

# **The William Allitt Academy**

Preliminary Archaeology and Heritage Survey

February 2022

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## Preliminary Archaeology and Heritage Survey

February 2022

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# Executive summary

This Preliminary Archaeology and Heritage Survey has been prepared by Mott MacDonald on behalf of the Department for Education (DfE), as part of a feasibility study into proposed works at The William Allitt Academy (henceforth 'the scheme'). This report relates to record CDR12687 in the Derbyshire Historic Environment Record (HER). William Allitt Academy (henceforth 'the site') is primarily comprised of 1960s and 1970s buildings on a levelled area dug into a hillside in the north of Newhall, Derbyshire. It includes a building, block EFAG, which dates to between 1881 - 1901 and was formerly part of separate school once sited adjacently to the current William Allitt Academy, on the corner of Sunnyside and Bretby Road. EFAG is the only surviving building of this former school, and has since been incorporated into William Allitt Academy. The building has been altered since its construction. The site also includes playing fields, located to the west and south of the school buildings. Prior to being in use as a school, the site was formerly utilised as agricultural land. The town of Newhall was present by the end of the 11<sup>th</sup> century and was a rural agricultural settlement. It grew notably in the post-medieval period as a result of the coal-mining industry especially. There are four Grade II listed buildings and 19 non-designated assets listed on the HER within the study area (750m of the site). One HER record is situated within the site and relates to former air raid shelters, which are no longer extant.

Due to distance between the site and all identified assets, as well as screening by topography and the built environment, no impact to any designated or non-designated heritage asset is anticipated as a result of the proposed scheme, including through change in setting. Block EFAG is not considered a non-designated heritage asset within this survey. It is not recorded on the HER and there is no local list for south Derbyshire. Assessment against criteria set out by Historic England (2017) has found it does not hold sufficient heritage significance to be considered a non-designated heritage asset. However, it does have some individual features of architectural interest, such as the decorative terracotta surround to the principal entrance.

There is limited potential for the proposed scheme to impact archaeological remains. If present, remains are anticipated to best survive in the centre and west of the William Allitt playing field and would likely relate to post-medieval and modern agricultural practice. Consultation is recommended prior to any application for planning permission. If excavations are proposed, for example for new foundations, the archaeological advisor to the local planning authority should be consulted to determine if there may be need for further archaeological assessment and archaeological mitigation. The potential for archaeological remains should also inform the design of the scheme, as impact should be avoided wherever possible. No impact to any designated heritage asset is anticipated, therefore there are no statutory consultation requirements relating to any designated asset. If works to block EFAG are proposed, the local conservation officer should be consulted to confirm the findings of this survey that EFAG is not considered a heritage asset.

There are opportunities to repurpose block EFAG. It is recommended this is retained as part of the proposed scheme, in accordance with policy BNE10 in the Local Plan. Although not considered a non-designated heritage asset, it has some characterful external features and may be suitable for use as a reception or administrative building, given its location near the current entrance to the site. In addition, it is recommended any new built infrastructure should be in keeping with the local character in terms of scale, massing and materials. Red brick dominates the local built environment and buildings are typically no more than two storeys, although the changing topography on the site may allow taller buildings. Assessment relating to the historic environment should be revisited prior to planning submission to ensure it remains relevant and appropriate, based on the detailed design.

# 1 Introduction

## 1.1 Overview

This Preliminary Archaeology and Heritage Survey has been prepared by Mott MacDonald on behalf of the Department for Education (DfE), as part of a feasibility study into proposed works at The William Allitt Academy (henceforth 'the scheme'). It provides an overview of the relevant historic environment, including policy and legislative baseline, as well as highlighting key constraints relating to archaeological remains and built heritage to inform the development of the scheme. It also provides recommendations for next steps, should the project be taken forward.

## 1.2 Site Overview

The proposed scheme is located at The William Allitt Academy, Sunnyside, Newhall, Derbyshire DE11 0TL (henceforth 'the site') and is centred at National Grid Reference (NGR) SK2847 2106. The site comprises the school buildings (the main EFAA block, and smaller EFAB-EFAG blocks and outbuildings; see Figure 1.2 below) as well as soft and hard landscaped play and sports provisions and two car parks. It is bordered to the south by Newhall Junior School. All blocks are of late 20<sup>th</sup> century construction, except for EFAG which dates to between 1881 and 1901. This is the only building on site considered to be of possible heritage significance, and as such as been subject to assessment against relevant criteria to understand this significance, and what it may mean for the scheme (see section 4.3.2. below).

**Figure 1.1: The site (red) and adjacent Newhall Junior School (yellow dashed)**



Source: Mott MacDonald (2023)





## 2 Legislation and Planning Policy

This section describes the legislation and planning policy relevant to the proposed scheme.

### 2.1 Overarching legislation

#### 2.1.1 The Ancient Monuments and Archaeological Areas Act 1979

Act to consolidate and amend the law relating to ancient monuments; to make provision for the investigation, preservation and recording of matters of archaeological or historical interest and (in connection therewith) for the regulation of operations or activities affecting such matters.

#### 2.1.2 The Planning (Listed Building and Conservation Areas) Act 1990

Act to consolidate certain enactments relating to special controls in respect of buildings and areas of special architectural or historic interest with amendments to give effect to recommendations of the Law Commission.

### 2.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published on 27th March 2012 and subsequently revised on the 24th July 2018, February 2019 and most recently on 20th July 2021. This replaced all previous national planning policy documents. Chapter 16 of the NPPF addresses the conservation and enhancement of the historic environment; and sets out the local planning authority's responsibilities when dealing with planning proposals which have the potential to impact on cultural heritage assets. These policies emphasise the importance of balancing the need for the conservation of heritage assets with the desirability of new development. Those relevant to proposed scheme with regard to the historic environment are as follows:

*189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.*

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

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

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

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

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

## 2.3 Local Planning Policy

The South Derbyshire Local Plan<sup>1</sup> was adopted 13<sup>th</sup> June 2016 and covers the period 2011 to 2028. The local plan provides the basis for deciding individual planning applications and sets out the South Derbyshire District Council's (SDDC) vision and aspirations for the development of the area. The plan is comprised two parts; part one is the strategic policies and allocations and part two covers non-strategic housing allocations, detailed heritage and conservation policies and a green belt review. Part two of the plan contains one policy relevant to the proposed scheme with regard to the historic environment, as follows;

### Policy BNE10 Heritage

*Applications for development that affects heritage assets...will be determined in accordance with national policy for conserving and enhancing the historic environment. In particular the following will apply:*

- *all applications should be accompanied by a heritage assessment, prepared with the appropriate expertise, to a level of detail proportionate to the asset's significance. The assessment should describe the asset's significance, identify the impact of the proposed development and provide clear justification for the works. Where appropriate, the Council may also require historical research and archaeological recording to be undertaken before works to a heritage asset commence.*
- *developments affecting a heritage asset or its setting, including alterations and extensions to existing buildings, will be required to demonstrate how the proposal has taken account of design, form, scale, mass, siting and setting of the heritage asset, in order to ensure that the proposed design is sympathetic and minimises harm to the asset.*
- *the loss of buildings and features which make a positive contribution to the character or heritage of an area should be avoided through preservation or appropriate reuse, including enabling development.*

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<sup>1</sup> South Derbyshire District Council (2016) *South Derbyshire Local Plan*. Available online at: [www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning/planning-policy/local-plan/adopted-local-plan](http://www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning/planning-policy/local-plan/adopted-local-plan).



- *any proposed development which impacts on archaeological remains will be required to be accompanied by an archaeological evaluation of the site and a statement demonstrating how it is intended to overcome the archaeological constraints of the site. Development will be resisted which would result in the loss of or substantial harm to Scheduled Ancient Monuments or other archaeological sites of equivalent significance. Development affecting non-designated archaeological sites will be assessed having regard to the scale of any harm and the significance of the site. In all cases measures will be undertaken to minimise impact and, where possible, to preserve the site in situ. The District Council will require public display and interpretation where appropriate.*
- *development that will lead to substantial harm to or loss of significance of any other designated heritage asset will be refused, unless it can be demonstrated that the development is necessary to achieve substantial public benefits that outweigh that harm or loss. Where less than substantial harm would result this will be considered against the public benefits of the proposal.*
- *effects of the development on the significance of other non-designated heritage assets on the local list will be assessed having regard to the scale of any harm and the significance of the asset.*

Although policy BE10 mentions the local list of assets, a search of the South Derbyshire Council Website has not identified that one has yet been produced.

## 3 Methodology

### 3.1 Assessment Methodology

Baseline information has been gathered within a 750m radius of the red line boundary of the site (hereby referred to as the 'study area'). This study area is considered sufficient to produce a comprehensive baseline for the site, to facilitate an understanding of the archaeological potential within the site, its historic significance and heritage assets which may constrain development of the site.

The following actions have been undertaken for this assessment:

- An examination of the local and national planning policies in relation to the historic environment;
- A search of the National Heritage List for England (NHLE) for Listed Buildings, Registered Parks and Gardens, Scheduled Monuments, World Heritage Sites and Registered Battlefields within the study area;
- A search of the Derbyshire Historic Environment Record (HER) for archaeological sites, archaeological findspots and other non-designated heritage assets within the study area;
- A search of the South Derbyshire District Council website for conservation areas within the study area, review of local planning policies and confirmation there is no list of locally listed buildings in south Derbyshire;
- An examination of the relevant published and unpublished archaeological and historic sources e.g. journals and historic records;
- An examination of topographical and geological evidence;
- A map regression exercise using historic maps, as available online, to help determine previous land use of the site; and
- A site visit undertaken on the 31<sup>st</sup> January 2023.

### 3.2 Guidance

This preliminary survey has been produced in accordance with the Chartered Institute for Archaeologists (CIfA) Code of Conduct: professional ethics in archaeology. Mott MacDonald are a CIfA Registered Organisation. This report has been produced in accordance with all relevant guidance, including the following.

- The 2014 Chartered Institute for Archaeologists (CIfA) Standard and Guidance for Historic Environment Desk-Based Assessment (updated 2020<sup>2</sup>);
- The 2015 Historic England Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision – Taking in the Historic Environment (GPA2)<sup>3</sup>;
- The 2017 Historic England Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (GPA3)<sup>4</sup>;

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<sup>2</sup> Chartered Institute for Archaeologists (CIfA) 2017, Standard and Guidance for Historic Environment Desk-Based Assessment. Available online at: [https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA\\_4.pdf](https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA_4.pdf)

<sup>3</sup> Historic England 2015, Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision – Taking in the Historic Environment. Available online at: <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-indecision-taking/gpa2/>

<sup>4</sup> Historic England 2017, The Setting of Heritage Assets. Available online at: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/>

- The 2019 Historic England Statements of Heritage Significance: Analysing Significance in Heritage Assets (TAN12)<sup>5</sup>;
- The 2020 Standard and Guidance for Historic Environmental Desk-based Assessment;<sup>6</sup>
- The 2021 Principles of Cultural Heritage Impact Assessment in the UK <sup>7</sup>; and
- The 2021 Local Heritage Listing: Identifying and Conserving Local Heritage<sup>8</sup> .

### 3.3 Site Survey

A site survey consisting of a walkover of the site was undertaken by heritage professionals from Mott MacDonald on 31<sup>st</sup> January 2023 to:

- Inform understanding of any designated heritage assets and their settings;
- Identify any additional non-designated heritage assets or archaeological remains of relevance within the study area;
- Inform understanding of the site conditions, such as topography, vegetation cover and current land use; and
- Inform the assessment contained within this report.

### 3.4 Consultation

Consultation is recommended prior to any application for planning permission. No impact to any designated asset is anticipated (see section 6) therefore, there are no statutory consultation requirements relating to this. If works to block EFAG are proposed, the local conservation officer should be consulted to confirm the findings of this survey that EFAG is not considered a non-designated heritage asset. If excavations are proposed, for example for new foundations, the archaeological advisor to the local planning authority should be consulted to determine if there may be a requirement for archaeological surveying or mitigation. This is of particular relevance to any proposed works within the centre of the William Allitt playing fields, where any archaeological remains present are anticipated to survive and be fairly shallow (see Section 5 for more detail on archaeological potential).

### 3.5 Assumptions and Limitations

Information provided by the HER can be limited because it depends on previous opportunities for research, fieldwork and discovery. Where nothing of historic interest is shown in a particular area, this can be down to lack of targeted research or investigation rather than the genuine absence of sub-surface archaeological deposits.

Documentary sources are rare before the medieval period, and many historic documents are inherently biased. Older primary sources often fail to accurately locate sites and interpretation can be subjective. Historic maps provide a glimpse of land-use at a specific moment. It is

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<sup>5</sup> Historic England 2019, Statements of Significance: Analysing Significance in Heritage Assets. Available online at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/>

<sup>6</sup> Chartered Institute for Archaeologists (CIfA) 2014, updated 2020, *Standard and Guidance for Historic Environmental Desk-based Assessment*. Available online at: [www.archaeologists.net/sites/default/files/CIfAS&GDBA\\_2.pdf](http://www.archaeologists.net/sites/default/files/CIfAS&GDBA_2.pdf).

<sup>7</sup> Institute for environmental management and assessment (IEMA), institute for historic building conservation (IHBC) and CIfA (2021) *Principles of Cultural Heritage Impact Assessment in the UK*. Available online at: [www.iema.net/resources/blog/2021/07/20/launch-of-principles-of-cultural-heritage-impact-assessment](http://www.iema.net/resources/blog/2021/07/20/launch-of-principles-of-cultural-heritage-impact-assessment).

<sup>8</sup> Historic England (2021) Local Heritage Listing: Identifying and Conserving Local Heritage. Available online at: <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/>.

therefore possible that short-term structures or areas of land-use are not shown and therefore not recorded within this assessment.

Given that this report is preliminary, a visit to the local archives was not considered necessary and as such this assessment has been carried out on a remote basis using sources published online. Whilst this is considered adequate for this assessment, it should be noted that historic mapping and literature that is only accessible by visiting the local archive in person will not have been consulted as part of this assessment.

The site and study area span two archaeological research framework areas (West Midlands and East Midlands). While other sources have been used in the production of this report, this may mean there are some inconsistencies in the regional patterns of archaeological activity described. The peripheral location may also mean the area is not covered in as much detail within the frameworks.

Bretby Brick and Bottle Kiln, a Grade II listed building, is located within a private industrial area and was only viewed from the adjacent road. However, this was sufficient to understand the potential to impact the asset through change in its setting for the purposes of this preliminary survey.

Not all internal spaces at William Allitt Academy were accessed during the site survey, due to the school being in operation at the time of survey. However, the spaces accessed provided a representative sample sufficient to provide an understanding of the buildings to inform the findings of this preliminary survey.

## 4 Baseline

### 4.1 Geology and Topography

The site is located on a very gentle hill in north-west Newhall, sloping from approximately 105m Above Ordnance Datum (AOD) in the south to approximately 120m AOD in the north. The land falls slightly in the west of the site, which is comprised of playing fields, to approximately 95m AOD. Outward views are mostly restricted by the built environment and vegetation on the boundaries, but there is a limited view into the site from some properties on Sunnyside to the north. The William Allitt Academy buildings are located in the eastern part of the site, located near to the surrounding built environment. In the easternmost part of the site, nearest to the school buildings, there is superficially disturbed ground where temporary classrooms were recently located. Grassed areas in the western part of the site provide sports pitches and a running track, which give way to fields laid to pasture, divided by hedgerows, to the west. The western border of the playing fields is lined with trees, however in winter there are some limited views of these fields on gently undulating hills beyond.

The site lies in the western edge of the Pennine Middle Coal Measures Formation – Mudstone, Siltstone and Sandstone. This is comprised of interbedded grey mudstone, siltstone, pale grey sandstone and commonly coal seams, with a bed of mudstone containing marine fossils at the base, and several such marine fossil-bearing mudstones in the upper half of the unit. The deposits formed between 318 and 309.5 million years ago. The study area also includes Pennine Lower Coal Measures formations of mudstone, siltstone and sandstone. The superficial geology is not recorded by the British Geological Survey within the site, nor within most of the study area. One borehole record is given approximately 150m east of the site<sup>10</sup>. This records the bedrock (mudstone), at approximately 4.5m depth, overlain by mottled brown and grey silty clay with thin bands of sand with occasional coal fragments. From 1.6m to 0.4m the borehole records brick and coal fragments with loose black ash, overlain at the surface by modern bitumen.<sup>11</sup> As the ground within the site is heavily landscaped it may not be assumed that the superficial geology is the same, however this does indicate soils are likely to be clayey.

**Figure 4.1: Site conditions**



<sup>10</sup> British Geological Survey (2023) *GeoIndex*. Available online at: [https://mapapps2.bgs.ac.uk/geoindex/home.html?\\_ga=2.187519919.625190244.1671115466-1487779918.1671115466](https://mapapps2.bgs.ac.uk/geoindex/home.html?_ga=2.187519919.625190244.1671115466-1487779918.1671115466).

<sup>11</sup> Nicholls Colton and Partners (1988) *Borehole record SK22SE178*. Available online at: [http://scans.bgs.ac.uk/sobi\\_scans/boreholes/200627/images/10262186.html](http://scans.bgs.ac.uk/sobi_scans/boreholes/200627/images/10262186.html).



Source: Mott MacDonald (2023)

## 4.2 Historic Map Regression

Table 4.1 below provides a regression of the historic cartographic and remote sensing evidence available online for the site.

**Table 4.1: Historic map regression**

Title	Date	Description
Ordnance Survey, 25 inch: mile. Derbyshire LX.2	1881	<p>The town of Newhall is shown on this map, with the High Street (including the part now named Main Street) and Wood Lane (today Bretby Road) shown on their modern routes. The settlement pattern is unusual. It is comprised a series of interconnecting and branching rows of housing along roads. The settlement is neither nucleated nor dispersed, but the spaces between the rows are infilled with fields and the settlement spread out.</p> <p>Sunnyside is also shown on this map; however the name appears to relate to a property set at its north-western extent rather than to the road itself. There are no other properties on the road, which appears to be a private track. The site itself is shown as fields, which are a mixture of sizes but all with straight and regular boundaries. Some scattered trees are shown on field boundaries. A path leads through the site from Sunnyside in the north-east and the Chesterfield Memorial Hall on the High Street in the south-west. A pond is shown in the middle of the site.</p> <p>Two schools are shown on the north of the High Street, south of the site. There is evidence of extractive activities; numerous quarries are shown and most notable are a Brickyard on the northside of Sunnyside, the Bretby Colliery to the far north-west and the Matsyard Colliery east of Wood Lane (Bretby Road). The latter is labelled as disused.</p>
Ordnance Survey, 25 inch: mile. Derbyshire LX.2	1901	<p>A new building is now shown on the junction between Bretby Road (now labelled as such) and Sunnyside. This is not in the location of either the present-day William Allitt Academy or Newhall Junior School, but is labelled 'Schools'. The school is split in half, likely for separate boys' and girls' education. The school building is shown to extend into the north-east of the site, an area which is currently used for carparking. To the rear of this building a second, smaller block is shown. This is in the location of the present day block EFAG in the northern part of the site; its footprint mostly aligns with that of the present-day block. It is therefore assumed that this building shown on historic mapping is the present day EFAG block situated at William Allitt Academy.</p>



Title	Date	Description
		<p>The buildings formerly labelled 'School' on the High Street on the south, are now labelled 'Sunday School'. This indicates a slight shift in their use following the addition of the new schools in the town.</p> <p>The brickyard to the north is no longer shown, with just the quarry marked, however the Matsyard Colliery appears to be back in use, as displayed on this map.</p> <p>There are no other notable changes from the above map.</p>
<p>Ordnance Survey, 25 inch: mile. Derbyshire LX.2</p>	<p>1920</p>	<p>The site itself remains broadly undeveloped, except a small track which appears to cross diagonally from Sunnyside, however there are several changes shown in the surrounding area. A tram system labelled 'Burton and Ashton Light Railway' is shown following a route along Sunnyside. To the south it extends to Matsyard Colliery and to the north it branches north of Sunnyside before extending through the undeveloped fields. Residential development is now shown on both sides of Sunnyside in the form of semi-detached houses, built around the tram system.</p> <p>There are no other notable changes from the above map.</p>
<p>Ordnance Survey, 6 inch: mile. Derbyshire Sheet LX.NW</p>	<p>1938</p>	<p>The principal building at Newhall Junior School is now shown. This building is labelled 'School' and the field surrounding it appears to be in use as playing grounds. Within the site, a footpath crossing the fields appears to have been formalised to provide school access. There is no other development within the site.</p> <p>The left-most Sunday school building, south-east of the site, has been demolished. Chesterfield Avenue to the south-west of the site is shown in this location as under construction.</p> <p>There are no other notable changes from the above map.</p>
<p>RAF Archive Photograph RAF/541/28</p>	<p>1948</p>	<p>The site and its surrounds can be observed in this aerial image, however the image is low resolution and interpretation is limited. The school at the junction of Sunnyside and Bretby Road to the east of the site can be seen and appears to have a series of pitched roofs. The site otherwise remains as open fields. Newhall Junior School, to the south-west of the site, is also shown, alongside an area of possible hardstanding or play space to its immediate east. The Burton and Ashton light railway cannot be seen, except for the scar of its route across the fields. This may have been dismantled but due to photo quality this cannot be confirmed.</p>
<p>Ordnance Survey, National Grid Maps. SK22SE – A.</p>	<p>1950</p>	<p>The Burton and Ashton Light Railway is no longer shown, appearing to have been dismantled. Likely related, the Matsyard Colliery is no longer labelled and therefore presumably not active.</p>
<p>RAF Archive photograph RAF/543/1794</p>	<p>1962</p>	<p>The northern half of the site only is visible in this aerial image. The school at the junction between Sunnyside and Bretby Road is shown as demolished to ground level. This is with the exception of one building, which remains standing. This aerial image shows the roofscape of the building clearly, demonstrating this building is the present-day EFAG block. The William Allitt Academy can be seen under construction in the site. Block EFAA is shown in this image.</p>
<p>Environment Agency LiDAR</p>	<p>2015</p>	<p>LiDAR does not identify any notable features within the site not otherwise described. The substantial levelling of the site and its immediate surrounds can be readily observed. There is steep bank on the western boundary of the William Allitt playing fields and a steep, obvious cut on the northern boundary of each of the schools. Fields to the north-west of the site contain some subtle earthworks which may be post-medieval ridge and furrow.</p>

Sources: National Library of Scotland, Ordnance Survey, Historic England, Environment Agency

## 4.3 Heritage Assets

This section provides an overview of the heritage assets within the 750m study area. Heritage assets have been assigned a unique reference number, formatted MM00, for consistency and ease of cross-referencing. To reduce confusion for the adjacent sites, the reference numbers used in this survey are consistent with those in the Newhall Junior School Preliminary Archaeology Survey (Mott MacDonald 2023). All assets here discussed are included in a Gazetteer in Appendix A and shown spatially on mapping in Appendix B.

### 4.3.1 Designated Assets

There are four listed buildings within the study area, all of which are Grade II listed. These are;

- The Bretby Brick and Stoneware Company Bottle Kiln and Attached Building (MM01), approximately 490m north-west;
- The Central Methodist Church (MM02), approximately 360m south-east;
- The Church of St John (MM03), approximately 700m south-east, and;
- The former vicarage to the Church of St John (MM04), approximately 740m south-east.

The former bottle kiln (MM01) is part of the surviving remains of the Bretby Brickworks. It dates to the late 19<sup>th</sup> century and can be observed on an OS map from 1988 (see Table 4.1 above). It is set in a small industrial estate, located to the far north-west of the site in a slight valley. There is no intervisibility between the site and the asset, including the chimney, due to the intervening hill and Windmill Spinney Plantation. This, as well as the lack of historic relationship with the site, ensures the setting of this asset does not extend into the site.

#### Photo 4.1: Bretby Brick and Stoneware Company Bottle Kiln and surroundings



Source: Mott MacDonald (2023)

The three other listed buildings are set within the centre of Newhall to the east of the site, in private churchyards and separated from the site by intervening built environment. The Central Methodist Church (MM02) dates to 1863, it is the closest designated heritage asset to the site. The Church of St John (MM03), dated to 1820, and its associated Vicarage (MM04) are located in the far east of the study area. The church is set within a large churchyard, set back from the High Street. The vicarage is situated immediately adjacent to the church and situated within a walled garden. Due to the topography and intervening built environment, there is no



intervisibility between the site and these assets. This, as well as the lack of historic relationship with the site, ensures the setting of this asset does not extend into the site.

**Photo 4.2: Central Methodist Church (MM02) and surrounds**



Source: Mott MacDonald (2023)

**Photo 4.3: St John's Church (MM03), Vicarage (MM04) and surrounds**





Source: Mott MacDonald (2023)

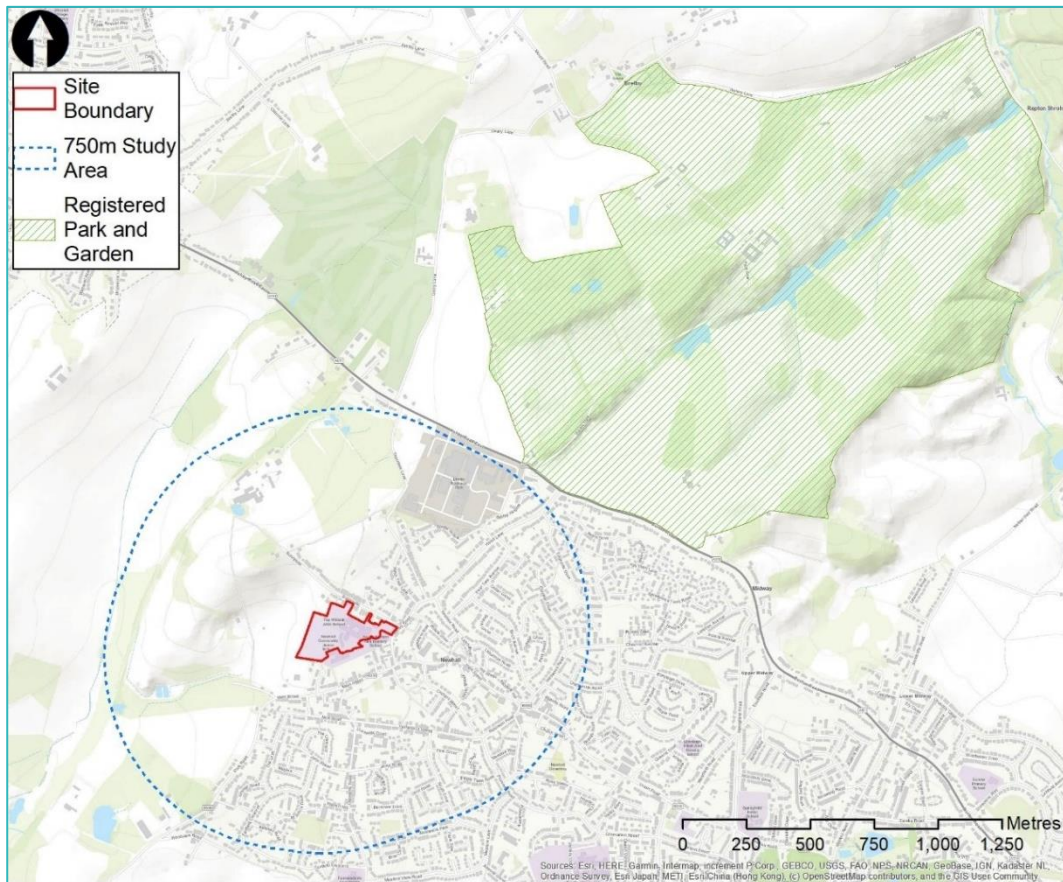
There are no registered parks and gardens within the study area, however the Grade II registered grounds of Bretby Hall are located just outside the study area, approximately 800m north-east of the site. The registered area includes the surviving earthworks of extensive 17<sup>th</sup> and 18<sup>th</sup> century gardens and a surrounding park, as well as evidence of the early 19<sup>th</sup> century phase of development when the current country house was built<sup>12</sup>. The primary entrance/exit, along an avenue with an accompanying lodge, opens to the south onto the A511 Burton Road. There are no notable views southward and the setting is not considered to extend to the site due to intervening built development and no historic relationship. Therefore this asset is not further discussed within this survey.

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<sup>12</sup> Historic England (2023) *Bretby Hall*. Available online at: <https://historicengland.org.uk/listing/the-list/list-entry/1001382?section=official-list-entry>.



**Figure 4.2: Location of Bretby Hall Registered Park and Garden**



Source: Mott MacDonald (2023)

There are no other designated heritage assets in the study area. The site does not lie within an Area of Archaeological Interest, as designated by Derbyshire County Council.

### 4.3.2 Non-Designated Heritage Assets

#### 4.3.2.1 Assets in the Historic Environment Record

The Derbyshire HER records 19 monuments within the 750m study area, including one asset partially within the site.

This is a record of the site of two air raid shelters (MM15), both have been removed by subsequent development, including the construction of Newhall Junior School. Due to the subsequent development in these areas, no remains are anticipated to survive.

The further 18 records within the study area can be summarised as follows:

- Cropmarks and subtle earthworks of possibly medieval field boundaries and ridge and furrow (MM26 and MM20), approximately 730m south-west and 550m east respectively;
- What is considered to be the former extent of a medieval deer park, Newhall Park (MM21), approximately 150m west;
- Assets relating to post-medieval industry, including the sites of Brickworks (MM19 and MM17), site of Matsyard Colliery (MM18) and remains of related infrastructure, such as the Burton and Ashby Light Railway (MM09) and tramcar poles (MM06 and MM07). This

evidence is present through the study area, with the site of the light railway (MM09) the nearest asset to the site, approximately 5m north;

- Remains relating to places of worship, including the site of a former chapel (MM11) and repurposed former chapel (MM12), the nearest being MM11, approximately 90m south;
- Post-medieval agricultural remains, including cropmarks of a trackway (MM24) and field boundaries (MM25) and a former windmill (MM05). The nearest asset, MM05, is approximately 330m north-west; and
- One find spot (MM08), relating to 19<sup>th</sup> and 20<sup>th</sup> century pottery recovered during a fieldwalking survey (MM22).

#### 4.3.2.2 Archaeological Events

One archaeological event is recorded in the study area, as follows:

- Fieldwalking Survey West of Park Road, Swadlincote, 1997 (MM22). The point is recorded approximately 470m south-west, however the survey extended closer to the site. 19<sup>th</sup> and 20<sup>th</sup> century pottery was recovered.

#### 4.3.2.3 Block EFAG

The only building of potential heritage significance within the site is EFAG. It has been asserted by members of the local community that block EFAG at William Allitt Academy is listed<sup>13</sup>. The building is not recorded on Historic England's National Heritage List for England<sup>14</sup> and therefore is confirmed to not be nationally listed. A list of buildings of local heritage importance has not been produced by South Derbyshire County Council, therefore the building is also not considered to be locally listed. The building is also not recorded as an asset in the Derbyshire HER. This misunderstanding may originate from the heritage plaque on the side of the building, which recognises local biophysicist and zoologist Emmeline Jean Hanson and has no particular connection to the building itself. Nonetheless due to its age (late 19<sup>th</sup> – early 20<sup>th</sup> century) and architectural features, the building is of potential heritage significance, and as such this has been assessed against relevant guidance to help determine this (see section 6.2 below).

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<sup>13</sup> Email communication dated 10/11/22.

<sup>14</sup> Historic England (2023) *National Heritage List for England*. Available online at: <https://historicengland.org.uk/listing/>.

**Photo 4.4: Heritage plaque on Block EFAG**



Source: Mott MacDonald (2023)

#### 4.4 Archaeological and Historical Development

This section sets out the historical and archaeological development of the site and study area. Understanding the history of the site and study area and chronology of development helps to determine its archaeological potential, and whether there are any features of heritage significance within the study area which may pose constraints on the scheme.

**Table 4.2: Archaeological and Historical Periods (England)**

Prehistoric Period Dates	Historic Period Dates
Palaeolithic 500,000 to 10,000BC	Romano-British AD 43 to 410
Mesolithic 10,000 to 4,000 BC	Early Medieval AD 410 to 1066
Neolithic / Earlier Bronze Age 4,000 to 1,600 BC	Medieval AD 1066 to 1550
Later Bronze Age 1,600 to 700 BC	Post-medieval AD 1540 to 1900
Iron Age 700 BC – 43 AD	Modern AD 1901 to modern

Source: Forum on Information Standards in Heritage

##### 4.4.1 Prehistoric (Palaeolithic to Iron Age)

There is no evidence for any prehistoric activity within the site or study area. The dramatic variations in geology across Derbyshire have led to varying patterns of settlement, but the upland conditions of the site would have made it unfavourable for exploitation by early hunter-gatherer groups. A very small number of palaeolithic findspots have been identified across all of Derbyshire, primarily from deposits such as gravel pits, and there is no evidence for this activity extending to the site and its high-ground conditions<sup>16</sup>. There are known Mesolithic sites in Derbyshire, but these are comparatively scarce and typically evidence of activity is in the form of

<sup>16</sup> Myers, A. M. (2001) An Archaeological Resource Assessment of the Palaeolithic in Derbyshire. *East Midlands Archaeological Research Framework*. Available online at: <https://researchframeworks.org/emherf/wp-content/uploads/sites/6/2018/11/PalaeolithicDerbyshire.pdf>.



isolated finds<sup>17</sup>. None of this activity has been identified in the site, study area or its surroundings.

Many of the Neolithic and early Bronze Age sites in Derbyshire, especially in upland areas, have been identified as a result of the extractive coal industries of the county<sup>18</sup>. Although the site lies in an area with considerable coal mining history there are no sites or remains of this period identified in the HER. Late Bronze Age and Iron Age enclosures are often sited in raised areas and sometimes defended, although this trend has been less commonly identified in Derbyshire. Whilst some later Bronze Age and Iron Age defended enclosures have been identified in the Coal Measures, which the study area is located on the edge of, none have been identified in the study area or its surroundings<sup>19</sup>.

#### 4.4.2 Romano-British

No Romano-British sites are recorded within the study area. It is likely that any activity relating to this period in the region was sited around the road which ran through Burton-on-Trent, outside the study area approximately 4.3km to the west<sup>20</sup>. Rural Roman settlement in this region is typically roadside, and there is no indication of this extending to the site or study area.

#### 4.4.3 Early Medieval and Medieval

The earliest settlement at Newhall appears to have emerged around the 10<sup>th</sup> to 11<sup>th</sup> centuries, during the transition between the early medieval and medieval periods. Newhall itself is not recorded on the Domesday Survey of 1086, although small settlements are recorded at nearby Heathcote and Swadlincote<sup>21</sup>. A dependant chapel is first recorded at Newhall in the late 11<sup>th</sup> century, indicating the settlement had emerged by this time<sup>22</sup>.

There is little information about the village itself in the medieval period. It likely existed as a small, agricultural settlement. Some evidence of past agricultural practice survives in the form of cropmarks and subtle earthworks of possibly medieval field boundaries and ridge and furrow (MM26 and MM20).

In addition to the village itself, the study area also contained Newhall House, a manor about which little is known. It is recorded as in existence in 1662, however it likely predates this, and may have been constructed for one of the families recorded as owning the land from the 13<sup>th</sup> century onwards; the de la Ward's, Meynell's and Reddish's<sup>23</sup>. It was much smaller than the nearby Bretby Hall and also had a medieval deer park (MM21). This is believed to have lain to the west of the site.

It is likely that the principal roads in Newhall were laid out in this period; the curved layout of Bretby Road, Main Street and the High Street are medieval in character. At the turn of the

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<sup>17</sup> Myers, A. M. (2001) An Archaeological Resource Assessment of the Mesolithic in Derbyshire. *East Midlands Archaeological Research Framework*. Available online at: <https://researchframeworks.org/emherf/wp-content/uploads/sites/6/2022/02/MesolithicDerbyshire.pdf>.

<sup>18</sup> Myers, A. M. (2001) An Archaeological Resource Assessment of the Neolithic and Early Bronze Age in Derbyshire. *East Midlands Archaeological Research Framework*. Available online at: <https://researchframeworks.org/emherf/wp-content/uploads/sites/6/2018/11/NeolithicEarlyBronzeAgeDerbyshire.pdf>.

<sup>19</sup> Barrett, D. (2001) An Archaeological Resource Assessment of the Later Bronze and Iron Ages (The First Millennium BC) in Derbyshire. *East Midlands Archaeological Research Framework*. Available online at: <https://researchframeworks.org/emherf/wp-content/uploads/sites/6/2018/11/LaterBronzeIronAgeDerbyshire.pdf>.

<sup>20</sup> Allen, M., Blick, N., Brindle, T., Evans, T., Fulford, M., Holbrook, N., Richards, J. D. and Smith, A. (2015) *The Rural Settlement of Roman Britain: an online resource*. Available online at: <https://archaeologydataservice.ac.uk/archives/view/romangl/map.html>.

<sup>21</sup> Powell-Smith, A. (2023) *Open Domesday*. Available online at: <https://opendomesday.org>.

<sup>22</sup> Newhall History (2023) *History of the village*. Available online at: <https://newhallhistory.webs.com/>.

<sup>23</sup> Newhall History (2023) *History of the village*. Available online at: <https://newhallhistory.webs.com/>.

medieval period the manor and small settlement passed into the ownership of the 1<sup>st</sup> Earl of Chesterfield, who is believed to have resided at Newhall House<sup>24</sup>.

#### 4.4.4 Post Medieval

Entering the post-medieval period Newhall was still a small agricultural settlement, however its character would quickly be altered in the post-medieval period. The site itself would remain as fields throughout the period. In 1700 Newhall House passed back into the ownership of the 2<sup>nd</sup> Earl of Chesterfield, now residing at Bretby Hall, and was incorporated into this estate<sup>25</sup>. It is likely that at this time Newhall House was demolished as no later records of the manor exist.

One of the earliest coal mines in the region was at Newhall; it is first recorded in 1567 as owned by the Dethick family. This was likely a small mine, but the location of the town on the Coal Measures, where seams can be 16 feet thick, has heavily influenced its development. By 1857 the much larger Mattsyard (or Matts Yard) Colliery had opened in the town and further mines were present throughout the region<sup>26</sup>. Statistics for employment in south Derbyshire show a significant growth in the industry from the start of records to the mid-20<sup>th</sup> century, coinciding with a decline in agricultural employment<sup>27</sup>.

The other key industry growing in Newhall in the post-medieval period was in the firing of bricks. The red brick of most of the local buildings has been used as a readily available local material. The Bretby Brick and Bottle works<sup>28</sup> in the valley north-west of the site is one of the primary local sources for this material. Stone working also occurred at the site and some glass firing, including bottles, also occurred locally but these industries were less dominant. The clay pits in this part of the study area are not present in the site, due to the varying geology.

As a result, the town expanded significantly; piecemeal development led to an unusual street pattern with enclosed fields in between built up areas and variation in the individual buildings. Newhall had a notably high proportion of churches in the context of its size and population. Two of these survive as Grade II listed buildings (MM02 and MM03) and a further one is recorded on the HER (MM12), whereas the site of a further chapel has since been redeveloped (MM11). The town also had a school, on Main Street in the south of the study area.

#### 4.4.5 Modern

At the beginning of the modern period, the school on Main Street in the southern part of the study area was moved north, to the corner of Sunnyside and Bretby Road; within the easternmost corner of the site. Historic mapping shows separate boys' and girls' schools captured in one building. Another building to the rear is shown on the approximate footprint of what is currently block EFAG, situated within the northern part of the site. Two air-raid shelters recorded in the site (MM15) and just outside it to the south, since removed, likely relate to this school. Newhall Junior School was constructed in the 1930s, bordering the site to the south. By 1962 aerial photography shows the Principal building demolished and today this area is used as car park. This demolition seems to coincide with the provision of new facilities at William Allitt (block EFAA can be seen under construction in this same photograph dating to 1962). Newhall Junior and William Allitt were likely replacements for the earlier, demolished, school. This period

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<sup>24</sup> Newhall History (2023) *History of the village*. Available online at: <https://newhallhistory.webs.com/>.

<sup>25</sup> Newhall History (2023) *History of the village*. Available online at: <https://newhallhistory.webs.com/>.

<sup>26</sup> Satchwell, M (2023) *The Coal Mining Industry in South Derbyshire*. Available online at: <https://satchwellfamilies.net/the-coal-mining-industry-in-south-derbyshire/#:~:text=Coal%20had%20been%20mined%20in,Hastings%20and%20Grey%2C%20and%20Stanton>

<sup>27</sup> University of Portsmouth (2023) *A vision of Britain through time: Simplified Industrial structure for south Derbyshire*. Available online at: [https://www.visionofbritain.org.uk/unit/10217702/cube/IND\\_SECTOR\\_GEN](https://www.visionofbritain.org.uk/unit/10217702/cube/IND_SECTOR_GEN).

<sup>28</sup> Derbyshire County Council (2023) *Bretby Brick and Stoneware Works, Middle Place, Bretby*. Available online at: <https://her.derbyshire.gov.uk/Monument/MDR7996>.

of construction would have likely been when the playing fields were levelled by digging into the hillside and building up of the western edge. There have been some minor additions to the site since the schools construction, such as an extension to EFAG and, most recently, temporary huts sited on the playing field. These were removed in late 2022. The majority of the buildings within the site date to 1960s-70s, some of which are considered to be reaching or having surpassed their intended lifespan.

In the surrounding area, after a brief period of disuse in the late 19th and early 20th century, the Matsyard Colliery was active again by 1920. The Burton and Ashton Light Railway, which provided goods transport for the Colliery, was constructed on a route which encompassed part of Sunnyside, north fo the site, in the early 20<sup>th</sup> century. It was short lived, being first shown on historic mapping in 1920 but dismantled by 1950 (see section 4.2 above). The colliery is also shown as disused by 1950, marking the end of the industry in the study area. This is demonstrative of the decline of the coal mining industry in the area, and across the England, in the mid-to-late-20<sup>th</sup> century

Despite the decline of its primary industry, the town has continued to expand and piecemeal development has infilled the formerly surrounding fields in the town with 20<sup>th</sup> century housing development. The result is a mixture of styles and periods and an unusual street pattern. The majority of the town's secondary school aged children continue to be educated at William Allitt Academy, which serves around 600-700 students currently.



## 5 Archaeological Potential

### 5.1 Survival Potential

There is limited potential for the survival of archaeological remains on site. The history of the area as agricultural land typically indicates that any archaeological remains present may survive well, however the earthworks to create steps for Newhall Junior School and William Allitt Academy will have affected this. Where the hillside has been excavated to create a platform, this is likely to have removed any remains present. Where the hillside has been built up remains are more likely to survive but will be more deeply buried. Wherever foundations have been laid the excavation for this will also have removed or truncated remains. Surface level disturbance will have occurred in the part of William Allitt playing field where temporary huts have been recently sited, and similarly wherever hardstanding has been laid, however deeper deposits could survive in these locations. A history of mining can also affect the survival of earlier remains, however there is no indication of this occurring within the site itself.

### 5.2 Archaeological Potential

Table 5.1 below provides a summary of the archaeological potential by period within the site and a summary assessment of the possible significance of any remains present.

**Table 5.1 Archaeological potential of the study area**

Asset	Significance	Potential
Paleoenvironmental remains	Low	The site has <b>very low</b> potential to contain remains relating to past environments, due to its geological and topographic conditions.
Palaeolithic Remains	In-situ remains would be medium to high depending on nature and extent. Residual remains would be low to medium	There is <b>very low</b> potential for Palaeolithic remains within the site. There is no evidence relating to this period in the study area and in the wider context, where palaeolithic sites have rarely been identified in the upland areas of Derbyshire.
Mesolithic	In-situ remains would be medium to high depending on nature and extent. Residual remains would be low to medium.	There is <b>very low</b> potential for Mesolithic remains within the site. There is no evidence of occupation from this period in the study area and very little evidence for Mesolithic activity in the wider south Derbyshire context.
Neolithic and earlier Bronze Age	In-situ remains would be medium to high depending on nature and extent. Residual remains would be low to medium.	There is <b>very low</b> potential for remains relating to the Neolithic and early Bronze Age at the site. There are no records relating to the period in the study area and there is very little evidence of activity in the wider context of the coal measures area.
Later Bronze Age and Iron Age	In-situ remains would be medium to high depending on nature and extent. Residual remains would be low to medium.	There is <b>very low</b> potential for late Bronze Age or Iron Age remains in the site. There is no evidence of this activity in the study area. Although upland settlements can be common in this period and are identified in Derbyshire they are not common in this area.
Romano-British remains	In-situ remains would be medium to high depending on nature and extent. Residual remains would be low.	There is <b>very low</b> potential for remains relating to the Romano-British period. There is no evidence for activity from this period extending from the roadside

Asset	Significance	Potential
Early medieval remains	In-situ remains would be medium to high depending on nature and extent. Residual remains would be low to medium.	settlements several kilometres to the west and no records within the study area.  There is <b>low</b> potential for remains relating to the early medieval period. Although the first record of the settlement dates to the 11 <sup>th</sup> century there may have been isolated settlement or agricultural activity slightly predating this. However there are no records of early medieval activity in the study area.
Medieval remains	In-situ remains would be low to medium depending on nature and extent. Residual remains would be low.	There is <b>moderate</b> potential for remains relating to medieval agriculture. There is no record of the site having this use during the medieval period, however there is evidence of this in the study area and this use was established by the post-medieval period. The site is also on the edge of the settlement, making its use for agriculture likely. There is <b>low</b> potential for any other medieval remains.
Post-medieval remains	In-situ remains would be low to medium depending on nature and extent. Residual remains would be low.	There is <b>high</b> potential for remains relating to post-medieval agriculture, a known use of the site. There is <b>low</b> potential for remains relating to post-medieval settlement and industry, which are present in the study area but not recorded in the site.
Modern remains	Low or negligible depending on nature and extent.	There is <b>high</b> potential for remains relating to the various phases of educational buildings, especially in the east of the site. There is also <b>high</b> potential for agricultural remains from the early modern period in the west of the site.

Source: Mott MacDonald (2023)

## 6 Key Constraints and Opportunities

The below constraints and opportunities are identified based on the proposed scheme as described in section 1.3. These should inform the development of the design and be reviewed prior to submission for planning permission to ensure the assessment remains appropriate.

### 6.1 Designated Assets

There are no constraints to the proposed scheme posed by designated assets as there are no anticipated impacts to any designated asset. This includes accounting for any possible changes in their settings which could impact their significance. The only designated assets present within the study area are four Grade II listed buildings (MM01-MM04). MM01, the Bretby Brick and Bottle Works, is screened from the site by a hill and woodland copse and has no notable historic relationship with the site. The two churches and associated vicarage (MM02-MM04) are set in their private churchyards and surrounded by residential properties. The dramatic topography opens south-westerly views over the landscape but there is no intervisibility with the site. Therefore, no change in setting is anticipated to result from the proposed scheme, ensuring these assets will not be impacted. This is anticipated to amount to result in no harm to any designated assets, in accordance with the NPPF.

### 6.2 Non-Designated heritage assets

#### 6.2.1 Block EFAG

Block EFAG was surveyed during the site walkover and is deemed to have some heritage interest. Based on historic mapping evidence (see Table 4.1 above) the building dates to between 1881 and 1901. It appears to have originally been an ancillary building to an earlier school once located on the corner of Sunnyside and Bretby Street (this location is now a carpark, situated east of EFAG) but is now the only surviving building from this phase of development. It is currently used as the performing arts centre for William Allitt Academy.

Using Historic England's 2017 criteria for locally important buildings, the significance of the building has been assessed to find it does not meet the criteria to be considered a non-designated heritage asset. While the building has some characterful features it is not early, rare, high-quality or complete enough to be considered a heritage asset.

- Age – The building first appears on historic mapping in 1901. This is towards the end of the period considered by Historic England to be formative for British schools: 1870-1914. This means its date is not exceptionally early, but schools of high-quality design and good survival/completeness from this period can be considered significant.
- Rarity – This building is not an especially rare survival; many similar buildings exist in the region and there are better examples of 1900s schools of this type in Derbyshire which have not lost their primary building(s).
- Architectural/artistic interest – The building does have some interesting architectural details, especially around the primary entrance, which has a decorative terracotta surround, and on the roofscape. The interior walls have some simple decorative banding, which may be terracotta under the paint. However, based on historic mapping evidence, this building was constructed as an ancillary building to the main school which has since been demolished. It was designed to be cohesive with the school building, but not to face the street and therefore not be overtly impressive in its design. Derbyshire schools of this period are often notable for

their designs to promote health and ventilation, but there is no evidence of this having been applied to the design block EFAG<sup>29</sup>.

- Group Value – The building has no particular group value with any other buildings or heritage assets. Buildings historically associated to it have been demolished and there are no extant buildings with which it has a relationship of any heritage interest.
- Archaeological Interest – There is limited archaeological interest in the surviving historic fabric; expert investigation into the building is unlikely to reveal information not already understood or possibly contained in documentary sources.
- Historic Interest – the building provides limited historic interest. It derives some interest from how it illustrates the evolution of local education facilities. Some historic buildings derive interest from associated plaques, but as the plaque has no relationship to the building this is not the case for block EFAG.
- Landmark status – The building is not evident from the street and does not form a local landmark to the community. Within the site, the building is the most distinctive and interesting, but does not hold landmark status within the site boundary either.

**Photo 6.1: Block EFAG (northern elevation, principal entrance (east), eastern elevation, southern elevation, south-eastern extension, interior detail, interior door and window, interior corridor)**



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<sup>29</sup> Historic England (2017) Education Buildings Listing Selection Guide. Available online at: <https://historicengland.org.uk/images-books/publications/dlsg-education-buildings/heag111-education-lsg/>.





Source: Mott MacDonald (2023)

### 6.2.2 Other non-designated heritage assets

There is no anticipated impact to any non-designated heritage asset identified in the HER. There is one asset (MM15) identified within the site, however this record relates to the site of former air raid shelters which have been removed by later development, therefore no remains survive to be impacted by the scheme. All other assets are recorded outside of the site boundary. All built heritage assets are screened from the site by intervening development and no change in their settings is anticipated as a result of the proposed scheme. Therefore, the proposed scheme is anticipated to result in no harm to known non-designated assets, in accordance with the NPPF.

### 6.3 Unknown archaeological remains

There is limited potential for remains to survive within the site, due to prior ground breaking. However in the centre of the William Allitt playing fields, at the centre point of the earthwork shelf, any archaeological remains present are anticipated to survive and be fairly shallow. If present, remains are likely to relate to post-medieval and early modern agriculture and would likely be of low significance. The extent, nature and survival of any archaeological remains in this location would require further investigation to determine this assumption. Construction requiring excavation in this area would remove or truncate any remains, if present. This may amount to substantial harm to a non-designated asset of low significance, as defined by the NPPF. This applies to a lesser extent in the western part of the playing fields and in areas of hardstanding and prior disturbance, where deep excavations or levelling for hardstanding could have impacted archaeological remains, if present. Remains relating to the foundations of the former school at the corner of Sunnyside and Bretby Road may be identified if the car park if this area is excavated; these would also be anticipated to be of low significance, if present.

### 6.4 Key opportunities

Although the EFAG block is not considered a non-designated heritage asset it is an illustrative part of both local history and the development of the educational facilities at Newhall. Some of the external features are also of architectural interest and the heritage plaque is representative of the historic interest of the area, but this does not relate to the building itself. Therefore, it is recommended to retain and use block EFAG in any development of the site. The block's location near the site entrance may make it suitable for an administrative or reception space, which would retain its historic function as ancillary to teaching space.

Construction of any new buildings within the footprint of former or current buildings will reduce the risk of impacting any unknown, buried remains. Similarly, where the site has been cut deeply into the hill remains are likely to have been impacted and this may be considered a low risk part of the site for any impact to potential archaeological remains. Similarly, the area of disturbed ground on the playing field, alongside any areas of on-site hardstanding, would be particularly suitable for any temporary teaching spaces required during construction. The use of these areas would minimise the risk of impacting any buried remains.

# 7 Conclusions and Recommendations

## 7.1 Conclusions

Due to distance between the site and all identified assets, as well as screening by topography and the built environment, no impact to any designated or non-designated heritage asset is anticipated as a result of the proposed scheme, including through change in setting

There is limited potential to impact archaeological remains. Remains are anticipated to best survive in the centre and west of the William Allitt playing field. If present, remains would likely relate to post-medieval and modern agricultural practice. Assessment undertaken in this survey has found that block EFAG is not considered a non-designated heritage asset; it is not recorded as a heritage assets in any referenced data set and does not meet the requirements set out by Historic England (2017) to be considered significant enough to be considered a heritage asset. However, it does have some individual features of limited architectural interest, such as the decorative terracotta surround to the principal entrance.

## 7.2 Recommendations

The final scheme should aim to incorporate the opportunities identified in section 6.3 as the design develops.

Assessment relating to the historic environment should be revisited prior to planning submission to ensure it remains relevant and appropriate, based on the detailed design.

Consultation is recommended prior to any application for planning permission. No impact to any designated asset is anticipated (see section 6) therefore, there are no statutory consultation requirements relating to this. If works to block EFAG are proposed, the local conservation officer should be consulted to confirm the findings of this report. If excavations are proposed, for example for new foundations, the archaeological advisor to the local planning authority should be consulted to determine if there may be a requirement for any further archaeological work, such as surveys or mitigation.

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# Appendices

A.	Gazetteer of Assets	32
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# A. Gazetteer of Assets

**Table A.1: Gazetteer of Designated Heritage Assets**

MM Number	NHLE Reference	Name	Designation	Description	Link
MM01	1096479	Bottle Kiln And Attached Building, Bretby Brick and Stoneware Company	Grade II listed building	Bottle Kiln and attached Building, Bretby Brick & Stoneware Co II Bottle kiln and attached factory. Late C19. Red brick with plain tile roofs. L-range of buildings enveloping the bottle kiln which rises from the angle of the L. Two storeys. South elevation has a C20 lean-to not of special interest and five segment headed windows to first floor. Gabled bay to right with segment headed window to ground floor and three above. East elevation has similar windows and a modern vehicle opening. The inner sides of the L have similar segment headed doors and windows and various lean-to additions. The upper part of the bottle kiln rises from the pitched roof. Moulded band at the neck and the top. Internal structure of the kiln is intact; it has fire holes at intervals and a doorway. Single skin with inner domed roof.	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1096479">https://historicengland.org.uk/listing/the-list/list-entry/1096479</a>
MM02	1096595	Central Methodist Church	Grade II listed building	Chapel in prominent position on hill slopes. Stuccoed facade. Pedimented gable end with cornice. Slate roof. North facade of 3 bays separated by giant pilasters which also frame this elevation. Two storeys. Symmetrical facade. Round arched windows with moulded band at impost height carried round as archivoits. Wide gabled centre porch. Side elevation has 4 windows and 3 storeys (on hill slope). Middle storey has round arched windows with glazing bars (radial to arches).	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1096595">https://historicengland.org.uk/listing/the-list/list-entry/1096595</a>
MM03	1096596	Church of St John	Grade II listed building	Red brick church standing in former centre of Newhall village facing green called 'Market Place'. Short west tower, aisleled nave and chancel. Gothic style. Tower has west door, window cloak, belfry window and crenellated parapet. Angle buttresses carried up to small square 'towers' surmounted by broach spires.	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1096596">https://historicengland.org.uk/listing/the-list/list-entry/1096596</a>

MM Number	NHLE Reference	Name	Designation	Description	Link
				Nave has 4 windows all with deeply splayed brick arches and dripmoulds. Large east window to chancel. Inside, panelled west gallery and doors with Gothic ribbed tracery. Chandeliers. Wall monuments include one to Rev Joseph Clay 'one of the founders of this church' (died 1836). Open wooden screen of 1924.	
MM04	1334525	The Former Vicarage to Church of St John	Grade II listed building	Early C19. White painted brick vicarage at rear of St John's Church (qv). Hipped slates. Plinth and band at first floor. Two storeys. Three window symmetrical facade, sashes with glazing bars. Recessed centre door with panelled reveals.	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1334525">https://historicengland.org.uk/listing/the-list/list-entry/1334525</a>

Source: Historic England, 2023

**Table A.2: Gazetteer of Non-Designated Assets**

MM Number	HER Reference	Name	Record Type	Description
MM05	MDR2611	The Burton and Ashby Light Railway (route of), Bretby, Woodville and Swadlincote	Monument	Railway built in 1906 and closed in 1926. Now dismantled.
MM06	MDR7997	Windmill (site of), Newhall, Swadlincote	Monument	The approximate site of a windmill that was extant by 1808.
MM07	MDR8004	Bretby Colliery No. 2 or Stanhope Pit (site of), Stanhope Bretby, Bretby	Monument	No longer extant.
MM08	MDR12373	Tramcar pole (remains of), corner of Sunnyside and Bretby Road, Newhall, Swadlincote	Monument	The lower part of two tramcar poles associated with the Burton and Ashby Light Railway still survive in Newhall.
MM09	MDR23150	19th to 20th Century Pottery and Finds, West of Park Road, Swadlincote	Findspot	19th to 20th century pottery and finds, west of Park Road, Swadlincote.
MM12	MDR13110	Methodist Chapel (site of), Wellwood Road, Newhall	Monument	The site of a 19th century Methodist Chapel that has since been demolished. It was probably originally used by the Wesleyan Methodists before they built a larger chapel on High Street (SMR 26940), after which it was used by a different Christian denomination.
MM13	MDR13111	Former Methodist Chapel, High Street, Newhall	Building	A former late 19th century chapel that was presumably used by the Wesleyan Methodists. It is no longer in use as a place of worship [2011].
MM14	MDR13115	United Methodist Free Chapel, Ashby Road East, Stanhope Bretby, Bretby	Building	An United Methodist Free Chapel that was built in the late 19th century and is still in use as a place of worship [2011].

MM Number	HER Reference	Name	Record Type	Description
MM15	MDR8029	Air raid shelters (site of), Newhall, Swadlincote	Monument	Earthwork air raid shelters that are no longer extant.
MM16	MDR7993	Midland Railway, Bretby Colliery Branch	Monument	Railway linking 3 collieries and a brickworks to the Leicester and Burton Branch Railway. Now dismantled.
MM17	MDR7996	Bretby Brick and Stoneware Works, Middle Place, Bretby	Monument	Late 19th century brick and tile works with surviving bottle kiln.
MM18	MDR8006	Matsyard Colliery (site of), Swadlincote	Monument	Now a residential area.
MM19	MDR8014	Brick yard and clay pit (site of), Swadlincote	Monument	The site of a post-medieval brick yard and an associated clay pit.
MM20	MDR8027	Ridge and furrow (site of), east of Wood Lane, Swadlincote	Monument	Medieval ridge and furrow earthworks that have since been destroyed for housing.
MM21	MDR14262	Newhall Park (site of), Swadlincote	Monument	The suggested extent of the medieval Newhall Park. There are no surviving features due to open cast coal mining.
MM22	MDR8040	Earthwork field boundary, Thorn Tree Lane, Bretby	Monument	A post-medieval field boundary is visible as an earthwork at this location on aerial photographs.
MM23	MDR8043	Field boundary, west of Newhall, Swadlincote	Monument	Earthwork field boundary of post-medieval date.
MM24	MDR8044	Cropmark trackway, Swadlincote	Monument	A post-medieval trackway is visible as a cropmark at this location on aerial photographs.
MM25	MDR8045	Cropmark field boundaries, west of Park Road, Swadlincote	Monument	Post-medieval field boundaries are visible as cropmarks at this location on aerial photographs.
MM26	MDR8046	Cropmark field boundaries, Swadlincote	Monument	Medieval field boundaries are visible as cropmarks at this location on aerial photographs.

Source: Derbyshire Historic Environment Record, 2023

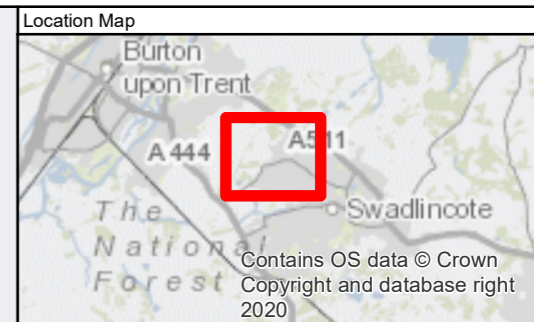
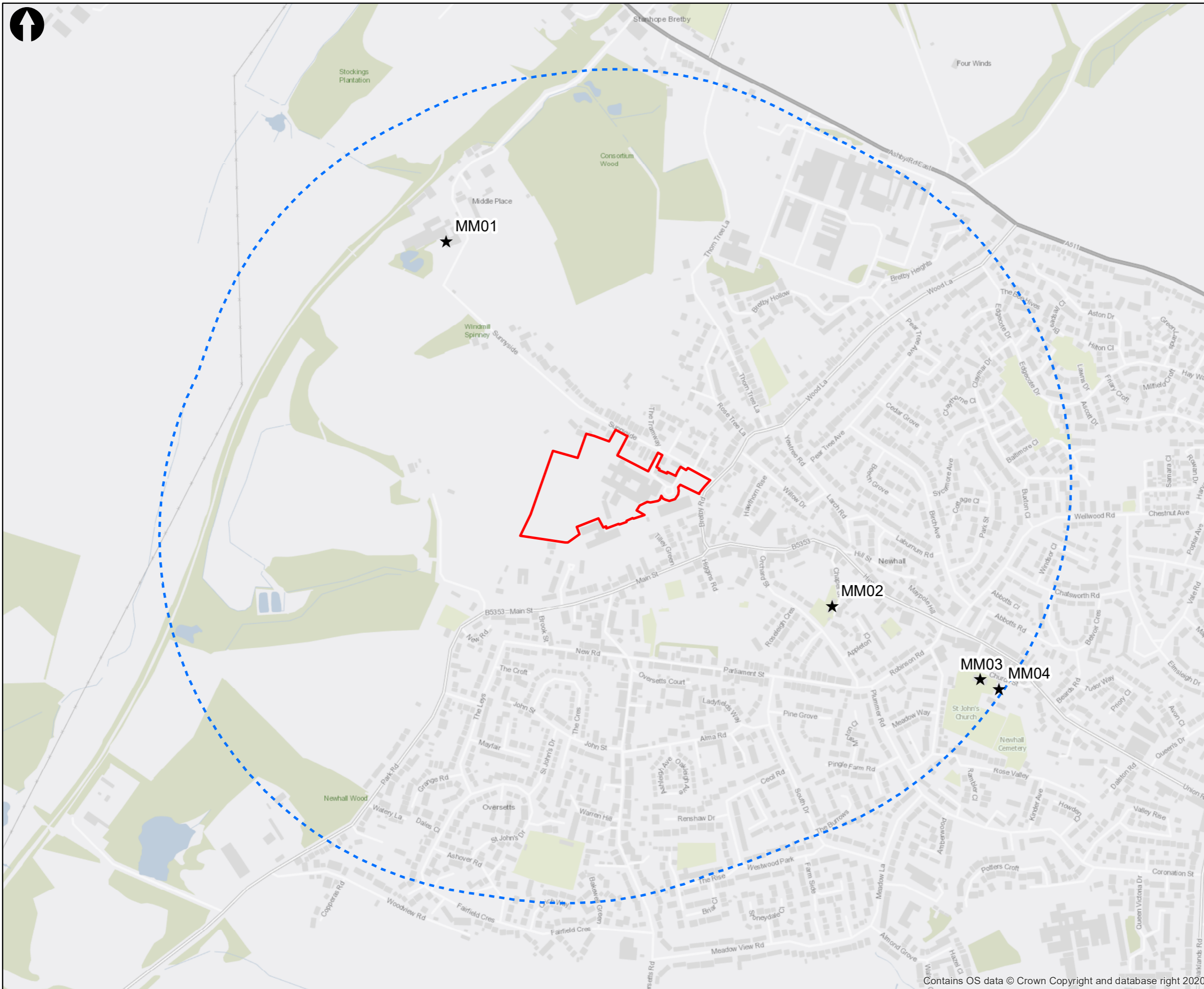
**Table A.3: Gazetteer of Events**

MM Number	HER Reference	Name	Date	Description
MM22	EDR3511	Fieldwalking Survey West of Park Road, Swadlincote, 1997	October 1997	

Source: Derbyshire Historic Environment Record, 2023



## **B. Figures**



**Key to Symbols**

- Site Boundary
- 750m Study Area
- ★ Grade II Listed Building

**Notes**  
 For information only not construction.  
 NHLE data © Historic England, 2023

01	17/01/23	IG	For Information	JG	KL
Rev	Date	Drawn	Description	Ch'k'd	App'd

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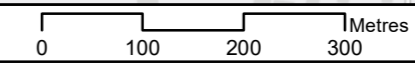
Title

**Designated Assets in the study area for William Allitt Academy**

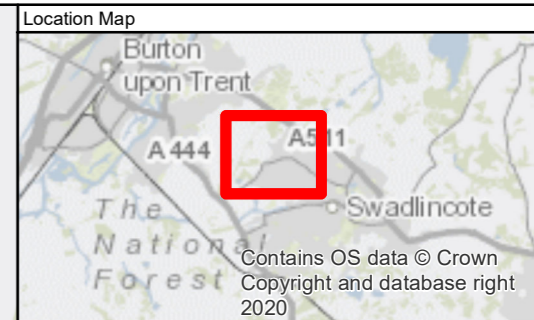
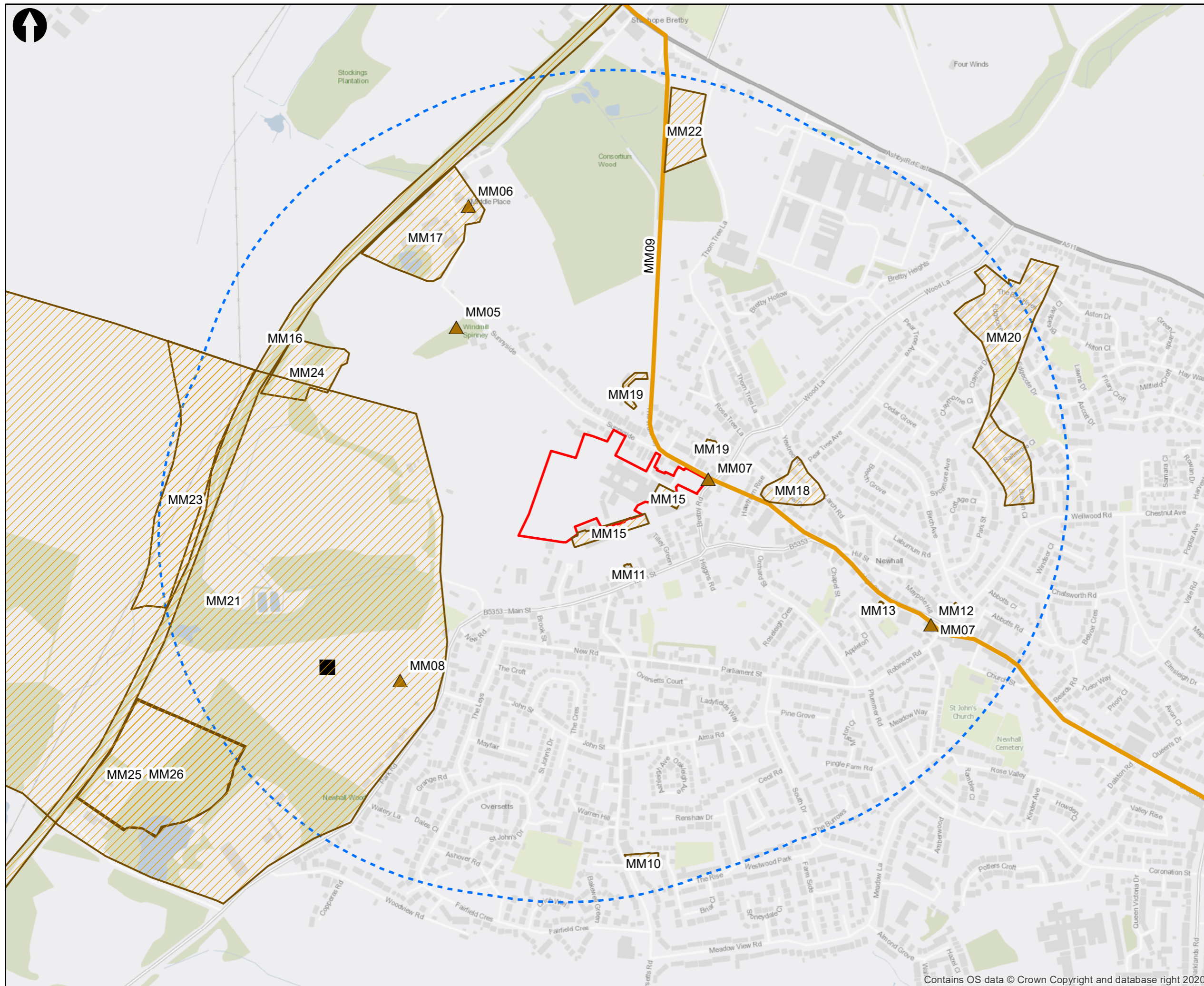
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Drawn	Gray-Davies	Coordination	N Noronha
GIS Check	J Groarke	Approved	K Luker

Scale at A3	Status	Rev	Security
1:7,500	PRE	P1	STD

Drawing Number  
**PPPPPP-MMD-00-XX-GIS-Y-XXXX**







**Key to Symbols**

- Site Boundary
- 750m Study Area
- HER Monument (Polygon)
- ▲ HER Monument (Point)
- HER Monument (Polyline)
- HER Event (Point)

**Notes**  
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Rev	Date	Drawn	Description	Ch'k'd	App'd
01	17/01/23	IG	For Information	JG	KL

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Non-designated Assets  
 in the study area for  
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Designed	N/A	Eng Check	N/A
Drawn	Gray-Davies	Coordination	N Noronha
GIS Check	J Groarke	Approved	K Luker

Scale at A3	Status	Rev	Security
1:7,500	PRE	P1	STD

Drawing Number  
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