



## *Land to the rear of The Charles Cotton Hotel, Hartington*

*Heritage Impact Statement.*

*November 2018*

*Report No. AH188/AHL/fountain/1118*

*Prepared by:*

*Helen Martin-Bacon, MCI(A)*



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## HERITAGE IMPACT STATEMENT – CA188/AHL/fountain/1118

Site name: Land to the west of the Charles Cotton Hotel.

Location: Hartington, Peak District National Park, Derbyshire NGR SK 412847 360398 (Figure 1).

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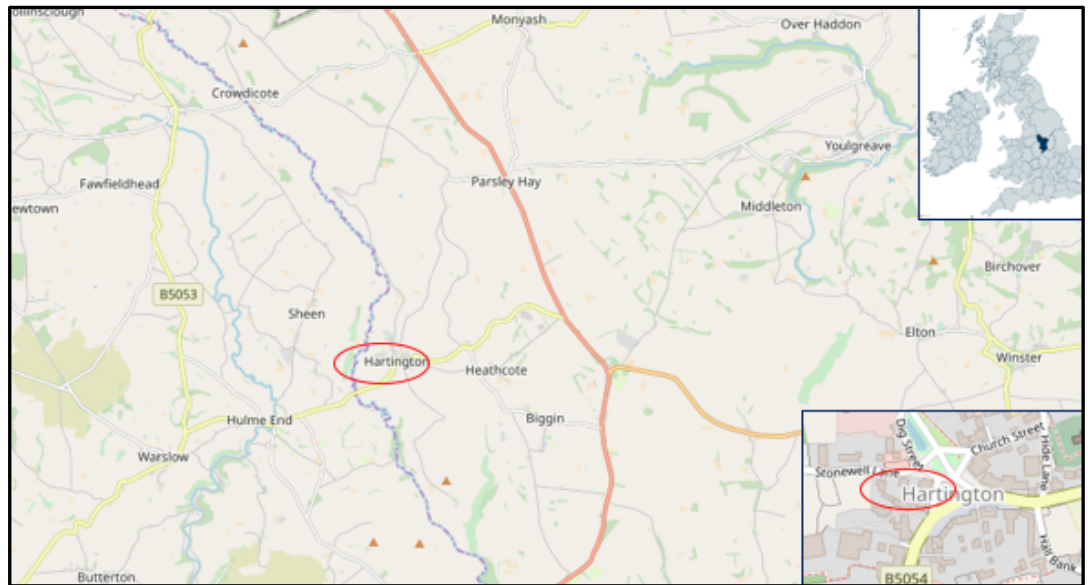


Figure 1. Location Plan

## INTRODUCTION

### Summary:

Avalon Heritage Ltd (AHL) has been commissioned by Guy Taylor Associates, on behalf of their client, the Reverend John Fountain, to prepare a Heritage Impact Statement relating to proposals for the conversion of three stone built, former agricultural buildings to residential use and the replacement of an extant corrugated iron barn with a modern building (Figure 2). In addition, the proposals allow for the creation of a new access track off Stonewall Lane across the western side of the development area which is currently greenfield (Planning Application Number: NP/DDD/0718/0657, see Impact Assessment below).

The applicant, Mr. John Fountain (the Rev. John Fountain) is a non-stipendiary priest in the Church of England, presently providing assistance to the Vicar of the White Peak Group of Parishes which includes the parish of Hartington. The proposed scheme offers the opportunity for the Rev. John Fountain to continue to serve the benefice of the White Peak Group. The proposed residential scheme, which would ensure the long term survival of the stone-built former agricultural buildings, will be designed to take account of the traditional vernacular building style of the locality.

Pre-application consultations with the Peak District National Park Authority (PDNPA) Conservation Officer (CO) established that the CO supported the repair and sympathetic adaptation of the historic farm buildings and the establishment of a viable use for the buildings. The CO provided written comment in September 2018 on the scheme and on the proposed detailing of the converted buildings and these comments will be addressed through design change (see below). However, the

CO concluded that whilst she supports the principle of the proposed works insufficient information was available at the time of her comments relating to the significance of the former agricultural buildings and the impact of the proposed scheme on that significance.

In addition, the PDNPA's Archaeological Officer (AO) in commenting on the proposals in August 2018 highlighted the potential archaeological sensitivity of the site given its location within the historic core of the village of Hartington which has early medieval origins. In particular, the application site is within the core of the medieval planned settlement in close proximity to the market place. As a consequence, there is the possibility that below ground remains associated with medieval burgrave plot activity and/or agricultural activity are present within the application site boundary. The AO also made comment on the proposed conversion of the traditional farm buildings and considered that she was not in possession of sufficient information regarding the significance of the buildings nor the level of harm to their significance from the proposals. She therefore requires an archaeological desk-based assessment and an appraisal of the former farm buildings to inform upon the potential for archaeological remains to be present within the application site boundary and upon the date, level of preservation and significance of the extant farm buildings respectively.

This Heritage Impact Statement (HIS) therefore addresses the requirements of the CO and AO and examines both the above ground heritage assets as represented by the former agricultural buildings and potential below ground heritage assets in the form of archaeological features and deposits. In line with both national and local planning policy the HIS assesses the significance of the heritage assets, any contribution made to that significance from their setting and any impacts on significance from the proposals.

In turn, comments made by the PDNPA CO and AO, in combination with advice offered by AHL, have served to influence details of the proposed design scheme in terms of conversion of the former farm buildings and of the wider application site in general (see Part 2- Impact Assessment below).

The former agricultural buildings in question are undesignated heritage assets but are situated within the Hartington Conservation Area (Figure 2.) They are also near to a number of grade II listed buildings, most notably the Charles Cotton Hotel. Impacts on the conservation area and on the Charles Cotton Hotel and its setting will be considered in this report. As examples of traditional 19<sup>th</sup> century Peak District farm buildings the buildings are considered of heritage interest by the PDNPA.

For the preparation of the HIS AHL has undertaken a site visit and has consulted the following sources of information:

- *The Derbyshire Historic Environment Record (HER);*
- *The PDNPA HBSMR;*
- *Historic OS maps and maps held at the Derbyshire Record Office;*
- *Information provided by the Rev. Fountain from local sources, including the current owner of the Charles Cotton Hotel and a former vet who used to visit the application site when it was operational as a farm;*
- *The Hartington Conservation Area Appraisal, PDNPA 2005;*
- *Online sources including A Vision of Britain Through Time, British History Online (Victoria County Histories) and the British Geological Survey and,*
- *The Strategic Stone Study, A Building Stone Atlas of Derbyshire and the Peak National Park Historic England 2017;*
- *Peak District Farmsteads and Landscape Project, Parts 1 and 2, Forum Heritage Services 2015.*

This report has been undertaken with reference to guidance prepared by the Chartered Institute for Archaeologists and Historic England and following consultation of planning guidance on the historic environment published by the PDNPA. In particular, the following guidance has been used in the preparation of this report:

- *Managing Significance in Decision Taking in the Historic Environment*, Good Practice in Planning 2, Historic England 2015;
- *The Setting of Heritage Assets*, Good Practice in Planning 3, Historic England 2015;
- *Conservation Principles, Policies and Guidance*, Historic England 2008;
- *The Adaptive Re-use of Traditional Farm Buildings*, Historic England Advice Note 9, Historic England 2017;
- *Adapting Traditional Farm Buildings, Best Practice Guidelines for Adaptive Reuse*, Historic England 2017;
- *The Maintenance and Repair of Traditional Farm Buildings, A Guide to Good Practice*, Historic England 2017;
- *Farmsteads Assessment Framework*, PDNPA 2017;
- *Farmsteads Character Statement*, PDNPA 2017;

## Current site condition:

The application site is located in the centre of Hartington to the rear of the Charles Cotton Hotel. It is a roughly T-shaped area of land with a long narrow east to west aligned plot ('eastern half') which adjoins an irregularly shaped north to south parcel of land ('western half', Figure 2).

The boundary of the eastern half of the site is delineated by a high stone wall which continues towards the northwest to form the northeast boundary of the western half of the site. This wall encloses the gardens belonging to Stable Cottages (Grade II) and its gardens. To the south the eastern half of the site is bounded by another high stone wall which separates the application site from the Charles Cotton Hotel car park. The eastern boundary of the site marks the current access and is represented by a rusted iron gate and the vestiges of a stone wall. The western half of the site is bounded to the west by low stone walling beyond which are open fields whilst to the north the boundary is formed by Stonewell Lane.

In its current state the application site is extremely overgrown and has been used for rubbish dumping. The eastern half of the site contains disused farm buildings and a number of other derelict stone structures which are partially concealed by thick undergrowth.



Plate 1. View of the site looking east towards the terraces used as holiday lets by the Charles Cotton Hotel.





Plate 2. View of the eastern half of site looking west towards the piggery.



Plate 3. General view of the 'cart shed'.



Plate 4. View towards the western half of the application site beyond the trees in the background of the photograph.

A stone barn/cowhouse is situated in the southeast corner of the site and adjoins a building used by the Charles Cotton Hotel. To the north of the barn on the opposite side of the site entrance is a low, open fronted structure which is in a severely dilapidated state ('cart shed'). On its east side this structure abuts a terrace of stone cottages which are used as holiday lets for the Charles Cotton Hotel whilst to the west it adjoins two small single roomed building with a flat roofs.

To the west of the 'cart shed' is a large open fronted building constructed from sheets of corrugated iron with telegraph posts as supports and to the west of this is another stone-built building which is ivy-clad and overgrown ('piggery'). An ill-defined trackway can be traced through the middle of the eastern half of the site leading down into the western half.

The western half of the application is again very overgrown and unkempt with no structural remains present. From this part of the site there are unrestricted views to the west across open fields and to the northwest of a new housing development. On the opposite side of Stonewall Lane, which forms the northern boundary of the western half of the site, a traditionally built modern house overlooks the site. To the south, the eastern half of the site contains a number of mature trees and bushes beyond which are modern agricultural buildings belonging to Trout Cottage.



Plate 5. View northwards across the western half of the application site to Stonewall lane.

In general, the application site is currently something of an eyesore whilst the former agricultural buildings are in a state of considerable dilapidation with structural issues clear to see in all elevations. Internally the buildings are in a neglected state and both the barn/cowshed and corrugated iron barn have been used for rubbish disposal/storage.



Figure 2. Aerial view of site boundary and line of conservation area boundary in yellow.

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## PART 1 – HERITAGE, SIGNIFICANCE and SETTING

### Historic context to the application site:

#### **Brief History of Hartington.**

The name Hartington derives from the Old English elements *heorot* meaning a *hart* or *stag* or the personal name *Heort*; *ing* a connective particle linking a first element to a final element and *tun* meaning an *enclosure*, a *farmstead* or *village* (English Placename Society <https://www.nottingham.ac.uk/research/groups/epns/>). This suggests that the village has early origins in the 6<sup>th</sup> or 7<sup>th</sup> centuries AD. The village was centred around a knoll overlooking a level area, now the market place, with the church occupying the knoll. The village is located where Hartington Dale opens out onto more open ground above the flood plain of the River Dove, but controlling the crossing point into Staffordshire (PDNPA 2005). Hartington lies in that part of the Peak District known as the White Peak the central and southern part of the Peak District geologically defined by underlying limestone and poor soils only suitable for grazing land.

Following the Norman Conquest the village was granted to Henry de Ferrers, later Earl of Derby and it is likely that the layout of modern Hartington derives from the planned medieval settlement set out to the west of the church, probably on the initiative of the Ferrers who developed the village as the administrative centre of their estates in Derbyshire. The Church itself dates back to the late 13<sup>th</sup> century, with later alterations and additions, though given the Saxon origins of the village it is likely that an earlier church was superceded by the medieval church. During the medieval period the thriving market was granted a charter by King John in 1204.

The early success of Hartington continued into later centuries and it has remained the main settlement in this part of Derbyshire, its prosperity clearly evidenced by its many grandiose buildings. In the 17<sup>th</sup> century much of the area was purchased by the Duke of Devonshire his connection with the village reflected the names of village pubs (ibid). On his plan of the manor of Hartington in 1614 William Hayward shows the village with over twenty buildings with closes arranged around the market place.

Agriculture has always been important to local people and for many years the village was renowned for its production of Stilton cheese. A directory of 1847 lists three inns in the village at this time offering accommodation to visitors and travellers on the stagecoaches which passed through the village. The Charles Cotton Hotel had its origins as a coaching inn. The directory also records a large number of trades in the village including a miller, wheelwrights, timber merchant, joiner, cooper, two blacksmiths, two tailors, two butchers and twenty-two farmers. It is likely that such a large number of traders served not only the village of Hartington but its hinterland as well. The local economy was also boosted by the development of the copper mines at nearby Ecton Hill which were phenomenally productive in the late 18<sup>th</sup> century.

A description of the Hartington in the late 19<sup>th</sup> century by John Marius Wilson in the *Imperial Gazetteer of England and Wales (1870-72)* provides a good account of the village and parish at this time:

*Hartington, a village, a parish, four townships, and a sub-district in Derbyshire. The village stands on the River Dove, at the boundary with Staffordshire, 3 miles W of the Cromford and High Peak railway, 8 miles SW by W of Bakewell railway station, and 10<sup>½</sup> miles N by W of Ashborne; has a bridge over the River Dove, and a post office, and give the title Marquis to the Duke of Devonshire.*

*A weekly market is held on Wednesday; and fairs are held on 12 Feb., 2 April and the Wednesday before the last Thursday of April. The parish consists of the townships of H. Town-Quarter, H. Nether-Quarter, H. Middle-Quarter and H. Upper-Quarter.....The property of the parish is subdivided; the manor belonged anciently to the Ferrers, who had a castle on it; belonged in the*

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*time of Charles I to Villiers; and belongs now to the Duke of Devonshire. Iron ore and many other minerals are in H. Town Quarter but have been little worked. The quarries and works of the Buxton Lime Company are in H. Upper Quarter and they employ several hundred men and produce about 63,000 tons of lime a year. The mountains, moors and vales of the parish are interesting to at once geologists, antiquaries and tourists...*

#### **Hartington Conservation Area**

Along with the Church occupying its elevated position to the east, the Market Place is a key townscape feature in the village of Hartington. The Market Place was originally roughly rectangular but infill in the section to the south of Church Street has obscured its original plan, leaving a roughly triangular area, with its apex in the north at the mere and its base in the south along the main road through the village. The village centre has a wide variety of buildings, some three-storey in height and nearly all fronting directly onto the street. There are three main exits from the central area along which there are groupings of farms and cottages (PDNPA 2005).

Hartington is noticeable for its variety of building styles and scales in combination with a variety of building materials. Limestone rubble is the most common building material, with a number of more high ranking buildings constructed in gritstone or at least presenting facades of gritstone. Gritstone is also used extensively for quoins, windows and door dressings. Building styles vary from small vernacular cottages to grander eighteenth century and 19<sup>th</sup> century town houses.

The Derbyshire Historic Environment Record (HER) contains numerous entries for listed buildings within the conservation area and within the wider village mainly dating to the 18<sup>th</sup> and 19<sup>th</sup> centuries. There is a high proportion of farms and farmsteads recorded within the confines of the village signifying the importance of agriculture to its history.

## **History of the application site:**

The application site is situated to the rear of the Charles Cotton Hotel, a late 17<sup>th</sup> century building with 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> century additions, fronting onto the Market Place. The hotel was in origin a coaching inn and was known as the *Bulls Head*. During the early 1800s it was acquired by the Sleigh family and renamed the *Sleigh Arms*. The Sleighs extended and improved the inn in the period before 1864. In his 1870 book *On Foot through The Peaks*, James Cotson described it as *a quiet old-fashioned country inn...in which good old Izaak Walton himself would have delighted to take his ease*.

By 1905 the name of the Inn had been changed to The Charles Cotton Hotel. In 1917 Richard and Emma Gould took over from the then landlord, Mr. Gretton, and ran the hotel until 1944.

At some time before 1952 the freehold title of the Charles Cotton Hotel had been vested in the Offilers Brewery Ltd. In terms of the relationship between the application site, and the former agricultural buildings occupying it, a register of title to the Charles Cotton Hotel, which makes reference to the sale of a farmyard by Offilers Brewery to Messrs. JM Nuttall and Co in 1952, suggests that the application site, with or without the buildings, belonged to the hotel for at least part of its existence prior to the middle of the 20<sup>th</sup> century\*.

Evidence provided by David Hopkins, formerly a veterinary surgeon who used to attend the farm, confirms that it was being used by one Colin Grindey in his farming business from the 1970s to the 2000s. The farmyard ceased operation around ten years ago and has remained unoccupied until the present day.

Cartographic analysis demonstrates that the first farm buildings (still present today) within the site boundary, namely the barn/cowhouse and 'cart shed', are likely to be late 19<sup>th</sup> century in date being present by 1879. The piggery does not make its appearance until the earlier part of the 20<sup>th</sup> century being shown as present by the time of the 1922 map. Similarly, the sheep dip and pond/watering hole are of similar date appearing during the first two decades of the 20<sup>th</sup> century. The farmyard itself appears to have undergone various phases of re-organisation with



the creation of a number of subdivisions representing smaller discrete yard areas. This reached its greatest extent by 1922 and traces of the boundary walls of some of these enclosures are still present on site.



Figure 3. OS County Series: Derbyshire 1:2500 1879. This map depicts the site as undeveloped and divided into at least three enclosures. The stone barn/cowhouse is shown as is small structure in the location of the 'cartshed'.



Figure 4. OS County Series: Staffordshire 1:10560 1884. By this time there appears to have been some re-alignment of the boundaries within the site.



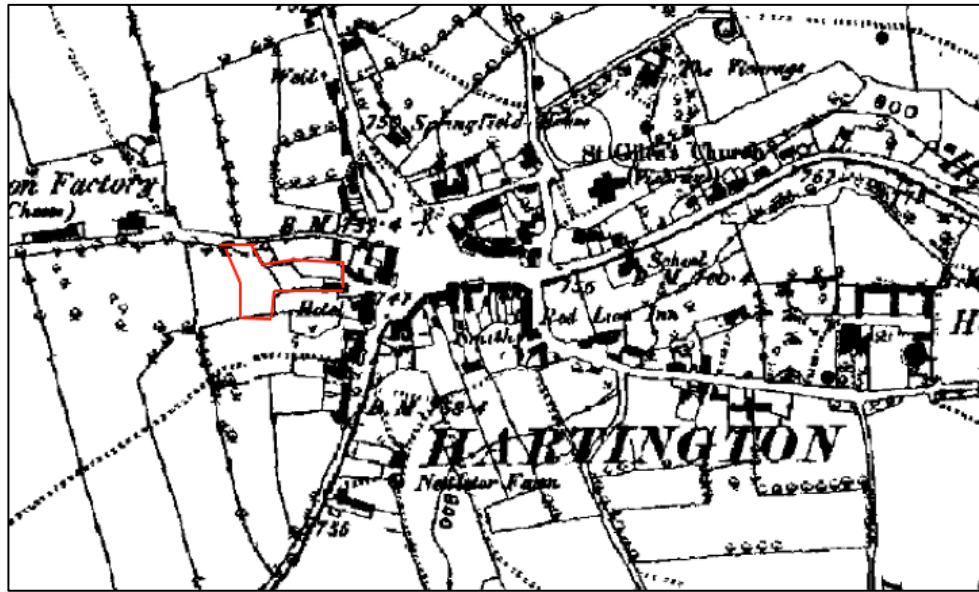


Figure 5. OS County Series: Staffordshire 1:10560 1899 – 1900. There has been little change to the layout of the site by this time.

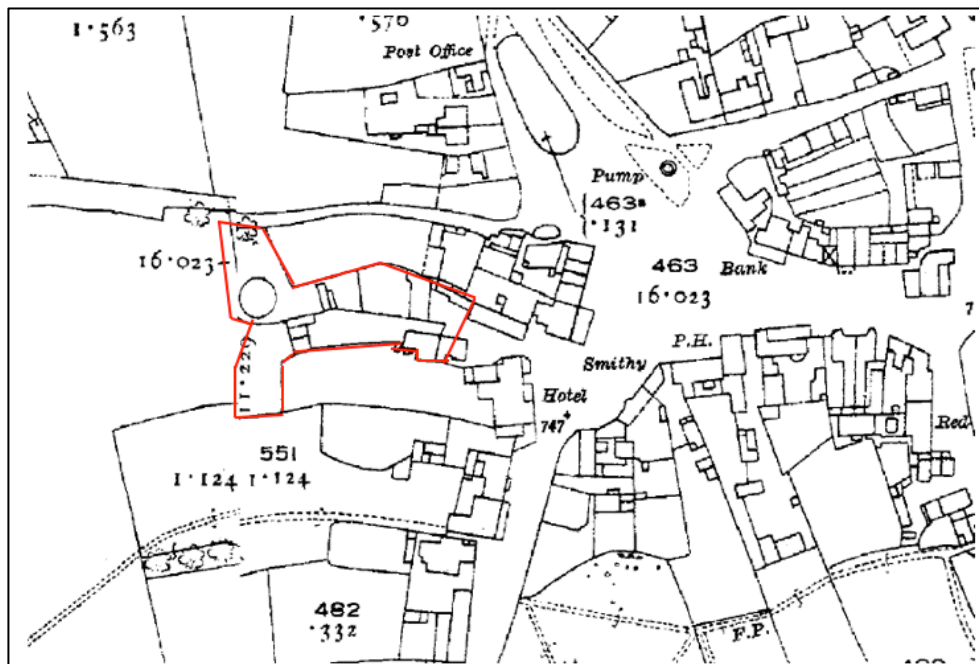


Figure 6. OS County Series: Derbyshire 1:2500 1922. By this date the site had undergone considerable change. The barn/cowhouse and 'cart shed' are clearly depicted as is the 'piggery' towards the west of the site. Another structure is shown to the immediate southwest of the piggery and corresponds with the location of the "sheep dip". The map may depict small enclosure attached to the sheep dip for corraling sheep, and a circular feature, probably a pond is depicted in the westernmost section of the site. The site appears to have been subdivided into a number yards.

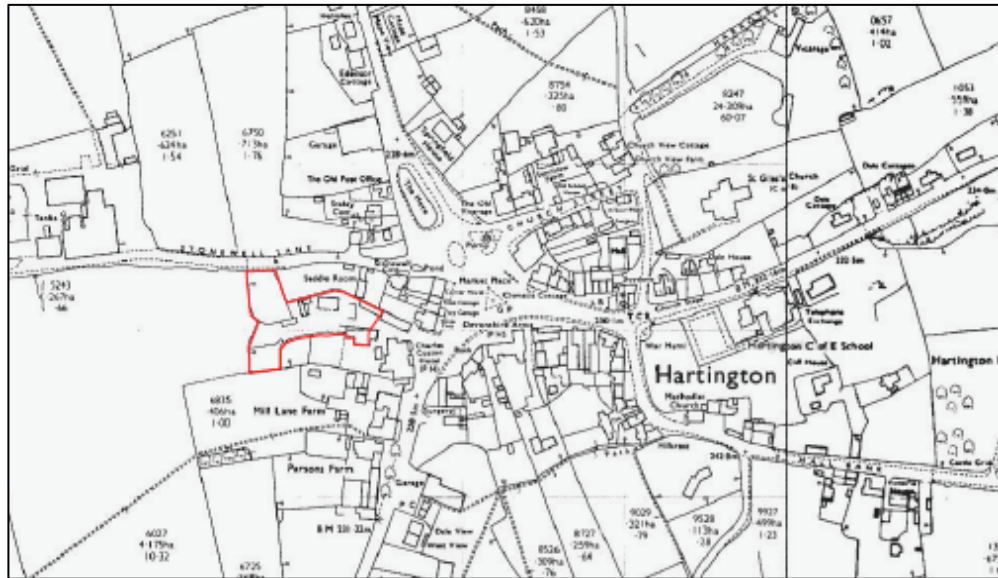


Figure 7. OS Map 1970s. By the 1970s there had been further re-organisation of boundaries within the site and the corrugated iron barn is now depicted to the east of the 'piggery'. The sheep dip is still present but the associated corralling enclosures appear to have gone. This may be because the sheep dip was no longer being used.

The farmyard and buildings forming the eastern part of the application site should be set within the context of the history of traditional farmsteads within the White Peak. This saw farmsteads mostly located within villages which were surrounded by fossilized medieval strips of former open fields with later, often planned, rectilinear fields beyond. In their current form these farmsteads probably date to the 18<sup>th</sup> and 19<sup>th</sup> centuries but evolved from earlier holdings focused on amalgamated medieval tofts. Larger rectangular fields in the White Peak can be 12<sup>th</sup>-14<sup>th</sup> century enclosures associated with monastic grange farms but are generally associated with post-1750 enclosure of waste and common. The distribution of village-based farmsteads in the White Peak and southern part of Derbyshire is closely associated with the extent of Grade 3 land, the better quality soils found in the area (*Farmsteads and Landscape Part 1*, Peak District, Forum Heritage 2015)

Historic OS maps of Hartington certainly conform to the landscape and settlement pattern described previously, with small paddocks, or closes, and orchards to the rear of buildings fronting onto the market place and routes into the village and characteristically slightly sinuous relict medieval strips surrounding the village with later more regular enclosure beyond.

Whilst the farmyard which is the subject of this report appears to have belonged to the Charles Cotton Hotel prior to the middle of the 20<sup>th</sup> century, it is not possible to ascertain what the original relationship was between the late 18<sup>th</sup> century hotel and the plot of land which formed the later farmyard. It is likely that in origin the farmyard represented the location of a burgage plot focused on the medieval/post-medieval market place. The farm buildings and a functioning farmyard may have been created by the inn landlords/brewery to supply meat and dairy products directly to the hotel. Alternatively, the farmyard may have been rented out to a local farmer until its sale in 1952 to JM Nuttall and Co. During the latter half of the 20<sup>th</sup> century the farm buildings which by this time had reached their greatest extent, and the yard were still being used for farming purposes.

## Building appraisal: The Barn/Cowshed.

The barn/cowshed is a rectangular shaped building with a stone built lean-to extension adjoining its southern elevation. It is constructed of coursed, roughly worked limestone with gritstone quoins at corners and dressings on doorways and openings. The roof is slate with verge parapet copings in gritstone on plain kneelers, gritstone ridge tiles and an end ridge chimney stack. The north, front facing elevation of the barn/cowshed has openings and doorways which are asymmetrically placed with forking hatches close below the eaves. Wooden window frames with glazed lights have been inserted into some of the openings

The front elevation of the barn/cowshed shows evidence of various phases of blocking and alteration, in particular the main entrance doorway has been widened to make an entrance for cows. The west elevation of the building has a ventilation slit at first floor level and two unevenly placed windows at lower level with evidence of a low opening in the form of a stone lintel and blocking between the two.



Plate 6. Front elevation of barn/cowhouse, western half.



Plate 7. Front elevation of barn/cowhouse eastern half.  
The widened doorway for cows has a plywood stable door.

Internally, it is clear that the barn's last use was as a cowshed signified by the vestiges of iron stall partitions, water pipes and water feeders. Down the centre of the stalls are tiled drainage channels. The internal space on the ground floor is generally open with partitions to allow easy access for the farmer to feed the stalled livestock. In the northwest corner of the barn a brick built room, which acted as a milking parlour, has been inserted at some time. The milking parlour retains no original fittings or fixtures and is plastered halfway up the walls. Similarly, throughout the barn there is evidence of lime plaster adhering to the lower half of the walls.



Plate 8. Interior of the barn showing location of Stalls and metal hangers for a suspended water pipe. The outline of water feeders can be traced on the far wall along with the truncated remains of metal stalls.



Plate 9. Entrance from one part of the cowhouse to the other. A low concrete partition for additional stalls behind is to the left of the photograph.



Plate 10. View across the cowhouse towards the brick built milking parlour. Tiled drainage channels are shown at the bottom of the photograph. Old mattresses have been discarded behind the stall divider.

The upper floor can be accessed by ladder via a hatch in the timber plank ceiling. The timber ceiling is in a state of decay and considered unsafe. In the east gable wall of the barn a fireplace corresponding with the location of the external chimney stack has been blocked up with breeze blocks. The roof is of king-post design with roof slates laid directly onto rafters. The western half of the upper floor was clearly used as a hayloft and is now filled with old rotting hay.





Plate 11. Detail of the hayloft with blocked in fireplace in the end wall and king-post roof construction.

### ‘The Cart Shed’

This building is open-fronted and comprises a makeshift, lean-to structure set against the high boundary wall belonging to Stable Cottage. It has undergone various sequences of construction as evidenced by at least two phases of beam insertion to the front of the sloping roof. The two upright timbers at the front of the structure, supporting the main purlin are not original to the building and have clearly been inserted during alteration of the structure. The roof is in a serious state of collapse.



Plate 12. The front of the ‘cart shed’ showing two phases of construction and general condition of disrepair.

Internally the structure is being supported by rusted acrow props. A series of concrete stall dividers are set against the back wall of the structure and there is evidence of water feeders and feeding racks still visible. The lean-to adjoins a small stone built room at its western end. This room is again divided into stalls for livestock.



Plate 13. Interior of the ‘cart shed’ looking west showing concrete stalls, acrow props and reused ceiling timber.





Plate 14. Interior of 'cart shed' looking east. A water feeder is visible to the right of the picture. Discarded mattresses and other debris fill the structure.

Given the restricted height along the front of the structure, its limited internal dimensions and its ramshackle construction it is highly unlikely that it ever functioned as a cart shed. The evidence is, that at least latterly, it was being used to house livestock, most likely calves given the restricted height and space available.

### **The Piggery**

The piggery is a low rectangular building constructed of roughly coursed limestone with gritstone quoins at the corners and door openings. The roof is slate with gritstone ridge tiles coped gables on plain kneelers. To the front of the piggery is a low stone wall forming a pen with in situ stone feeding troughs at ground level. There are two low doorways in the east elevation of the piggery and a large forking or pitching opening in the southern elevation. There is little sign of additions or alterations to the exterior fabric of the piggery suggesting it was purpose built. The outside of the building and the roof is much affected by ivy growth and the roof is in a deleterious condition.



Plate 15. General view of the front and side elevations of the piggery showing opening to poultry loft and entrance to loose boxes.



Plate 16. The low stone wall represents the piggery enclosure with feeding troughs behind.

Internally the piggery is divided into two separate equally sized loose boxes for the pigs with a low timber ceiling which is in a state of extreme decay. Each of the loose boxes has concrete flooring and vestigial lime plaster attached to all walls.



Plate 17. Interior of one of the loose boxes.

The ceiling over the rooms has created a low loft which runs the whole length of the piggery directly below the roof. The loft is accessed by the forking hole in the southern elevation of the piggery. It seems likely that the loft housed poultry, a combination of uses often found on traditional farmsteads (Brunskill 1982).

#### **Metal Barn**

The barn is constructed of sheets of corrugated iron with roof support provided by telegraph poles. The barn has an outshut to the rear and a very large double opening to the front, facing into the farmyard. The barn is in relatively good condition but strikes a discordant note when considered alongside the earlier stone built farm buildings. It is currently being used for the storage of wooden pallets and tyres.



Plate 18. General view of the metal barn.

## Assessment of Significance:

In accordance with NPPF and Historic England guidance this report defines significance as the value of a heritage asset to present and future generations based upon its heritage interest which may be archaeological/evidential, historic, architectural or communal. The contribution that setting makes to the significance of a heritage asset is considered to mean the surroundings in which a heritage asset is experienced.

This report considers the significance of the farm buildings, the contribution made to their significance by their setting within the associated farmyard and also assesses the potential significance any buried archaeological remains within the site boundary.

### The Buildings

The farm buildings reflect the development of small-scale farming activity within the site boundary from the late 19<sup>th</sup> century through to the second half of the 20<sup>th</sup> century. The stone buildings are typical of a vernacular tradition of farm building found throughout the Peak District National Park and also mirrored in the buildings of the farmsteads found within the village of Hartington.

The barn/cowhouse and piggery derive their heritage significance primarily from their physical form and the survival of their historic fabric i.e. their value is evidential. The barn/cowhouse in particular, reveals a number of phases of building activity and alteration both externally and internally and retains evidence of its use as a cowhouse from at least the early 1900s if not earlier. The partial survival, or traces of, some internal historic fixtures and fittings, such as water feeders and stalls adds interest to the barn/cowhouse. Similarly, the piggery retains its original layout as a dual purpose building with loose boxes for pigs below and a poultry loft above. The historic fabric and construction method of the piggery are clearly legible including *in situ* feeding troughs.

The purported 'cart shed', along with the barn/cowhouse, is one of the earliest farm buildings on the site, certainly a structure is shown in its location on the 1879 OS map. However, given the makeshift nature of the structure, including the use of recycled timbers, its lack of height and limited internal space it is not considered likely that the structure ever functioned as a cart shed. The presence of concrete stall dividers and water troughs instead show that the building was being used for livestock, most likely calves, at least during the later stages of its existence. Because of the ruinous condition of the structure, its makeshift construction and the lack of evidence that it operated as a cart shed the heritage significance of the structure is clearly very limited. The evidential value of the structure is, therefore, considered to be severely

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compromised by its lack of legibility as a historic structure and an absence of any distinguishing features which would set it into the local vernacular tradition of farm buildings.

The metal barn, which dates to around the middle of the 20<sup>th</sup> century, has no heritage significance given that it lacks any evidential value as a traditional farm building. It may have functioned as an open shelter for livestock or as a storage area, for hay bales and/or equipment.

None of the buildings or structures described previously have heritage significance derived from any aesthetic or communal values. In terms of historic value, the buildings provide an insight into the functioning of a late 19<sup>th</sup> century/early 20<sup>th</sup> century farm in the Peak District National Park though this is vested mainly in the barn/cowshed and piggery.

#### **Setting.**

The setting of the buildings is provided by the former farmyard in which they are located. The farmyard is entirely overgrown with frequent dumps of rubbish and debris strewn throughout the yard. Therefore, its legibility as the historic setting of the buildings is severely compromised. There is vestigial evidence of other stone built structures and enclosures within the farmyard but their function and extent is obscured by excessive vegetation. As a consequence, the setting currently makes no contribution to the heritage significance of the buildings.

#### **Archaeological remains.**

With regard to the potential for the presence of below ground archaeological remains within the site boundary it is possible that remains of medieval and post medieval date exist certainly within the eastern half of the site. Given the orientation of the eastern half of the site towards the central historic core of Hartington and its medieval market place, there is the potential for archaeological deposits associated with burgage plot activity of this date to be present. These remains could be structural, industrial, domestic and agricultural. In addition, archaeological remains relating to various phases of the development of the farmstead and its full layout may also be present.

The western half of the site extends beyond the confines of the village and is located in an area of green fields. Therefore, this part of the site may contain archaeological remains relating to the medieval field systems of Hartington and/or small-scale agricultural activity and ancillary structures, outbuildings and cess pits of medieval and post-medieval date.

Any such remains would be considered non-designated heritage assets of local archaeological interest. Their heritage significance is most likely to derive from their evidential value in providing material evidence of the layout and development of Hartington, during the medieval and post-medieval periods as well as of its associated field systems. Archaeological investigations in fields to the west of the site, for a housing development at the former cheese making factory, demonstrated that there is the potential in the locality for buried archaeological remains relating to Hartington's medieval field systems.

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## PART 2 – IMPACT ASSESSMENT.

**Planning Policy:** Relevant national planning policy includes:

### **THE LISTED BUILDINGS ACT 1990**

The Listed Buildings Act 1990 which sets out the general duties of Local Planning Authorities which regard to the exercise of planning functions within a conservation area and the relationship of proposals to any listed buildings:

*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 66).*

### **THE NATIONAL PLANNING POLICY FRAMEWORK 2012, REVISED 2018**

The National Planning Policy Framework (NPPF, 2018) sets out the Government's planning policies and how these are expected to be implemented. It states that the purpose of the planning system is to contribute to the achievement of sustainable development meaning that the needs of the present are addressed without compromising the ability of future generations to meet their own needs.

Section 16 of the NPPF: Conserving and Enhancing the Historic Environment states that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats and that this strategy should take into account the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation.

There is an emphasis on planning requirements and decisions within the planning system being relevant and proportionate to the significance of a heritage asset potentially affected by a proposal. The conservation of heritage assets in a manner appropriate to their significance is considered of importance so that they can be enjoyed for their contribution to the quality of life of present and future generations.

Paragraph 193 states that when LPAs consider 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.

Where a proposed development will lead to substantial harm to (or total loss of significance) of a designated heritage asset, LPAs should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Similarly, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate securing its optimum viable use.

With regard to non-designated heritage assets 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 of loss and the significance of the heritage asset.



The NPPF requires that LPAs should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

#### **LOCAL PLANNING POLICY**

The Peak District National Park Authority sets out its key spatial vision and planning policies within its *Local Development Framework Core Strategy (adopted 2011)*. These include measures to address the effective conservation management of the Peak District's heritage and historic landscape through the planning process, supported by specific development management documents and policies. Whilst Section 9 directly relates to landscape and conservation (particularly Policies LC1 and LC3), historical rural buildings are also addressed within broader policies (GSP1, GSP2 and GSP3).

Policy LC15 requires that development proposals which could affect historic and cultural heritage sites and features should consider the heritage asset's national and local significance, the protection, enhancement and preservation of the sites and features and their settings as well as the need for the development to be on the site in question.

In terms of archaeological sites and features Policy LC16 states that consideration of developments which could affect archaeological remains should take into account their national and local significance, their protection and enhancement and the need for an appropriate assessment of the nature and importance of the archaeological remains.

In cases where development impacts on an archaeological site or feature there is a requirement for an appropriate level of archaeological investigation prior and/or during development and wherever feasible the preservation of any archaeological feature of special interest in its original position with opportunities for future access and examination.

Policy LC3 focuses on the conservation and enhancement of the significance of archaeological, architectural, artistic or historic assets and their settings and makes clear that only in exceptional circumstances would development be permitted which is likely to cause harm to any heritage asset of local, regional, national or international importance.

### **Proposals:**

#### **Aims**

The main impetus behind the proposed scheme is the applicants' desire to provide a multi-generational home for themselves and their family. It is intended that the proposed conversion of the site to residential use will offer the opportunity for the Rev. Fountain and his wife to live there for the remainder of their lives with their children close enough to provide care in the applicants' old age. Not only do the applicants wish to create something of value to themselves and their children but they also wish to create something of value to the community of Hartington by saving redundant buildings in a way which maintains their heritage value for present and future generations.

#### **The Site**

The design of the scheme and treatment of the extant buildings within the site has been prepared in accordance with pre-application comments made by the Conservation Officer at the PDNPA. In addition, concerns raised by the Archaeological Officer at the PDNPA regarding the impacts of development on potential below-ground remains have been taken into account in the preparation of the scheme. The applicants have also considered comments from the Hartington Parish Council during a public meeting and comments made by the author of this report during a site visit. From the outset the applicants have been keen to ensure that the scheme has been conservation led.

The aim is to sympathetically restore the standing buildings in order to preserve their original agricultural character and local distinctiveness. In addition, the intention is to clear the former farmyard in order to expose other associated stone-built structures and farmyard boundaries which will be repaired with appropriate materials. A metal post-war barn will be demolished and replaced by a structure designed to be in keeping with the traditional appearance of the former agricultural buildings.

The western half of the site will be cleared of vegetation and weed and laid down to meadow grass. A Golpla grass reinforcement will be used to form an access drive from Stonewell Lane to the west entrance into the residential, eastern half of the site. This is intended to create minimal ground disturbance in order to preserve any buried archaeological remains present. Surface treatment within the latter will be in the form of a gravel driveway adjoining flagstone areas around and/or to the front of the restored agricultural buildings. Car parking will be within the residential part of the site (Figure 8).

An emergency vehicular access with pedestrian entrance gate will be created in the eastern boundary of the site comprising a stone wall and wooden gate.



Figure 8. Proposed site plan (after Guy Taylor Associates).

### **The Barn – The main residence (Appendix 1).**

As described above the barn has been a multi-use, multi-phase agricultural building which was latterly used as a cow-house. A report by a structural engineer has concluded that whilst currently capable of conversion, continued vacancy will result in the building rapidly deteriorating.

The north facing elevation of the barn is perhaps the most important in presenting evidence of the various sequences of use of the building. On this basis, the proposals will allow for the multi-phase character of the barn to be preserved and will also maintain its traditional agricultural character. There will be no new openings in the north elevation and this will include no rooflights.

Internally the majority of the layout of the ground floor will remain intact with an open plan style and retention of internal walls. A new timber staircase will be installed in the western side of the ground floor. On the first floor stud partitioning will be used to allow for the creation of bedrooms, WC, hall and closet.

Proposals for the barn as a whole comprise:

#### **North Elevation**

- Reinstating the main doorway to the barn currently occupied by a stable door. The doorway shows evidence of having been widened to allow access for cows with the removal of stone dressings on side of the doorway. The doorway will be restored to its original dimensions with stone dressings inserted where missing;
- Openings at ground floor in the north elevation will be glazed but screened when not in use by side hung plank and batten doors to maintain the current look of the barn;
- Two central windows will be hopper style as is the case currently;
- Original pitching holes immediately below the eaves will be glazed with the opening at the western end of the north elevation supplied with a side hung timber hatch door as is the case currently;

#### **West Elevation**

- The west facing gable end of the barn will allow for a slight widening of an original ventilation slot to ensure a size sufficient to allow for ventilation and light;
- Other ventilation slots will remain in situ;
- All ventilation slots will be glazed;
- A slightly off-centre blocked opening delineated by a stone lintel and evidence of later blocking will be reinstated below the existing lintel and a new timber framed window will be inserted;
- Two windows, located to either side of the blocked opening, will be restored using hopper style windows.

#### **South Elevation**

- Installation of three conservation rooflights flush with the tiles into the south pitch of the main barn and of new conservation rooflights to replace existing ones in the pitch of the lean to against the southern elevation of the barn in order to comply with modern building regulations and the requirements of letting in light and ventilation to the interior. Rooflights will not be harmful to the significance of the conservation area given that they are commonly present throughout the conservation area, some in listed buildings;

- Rooflights in the southern pitch of the barn have been located in order to avoid an *awkward duality* raised as a concern by the PDNPA Conservation Officer.

#### **The Piggery – Annexe 1 (Appendix 1)**

The piggery will primarily be used as a studio for the applicants' son to use in his job as a landscape architect. The intention is to retain as much of the traditional look of the piggery as possible. Proposals comprise:

- Present openings to be used for light in order to avoid the installation of conservation rooflights;
- Current openings will be glazed but to be consistent with the barn those openings will have side hung timber doors to the exterior;
- The extant feeding troughs and wall will be repaired using appropriate materials and retained to provide evidence of the original use of the piggery;
- Limecrete floors throughout;
- No changes to the original internal planform of the piggery.

#### **The 'cart shed'/calf house -Workshop and Garage (Appendix 1)**

A site visit by the author of this report concluded that this structure was never intended as a cart shed and that the lean-to under the clay tile roof was a makeshift structure using recycled materials from elsewhere. The presence of stalling and water feeders suggest that it was used for housing calves. A structural report on the lean-to has established that it is beyond repair. However, the adjoining flat roofed stone and brick structures are capable of repair and retention as a workshop and studio for the Rev. Fountain. Proposals comprise;

- Rebuild the lean-to re-using existing tiles, inserting new frame to south elevation including a new stone pier with timber support beam above for parking cars;
- New sedum covered flat roofs across brick and stone built structures adjoining the newly created garage;
- Use existing openings in flat roofed buildings to create two timber framed windows and single plank and batten timber door.

#### **The Metal Barn – Annexe 2 (Appendix 1).**

The current metal barn will be demolished and replaced by a new stone built building to serve as an annexe to the main barn conversion. The new build will be within the footprint of the current metal barn and will also be significantly smaller. It is intended that eventually the annexe will provide a home in old age for the surviving spouse with the applicants' son and family taking up residence in the main dwelling. Proposals comprise:

- Demolition of the existing metal barn and its replacement by a new stone building, stone to match existing stone in other buildings;
- Terne coated stainless steel standing seam roofing with conservation roof lights;
- Front elevation having full height aluminium framed glazed screening;
- Biomass boiler room to the rear of the building to answer concerns of the owner of Stable Cottage;
- Roof pitch to respect current outshot to the rear of the metal barn but a reduced height.



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## Impact of

**Proposals:** The complex of former agricultural buildings which are the subject of this HIS are undesignated heritage assets. As such, and in accordance with the criteria laid down in the PDNPA's *Farmsteads Assessment Framework* (PDNPA 2017) they are considered of heritage value as examples of vernacular farmstead buildings which contribute to local distinctiveness and character.

It is also the case that the eastern part of the proposed development site, where the buildings are situated, is within the Hartington Conservation Area and situated to the rear of the Charles Cotton Hotel Grade II listed building.

Given the application site's proximity to the medieval heart of Hartington represented by the Market Place there is the possibility that below ground remains of possible medieval and/or post medieval date are present. Therefore, ground-breaking work as part of development within the site could result in the destruction of archaeological deposits.

The following receptors of impacts from the proposed development therefore consist of:

- The farm buildings within the application site;
- The Hartington Conservation;
- The setting of the Charles Cotton Hotel.
- Below ground archaeological remains should they be present.

### **The Farm Buildings.**

It is clear from the site visit carried out by the author of this report and from an investigation by a structural engineer that the farm buildings are in a deleterious state and that this situation will only increase as time passes. Whilst the proposed scheme constitutes a change of use from farming to residential use it offers the opportunity for repair and conservation of the buildings.

The scheme has been designed in order to preserve the traditional and distinctive character of the buildings so that their legibility as former agricultural buildings can still be clearly understood. Therefore, their heritage significance will be sustained under the proposed design scheme.

The 'cart shed' lean-to has previously been misinterpreted and it is clear from observations made on site that its use was otherwise than a cart shed. The proposed scheme, however, allows for the rebuilding of the lean-to in a form which is reminiscent of traditional farm cart shed which will enhance historic context.

The demolition of the metal barn provides the opportunity to rid the site of an unsightly structure which in terms of building materials is incongruous with the earlier stone farm buildings. The replacement structure whilst contemporary will have a traditional appearance in sympathy with its surroundings and is intended to be reflective of the historic use of the site rather than imitative. In turn, this will provide a level of distinguishability between the new building and the traditional buildings.

So far as is possible within the limits of modern building regulations changes to the elevations and planforms of the farm buildings will be limited.

This HIS therefore concludes that there will be no adverse impacts on the significance of the historic farm buildings and that cumulatively the proposals will have an overall benign affect which will not only preserve the distinctiveness of the former farm buildings but secure their long term survival.

The nested setting of the farm buildings is essentially the original farmyard which is substantially overgrown and contains areas of dumped rubbish. The setting therefore does not currently make a positive contribution to the heritage value of the farm buildings, in some cases overgrowth obscuring details of the buildings themselves. Additionally, other elements of the farmyard, including associated stone structures and boundary walls originally dividing the farmyard into various sub-yards are currently either partially or wholly obscured from sight.

A consequence of the clearance of the farmyard under the scheme proposals will be to expose the full extent, including phasing, of the farm buildings whilst at the same time clearance will allow the nature and extent of other stone structures within the original farmyard to become visible. Overall the proposal will contribute to making the legibility of the historic farmyard clearer.

#### **The Hartington Conservation Area and Charles Cotton Hotel.**

In its current form the proposed application site, including the farm buildings within it, does not make a positive contribution to the Hartington Conservation Area or to the setting of the Charles Cotton Hotel. Restoration of the farm buildings and clearance of the farmyard will serve to enhance the appearance of the conservation area and the setting of the Charles Cotton Hotel. Neither will the proposals adversely affect appreciation and understanding of the heritage significance of the conservation area, any listed buildings within it, or of the Charles Cotton Hotel.

The proposed conservation works to the main barn and the piggery, along with the sympathetic rebuilding of the 'cart shed' and the demolition of the unattractive metal barn will be aesthetically preferable to the present tumbledown appearance of the site.

Long term abandonment of the proposed application site will lead to increased dilapidation and ruin of both the buildings and their setting which will have a detrimental impact on the appearance of the conservation area and on the setting of the Charles Cotton Hotel.

#### **Archaeological Remains.**

Given its location the site, in particular the eastern half of the site, has the potential to contain archaeological remains associated with the medieval core of the village. Such remains are likely to be of local up to regional significance if they are present. The western half of the site which has never been subject to disturbance might also contain associated archaeological evidence. In order, to preserve in situ any archaeological remains in the western half of the site it is proposed that minimal works are undertaken this area.

The scheme proposed the use of Golpla grass for the driveway from Stonewell lane which not only results in a minimal visual impact but also involves minimal disturbance to the ground. Therefore, the works proposed for this half of the site would be unlikely to impact on any buried archaeological remains.

Within the eastern half of the site which has more potential for archaeological remains resulting from its proximity to the market place, any groundworks which go to a depth greater than turf and topsoil have the potential to disturb archaeological deposits. Such groundworks include drainage and service trenches and foundation trenches. Destruction of any archaeological deposits would result in substantial harm to the archaeological resource.

However, any loss of the archaeological resource within the site could be mitigated by a programme of archaeological monitoring during groundworks. Archaeological evidence yielded from the monitoring process would contribute to our understanding of the development of the village and of the application site itself from the medieval period through to the 19<sup>th</sup> century.

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**Conclusion:** It is the conclusion of this Heritage Impact Statement that the impact of the proposals discussed above will not adversely affect the heritage significance of the farm buildings in question nor that of the Hartington Conservation Area and the Charles Cotton Hotel.

The proposals are in accordance with sustainable development as advocated in the NPPF, in particular with its focus on LPAs making provisions for dealing with heritage assets most at risk through neglect and decay.

The PDNPA's Local Development Framework requires that development must conserve and where appropriate enhance or reveal the significance of archaeological, architectural, artistic or historic assets and their settings. Likewise the PDNPA's Farmsteads Assessment Framework (PDNPA, 2017) is aimed at providing guidance to help secure sustainable development and the conservation of traditional farmsteads and their buildings which necessarily involves finding appropriate uses to ensure their long term survival.

The current proposals for conversion of the farm buildings at the application site, in addition to enhancing their setting, are in accord with local and national policies on sustainable development within the historic environment.

The scheme design has been conservation led and will preserve the historic fabric of the former farm buildings as far as is possible within the requirements of 21<sup>st</sup> century building regulations. Overall the proposals are benign and will not harm the significance of designated or undesignated heritage assets within the vicinity of the application site.

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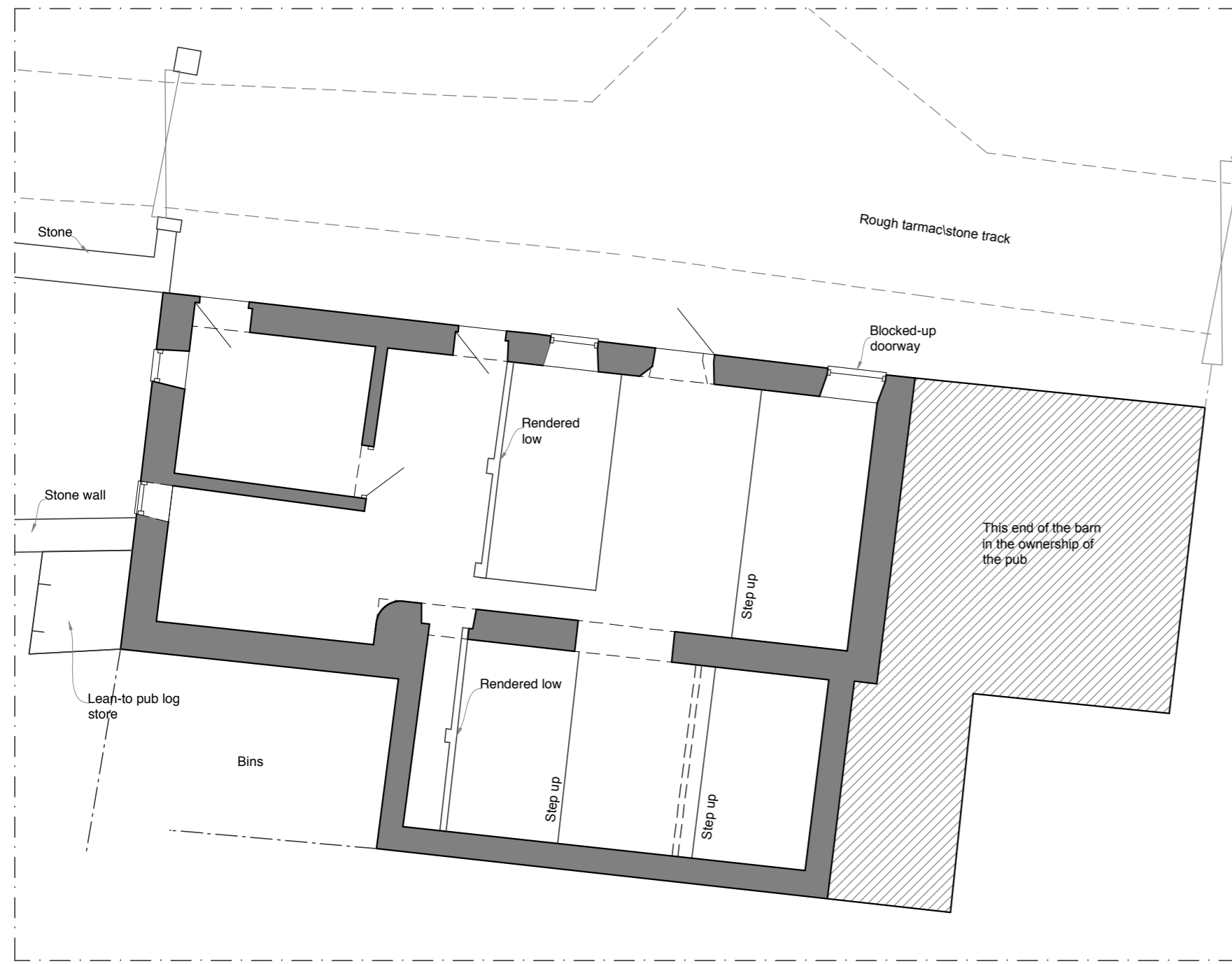
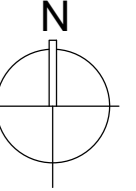
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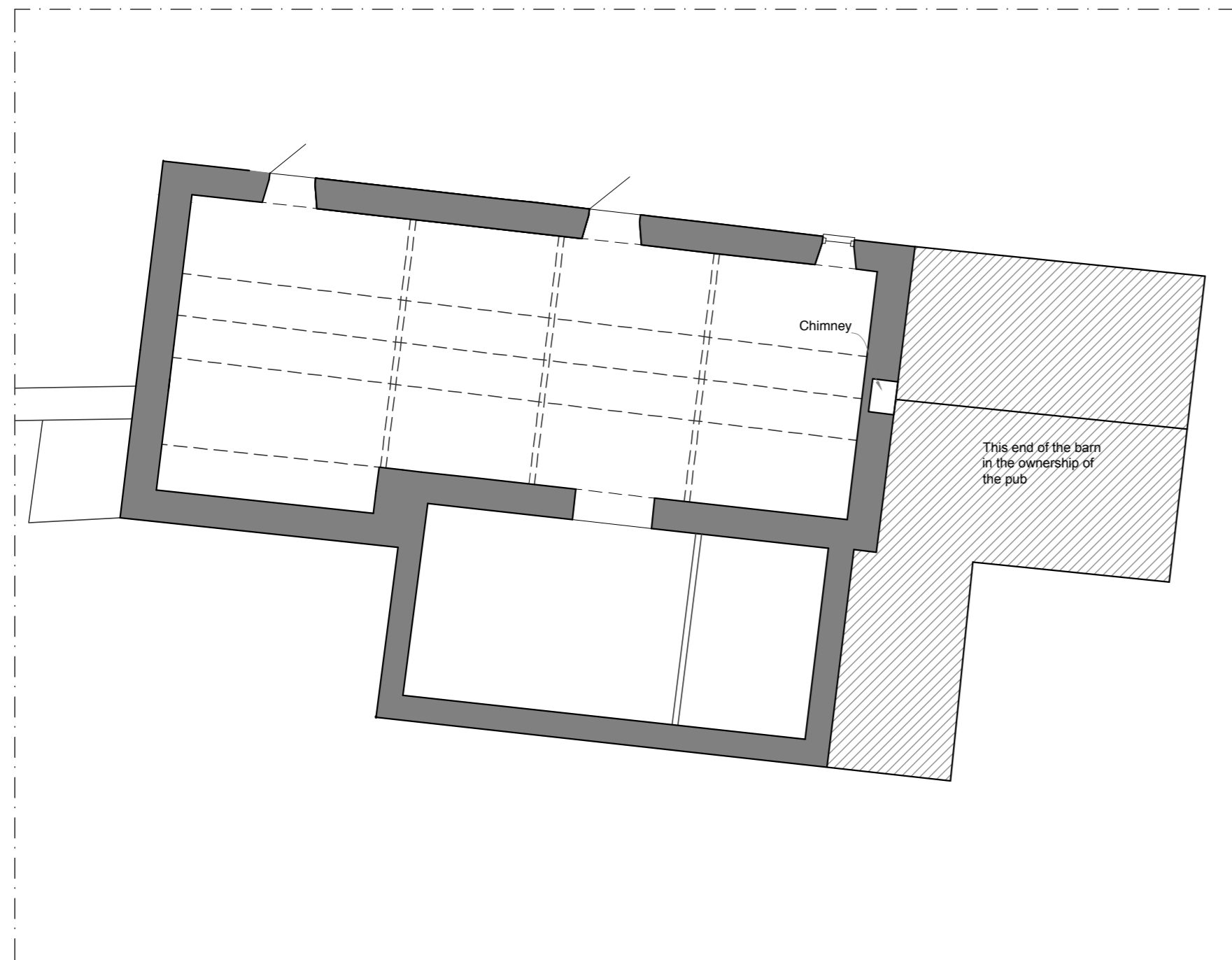
## APPENDIX 1

NOTE

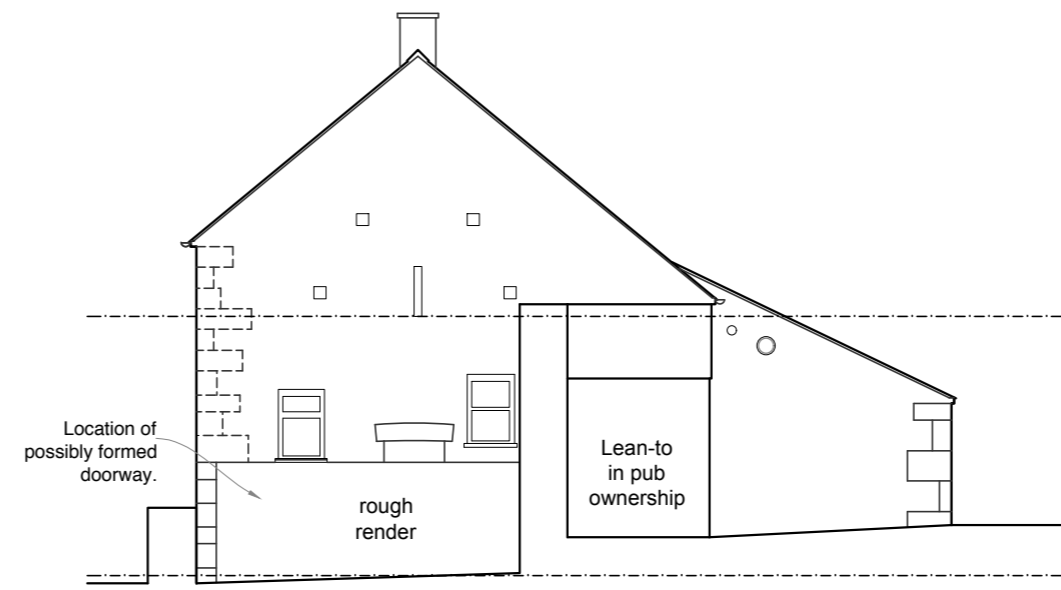
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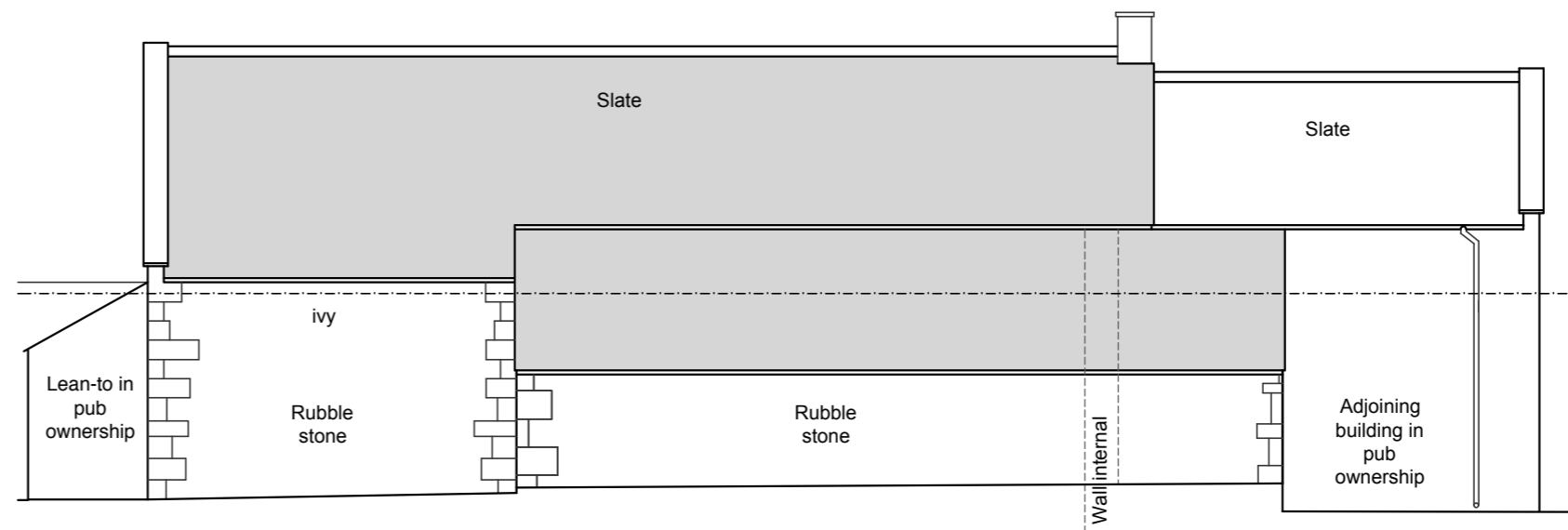
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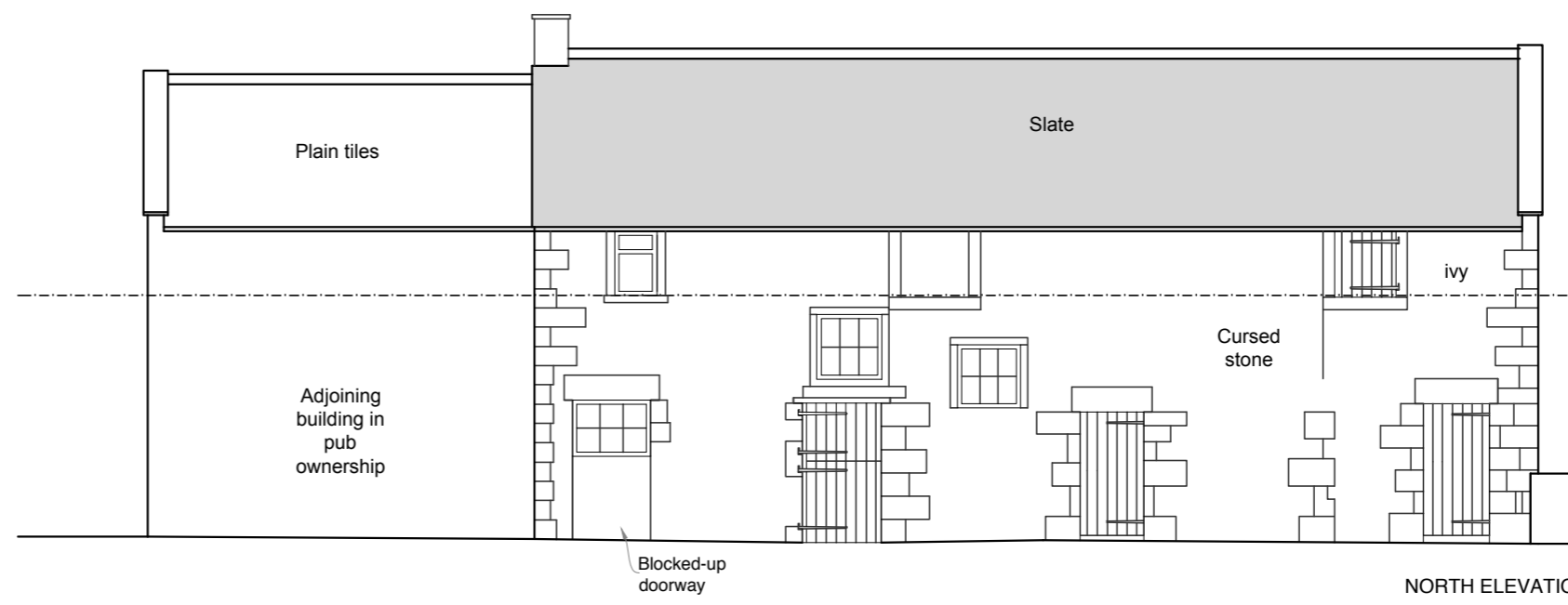
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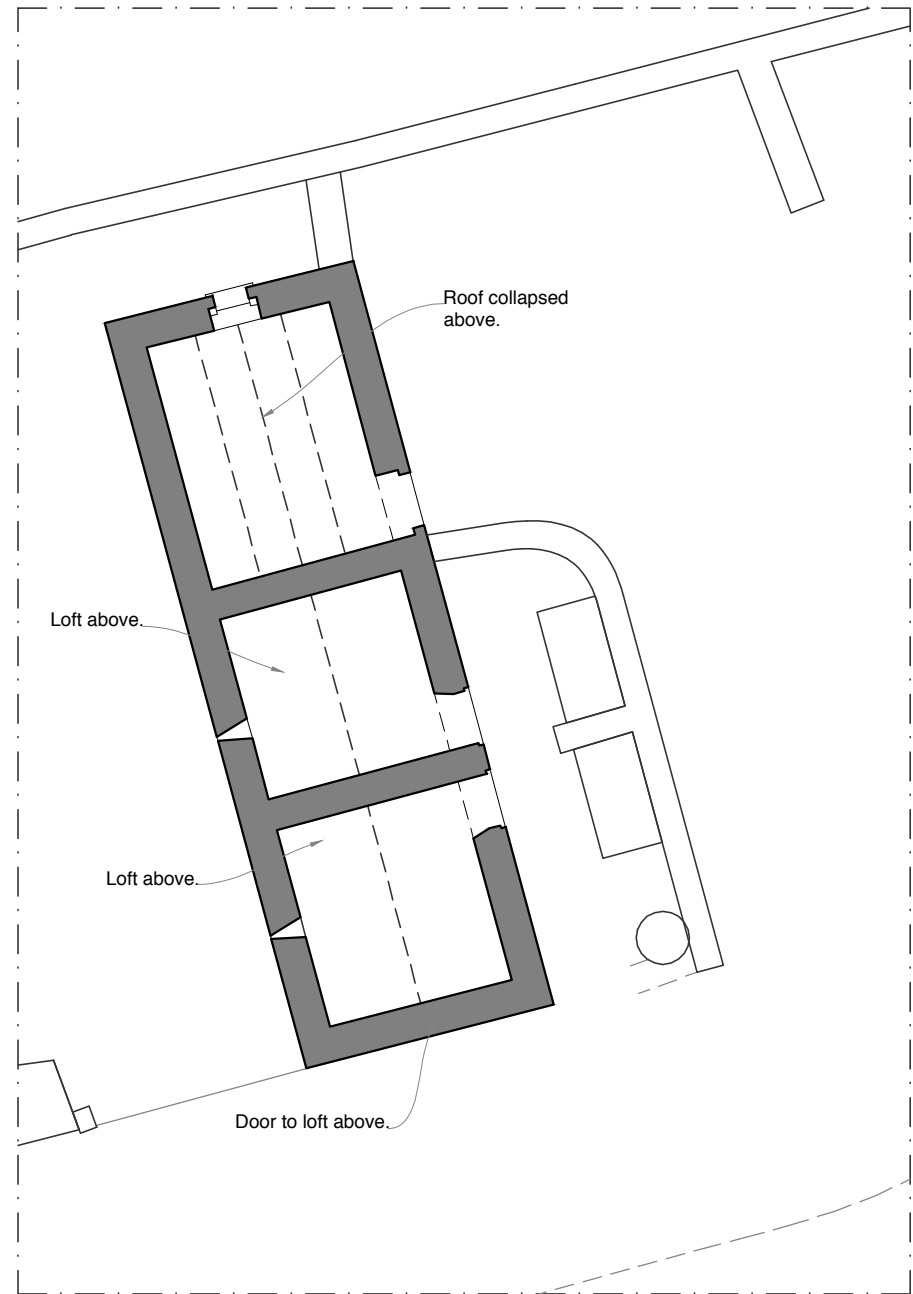
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Project Title  
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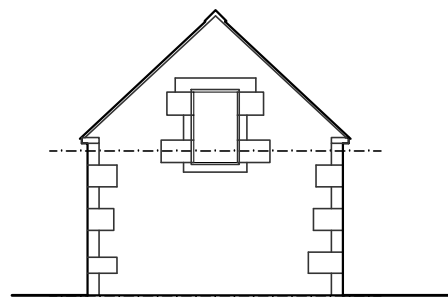
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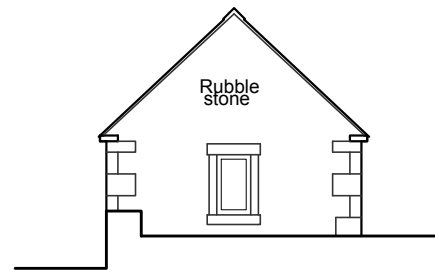
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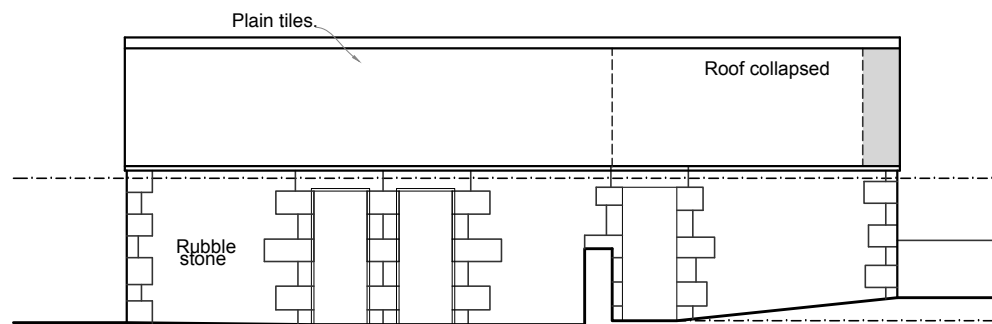
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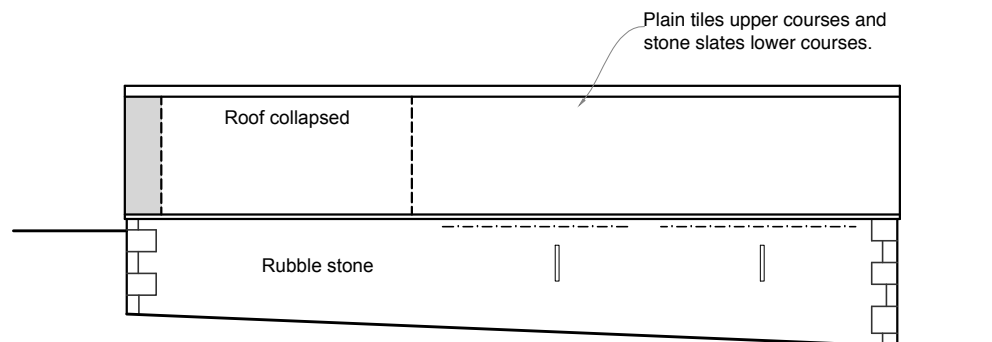
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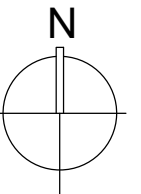
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Client

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Project Title

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Drawing Title

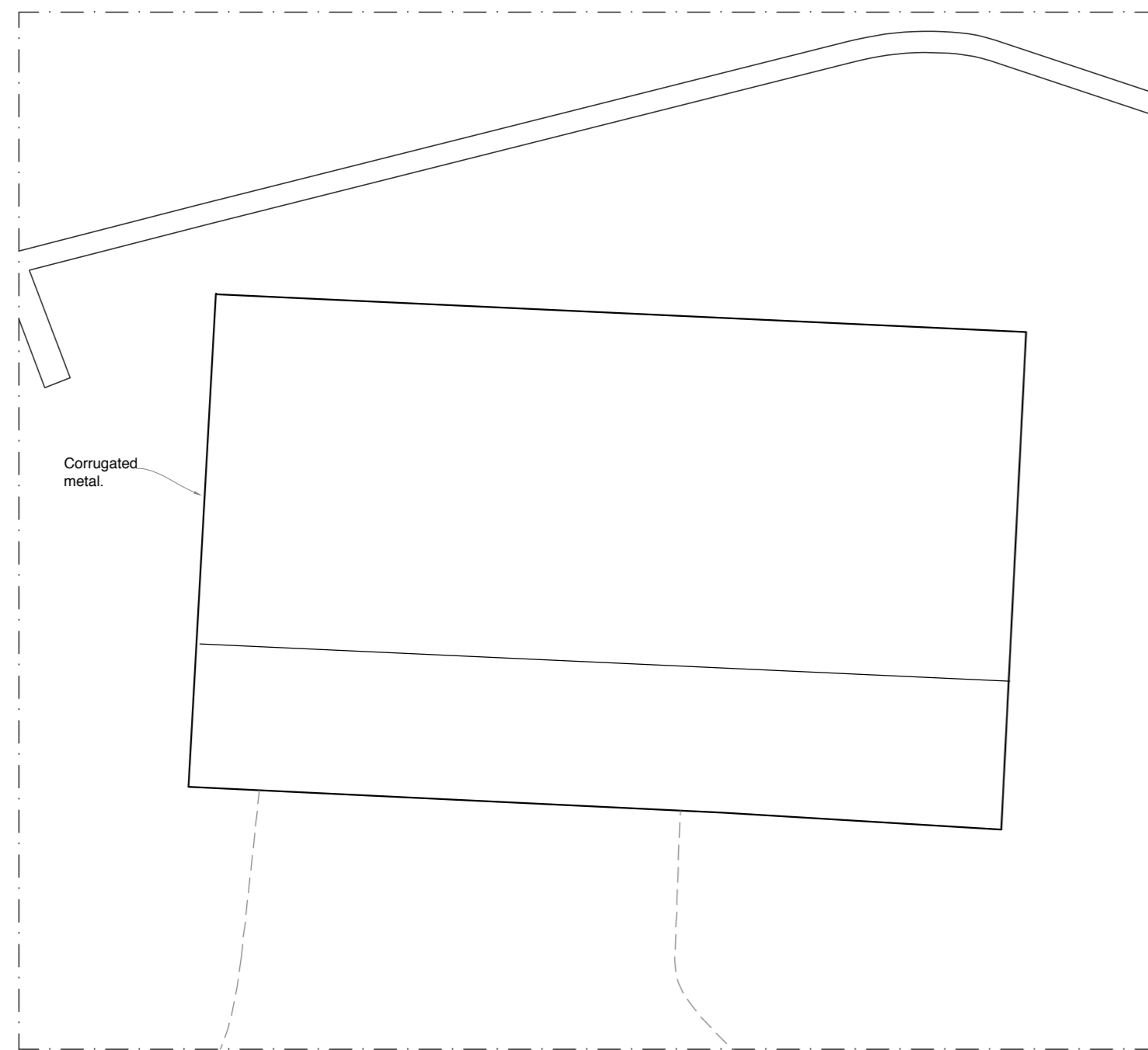
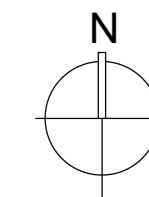
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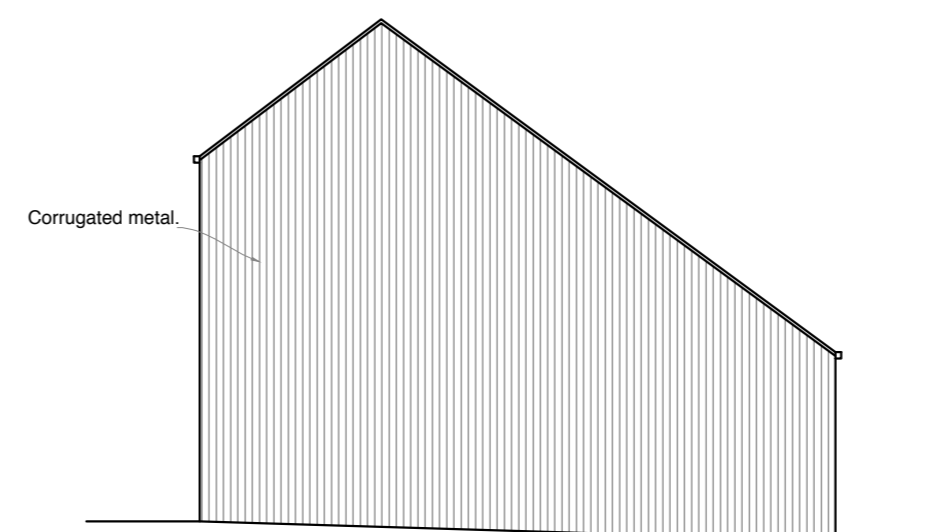
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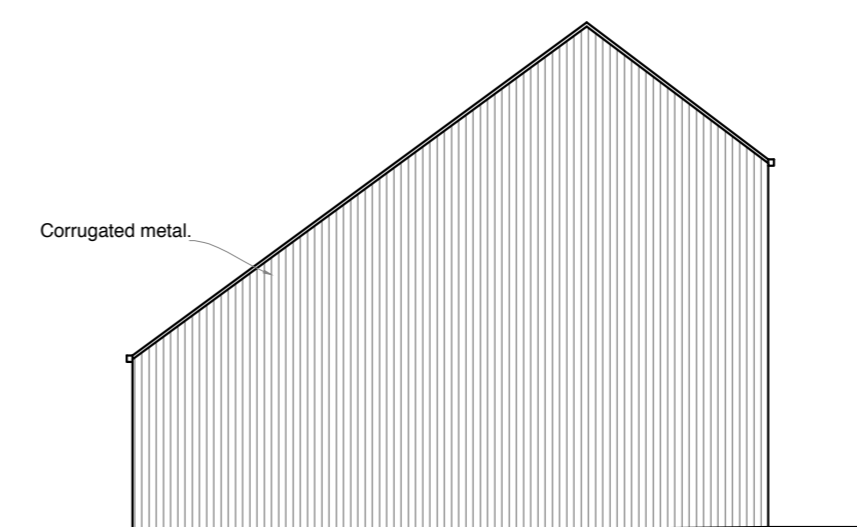
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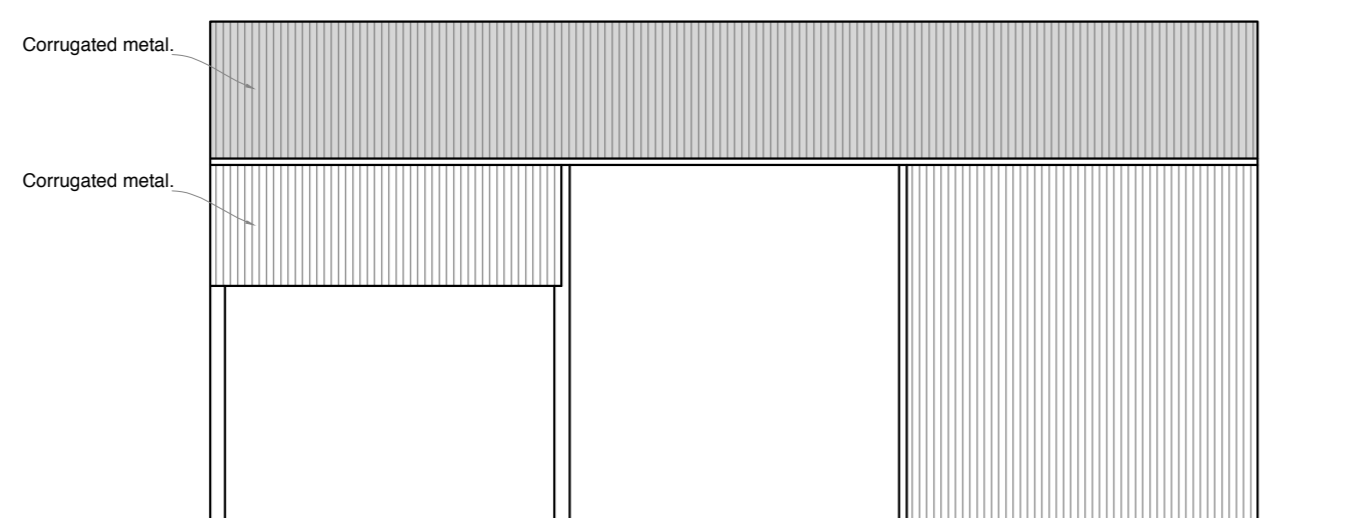
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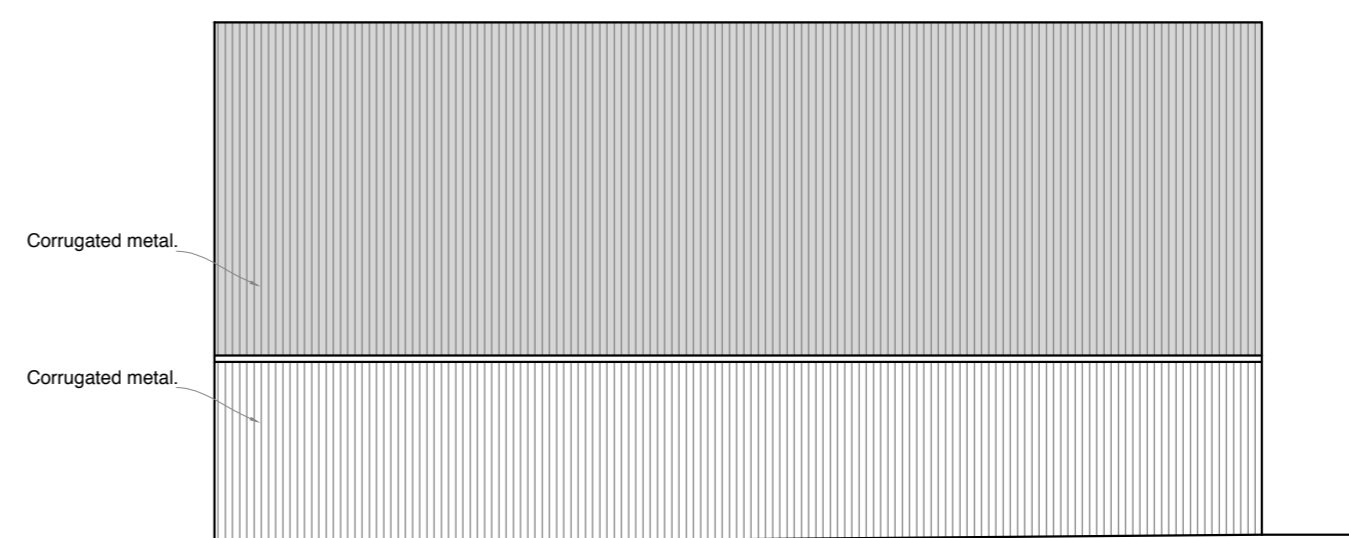
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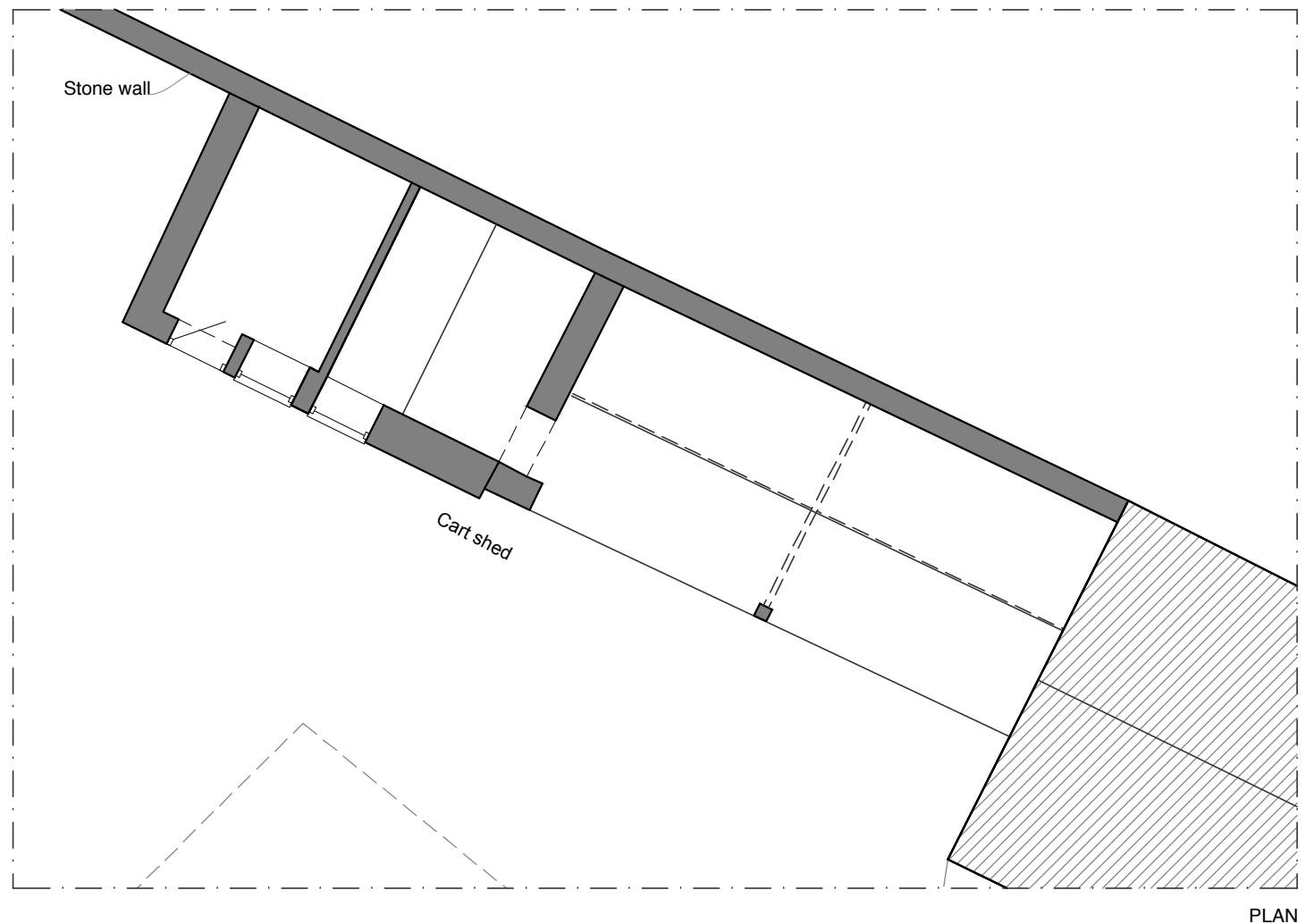
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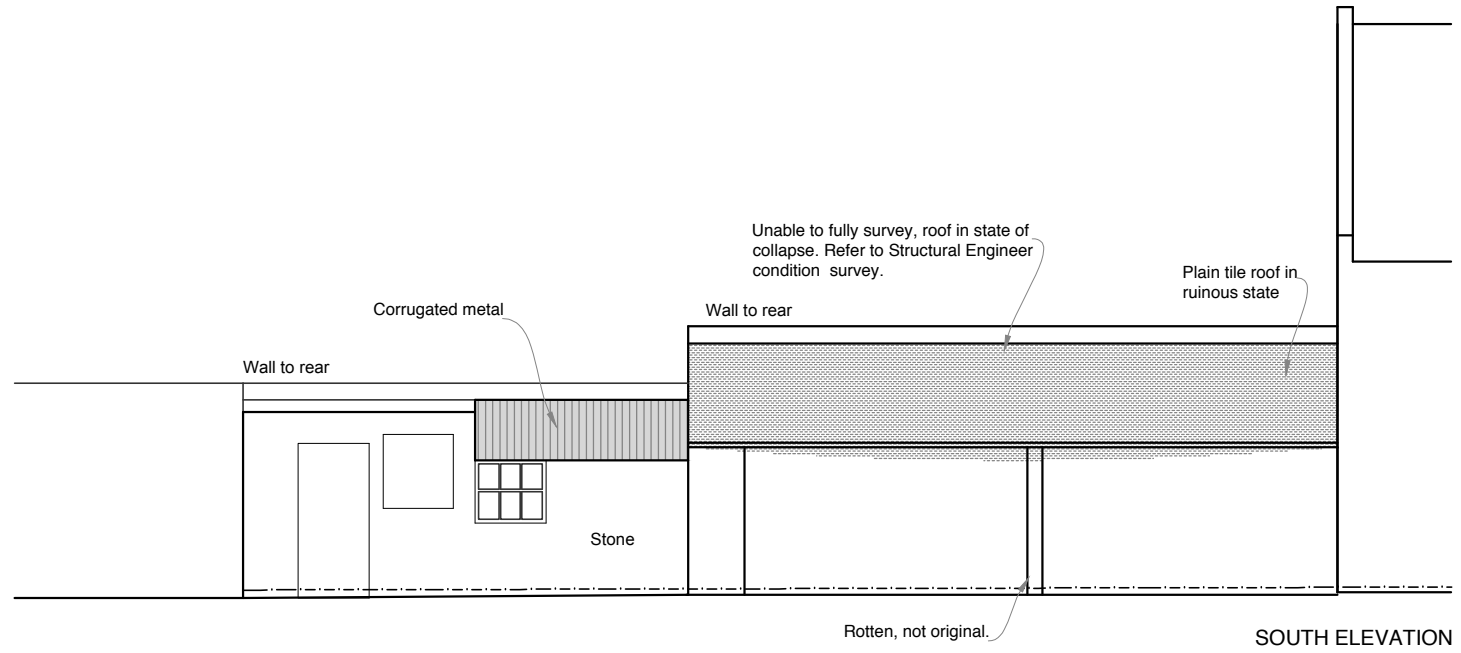
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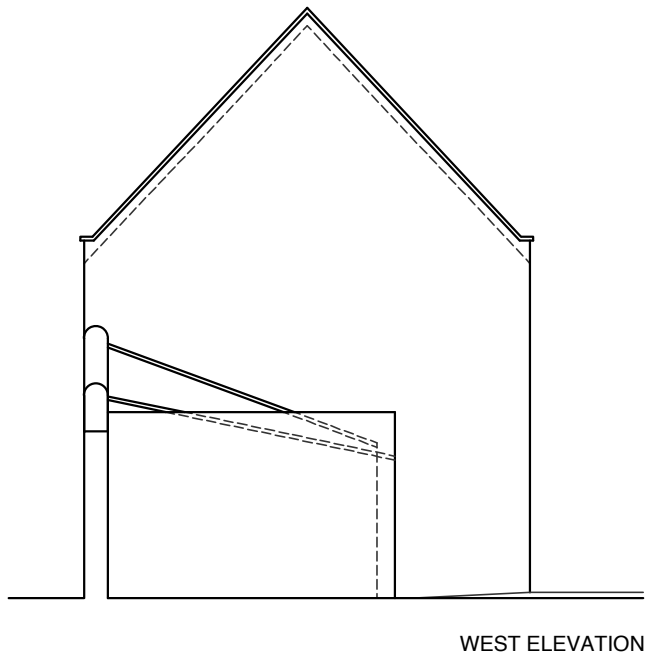




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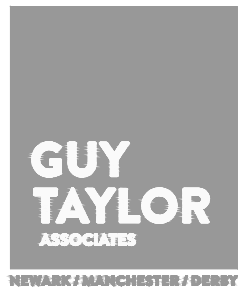
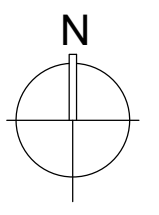
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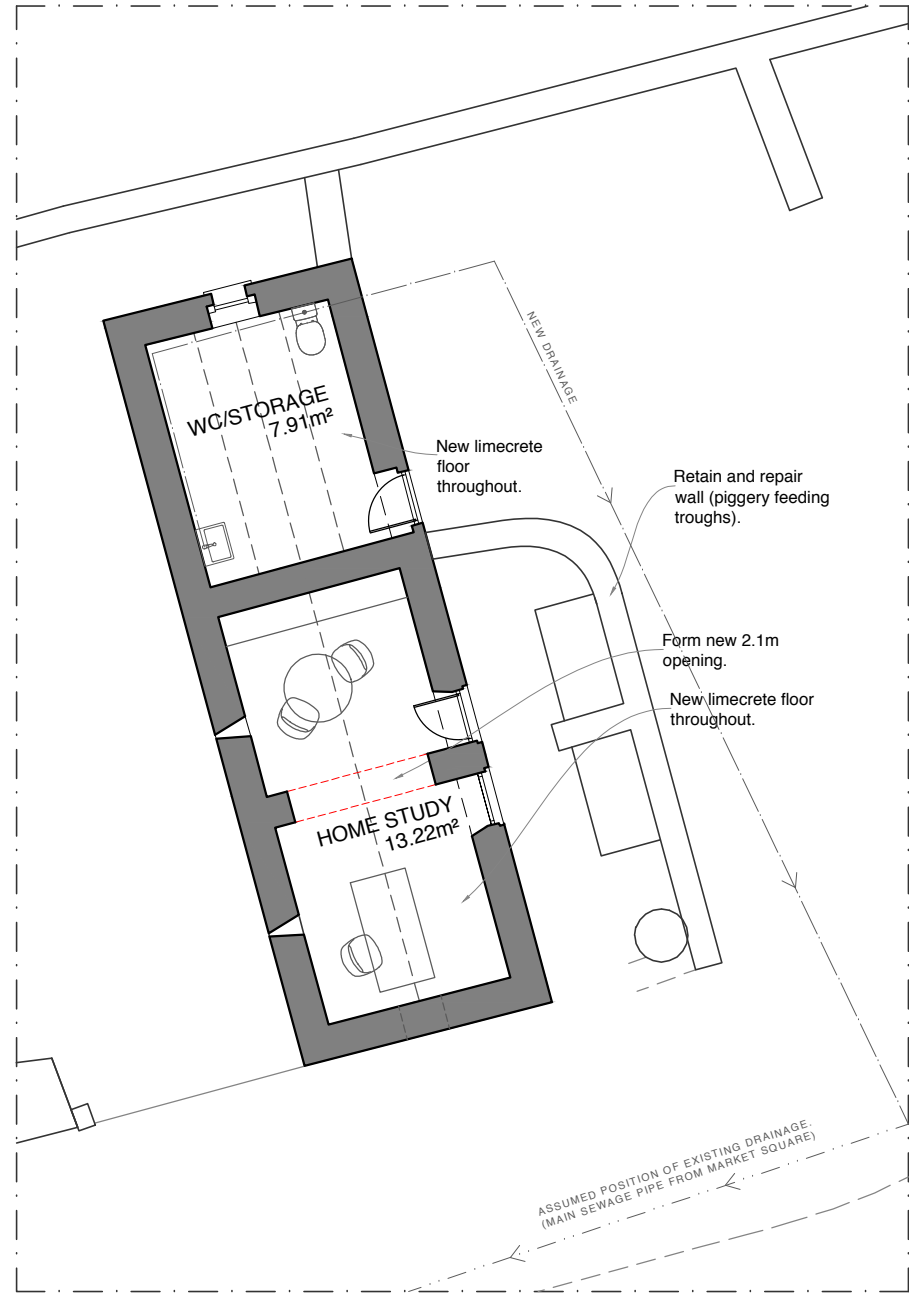
Client  
Rev. John Fountain

Project Title  
Family Home to the rear of Charles Cotton Hotel, Hartington

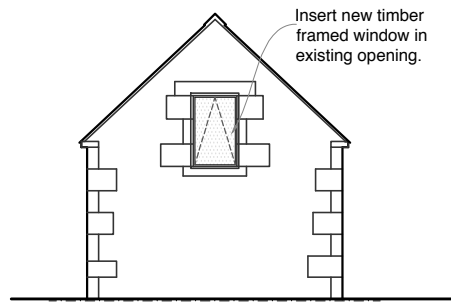
Drawing Title  
Annex III | Plan & Elevations | Existing

Scale	1:100 at A3	Job No 812.1239.1
Date	JULY 2018	Dwg No (08)006
Drawn	JN	Rev --

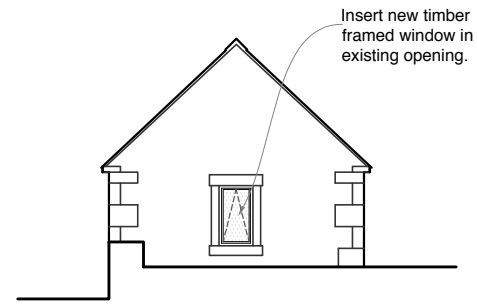
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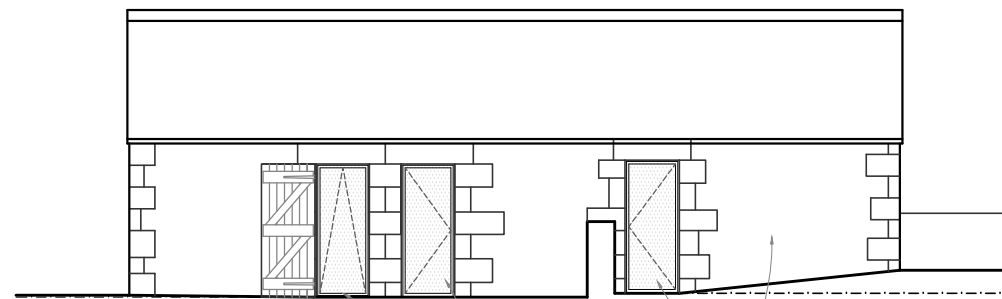
PLAN



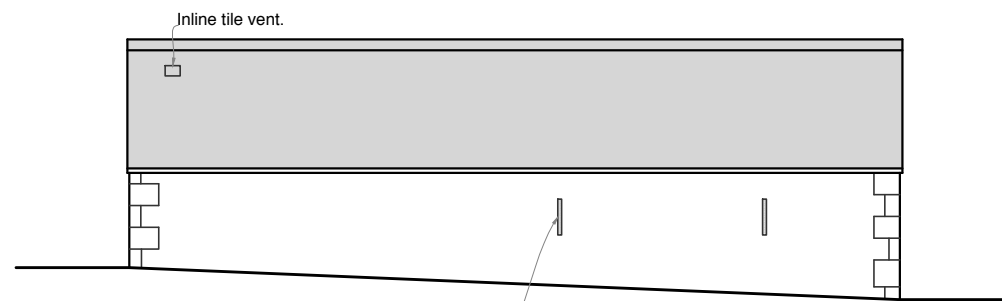
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

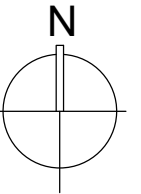


WEST ELEVATION

NOTE

1. Refer to figured dimensions, do not scale
2. The contractor must report any discrepancies to the Architect
3. All dimensions must be checked on site before proceeding
4. The Architects disclaim responsibility for variations made from this drawing without their written consent
5. Please ensure that there have been no additional revisions to this drawing before starting work
6. All products are to be used strictly in accordance with the manufacturer's instructions

- Existing walls
- New walls



Revision A | October 2018 - Rooflights



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Derby Studio  
t: 01332 477525

Manchester Studio  
t: 0161 8261042

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Client  
Rev. John Fountain

Project Title  
Family Home to the rear of Charles Cotton Hotel, Hartington

Drawing Title  
ANNEX I | Plan & Elevations | Proposed

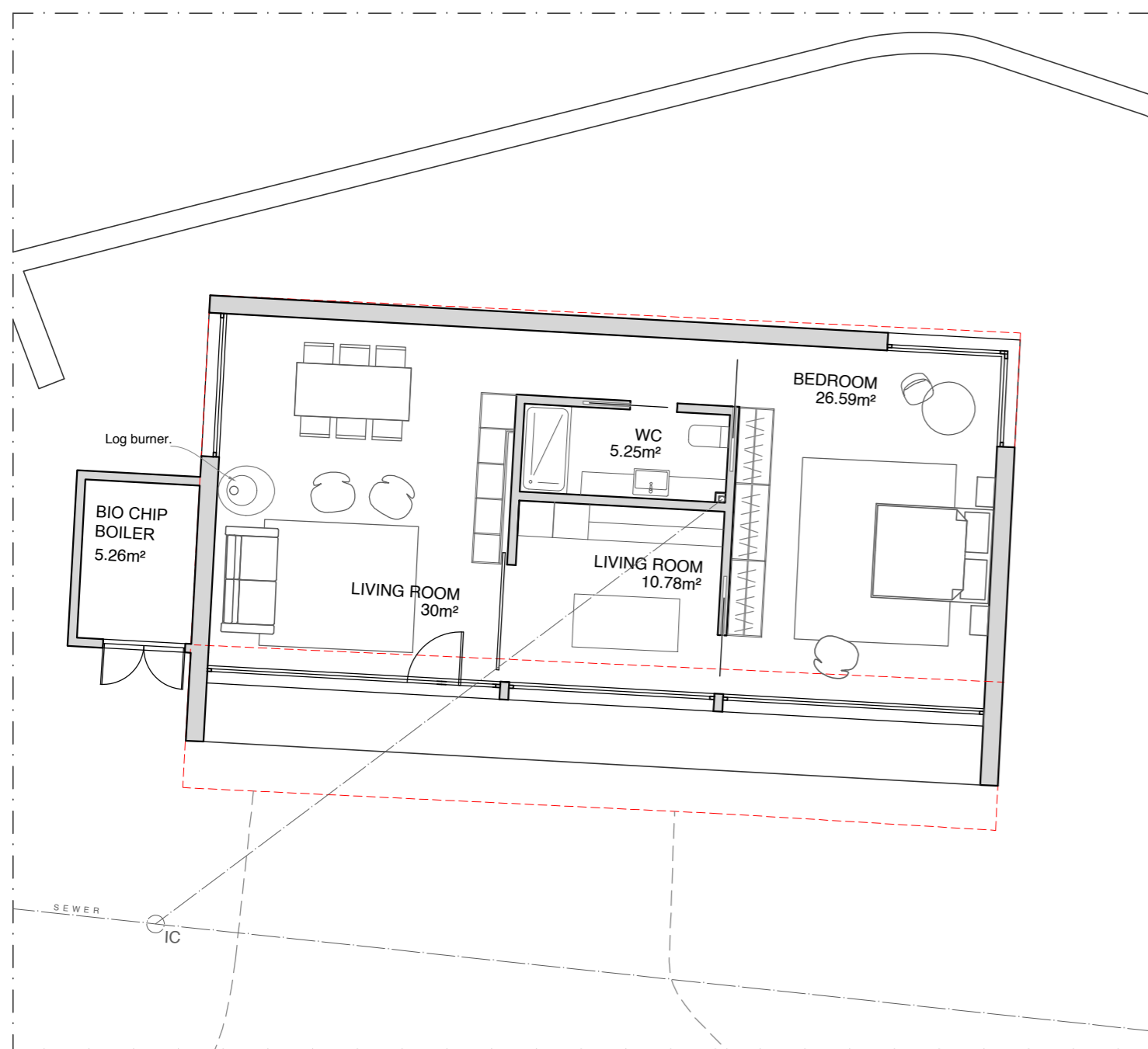
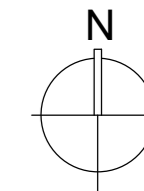
Scale	1:100 at A3	Job No 812.1239.1
Date	NOV 2018	Dwg No (08)009
Drawn	JN	Rev A

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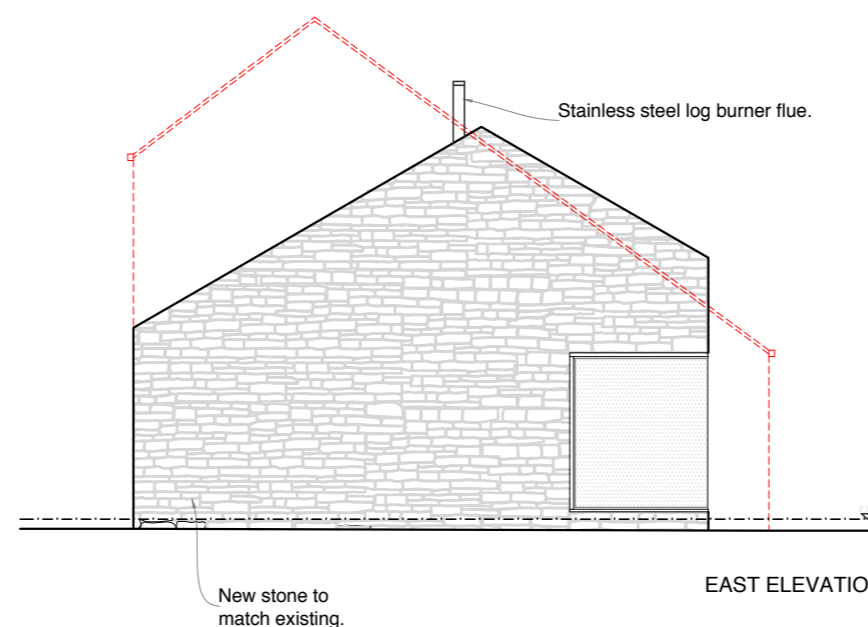
NOTE

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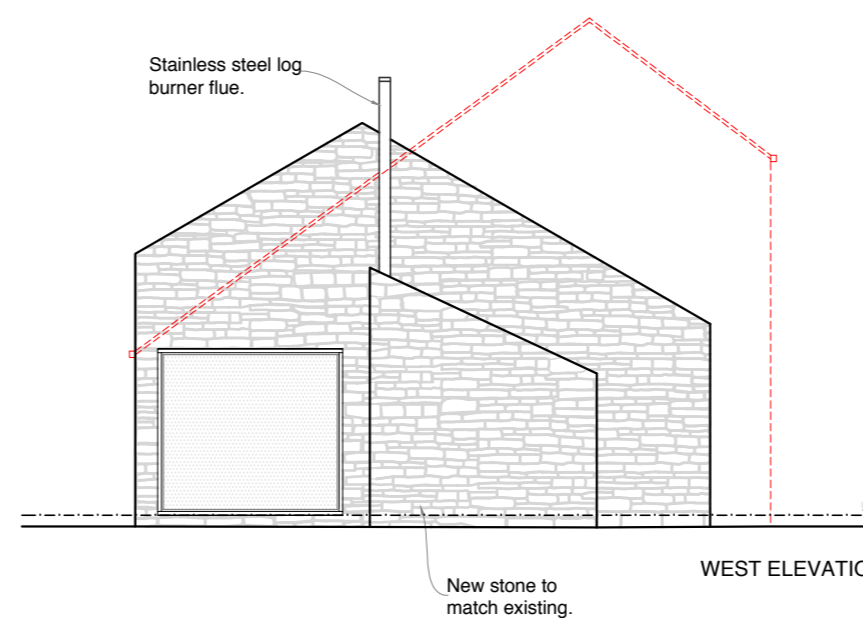
- Existing walls
- New walls



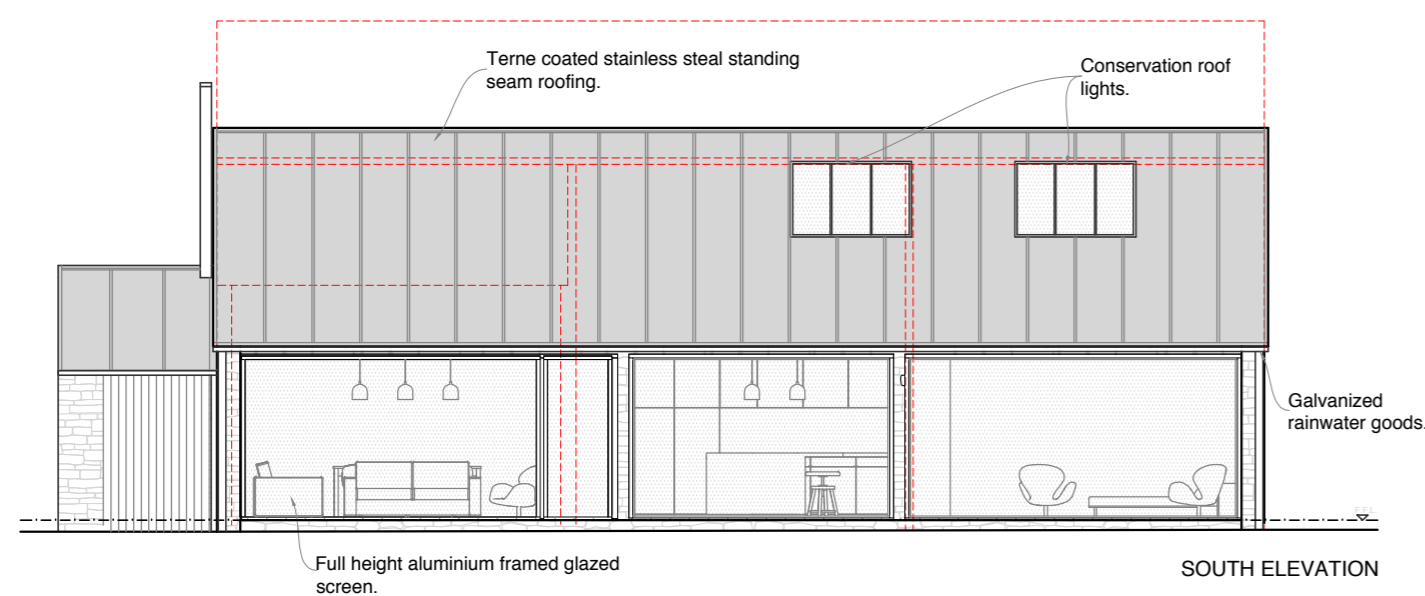
PLAN



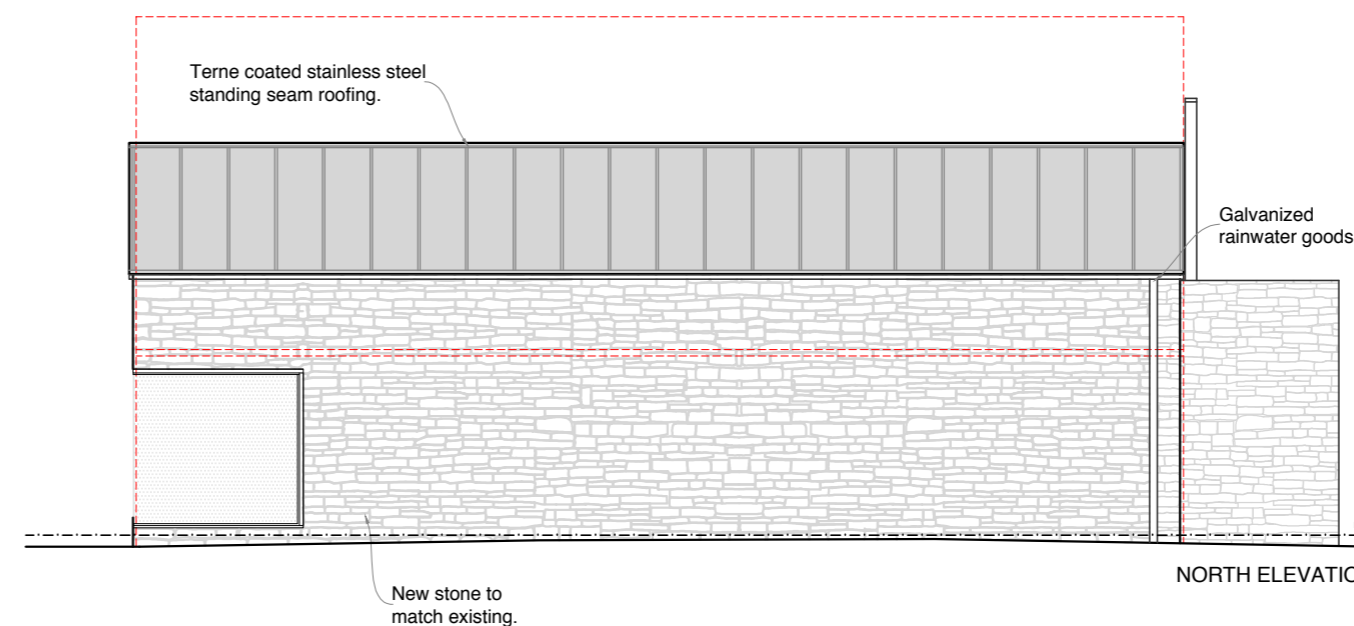
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

Revision A | October 2018 - Bio Chip Boiler

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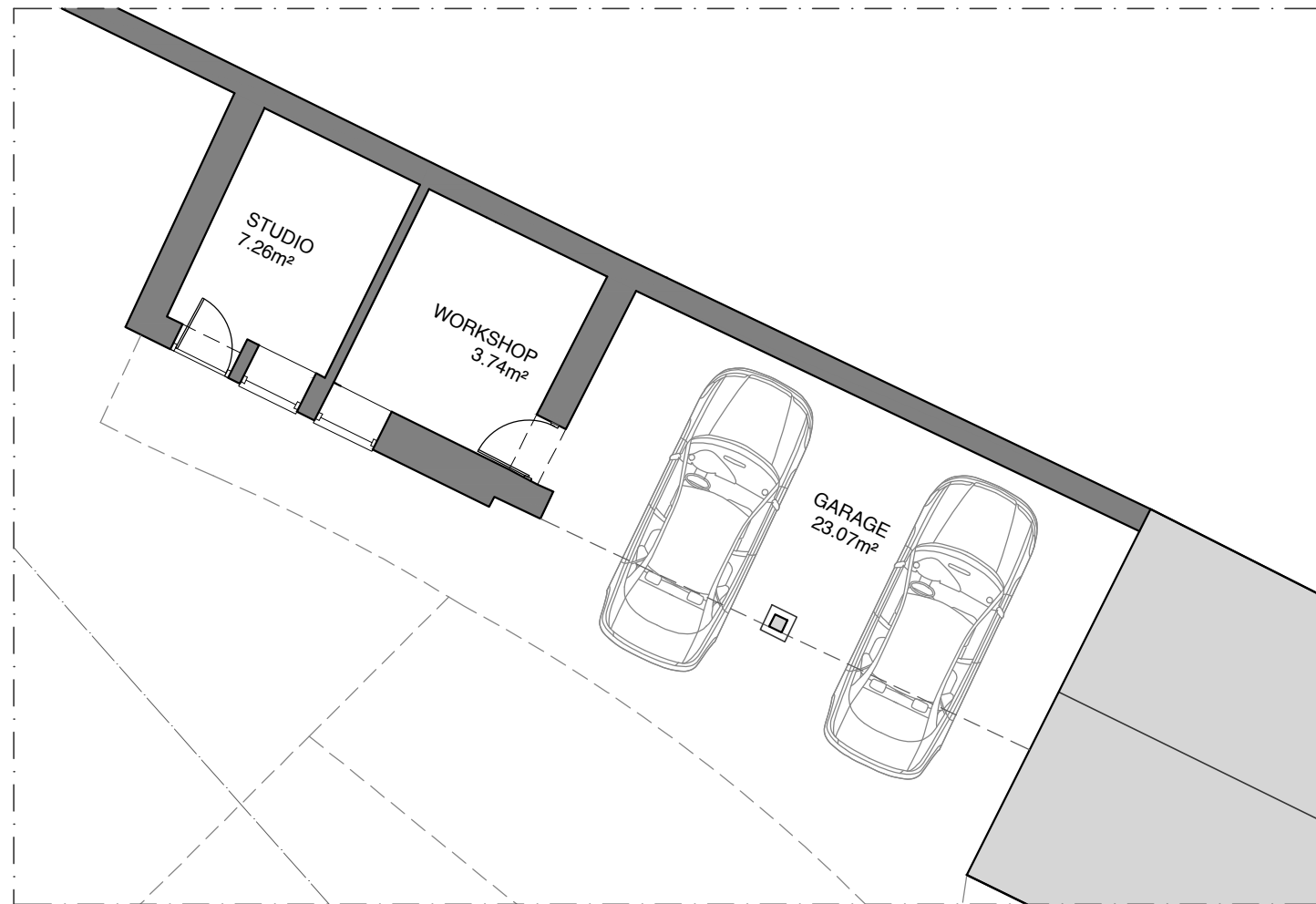
Client  
 Rev. John Fountain

Project Title  
 Family Home to the rear of Charles Cotton Hotel, Hartington

Drawing Title  
 ANNEX II | Plan & Elevations | Proposed

Scale	1:100 at A2	Job No	812.1239.1
Date	NOV 2018	Dwg No	(08)010
Drawn	JN	Rev	A


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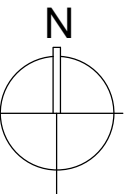


PLAN

NOTE

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-  Existing walls
-  New walls



Revision A | October 2018 - Garage and Workshop



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Client

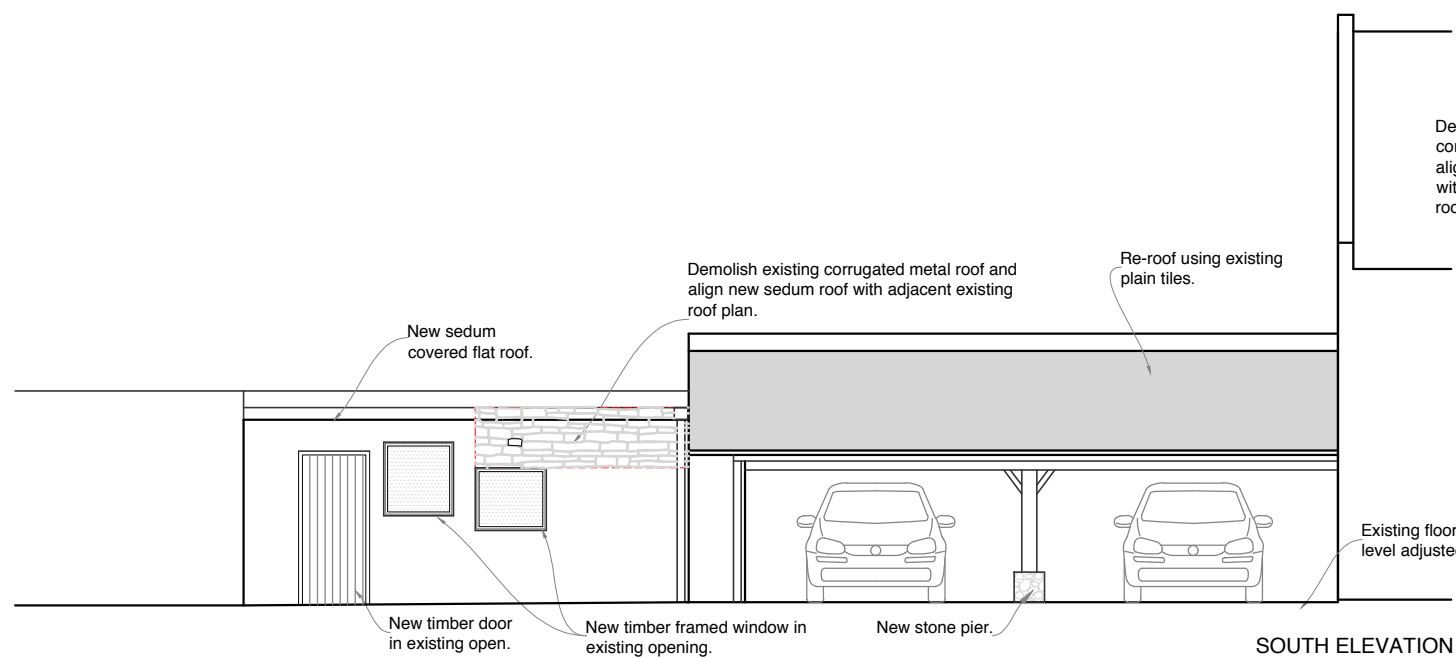
Rev. John Fountain

Project Title

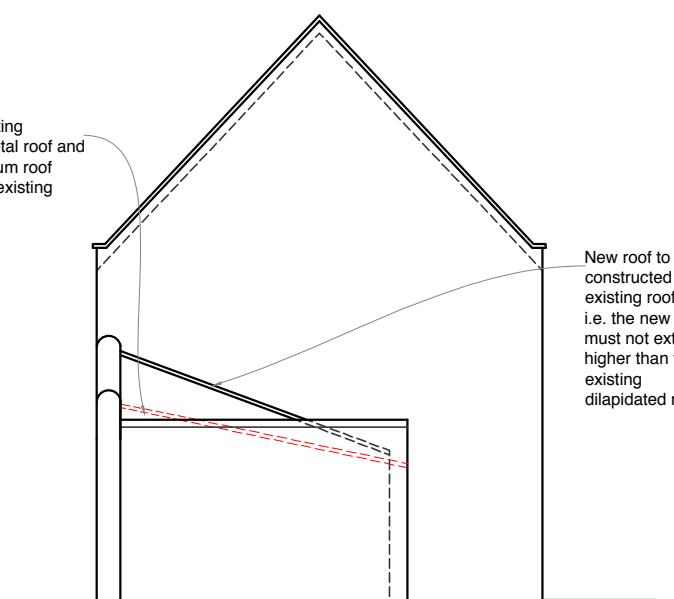
Family Home to the rear of Charles Cotton Hotel, Hartington

Drawing Title

ANNEX III | Plan & Elevations | Proposed



SOUTH ELEVATION



WEST ELEVATION

Scale	1:100 at A3	Job No 812.1239.1
Date	NOV 2018	Dwg No (08)011
Drawn	JN	Rev A

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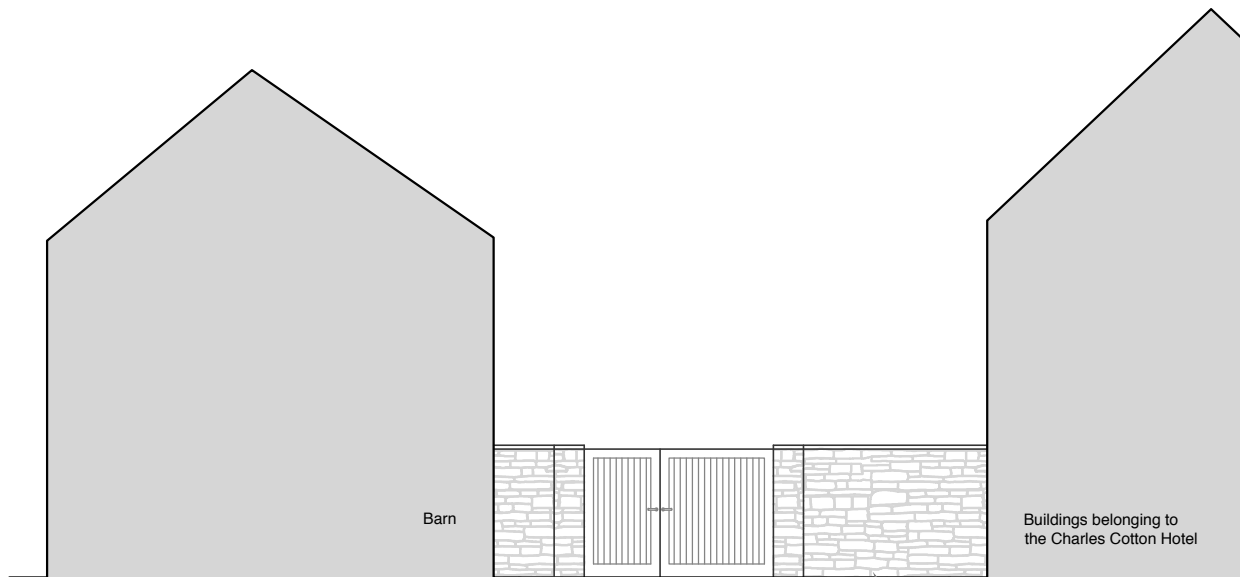


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New stone wall and pedestrian entrance gate to match Dove Cottage close boarded gate.

*Client*  
**Rev. John Fountain**

*Project Title*  
**Family Home to the rear of Charles Cotton Hotel, Hartington**

*Drawing Title*  
**EASTERN ENTRANCE | Proposed**

Scale	1:100 at A4	Job No 812.1239.1
Date	NOV 2018	Dwg No (08)012
Drawn	JN	Rev A

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HERITAGE SERVICES:

- Constraints reports and heritage risk assessments for land acquisition;
- Heritage Impact Assessments;
- Statements of Significance;
- Setting Assessments;
- Listed Building Appraisals;
- Historic Building Survey and Recording;
- Places of worship;
- Historic agricultural buildings;
- Desk-Based Assessments;
- Historic Landscape Survey;
- Analysis of historic and designed gardens.

ARCHAEOLOGICAL SERVICES:

- Scoping and negotiation with LPAs;
- Preparation of WSIs and mitigation strategies;
- Project Management and set up of archaeological/geophysical surveys;
- Consultancy and advice;
- Co-ordination of fieldwork;
- Procurement.

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T: 01782 551770

M: 07799 332112

E: [info@avalonheritage.co.uk](mailto:info@avalonheritage.co.uk)

