these include a new link building between the hall and barn, the insertion of a new staircase and removal of the c.1900 staircase, the removal of the main floor within the T-shaped barn and the loss of historic plaster throughout the ground floor. In addition, a period of neglect had resulted in significant damage occurring to the structural stability of the roof, and the recent repairs have ensured that the building survives and does not fall into an advanced state of decay.

## 8 EXISTING CONDITION AND IMPACTS

### EXISTING IMPACTS - BUILT HERITAGE

The footprint of the standing structures within the Site (**Figure 2**) represents the extent of potential damage, or impact to subsurface features. No cellars have yet been identified, although there may have been a cellar beneath the former north wing.

The built fabric has undergone at least nine phases of change, adaptation and alteration (see **Figures 3-5**). The impact of such change will have therefore had a cumulative effect upon the overall integrity of the earliest and subsequent phases of the buildings. The potential harm ranges from total loss of fabric through demolition, the impact of the insertion of new openings for doors and windows, the removal and replacement of structural elements such as staircases and floors, to the loss of all of the wall plaster on the ground floor.

### EXISTING IMPACTS - ARCHAEOLOGY

Previous archaeological impacts upon any underlying deposits that pre-date the existing buildings, will predominantly be associated with the excavation of foundations for buildings, along with the excavation for services such as water pipes or drains. The historic mapping (**Appendix I**) demonstrates that the site was developed in a piecemeal fashion over a period of c.350 years. The likelihood of any earlier (pre-17<sup>th</sup> century) deposits, or features below the buildings themselves is therefore deemed to be low.

Within the gardens and former open yards and trackways around the Site, the impact of the use of the Site as a farmstead for at least 200 years will have caused a degree of damage to any earlier archaeological features or remains should they exist.

### SUMMARY OF EXISTING IMPACTS AFFECTING SURVIVAL

Existing impacts upon the survival of potential archaeological remains that have been identified during this study are as follows:

- The excavation of building and wall foundations will have had a negative impact upon any archaeological resource;
- The sub-surface infrastructure of services will have had a negative impact upon any surviving archaeological resource that predates the 17<sup>th</sup> century development on the Site;
- The cumulative impacts of nine phases of alteration and change upon the extant historic fabric, including the demolition of the original north wing.

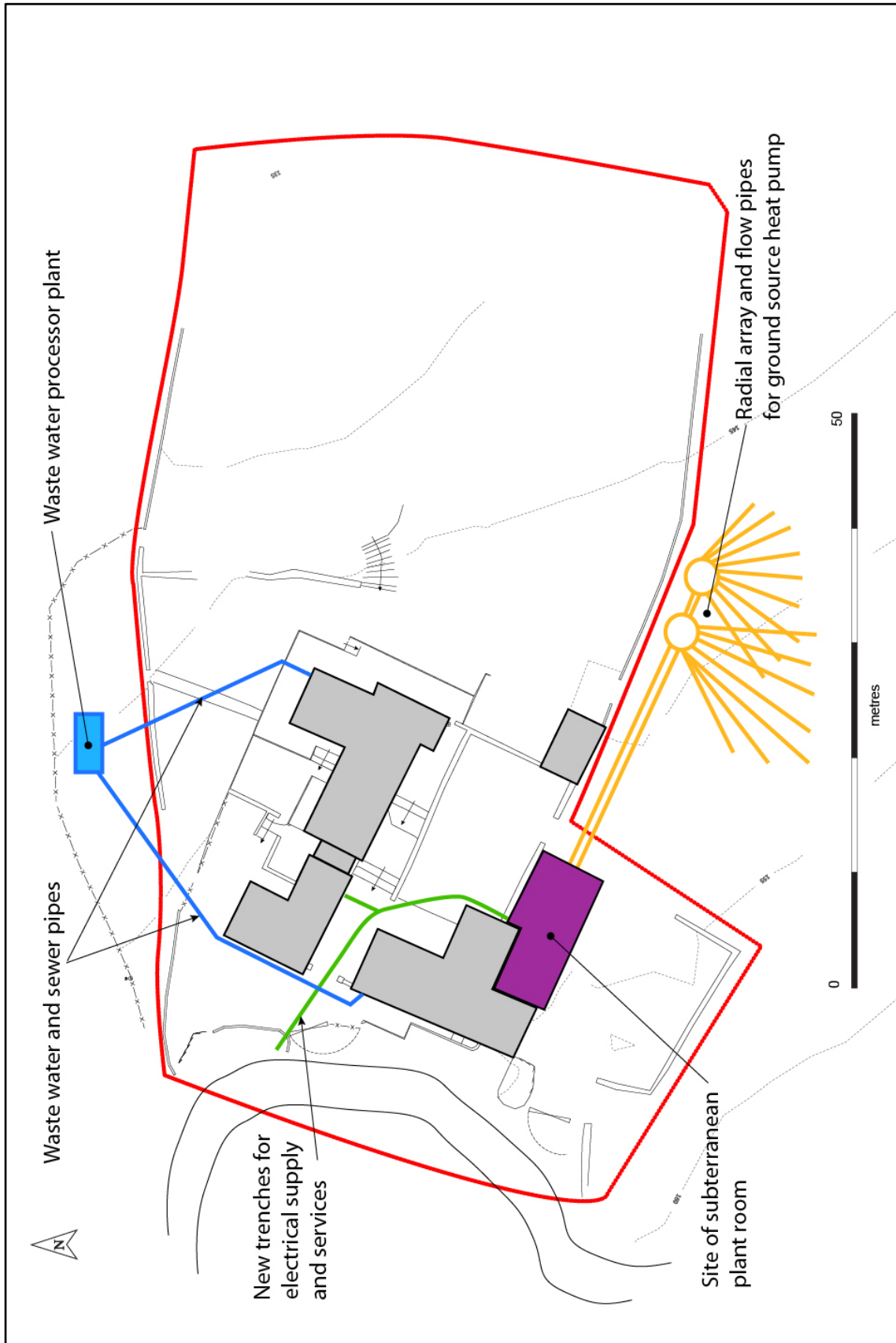


Figure 6: Indicative routes of proposed subsurface impacts associated with new services and plant

## 9 PROPOSED DEVELOPMENT IMPACTS

### POTENTIAL IMPACTS

The proposed alterations to Stanton Old Hall include repairs to the external and internal historic fabric in the spirit of guidance adopted by the Society for the protection of Ancient Buildings (SPAB). This will entail a conservative approach, making use of lime plaster and cement and like-for-like materials where stonework is damaged or decayed. In addition, to facilitate the use of the buildings as a dwelling and B&B new underground services, a ground source heat pump, sewage and plant room will be required (see **Figure 6**).

The design details regarding the specific nature of each proposed alteration have been prepared by the project architect and extensive pre-application advice has been taken from Rebecca Waddington (PDNPA Conservation Officer) and it is not the intention to reiterate all the proposed changes here, as many of which are relatively minor and reversible in the nature, however reference should be made to the Design and Access Statement. The following section of this heritage statement is intended to highlight potential changes that might cause significant harm, or change (either positive, or negative) and are considered worthy of detailed consideration in accordance with the Grade II status of the building and following a proportional approach as detailed in NPPF.

The impact of the proposals could result in:

- Permanent complete or partial loss of structural elements, or deposits;
- Permanent or temporary loss of the physical, and or/visual integrity of historic features;
- Harm to the built fabric of the standing structures by the creation of new openings;
- Harm by the excavation of new service routes, or as a result of grubbing up of redundant services or foundations.

### SUBSURFACE ARCHAEOLOGY – PHYSICAL IMPACTS

There are four principal external impacts that have been identified that have the potential to impact upon any buried archaeological remains on the Site (see **Figure 6**). These include the excavation of a service trench for a new electrical supply across the former farmyard, and trenches for taking waste water to a new treatment plant to the north of the Hall.

Larger excavations will entail the construction of a new water treatment plant and the construction of a new subterranean plant room, however the hole for this has already been excavated following the removal of previous storage tanks that were cleared from the site as part of an initial remediation phase of works.



A larger area to the south of the piggery building will be excavated in a radial array to allow for the insertion of a new ground source heating system.

The proposed excavations for new services will entail the formation of trenches, up to c. 0.45m x 0.6m in size to a depth of 1m. In proximity of the buildings likelihood of encountering earlier archaeological remains is considered to be low due to the continued use of the site over the last 350 years, and no earlier archaeological remains have previously been encountered within the immediate vicinity of Stanton Old Hall.

Internal impacts to subsurface deposits will principally comprise of new service runs and the lifting of areas of flagstone floors to reduce the ground level to install a new under floor heating system. The harm these activities could cause is the loss of partial damage of earlier foundations of archaeological surfaces that are currently preserved within the floor surfaces of the Hall and Barns.

#### THE SETTING – WALLS AND LANDSCAPE

The changes will respect the existing layout of the buildings and field walls, although where sections of historic fabric have collapsed, they will be rebuilt using the original materials and construction techniques where possible.

New introductions to the landscape will comprise of re-designed gardens to the east of the hall, and areas of hardstanding for parking will be introduced in the former agricultural ancillary yards away from the central core of the site. Repairs to the main entrance gate are proposed, along with a new gate in the existing gateway on the south side of the raised lawn opposite the hall.

#### BUILT HERITAGE - EXTERNAL IMPACTS UPON HISTORIC FABRIC AND CHARACTER

The proposals have the potential to cause harm, or detract from the existing character of the building should inappropriate materials, or designs be chosen in regards to changes to doorways, replacement glazing and rainwater goods and downpipes. It is however understood from the Design & Access statement that a pallet of materials will be used that are in-keeping with the existing appearance of the building and will only introduce comparable materials (when available) from sustainable sources.

The proposed new glazed link building will result in the loss of structural fabric in the form of the existing stone (south elevation) and blockwork walls (north elevation), however these are dated to the second half of the 20<sup>th</sup> century and are considered as a negative alteration to the building. The introduction of a new glass wall on both elevations will make a dramatic impact in how the development and former use of the building are understood, as the glass will be recessed back from

the wall face, thus emphasising the former separate nature of the hall and barn. A distinction which has currently been lost due to the inappropriate changes that were made in the 20<sup>th</sup> century.

The re-introduction of an external staircase against the west wall of the stable in the T-shaped barn will represent a modern intervention, although this will seek to replicate a traditional single flight stair that will reintroduce a lost aspect of the farmyard. This change is therefore considered beneficial to the overall legibility of the Site.

#### BUILT HERITAGE - INTERNAL IMPACTS UPON HISTORIC FABRIC AND CHARACTER

The magnitude of impact of the proposed alterations in regards to the interior historic fabric to the various buildings will vary depending upon whether the proposals seek to reverse any inappropriate historic alterations, or for example create new openings or modify the existing plan form of the the interior.

One of the most intrusive forms of internal alteration is associated with circulation between the floors. The partially damaged staircase in the northeast corner of **F3** will be repaired and reinstated, and the phase 9 staircase in the southwest corner of **G1** will be removed, to enable the re-instatement of the phase 7 stair in **G6**. These changes will involve the loss of historic fabric, although this is essentially associated with relatively modern changes and will not impact upon the overall integrity of the fabric of the building. Moreover the introduction of the historic staircases will allow rooms to be returned to their former proportions and layout.

Significant alterations that seek to reverse inappropriate changes to former windows include the removal of the double doors in the north wall of **F3** and the opening up again of the blocked window in the southwest corner of **G2**. Both of these changes is considered beneficial as this will reinstate historic features and enhance the external aspect of the building. The evidence that the feature in **G2** is a window is such that there are angled splays, whilst if it had been a cupboard these would be set at right-angles to the inner wall face.

Internally, it is proposed to create a modern staircase within the new glass link area (see above), which will make use of the former first floor doorway into **F3** (blocked in phase 7). This staircase and associated landings will enable suitable access between new bedrooms, but also re-instate first floor access to both the hall and attached barn. The proposals will have limited impact to the historic fabric, although new sockets may need to be formed for floor joists. This level of harm is considered to be acceptable in regards to the overall scheme of works that intends to enhance the character of the building.

Following the re-plastering of the ground floor with lime plaster, it is proposed to install two-thirds height paneling around the walls of the former kitchen **G2**. There is a historic precedent for paneling within this room (see engraving from 1907 **Appendix 2.2**), although based upon evidence from the historic engraving it was relatively low level and within the southeast corner of the room. No evidence survives for the former use of paneling elsewhere within the room as the wall plaster has been removed and any fixing holes, or scars have been lost. The reintroduction of paneling would however be totally in keeping with the ethos of the phase 7 'Arts & Crafts' re-modeling of the building. The use of dark wood to create the feel of antiquity is wholly appropriate to such a style and if it was attached to the walls in a manner that was reversible, it would not be considered as a permanent intervention and thus a potential benefit to the interior of this space.

Within the barns the conversion of the interior spaces of the attached western barn into B&B/holiday let accommodation, will involve the re-insertion of a first floor, the creation of new access to the upper level, the internal subdivision of space and the introduction of bathrooms and bedrooms. The re-ordering of the internal spaces will constitute a new addition to the former barn, however the cumulative loss and alteration of the building has already resulting in the total loss of internal historic fabric, it is suggested therefore that the potential harm to the interior will be minimal as the historic layout has already been compromised.

Within the T-shaped barn it is proposed to convert the stable to a 1 bed suite, a use that will retain the general open nature of the internal space, whilst introducing new services and a bathroom. In the main barn a floor will be inserted, thus restoring the former functional division within the building from ground level to the double height hayloft space above. The loss of this floor has resulted in a large space that has no practical use, so reinstating a floor will enhance the internal character of the building, allowing it to be read once more as a former agricultural structure. It is intended to retain the rooms as an open-plan layout.

To facilitate the distribution of water and essential power services throughout the site a new plant room is proposed to house water storage tanks, a back-up generator and laundry facilities. The footprint required for this is considerable, equal to almost 40% of the existing ground floor of the large barn. Two options are being considered for the location of this room, both have differing impacts upon the historic fabric of the building.

The first option would entail the formation of a new dividing wall within the ground floor of the large barn to allow a concrete floor to be cast and new service runs excavated throughout the ground floor. These would then require new openings to be created through the external walls to allow for the effective distribution of power and water cable/pipes. This option would cause significant harm to the character of the ground floor of the building, and also require damage to be

caused where service runs would break-through the wall fabric. There would also be an increased risk of damage from water damage, or fire should a fault occur within the plant room.

The second option would be to construct a new purpose built concrete room to house all of the necessary items of plant to the southeast of the T-shaped barn, immediately behind the stable. This would be within the existing excavation where former storage tanks were located and once completed the ground surface would be reinstated at the level of the former upper yard, thus having minimal visual impact to the setting of the hall. There would be a new access door through the existing boundary wall hidden beneath the new (reinstated) staircase against the west wall of the stable and a second maintenance doorway in the south wall of the plant room. This would be visible from the hillside to the south of the Site, but the intention is to recess the opening within a drystone wall in-order to minimize its overall visual impact.

Internal connectivity to the T-shaped barn would require a new doorway to be formed in the southwest corner of the ground floor room **G12**, breaking through the existing foundation wall that is currently below ground level. Whilst this new opening will result in a loss of historic fabric, it will be minimal and will enable the plant room to be directly connected to the barn, with no external visual impact.

## 10 MITIGATION OF PROPOSED IMPACTS

### SUBSURFACE REMAINS

One form of mitigation to address any potential harm that might be caused by the excavation of new drainage and service trenches could be to have an intermittent archaeological watching brief during groundworks. This would ensure that any features of significance are recorded and can then add to our existing understanding of the development and history of the Site.

The impact of the formation of a new plant room to the southeast of the T-shaped barn will have minimal impact upon any buried archaeology as this area has already been excavated following the removal of previous concrete storage tanks and the remains of a 20<sup>th</sup> century open sided barn that stood in this location. No mitigation within this area is therefore proposed.

### THE SETTING – WALLS AND LANDSCAPE

The changes will respect the existing layout of the buildings, although new garden elements and areas of hardstanding for parking will be introduced in the former agricultural ancillary yards away from the central core of the site. Should any mitigation be deemed appropriate to address any heritage impact of these works, then an intermittent archaeological watching brief could be undertaken.

### EXTERNAL ELAVATIONS

The proposals to the exterior of the buildings are largely associated with improvements to the rainwater goods and downpipes, repointing with a lime mortar, stone repairs and replacement of window mullions and frames, repairs and replacement of timber doors, and the replacement of glazing. The removal of the late 20<sup>th</sup> century link building and replacement with a more considered structure in glass will result in the loss of a limited amount of fabric which has low heritage value. The reinstatement of the historic external staircase to the stable on the T-shaped barn and enhancement of the modern opening in the northeast corner of the building are considered to be positive alterations that enhance the overall character.

It is concluded that the general exterior appearance of the hall and its outbuildings will largely stay as they are, so the requirement for any mitigation is considered to be unlikely. Although a photographic record of the exterior prior to any alterations may be a suitable approach to document the current character and appearance of the hall and its outbuildings.

#### INTERNAL ALTERATIONS

The proposals have the potential to cause harm, or detract from the existing character of the interior of the building. These changes will vary from room to room, however the existing appearance of the interior could be recorded in the form of a Historic England level 1 black and white photographic survey.

## 11 DISCUSSION AND CONCLUSIONS

This heritage statement of Stanton Old Hall has established the buildings that comprise the former hall and later farmstead have at least nine phases of change and development. The earliest evidence for a date of the hall is from a 1667 datestone that has been re-set above a drinking trough, but earlier fabric may exist that is currently unidentifiable. The documentary accounts indicate that the history of the Site may extend back as far as the 13<sup>th</sup> century, but here is some ambiguity with the authenticity of the sources.

The 17<sup>th</sup> century hall appears to have been built as a T-shaped building, of a size comparable with contemporary Yeoman's houses within the upland areas of the central Pennines. Circumstantial evidence suggests that there was originally a north wing that was demolished towards the end of the 19<sup>th</sup> century, although it was soon rebuilt in an 'Arts & Crafts' style as part of an overall refurbishment of the building.

Prior to this c.1800 the Hall appears to have been redeveloped as a farm, with the construction of two barns, with the secondary addition of a stable.

The development of the buildings therefore has been one of gradual change, and this has resulted in alterations that both enhance and detract from their overall historic character. The proposed alterations seek to enhance the external character of the buildings, whilst making moderate changes to the internal plan form, reversing a series of inappropriate later 20<sup>th</sup> century alterations. It is intended to revert the core of the hall to a domestic dwelling, whilst adapting the barns to B&B accommodation and office space. These changes of use will have a negative impact upon aspects of the historic fabric, however the changes are considered acceptable in regards to the overall preservation and enhancement of the character of the site.

The introduction of a new glass link building between the former hall and attached barn is considered beneficial as it will allow for the two structures to be read as independent entities. It is however noted that the design details of the interface of the new glazing and the historic fabric should be such that any intervention should be reversible and that it respects the overall integrity of the building.

Proposed mitigation to any harm to the historic fabric is recommended to take the form of further archaeological recording as b/w photography and an intermittent watching brief during any groundworks.

## 12 SUPPORTING INFORMATION

### AUTHORSHIP

This report has been prepared by Oliver Jessop MCIfA, with archive research by Victoria Beauchamp PhD and graphics produced by Marcus Abbot MCIfA. Editing has been provided by James Thomson MCIfA.

### ACKNOWLEDGEMENTS

Mark and Niki Ramsden are thanked for commissioning the survey and for their continued enthusiasm for the restoration works that they are undertaking.

Rebecca Waddington and her colleagues at the PDNPA are acknowledged for their advice and for proving back ground records from the PDNPA.

Simon Gedye and Lucy Wren and thanked for providing survey drawings and for discussing the various options for adapting and restoring the buildings.

The staff at the Hadden Hall Estate Office, the Derbyshire Record Office and local studies libraries are thanked for their advice regarding the identification of relevant archive material.

### SOURCES AND REFERENCES CONSULTED

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- Map 84: A sketch of the outlines of the manors of Haddon, Hartle and Stanton with the Liberty of Birchover in the county of Derby 1792.
- Map of Manor of Great Rowsley in the Parish of Bakewell in the County of Derby 1795
- Maps and Surveys of Great Rowsley, Little Rowsley, Beeley, Darley and Stonton Derbyshire as let at Lady Day 1795 Vol 2.
- Copy of farm tenancy Samuel Smith 1859
- Letter from Haddon Estate to Henry Smith regarding picnics 23<sup>rd</sup> May 1934
- 3/24 Stanton Old Hall Farm plan for new drains 1937
- 1/2 Plans of Stanton Old Hall 8ft to inch
- 1/25 Stanton Old Hall farm previous to alterations
- Plans for new cowsheds and stable
- Letter from Brooke Taylor and Co 10<sup>th</sup> January 1938 regarding death of Harold Young



- Letter from W Bagshaw regarding the valuation of Stanton Old Hall on the death of H Smith and take over of the tenancy by H Young dated 24<sup>th</sup> December 1937
- Memorandum of worked carried out by Haddon Estate on transfer of Tenancy from H Smith Exors to Harold Young Lady Day 1937
- Letter from Dakin 27<sup>th</sup> June 1938 regarding forthcoming improvements to the Hall.
- 7<sup>th</sup> May 1938 Holme and Ash, Buxton letter from the estate regarding a new Yorkshire Range a Stanton Old Hall Farm.
- Valuation of Old Stanton Hall Farm 25-29<sup>th</sup> March 1968
- Letter from Bury Hilton and Oakes Ash 13<sup>th</sup> January 1969 regarding valuation dated 1968
- Letter from Haddon Estate to Mr Webster of Ministry of Agricultural fisheries and food regarding discrepancies in area of farms 8<sup>th</sup> October 1968.
- 16<sup>th</sup> April 1968 letter to Bury, Hilton and Oakes Ash concerning the finding of Dry Rot after Mr Dakin moved out.
- 11<sup>th</sup> May 1961 Letter regarding Mr Dakin's application for a grant aided drainage scheme
- H. Littlewood and Sons letter dated Nov 3<sup>rd</sup> 1938 regarding fitting of a range
- Application to the Ministry of World for a building licence to rebuild the house
- Letter from H & W Sellors regarding reroofing of 1900 extension 22<sup>nd</sup> June 1968
- 828 Stanton Old Hall Farm Henry Smith, Mrs M and Wm Dakin, National Monument Archt Interest 1952, and 1916-1953
- OS mapping 1879, 1899, 1922, 1966-69, 1994
- PDNPA SOH 4 20<sup>th</sup> century description of Hall to be let (n.d.)
- PDNPA Planning history on P.6453, Stanton Old Hall, Stanton in the Peak
- Stanton Moor Enclosure Map, 1819

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- Derbyshire Advertiser: October 11<sup>th</sup> 1912, October 16<sup>th</sup> 1926
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- 1861 Census RG 09 piece 2540, folio 93, p1
- 1871 Census RG 10 piece 3628, folio 67, p12
- 1881 Census RG 11 piece 3448, folio 105, p30
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INTERNET RESOURCES

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- British Geological Survey (2018): [www.bgs.ac.uk](http://www.bgs.ac.uk)
- Heritage Gateway: [www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)
- National Archives: [www.discovery.nationalarchives.gov.uk](http://www.discovery.nationalarchives.gov.uk)
- National Heritage List: [www.english-eritage.org.uk/professional/protection/process/national-heritage-list-for-england/](http://www.english-eritage.org.uk/professional/protection/process/national-heritage-list-for-england/)

## **Appendix I:**

Historic sources: mapping



Appendix I.1: Extract from map of the Manor of Stanton, c.1792

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Appendix I.2: Extract from map of Great Rowsley, Little Rowsley, Beeley, Darley & Stanton (Vol.2), 1795

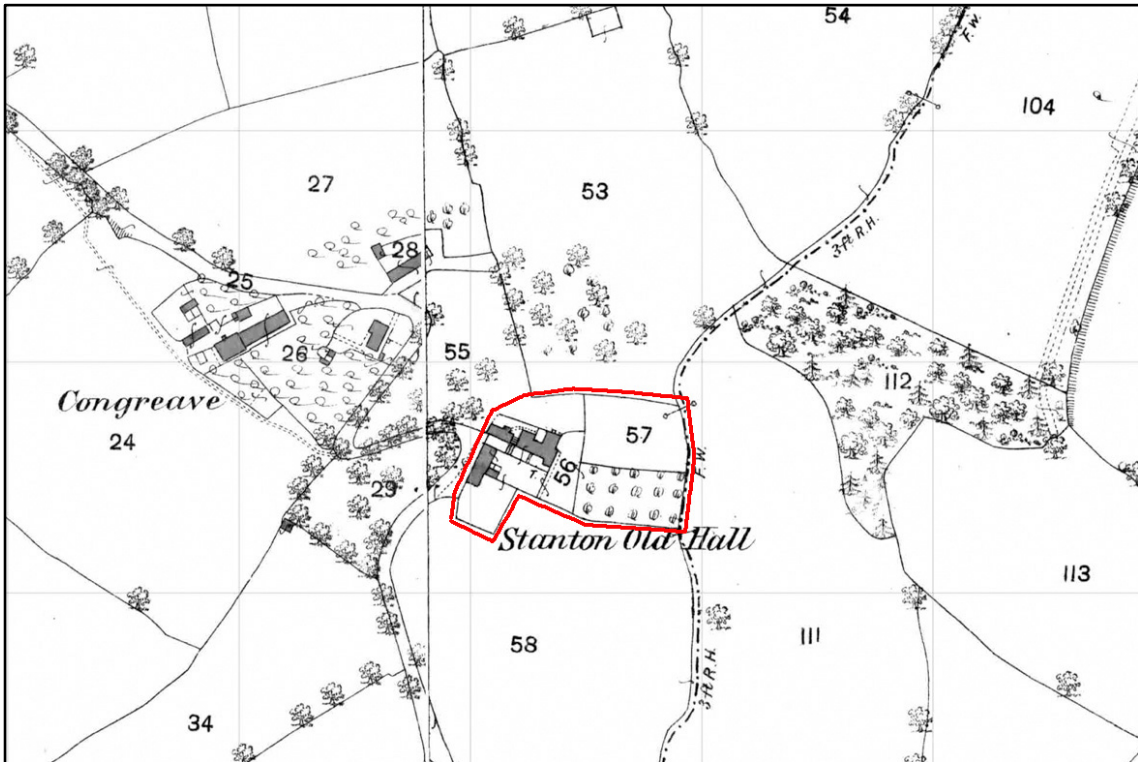
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Appendix I.3: Extract from Haddon Estate map 90, 1800  
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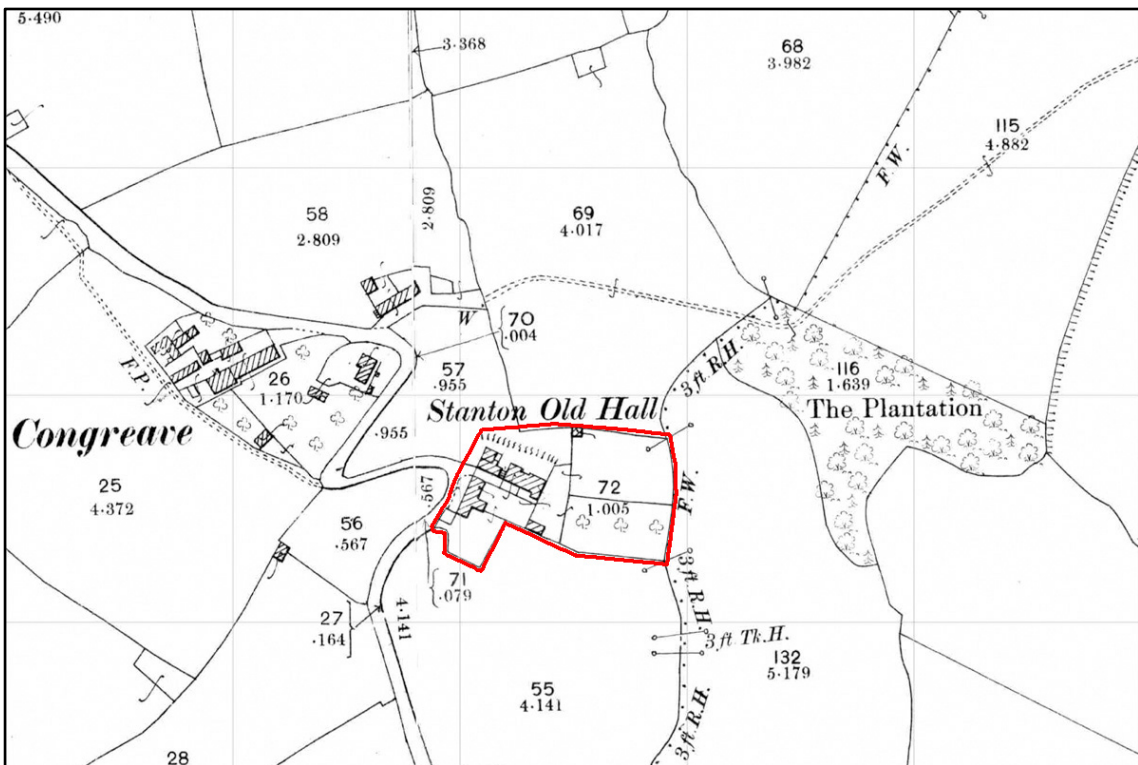


Appendix I.4: Extract from 1819 Enclosure map of Stanton Moor  
© Derbyshire Record Office



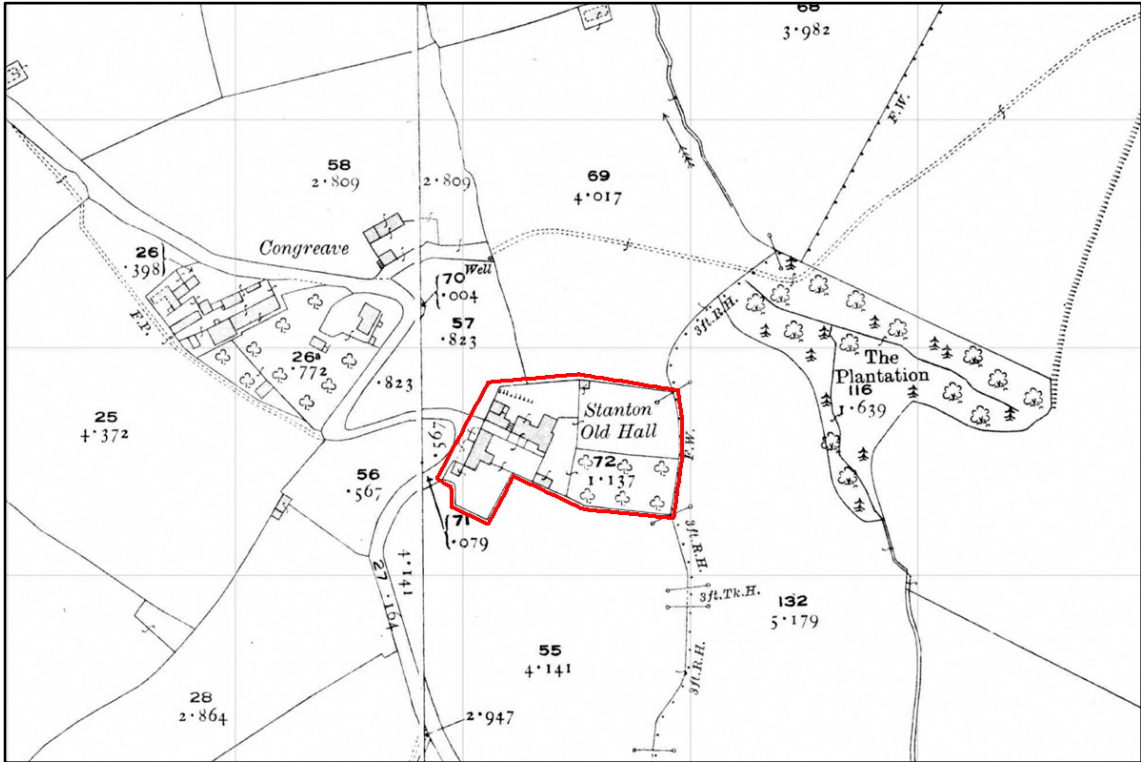
Appendix I.5: Extract from 1879 OS map

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Appendix I.6: Extract from 1899 OS map

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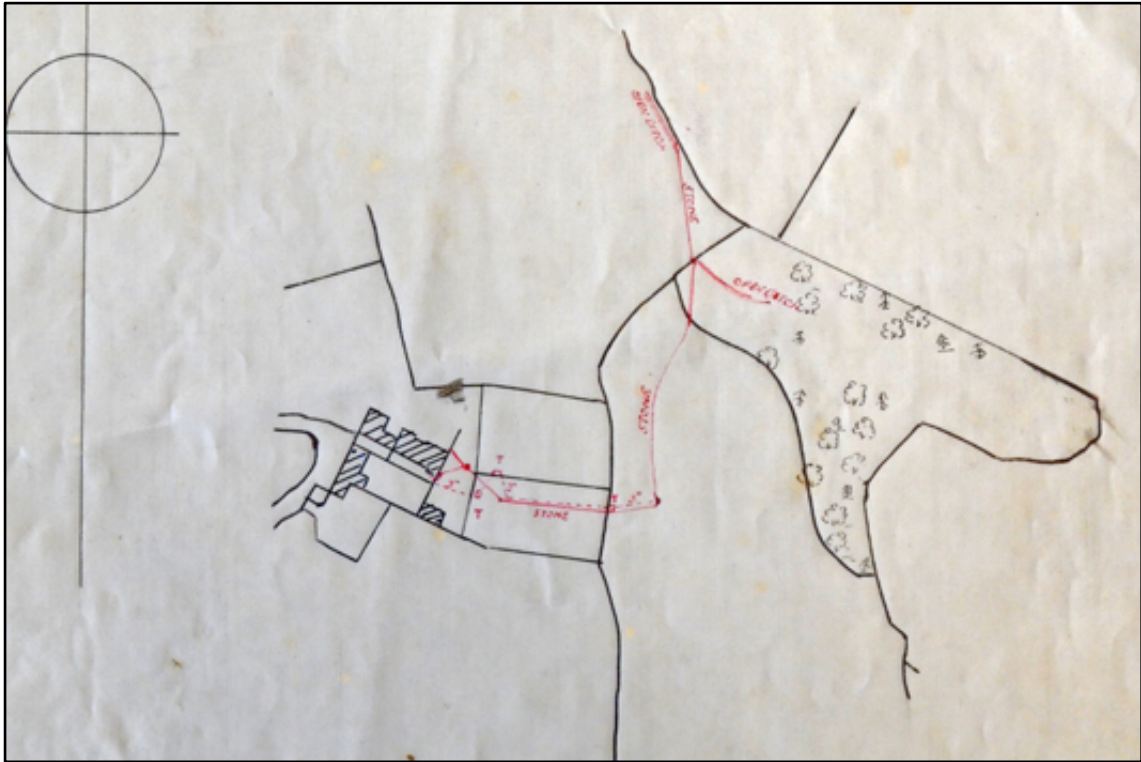
Appendix I.7: Extract from 1922 OS map

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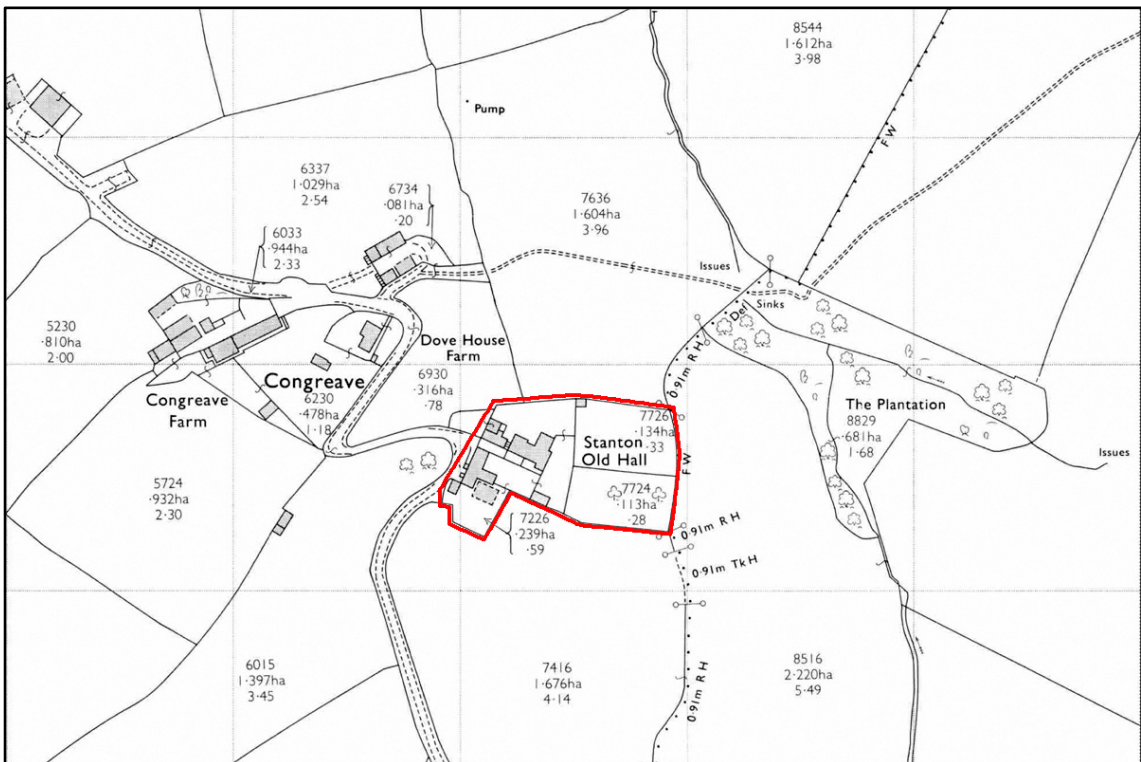


Appendix I.8: Plan of landownership of Haddon Hall at Stanton, c.1937

© Haddon Estate. Reproduced with permission

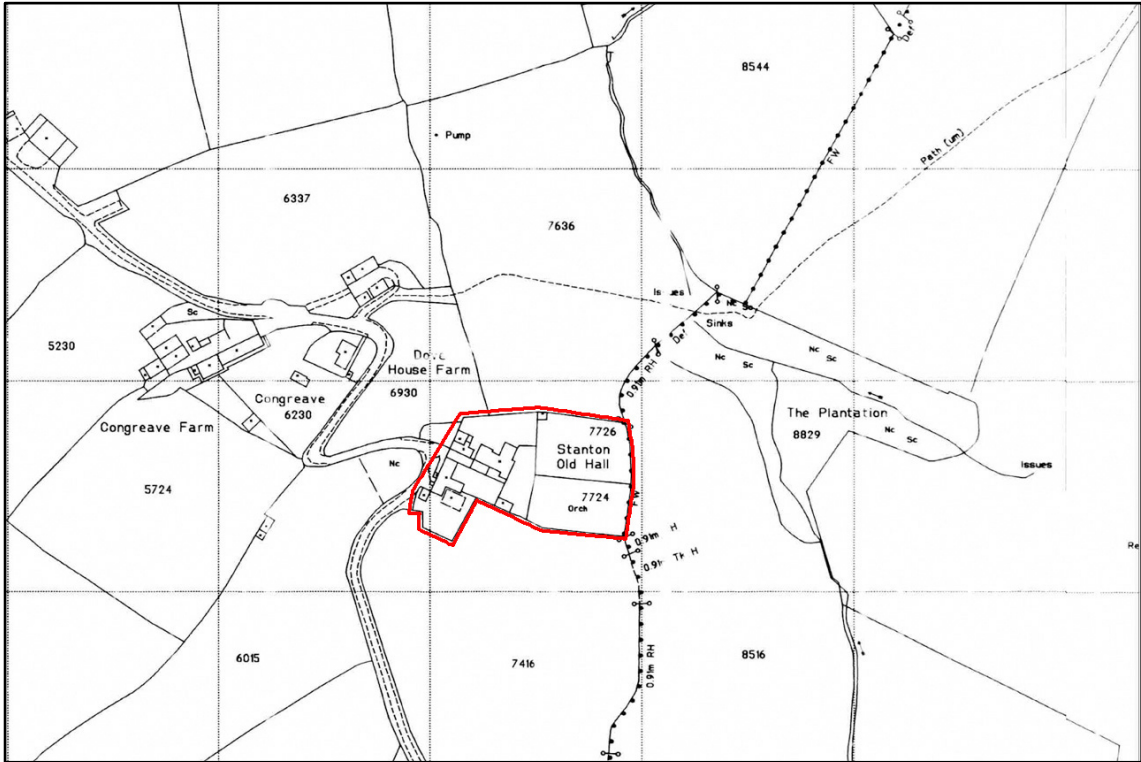


Appendix I.9 Plan of drains at Stanton Old hall, c.1937  
 © Haddon Estate. Reproduced with permission



Appendix I.10: Extract from 1966-69 OS map  
 OS map reproduced under Licence No.100056148. Ordnance Survey © Crown Copyright ©

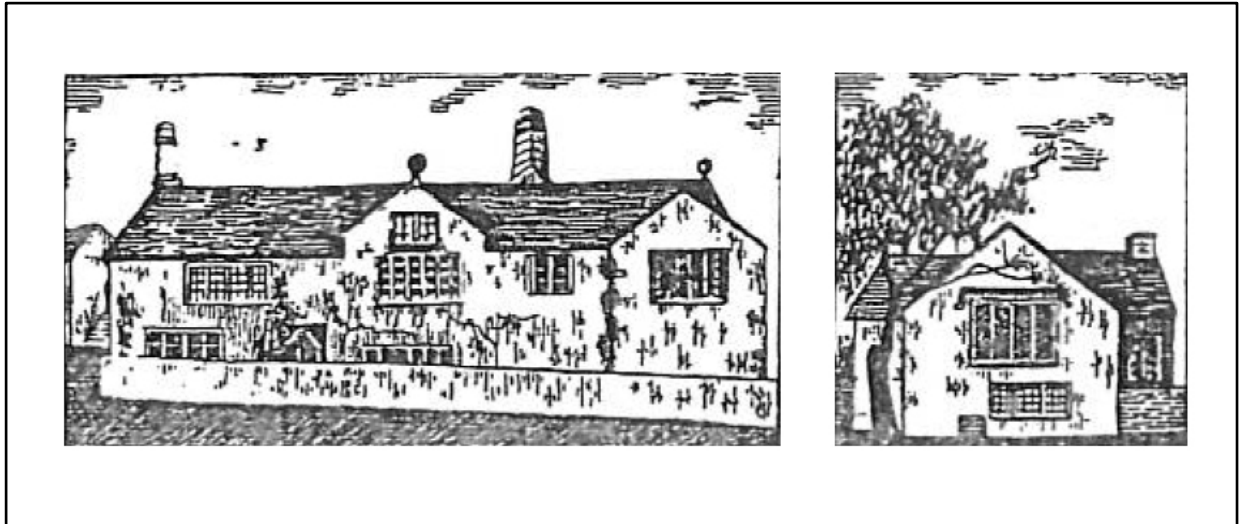




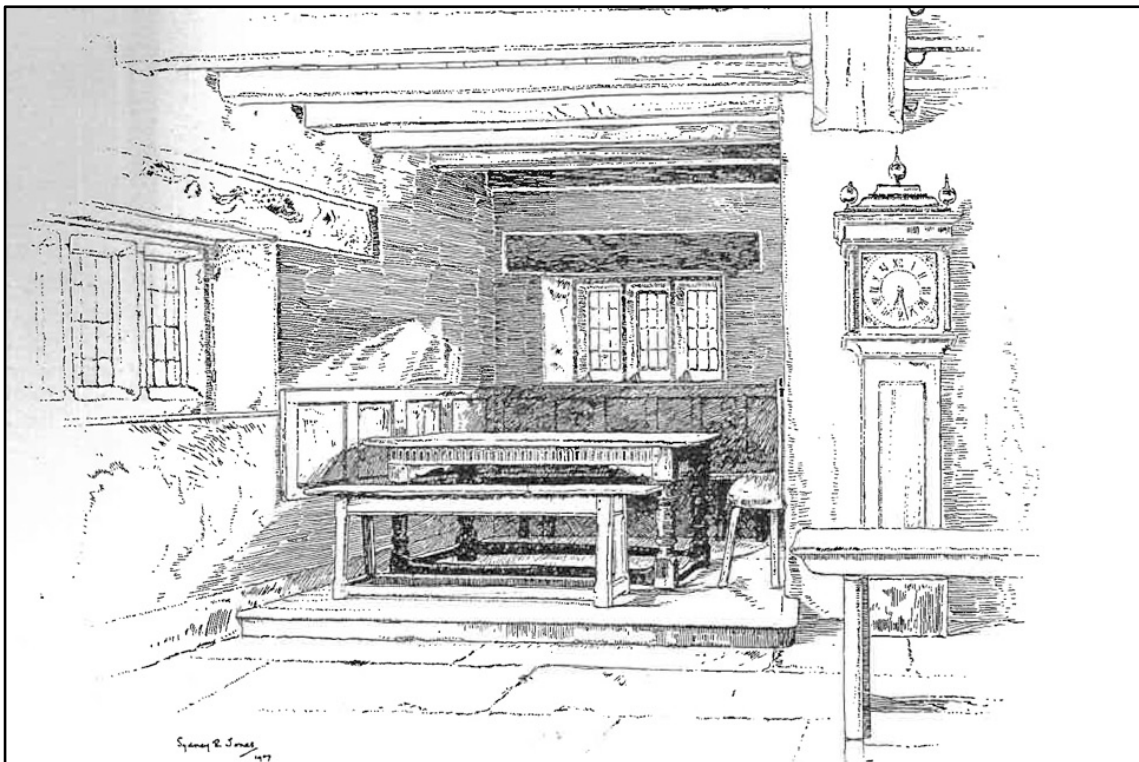
Appendix I.11: Extract from 1994 OS map  
OS map reproduced under Licence No.100056148. Ordnance Survey © Crown Copyright ©

## **Appendix 2:**

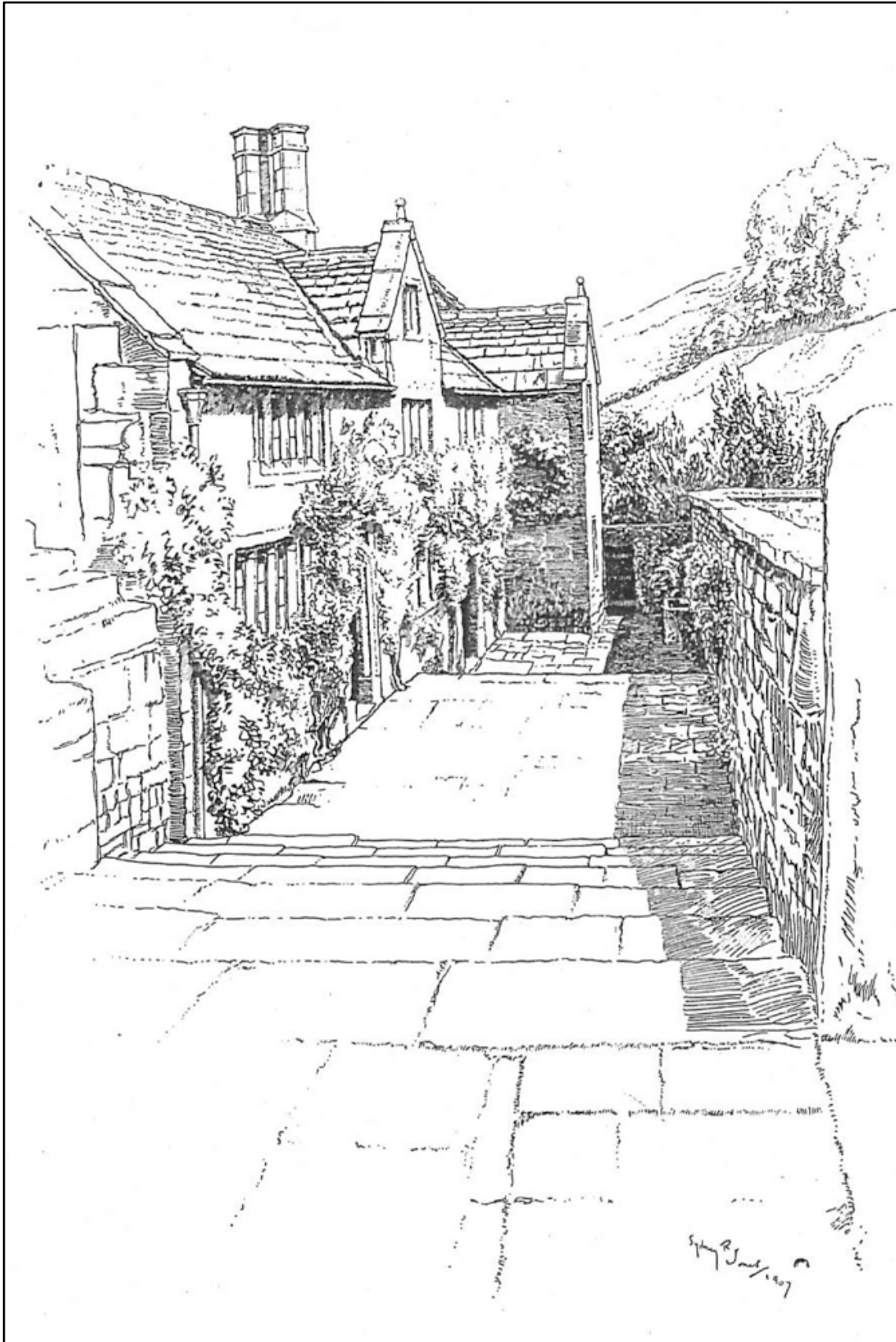
Historic sources: engravings



Appendix 2.1: External elevations of Stanton Old Hall, c.1907 (Ditchfield 1910)



Appendix 2.2: View of raised dais in SE corner of room G2, c.1907 (Ditchfield 1910)



Appendix 2.3: View of entrance to Stanton Old Hall, c.1907 (Ditchfield 1910)

### **Appendix 3:**

Historic sources: photographs



**Appendix 3.1:** View from the south of Stanton Old Hall, c.1950s (archive photo from PDNPA)



**Appendix 3.2:** View of rear of building, c.1980s (archive photo from PDNPA)



Appendix 3.3: Detail of paneling in cupboard in between G1 and G3, c.1980s (archive photo from PDNPA)

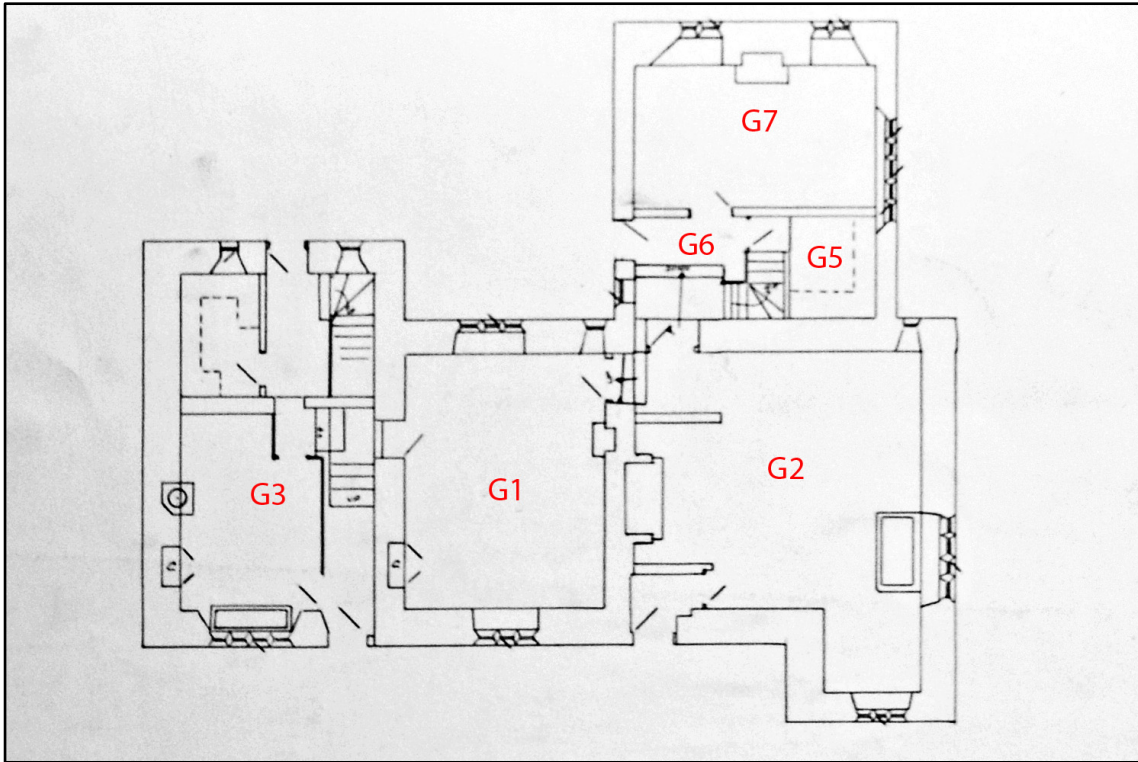


Appendix 3.4: View of inserted cupboard in opening between G1 and G3, c.1980s (archive photo from PDNPA)

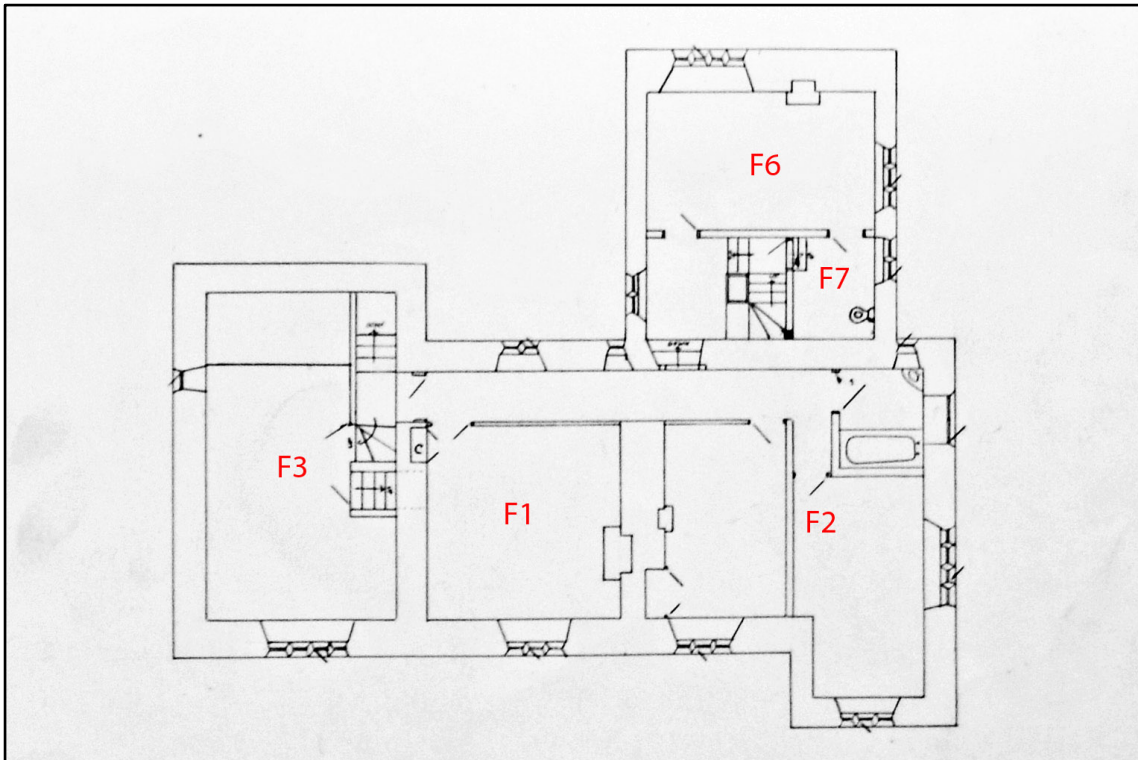
## **Appendix 4:**

Historic sources: floor plans

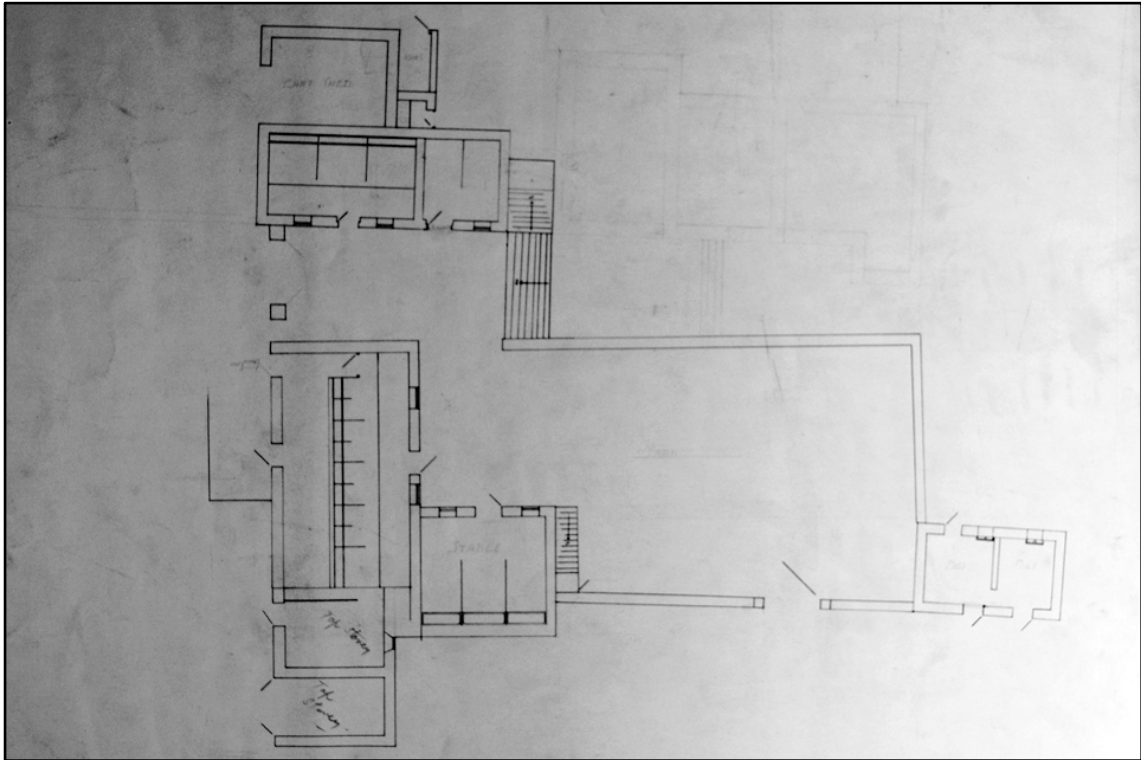




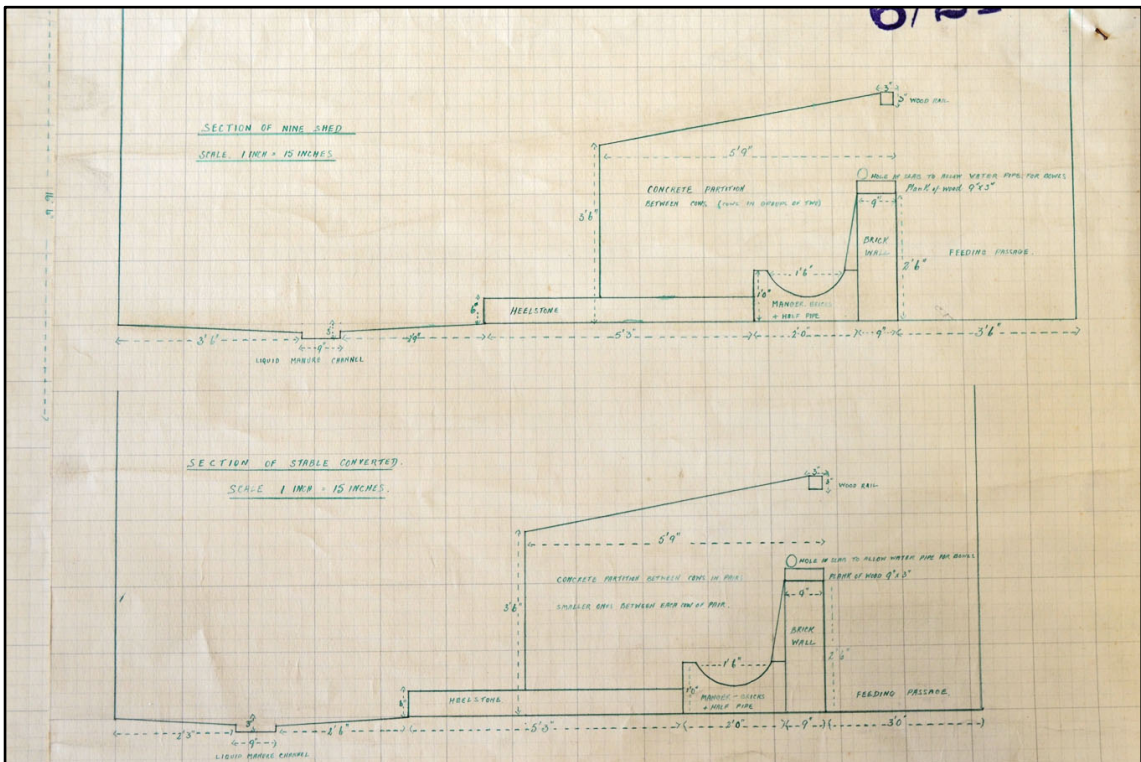
Appendix 4.1: Ground floor plan of Stanton Old Hall (Farmhouse), c.1937 © Haddon Estate



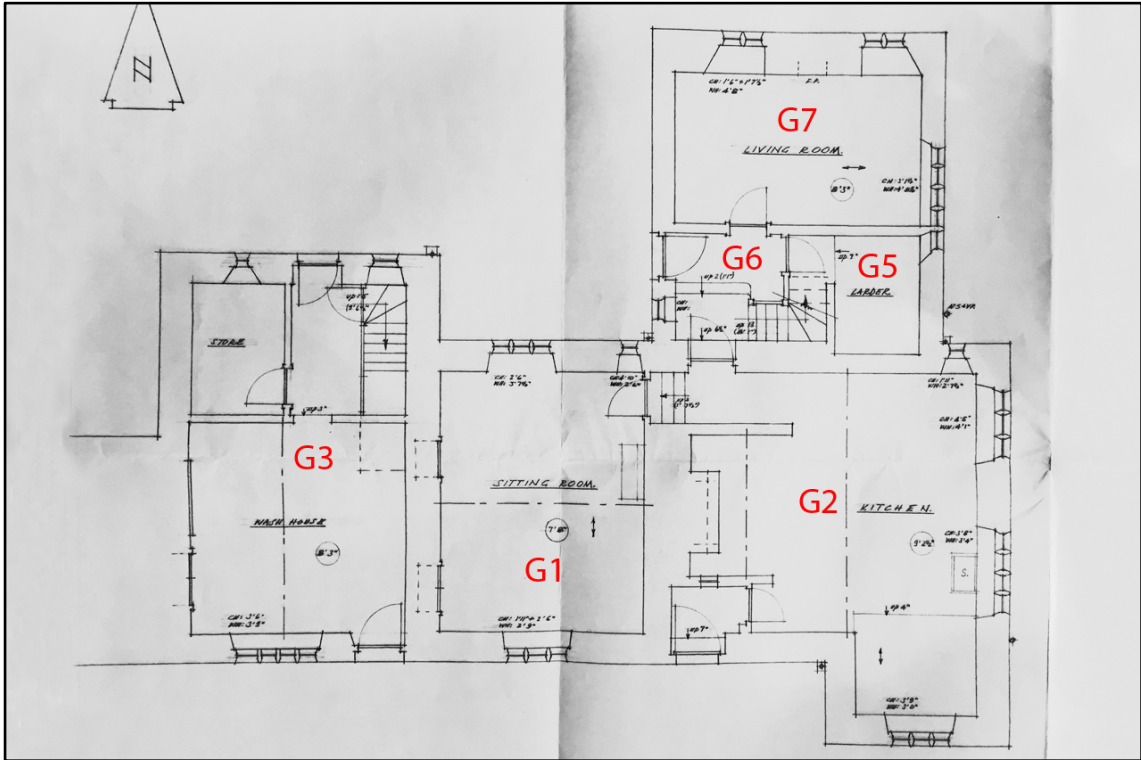
Appendix 4.2: First floor plan of Stanton Old Hall (Farmhouse), c.1937 © Haddon Estate



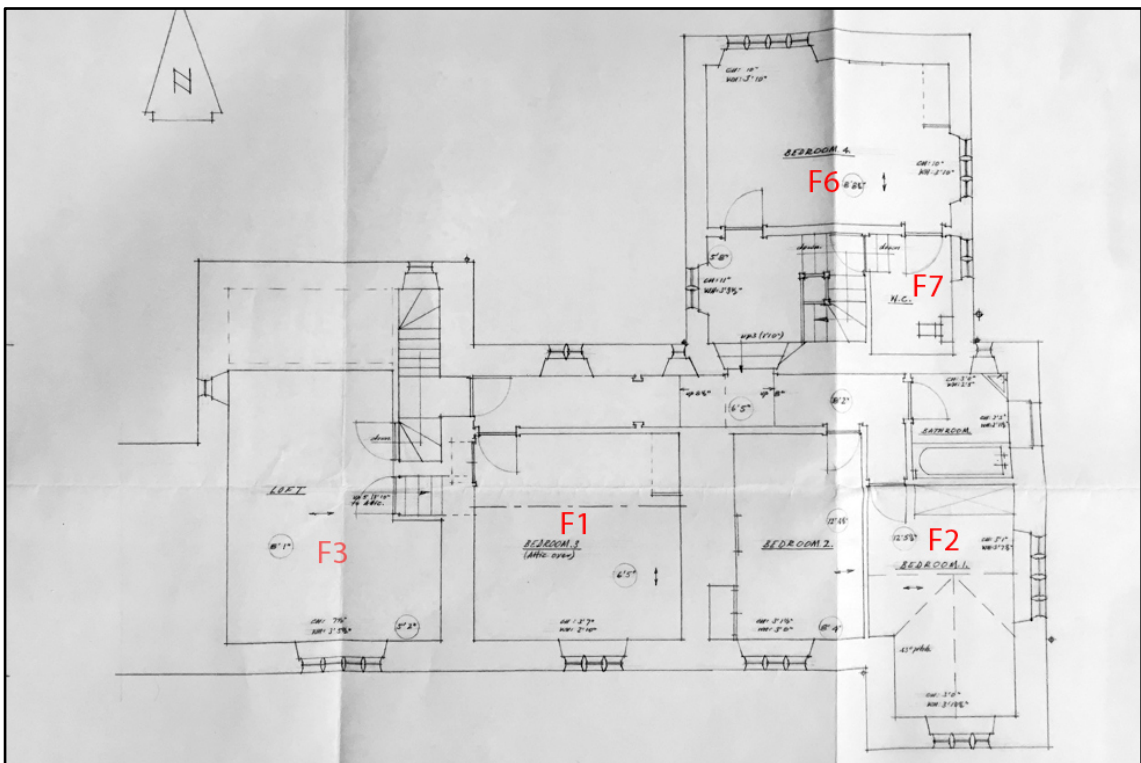
Appendix 4.3: Plan of farm buildings, c.1937 © Haddon Estate



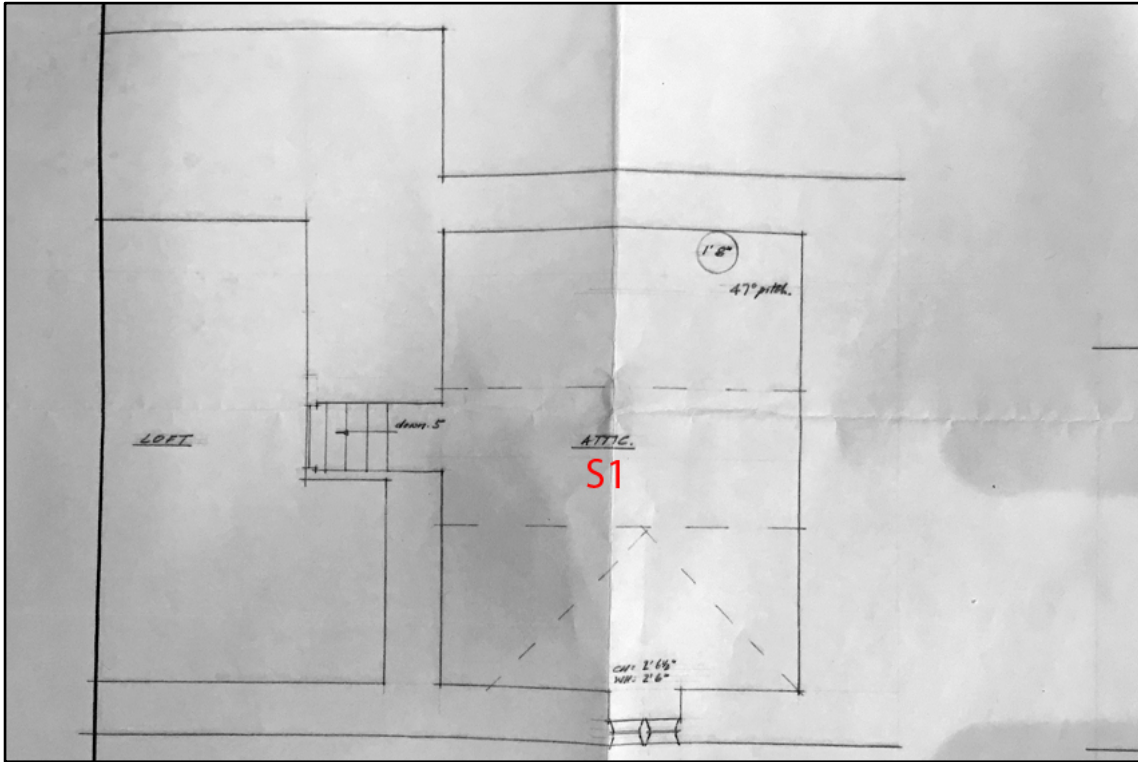
Appendix 4.4: Drawings for alterations to stable into cow shed, c.1937 © Haddon Estate



Appendix 4.5: Ground plan of Stanton Old Hall (Farmhouse), 1968 © Smith & Roper Architects



Appendix 4.6: First floor plan of Stanton Old Hall (Farmhouse), 1968 © Smith & Roper Architects



Appendix 4.7: Attic floor plan of Stanton Old Hall (Farmhouse), 1968 © Smith & Roper Architects

## **Appendix 5:**

Site photographs



**Appendix 5.1:** General view of Stanton Old Hall, looking north (Note Haddon Hall in background)



**Appendix 5.2:** General view of south elevation of Hall, looking north (2m scale)



**Appendix 5.3:** General view of link building between **G3** and **G4**, looking northeast (2m scale)



**Appendix 5.4:** General view looking down entrance walkway along south side of hall (2m scale)



**Appendix 5.5:** General view looking up entrance walkway along south side of hall (2m scale)



**Appendix 5.6:** Detail of recess for cheese press in retaining wall along south side of hall (2m scale)





Appendix 5.7: Detail of stone water trough at east end of walkway to the south of doorway into G2 (2m scale)



Appendix 5.8: Detail of re-used datestone '1667' above water trough opposite the doorway into G2.



**Appendix 5.9:** Detail of doorway (phase 1) into room **G1** (2m scale)



**Appendix 5.10:** Detail of inserted doorway (phase 7) into room **G3** (2m scale)



Appendix 5.11: Detail of doorway into room G1; note truncated quoins from phase I house (2m scale)



**Appendix 5.12:** General view of east elevation of the hall, looking west; note post 1950s terrace (2m scale)



**Appendix 5.13:** Detail of northwest corner of northern extension (phase 6), looking south (2m scale)



**Appendix 5.14:** Detail of external junction of F4 and F6; note change in coursing and size of window



**Appendix 5.15:** General view of inserted doors (phase 9) in north wall of G3, looking south (2m scale)



Appendix 5.16: General view of interior of GI, looking southwest; note inserted staircase (phase 9) (2m scale)



Appendix 5.17: Detail of inserted doorway (phase 7) in west wall of GI, looking west (2m scale)



Appendix 5.18: General view of altered fireplace in GI, looking west (2m scale)



Appendix 5.19: General view of altered window (phase 7) in north wall of GI (2m scale)



Appendix 5.20: General view of altered fireplace (phase 7) in G2, looking northwest (2m scale)



Appendix 5.21: General view of southeast corner of G2; note raised dais (phase 7) (2m scale)





Appendix 5.22: General view of north wall of G2; note blocked opening (phase 7) and narrow window (2m scale)



Appendix 5.23: General view of east wall of G2; note inserted (phase 8) left hand window (2m scale)



**Appendix 5.24:** Detail of chamfer stop on ceiling beam of **G2**



**Appendix 5.25:** Detail of blocked narrow window in west wall of **G2** that originally looked up the entrance walkway (2m scale)



Appendix 5.26: General view of altered fireplace in west wall of G3; note truncated lintel in secondary doorway (2m scale)



Appendix 5.27: General view of south wall and inserted window (phase 7) in G3 (2m scale)



Appendix 5.28: General view of east wall of G3; note altered openings and possible earlier staircase above lintel (2m scale)



Appendix 5.29: Detail of inserted (phase 9) doors in north wall of G3; note overhead beam marking former partition (2m scale)



Appendix 5.30: Detail of blocked high level window in west wall of **G3** (possibly reused?); note inserted door (2m scale)



Appendix 5.31: Detail of vertical construction break in northeast corner of **G3**; note remains if winder stair (2m scale)



Appendix 5.32: General view of north wall of G7 (2m scale)



Appendix 5.33: General view of east wall of G7 (2m scale)



Appendix 5.34: General view of northeast corner of G5; note stone thrall (table) (2m scale)



Appendix 5.35: General view of southeast corner of G5; note blocked opening into G2 (2m scale)



Appendix 5.36: General view of altered doorway into G2 from G6, looking south (2m scale)



Appendix 5.37: General view of doorway into G7 from G6; note ceiling beam from former open-well staircase (2m scale)





Appendix 5.38: General view of east gable of hall in G9; note vertical scar from former doorway (2m scale)



Appendix 5.39: General view of doorway into G3 from G9, looking east; note lowered floor level (2m scale)



Appendix 5.40: General view of inserted landing (phase 9) at west end of F4, looking north (1m scale)



Appendix 5.41: General view looking east along corridor F4 (phase 7) (2m scale)



Appendix 5.42: General view of FI, looking northeast; note blocked fireplace (1m scale)



Appendix 5.43: General view of south wall of FI; note inserted wall (phase 9) to right (1m scale)



Appendix 5.44: General view of F6, looking north; note inserted timber beam (phase 7) (2m scale)



Appendix 5.45: Detail of floor staining in F6, and scar for removed (phase 9) open-well staircase (2m scale)



Appendix 5.46: General view of room F2, looking northeast (2m scale)



Appendix 5.47: General view of room F2, looking west (2m scale)



Appendix 5.48: General view of west wall of F3; note blocked doorway behind ranging pole (2m scale)



Appendix 5.49: General view of east wall of F3; note truncated (phase 1) window in apex of roof (2m scale)



Appendix 5.50: General view of SI, looking east (2m scale)



Appendix 5.51: Detail of floor scar in northwest corner of SI; possible access hatch for ladder stair (1m scale)



Appendix 5.52: General view of main entrance to yard, looking west; note blocked pedestrian doorway



Appendix 5.53: General view of gateway (altered) to south field (2m scale)





**Appendix 5.54:** General view of across raised lawn (former farmyard), looking east towards piggyery



**Appendix 5.55:** Detail of south elevation of piggyery, looking north (2m scale)



Appendix 5.56: General view of northeast corner of piggyery, looking southwest; note feeding chutes (2m scale)



Appendix 5.57: General view of interior of piggyery, looking west (2m scale)



Appendix 5.58: General view of west gable of attached barn G4, looking northeast (2m scale)



Appendix 5.59: General view of south elevation of G4; note blocked doorway and inserted opening (2m scale)



Appendix 5.60: General view of rear of cart shed G8 and passageway G10; note reused doorway from G3 (2m scale)



Appendix 5.61: Detail of blocked pitching door in east gable of F5, looking northwest



Appendix 5.62: General view inserted beam and roof trusses in F5, looking west



Appendix 5.63: General view of west end of G4; note inserted first floor window (2m scale)



**Appendix 5.64:** General view of east end of **G4**; note blocked first floor doorway (2m scale)



**Appendix 5.65:** Detail of altered windows in north wall of **G4**, possibly associated with former stable (2m scale)



Appendix 5.66: General view of west end of cart shed (phase 5) (2m scale)



Appendix 5.67: General view of south wall of cart shed G8, looking southeast; note inserted vents (2m scale)



Appendix 5.68: General view of northeast elevations of T-Shaped barn (2m scale)



Appendix 5.69: Detail of northwest corner of T-shaped barn, looking south; note inserted door (phase 9) (2m scale)





**Appendix 5.70:** General view of north elevation of T-shaped barn; note first floor pitching door (2m scale)



**Appendix 5.71:** General view east elevation of T-shaped barn; note alterations to windows (2m scale)



Appendix 5.72: General view of ground floor of former stable in T-shaped barn, looking north



Appendix 5.73: General view of interior of T-shaped barn looking north



Appendix 5.74: General view of south end of T-shaped barn; note inserted concrete floor for upper level (2m scale)