

8 – 14 MANSFIELD ROAD, DERBY

Historic Building Record (Level II)

Prepared for: **Wheeldon Homes**

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CONTENTS

1.0 INTRODUCTION	3
2.0 CONDITION 10	3
3.0 SITE LOCATION	4
4.0 HISTORY AND ARCHAEOLOGICAL CONTEXT OF THE SITE	5
5.0 HISTORIC MAPPING	6
6.0 THE HISTORIC BUILDING RECORD	8
7.0 SPRING COTTAGE	9
7.1 Discussion.	9
8.0 WORKSHOP	10
8.1 Discussion.	10

DOCUMENT REFERENCES

APPENDICES

- Appendix 1: Photographic Record**
- Appendix 2: Client Drawings**
- Appendix 3: Contact Sheet**

DOCUMENT REFERENCES

FIGURE 1: SITE LOCATION.....	4
FIGURE 2: EXTRACT FROM JOHN SPEED'S MAP OF DERBY, 1611.....	5
FIGURE 3: MAP OF DERBY 1806.....	6
FIGURE 4: OS 1883.....	7
FIGURE 5: OS 1901.....	7

1.0 Introduction

SLR Consulting Ltd was commissioned by Wheeldon Homes to undertake a level 2 building survey of structures located at 8 – 14 Mansfield Road, Derby, DE1 3QY. This work was undertaken in order to discharge Condition 10 of the Planning Application Ref. DER/12/14/01708.

2.0 Condition 10

No development, including demolition, shall commence until a Written Scheme of Investigation for historic building recording has been submitted to and approved in writing by the Local Planning Authority, until all on-site elements of the approved scheme have been completed to the written satisfaction of the Local Planning Authority and until the provision to be made for analysis, reporting, publication and dissemination of the results and archive deposition has been secured.

The Written Scheme of Investigation shall include an assessment of significance and research questions; and

- 1. The programme and methodology of site investigation and recording***
- 2. The programme and provision for post-investigation analysis and reporting***
- 3. Provision to be made for publication and dissemination of the analysis and records of the site investigation***
- 4. Provision to be made for archive deposition of the analysis and records of the site investigation***
- 5. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation.***

The objective of this Level 2 building survey is to provide a descriptive record of the extant structures at the site in advance of demolition and in order to gather information about and provide a record of the structures present at the site. The report provides a descriptive record in accordance with the Historic England procedural document of 2016 Understanding Historic Buildings: A guide to good recording practice¹.

This Level 2 survey will provide sufficient information about the buildings' location, age and type and will encompass views of the buildings' exteriors as well as interior spaces where accessible and safe.

This report has been prepared in accordance with statutory guidelines that are set out within National Policy Planning Framework (NPPF) (Chapter 12), and with selected technical guidance within the Chartered Institute for Archaeologists (CIfA) (2006).

SLR is a Registered Organisation with the *Chartered Institute for Archaeologists*, it undertakes work to

¹<https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings/>

the highest professional standards and operates a quality management system to help ensure all projects are managed in a professional and transparent manner, which enables it to qualify for ISO 9001.

3.0 Site location

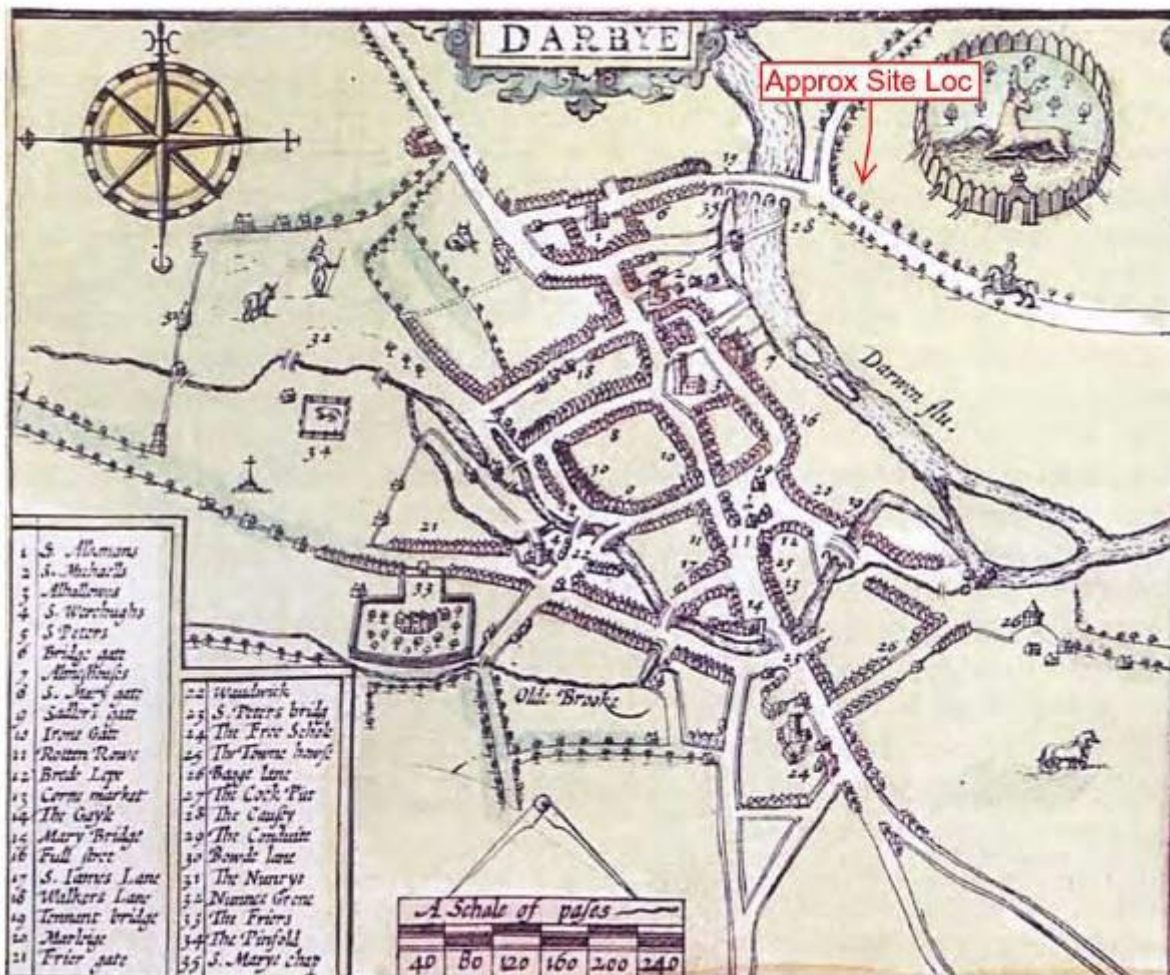
The current site forms a triangular block at the junction of Mansfield Road and Fox St, Derby, DE1 3QY. The existing buildings include an industrial compound consisting of workshops and outbuildings of painted brick with a slate tiled roof and prefabricated exterior. The forecourt is of concrete slab. On the northern corner is a two-storey redbrick house dating from c1901 (unlisted). It is proposed that all of these buildings be demolished as part of the proposed development.



4.0 History and archaeological context of the Site

GK Heritage Ltd undertook a Heritage Statement for the site of the same name in 2014 (rev 2017). The report concluded that there was a Low potential for currently unrecorded archaeological remains to be present within the site. The report did, however, state that the sites position within the landscape would not have been an unattractive location for prehistoric hunter-gatherers and later medieval agricultural exploitation and made mention of some limited potential for currently unrecorded below-ground remains of these periods within the site area. John Speeds Map of Derby (fig.2) notes that the site of the proposed development lay within undeveloped ground, save for a possible deer park/orchard. That being the case it is unlikely that significant deposits dating to the Medieval are present on the site save for possible features indicating agriculture or farming. However, due to later 19th and 20th century development at the site it is likely that any limited remains have been removed.

Figure 2:



Extract from John Speed's Map of Derby, 1611

5.0 Historic Mapping

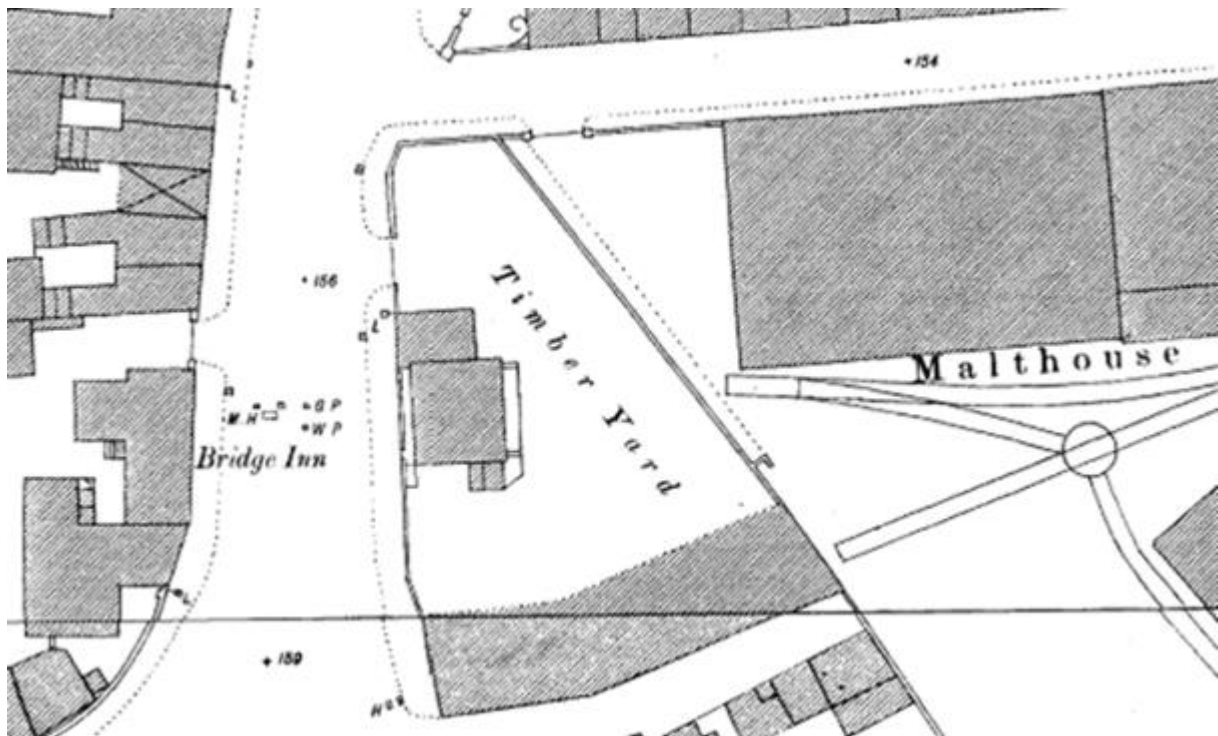
Figure 3:



Map of Derby 1806

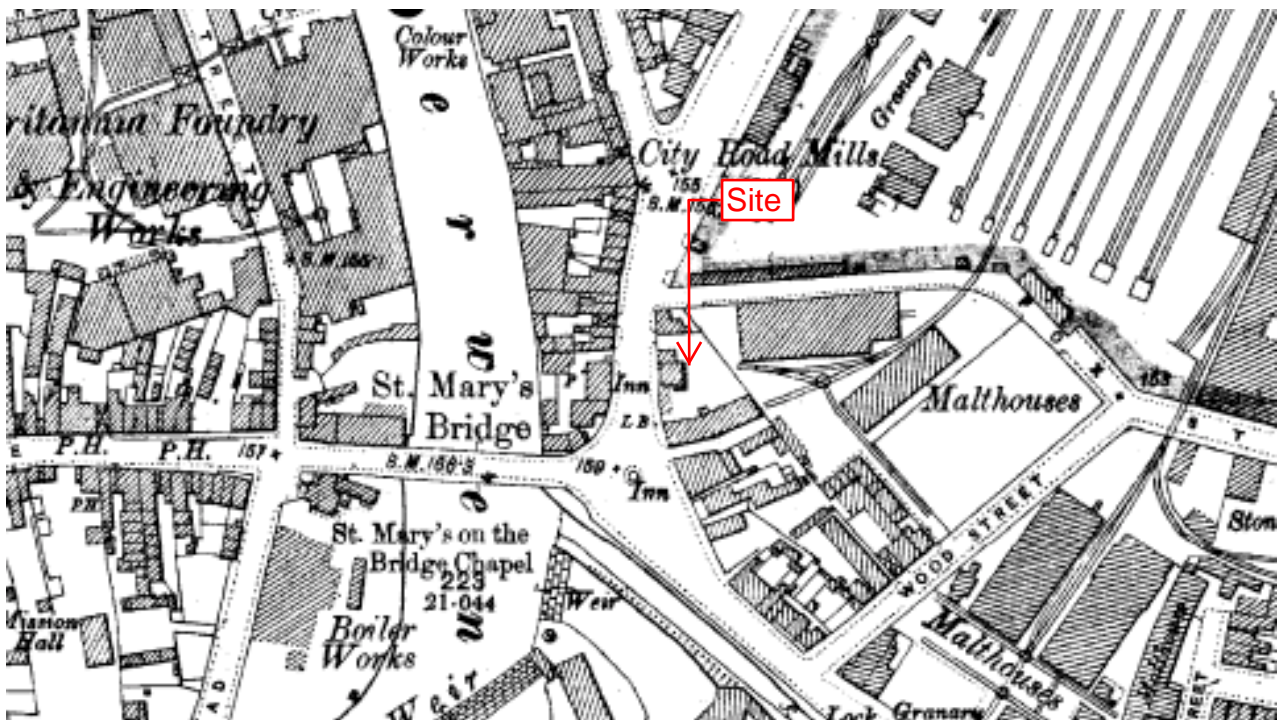
As noted above the area of the proposed development site lies within an area that has seen limited activity since the Medieval. The coming of the railway in the 1840s transformed the area from open space into a heavily industrialised area. Within the area of the site the OS plan of 1883 (fig.4) notes the area as a timber yard and shows two of the buildings to be present at this time.

Figure 4:



OS 1883:

Figure 5:



OS 1901:

The Derbyshire Historic Environment Record (HER) notes that the plain single storey building in painted brick with a slate roof running back from the road frontage (building running east to west) was a wheelwrights (MDR10261) in 1870 but by 1920 was being used by a small firm of manufacturing confectioners. Presumably the transformation from wheelwrights to factory will have removed any useful information pertaining to the buildings former use.

By 1901 a two storey late Victorian terrace house was present at the current site (fig.5) on the junction of Mansfield Road and Fox St. Presumably this building may have been utilized by the owner or workers of either the current site or goods yard. By 1914 the additional buildings, now present on site, are recorded. This presumably reflects an expanding business possibly due to the growth of the goods yard.

The heritage statement of 2017 notes that the buildings on the proposed development site are not listed structures and are not covered by statutory protection. The wheelwrights is noted within the DCC HER. However, the building is not of particular architectural interest or character. As mentioned, the interior of the building is not likely to reveal particularly diagnostic elements pointing to its industrial past.

6.0 The Historic Building Record

This report is an analytical record and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account on which the evidence is based, allowing the validity of the record to be re-examined in detail. It will also include photographic records that may be required to illustrate the building's appearance and structure and support an historical analysis.

The written element of this report provides an analysis of the building's age, character, development, fabric, form, function and methods of construction. All building sections and elevations and their setting were photographed using high resolution digital imagery. These images are considered an important contextual resource to provide an estimated date of construction and the building materials and methodologies used. 1 and 2m scales were used where appropriate.

The historic building survey for both units commenced on the 12th June 2018 (revised July 2019). The historic building survey inspected both the late Victorian House (Spring Cottage) and Workshops within the compound site and the context in which they stand. The late Victorian house is located directly off Mansfield Road (**Plates 1 - 5**). The workshop and compound are accessed by a galvanised metal gate immediately adjacent Spring Cottage (**Plates 6 – 11**).

7.0 Spring Cottage

Located on the junction of Mansfield Road and Fox Street Spring Cottage is a late Victorian end of terrace type L-shaped house. Principally the building is of varying colours of red brick constructed with a mix of both English and stretcher bonds. The front elevation (**Plate 1**) has two upper four pane sash windows with stone sills and lintels and two lower four pane sash windows each with a central stone mullion with stone sills and lintels.

The building has a steep pitched slate roof with two plain chimney breasts and pots and one Elizabethan style breast and pots on the northern gable end. The front door has a modern wooden frame and door with a decorated glass panel above. (**Plate 5**).

Internally a steep wooden central staircase leads up to the second floor. The present kitchen is located on the southern lower floor room. The kitchen has been completely altered and modernised with no obvious original features present save for an arched alcove for a former fireplace now used to vent a tumble dryer (**Plate 12**).

Immediately opposite the kitchen is the living room. The living room contains a former fireplace, a decorative cornice and Victorian moulded skirting boards. No ceiling rose is present. The interior moulded window frame (**Plate 15**) appears original with one of the fireplace alcoves utilised as a cupboard/cabinet (**Plate 14**). As with the kitchen the floor is cement and no boards are present.

At the top of the central stairway, on the second floor, to the left is the northern bedroom. This bedroom mirrors the living room in layout including identical cornice, moulded window frame and skirting boards. Narrow Victorian floorboards are present some (**Plate 16**) with head nails showing and a ceiling rose is also present (**Plate 17**). The room has a central 1950s style fireplace and grate (**Plate 18**).

Immediately across the landing (**Plate 20**) is bedroom 2 which has a similar layout to bedroom 1. However, this room has been altered and the cornice/coving removed. The room contains a late Victorian fireplace and grate (**Plate 24**). A further room is at the rear of the property and is accessed off the landing (**Plate 26**). This room forms the rear elevation of the building. The room is of a similar shape and style to bedrooms 1 and 2. The ceiling, however, falls away to the north reflecting the steep pitch to the roof at this part of the building. The room has similar floor and skirting boards to that of bedrooms 1 and 2 although this room was in a state of refurbishment as there was no window frame present and some of the skirting had been pulled away from the wall. No cornice/coving was present (**Plate 27**). An original fireplace and surround were present in this room (**Plate 28**).

7.1 Discussion.

The building has been much altered over the last century. Whilst most of the rooms have some original features the clear majority of the building has been modernised or was in the process of being so. None of the features are particularly unique or rare examples of their kind. The building does have a particularly odd L shape which is likely as a result of it being a corner plot and having to respect the grounds of the workshop and compound. The use of this building was entirely residential, as to why it was built in this location is unknown. Its use by those working in the adjacent workshops cannot be ruled out. During additional survey in July 2019 the building was occupied by squatters and thus entry was not undertaken.

8.0 Workshop

Located off Mansfield Road and accessed via a wrought iron gate the workshop compound consists of a u-shape complex of interconnected buildings over two floors (**Dwg 2**). The compound buildings face out onto a concrete yard have steep sloping roofs with 19th century handmade cement roof tiles and corrugated asbestos roof sheets (**Plate 9**). The exterior fabric of the workshops varies over differing styles presumably (**Plate 38**) reflecting the change in brickwork style during the lifetime and evolution of the compound and buildings.

The building is made up of four sections A, B, C and D which reflect the historic phasing of the workshop (see Dwg.2).

The buildings development began with the section that runs west to east (Section B, Dwg 2) which forms the southernmost part of the site. From cartographic evidence this section was present by 1880 with section A (Dwg, 2) being added after 1901. **Plate 31** shows the view west along section A. The building has a gabled end to the north and south and has principally stretcher bond brick fabric. Traditional King post roof trusses support the open gable roof which has been panelled internally on to which corrugated asbestos sheeting has been laid with regularly placed sun lights running the width of section A. With regard to original features there are some remnant 20th century electric power points and shut offs located across Section A but nothing of particular provenance to the early 20th century.

Plate 35 notes the exit to the courtyard from section A, Section B (Dwg 2). The buildings internal structure is again of stretcher bond with some English bond (**Plate 37**). Above are hanging floor joists (**Plate 35 and 39**) with supporting beams which support the upper floor, Section C. Section B has no significant remaining furniture indicating original use and has had modern doorways fitted haphazardly into the existing structure.

Section C is accessed via a wooden staircase (**Plate 36**) and is of the same construction fabric as B. However, the northern aspect (**Plate 40**) has been altered in recent years to include modern window panels and panes. The same King post roof trusses are present onto which corrugated sheeting is added as in section A. Modern brickwork piers are noted supporting the trusses suggesting some attempt to reinforce the upper floors of B and C. It is probable that the corrugated sheeting is not the original roof material and Section C has seen significant alteration in roof style and architecture.

Section B joins section D on at its western end (**Plate 45**). Section D is a stretcher bonded lean-to structure with a corrugated sheet roof as B and C supported by mono pitch type wooden roof trusses. This section of the workshop has seen considerable alteration in recent years.

8.1 Discussion.

The workshop buildings have seen significant alteration since the early 19th century. All buildings have had modern windows and doors inserted into the original fabrics and the northern elevation of Section C has been almost completely replaced with modern panes and panels. Collectively the buildings do not represent architecture of any particular merit. Internally there are no significant aspects that identify the workshops original purpose.

APPENDIX 1

Images: External images of Spring Cottage

Images: External images of the Workshop

Images: Internal images of Spring Cottage

Images: Internal images of the Workshop

Images: External images of Spring Cottage



Plate 1: west facing elevation: 1m scale.



Plate 2: north facing elevation: 1m scale



Plate 3: western aspect of Spring Cottage: 1m scale



Plate 4: Spring Cottage: No Scale



Plate 5: front entrance of Spring Cottage: 1m scale.

Images: External images of Workshop



Plate 6: front entrance off Mansfield Road. Spring Cottage is to the left of image. 2m scale.



Plate 7: front entrance off Mansfield Road. Iron railings of site compound to right of the image. 2m scale.



Plate 8: front entrance off Mansfield Road. 1m scale.



Plate 9: workshop compound. No Scale.

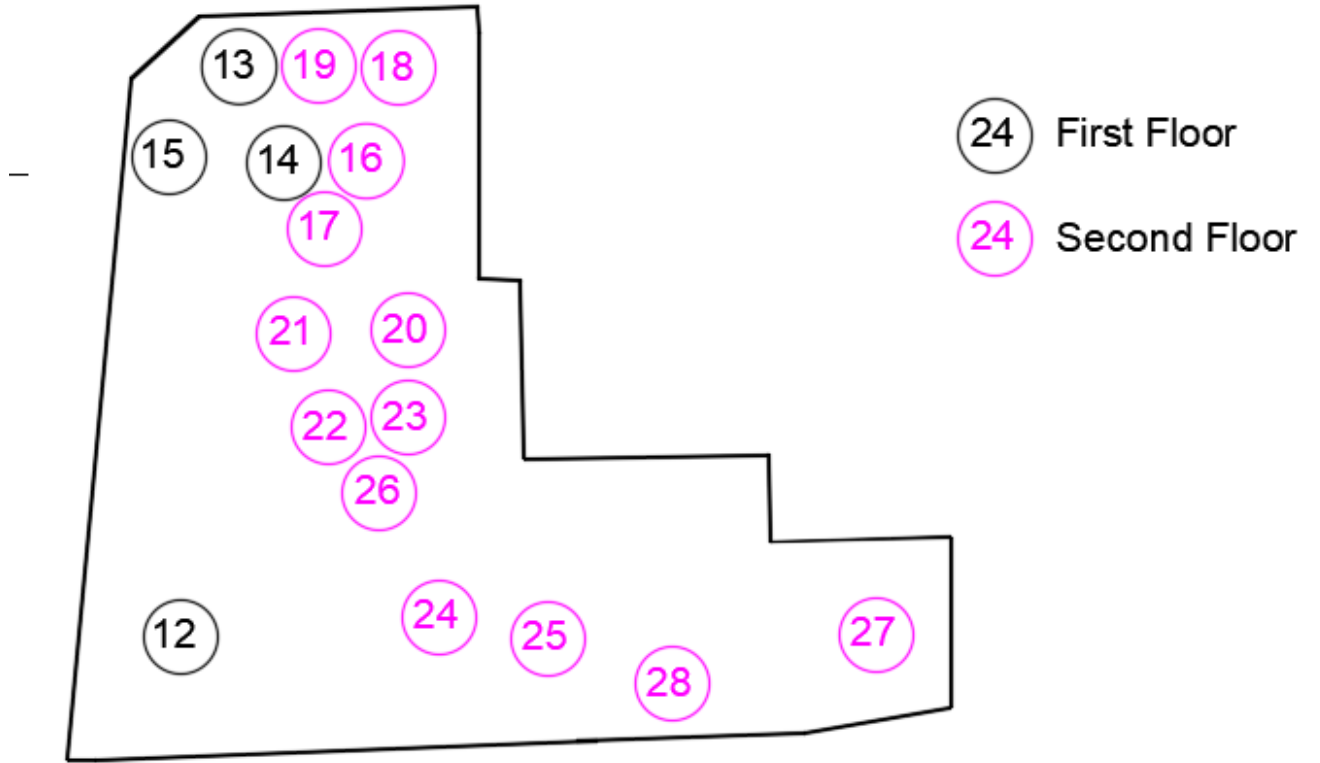


Plate 10: main workshop building: 2m scale



Plate 11: front of north and west facing workshop. 2m scale.

Images: Internal images of Spring Cottage



Dwg.1 Photo locations



Plate 12: kitchen (lower floor). No scale.



Plate 13: living room fireplace (lower floor). No scale.



Plate 14: living room cupboard and cornice (lower floor). No scale.



Plate 15: living room moulded window frame (lower floor). No scale.



Plate 16: bedroom 1 (north). Floorboards. No scale.



Plate 17: Bedroom 1 (north). Ceiling rose. No scale.



Plate 18: Bedroom 1 (north). Fireplace and surround. No scale.



Plate 19: Bedroom 1 (north). Floorboards and skirting boards. No scale.



Plate 20: landing between bedroom 1 and 2*

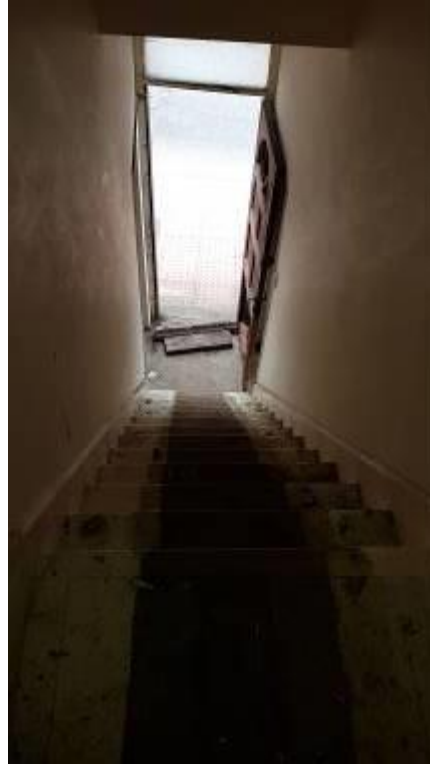


Plate 21: view downstairs to front entrance*



Plate 22: from landing to Bedroom 2 *



Plate 23: bedroom 2*

*No scale.



Plate 24: bedroom 2. Fireplace and surround. No scale.



Plate 25: bedroom 2. Loft hatch*.



Plate 26: Bedroom 3 from Landing. *

Bedroom 2 is to the immediate right of bedroom 3 entrance see Plate 22.

*No scale.

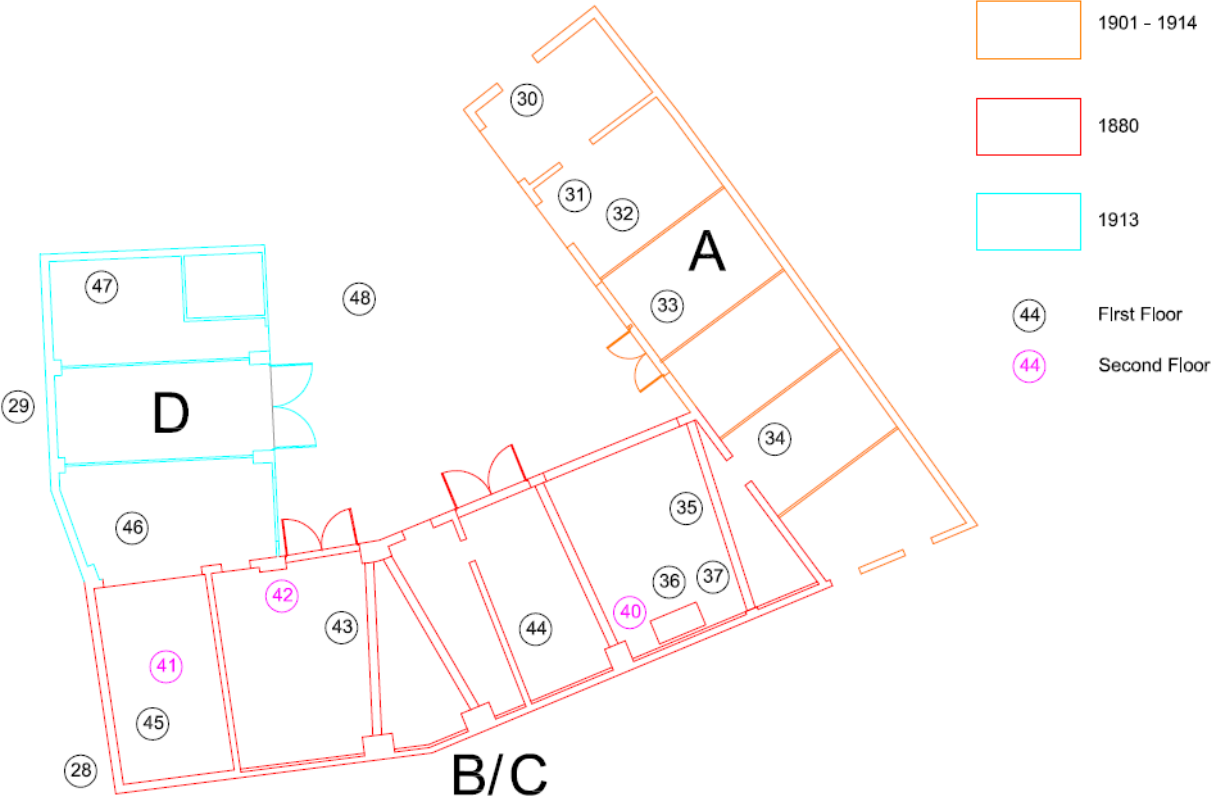


Plate 27: bedroom 3. Eastern view from gable end of building. No scale.



Plate 28: bedroom 3. Fireplace, grate and surround. No scale.

Images: Internal images of the Workshop



Dwg 2: Photographic Locations and Phasing



Plate 28: exterior brickwork of western elevation. 2m scale.



Plate 29: exterior brickwork of western elevation. 2m scale.



Plate 30: view east along section A. 2m scale.



Plate 31: view west along section A. 2m scale.



Plate 32. Section A (left of image) with yellow frames extending north. Panorama, no scale.



Plate 33. Section A running south –north. Panorama, no scale.



Plate 34. Light haulage crane. 2m scale.



Plate 35. Exit to courtyard from section A. 2m scale.



Plate 36. Southern elevation of section B with staircase to upper floor C. 2m scale.



Plate 37: as Plate 36. 2m scale.



Plate 38: internal of southern exterior wall section B. No scale.



Plate 39: East – west hanging floor joists Section B. No scale.



Plate 40: east – west upper floor Section B. 2m scale.



Plate 41: western gable end of Section C. 2m scale.



Plate 42: northwest facing window of Section C to courtyard. No scale.



Plate 43: Section B view to courtyard. 2m scale.



Plate 44: Section B looking east. 2m scale.



Plate 45: Section B western elevation. 2m scale.



Plate 46: Section D looking toward northern gable end. 2m scale.



Plate 47: Section D view south. Section B is located at the far room. Panorama, no scale.

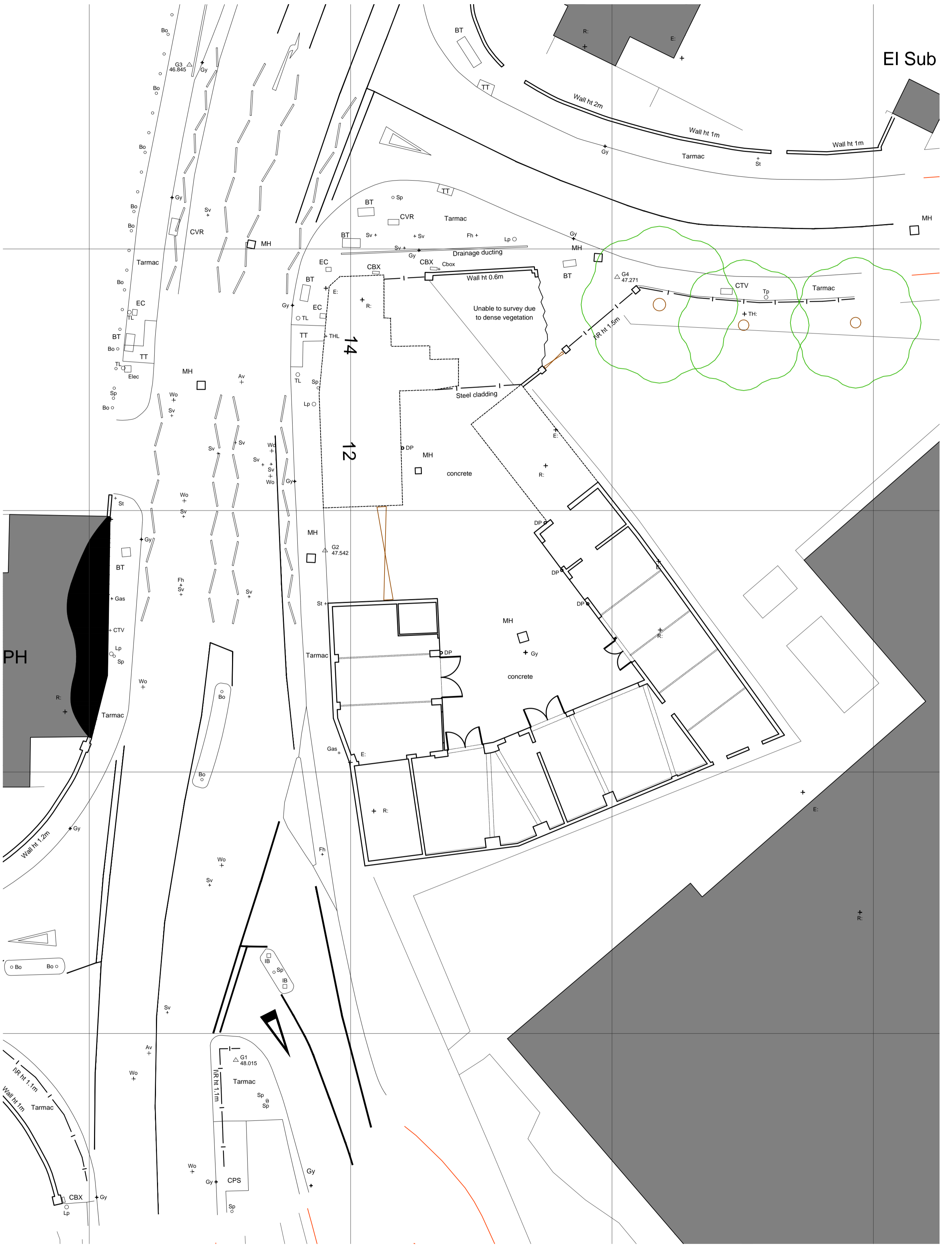


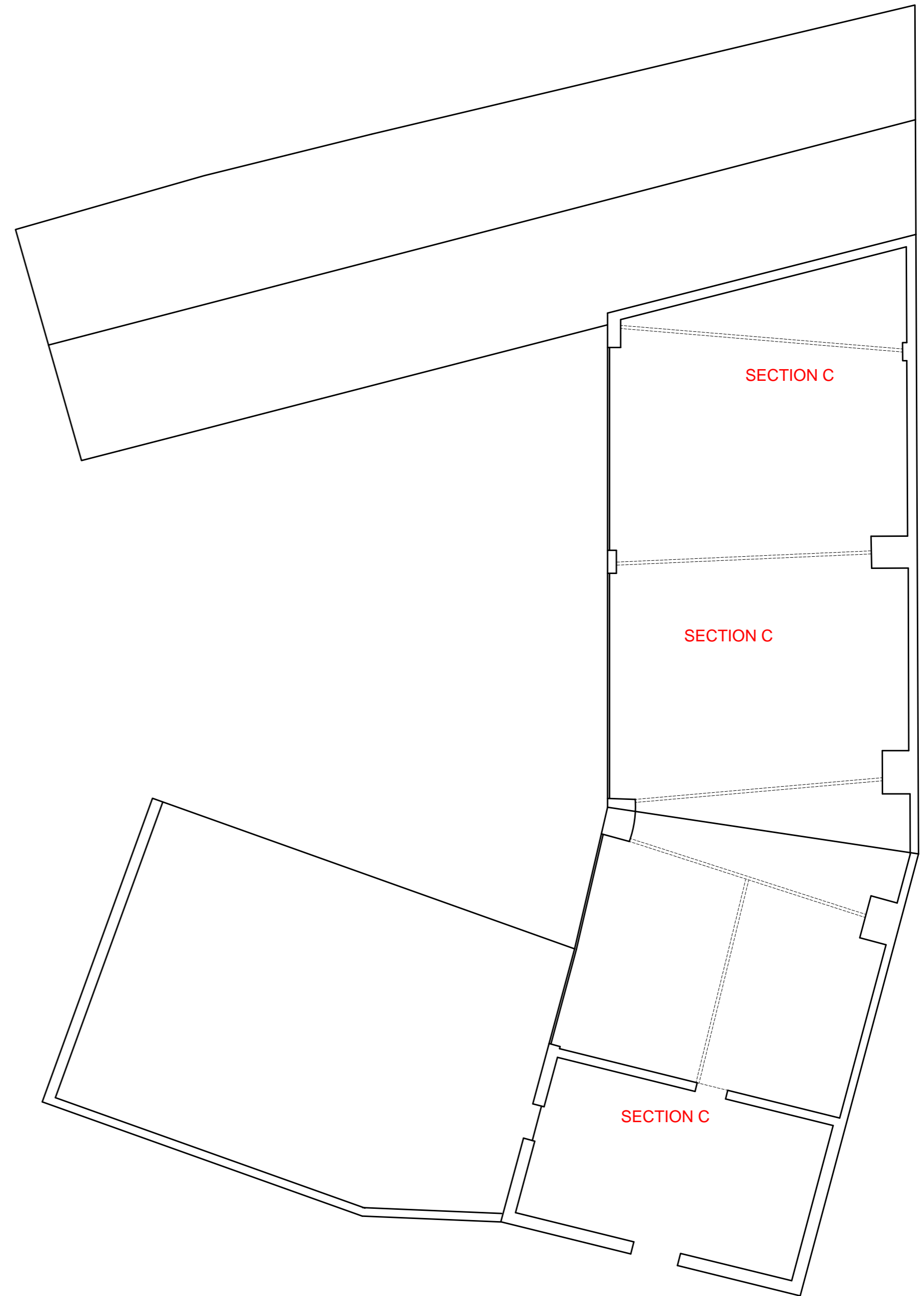
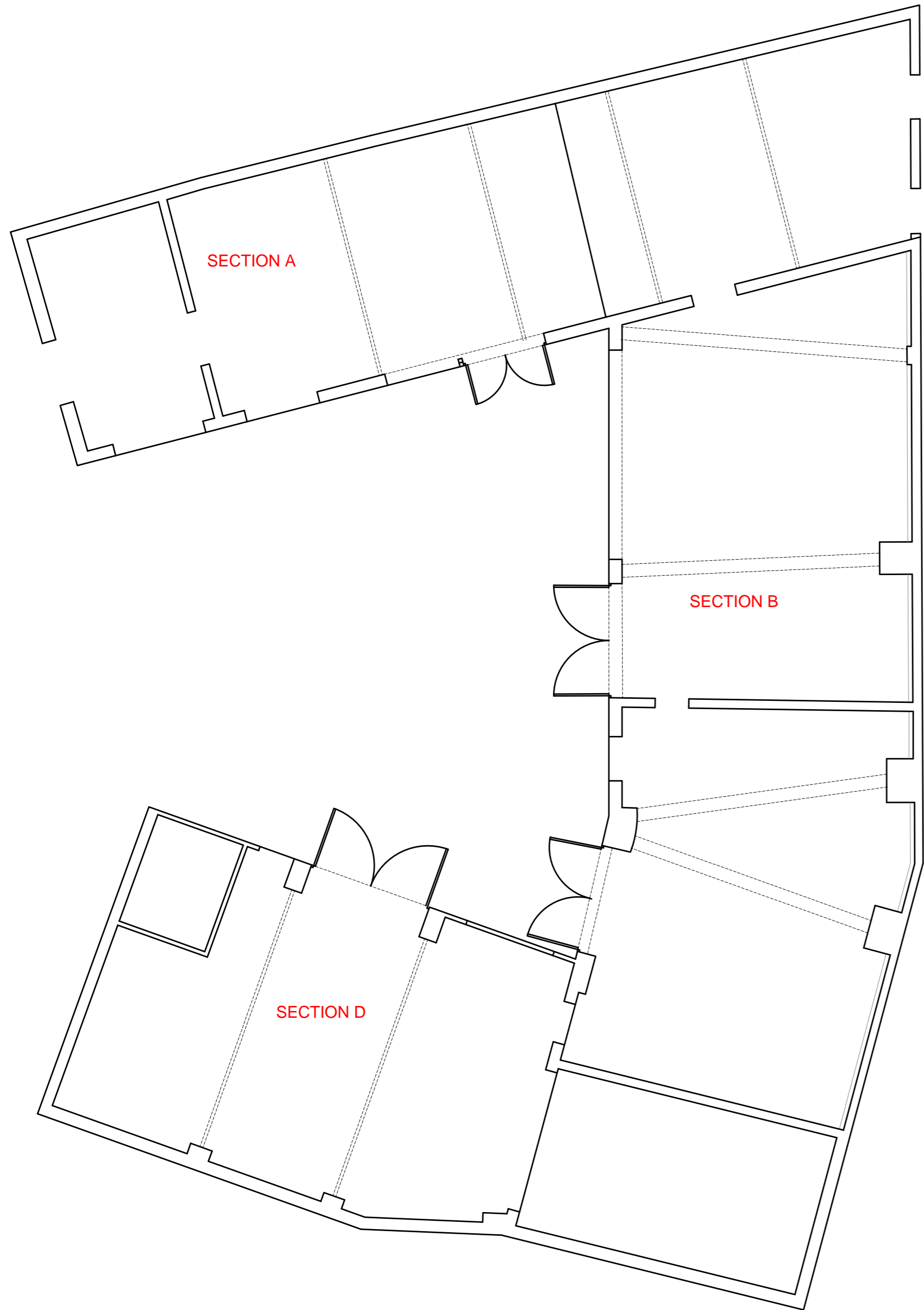
Plate 48: Section C centre, section D right. 2m scale.

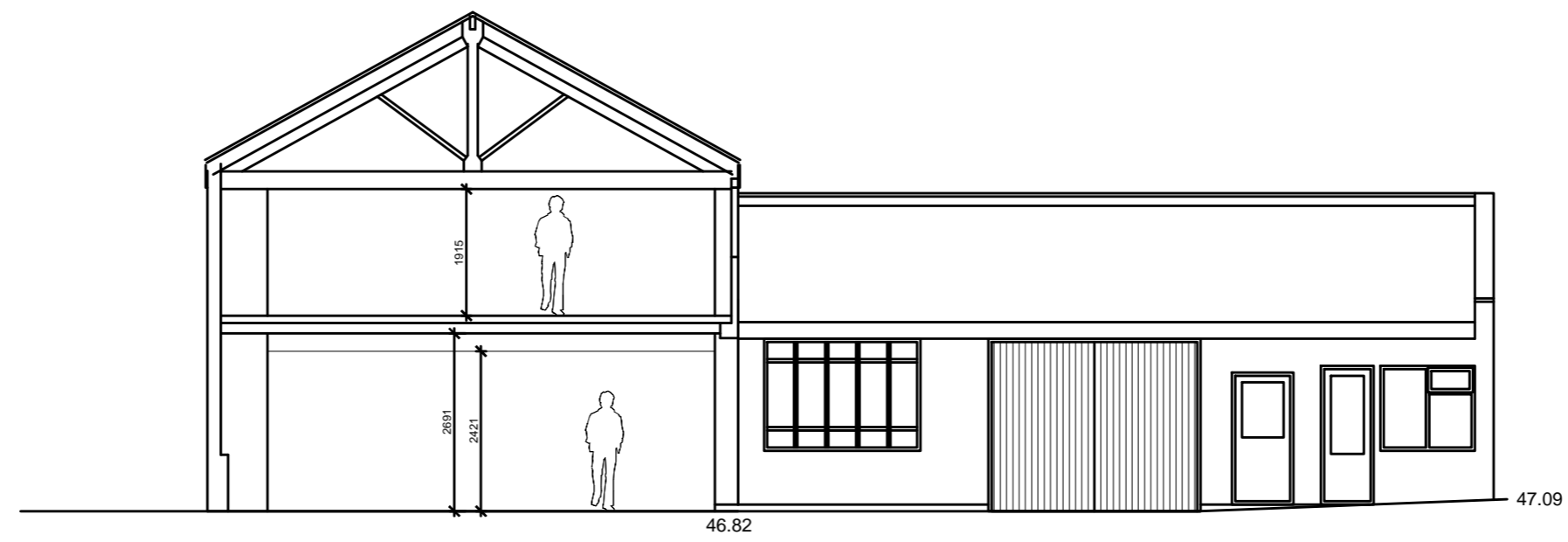
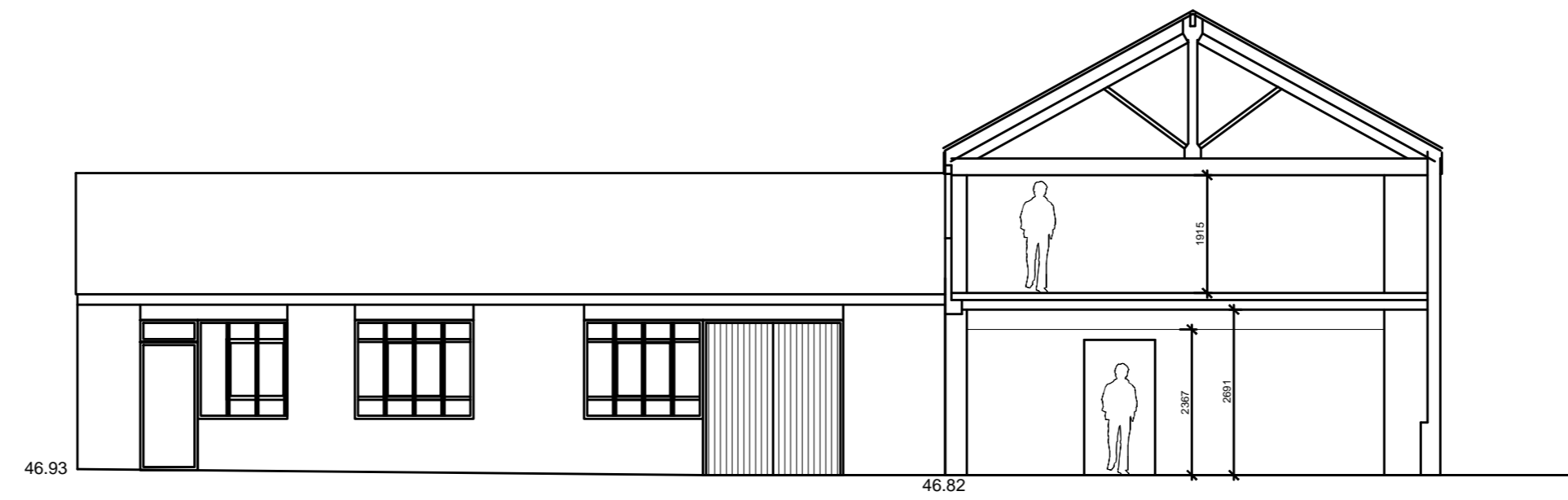
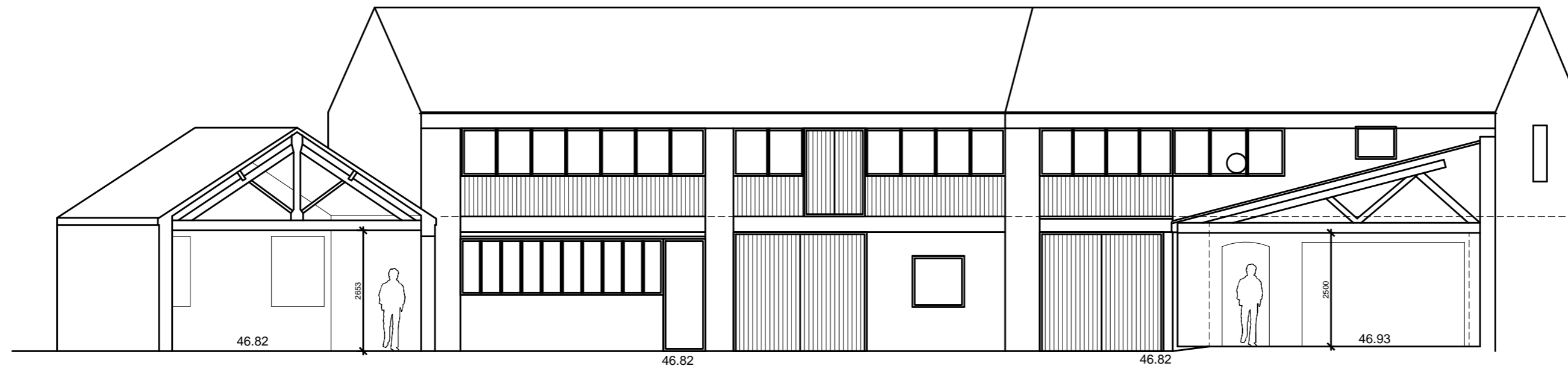
APPENDIX 2

CLIENT DRAWINGS 1:100

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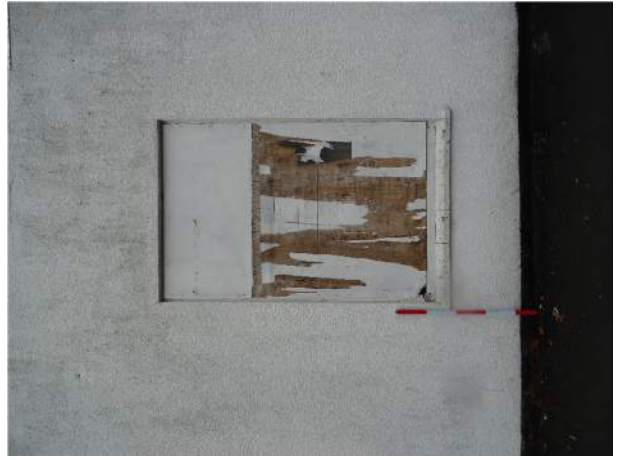


Existing Workshop Elevations NTS

APPENDIX 3

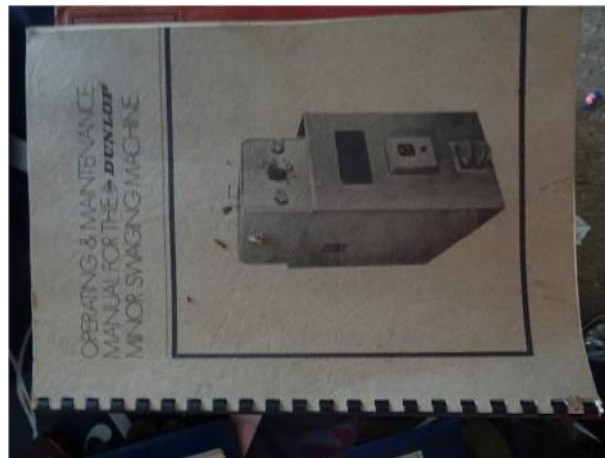
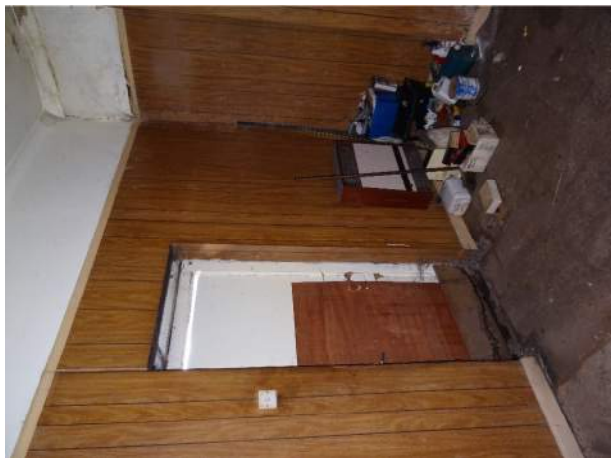
PHOTOGRAPHIC CONTACT SHEET

















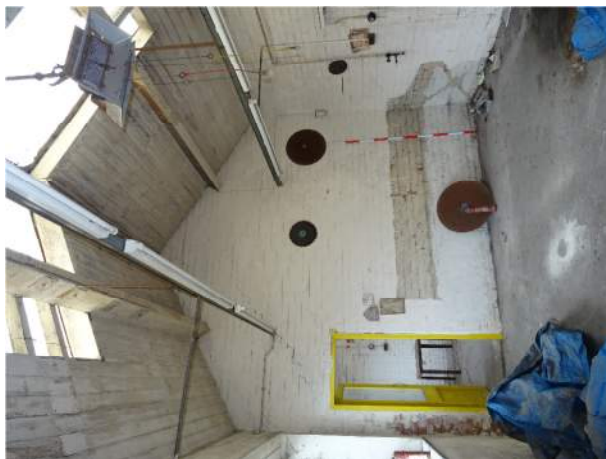














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