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UPPER MUSDEN FARM, NEAR BLORE, STAFFORDSHIRE

*Archaeological Desk-based Assessment and Historic Building Appraisal
for Fisher German on behalf of the Trustees of the Sir Ian Walker-Okeover
Discretionary Settlement*

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UPPER MUSDEN FARM, NEAR BLORE, STAFFORDSHIRE

ARCHAEOLOGICAL DESK-BASED ASSESSMENT AND HISTORIC BUILDING APPRAISAL

Headland Archaeology were commissioned to carry out an archaeological desk-based assessment and historic building appraisal of the farmhouse and two outbuildings at Upper Musden Farm, near Blore, Staffordshire to inform a planning application for proposals to renovate the farmhouse and bring it back into use as a dwelling – the farm currently standing derelict.

This assessment has found that the history of Upper Musden is complicated by a lack of documentary evidence (particularly a lack of pre-Ordnance Survey maps or plans) and by a number of alternative names for the site used in the 19th and 20th centuries (School Farm, School House Farm and the more general Musden or Musden Grange which appears to have been used interchangeably for both Lower Musden and Upper Musden).

The documentary evidence suggests that there was a farmhouse and outbuildings at Upper Musden from at least 1809, and possibly as early as 1786, and that there was at least one phase of remodelling of the farmhouse in the early 19th century. There is also physical and documentary evidence of at least one phase of alteration to Outbuilding B, which served as cowhousing and stabling for horses with hayloft above. The investigations have also confirmed that a third outbuilding to the rear of the farmhouse was constructed as pigsties.

The building appraisal has noted the loss of historic fabric to all the structures since a previous external examination of the buildings was carried out in 1998, there are however some surviving features including fireplaces and limited amounts of internal woodwork which contribute to the architectural and historic interest of the farmhouse building. The derelict condition of Outbuilding B and the unsafe upper floors of the farmhouse, restricted the survey.

1 INTRODUCTION

1.1 Planning Background

Fisher German commissioned Headland Archaeology on behalf of the Trustees of the Sir Ian Walker Okeover Settlement to carry out an archaeological desk-based assessment and historic building appraisal of buildings at Upper Musden Farm, near Blore, Staffordshire. Ashbourne Roofing hold Upper Musden Farm on a lease from the Okeover estate and wish to renovate the farmhouse and bring it back into use as a residence.

Ashbourne Roofing sought pre-planning advice from the Senior Conservation Archaeologist (SCA) for the Peak District National Park Authority in April 2015. This established that the proposed development has the potential to impact upon heritage assets with historical and archaeological interest, particularly the buildings which make up the farmhouse. An archaeological buildings appraisal of the structure was therefore recommended and the SCA produced a brief for archaeological building appraisal. A Written Scheme of Investigation (WSI) to address this brief was submitted to the SCA in April 2016 and approved on 29th April 2016. This report presents the results of this appraisal.

1.2 Site Description

The site comprises a group of buildings forming a substantial farmstead located in Staffordshire, c.1km to the north-west of Blore, and Ashbourne, 750m to the south-west of Ilam Park, and 700m to the south of Musden Grange. It is positioned within open fields, centred on NGR SK 1220 5043 (Figure 1).

The site is bounded by open fields on all sides, and comprises the farmhouse and various barns, pigsties, and ponds. There are several small enclosures around the farmhouse and a shelter belt of trees to the north.

The building complex is located on a high point of land at c. 310m AOD. The land rises to the south-west and drops to the north and east, down to the river Manifold c.300m to the east of the site.

The solid geology of the site is formed of deposits of the Ecton limestones Formation – a sedimentary bedrock formed approximately 326 – 335 million years ago in the Carboniferous Period. No superficial deposits are recorded within the site area (British Geological Survey; <http://www.bgs.ac.uk>).

The buildings are currently derelict, the surrounding land is in use as pasture and woodland. The site lies within the current parish of Ilam.

1.3 Consultation

A Written Scheme of Investigation for this assessment was submitted to and approved by the archaeological advisor to Peak District National Park Authority in April 2016.

2 AIMS AND OBJECTIVES

The assessment has been carried out according to the *Standard and guidance for historic environment desk-based assessment; Standard and Guidance for archaeological investigation and recording of standing buildings or structures* (updated Dec 2014) published by the Chartered Institute for Archaeologists (CIfA 2014), and Historic England (2016) *Understanding Historic Buildings: A guide to good recording practice*.

The assessment aims to:

- Collate all available written, graphic, photographic and electronic information relevant to the development site;
- Describe the nature, extent and significance of the historic environment within the area potentially affected by the development, identifying any uncertainties in existing knowledge;
- Determine the potential impact of the proposed development; and
- Identify any requirements for further investigation that may be necessary to understand the effects of the proposed development on the historic environment.

The aims of the investigation included:

- To provide a record of the existing fabric and architectural features, and establishing the location, extent, nature and date of the various buildings comprising the farmstead.
- To produce a documented analysis and interpretation of the site's significance in the local and national contexts.

3 METHODOLOGY

3.1 Scope

Specifically the work comprised

1. Historic Building Recording – the archaeological recording of structures in their present form. This included the recording of any original features/equipment to be altered/removed/demolished during the course of the proposed development.
2. Desk top survey aiming at recording and highlighting the historical context and physical condition of the building complex and surrounding heritage assets.

3.2 Data sources

The assessment has been based on a study of all readily available documentary sources, following the CIfA Standards and Guidance (CIfA 2014). The following sources of information were referred to:

- Designation data from the National Heritage List for England, downloaded from the Historic England website on 15th April 2016;
- Descriptions of designated heritage assets in the National Heritage List for England, viewed on the Historic England website;
- Archaeological records from the Historic England Archive, viewed through the Heritage Gateway website (www.heritagegateway.org.uk);

- Archaeological records held by Staffordshire Historic Environment Record (HER) obtained as a digital data extract on 29th April 2016; this was cross referenced with the Peak District National Park Authority (PDNPA) Sites and Monuments Record (HBSMR) obtained as a digital data extract on 17th May 2016;
- Historic maps and plans and other relevant documents held in the Staffordshire Record Office, William Salt Library (Stafford) and Derbyshire Record Office;
- Relevant internet sources including British Geological Survey, Open Domesday, British Newspapers Online, and genealogical sites Ancestry and Find My Past;
- Readily available published sources and unpublished archaeological reports.

Environment Agency Lidar coverage does not extend to include the area of Upper Musden and therefore it has been excluded from the assessment. The area immediately around the farmhouse is and has historically been in use as pasture and therefore is unlikely to reveal cropmarks of buried features, analysis of aerial photography has therefore been excluded from the scope of this assessment.

This information was supplemented by a site visit on 11th May 2016 to examine the historic buildings.

3.3 Identification of heritage assets

A heritage asset is defined in the National Planning Policy Framework (NPPF) (Annex 2) as ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest’. The assessment identifies all known heritage assets potentially affected by the proposed development, and estimates the potential for currently unknown heritage assets.

Heritage assets within the Study Area are shown in Figure 2, with detailed descriptions compiled in a gazetteer (Appendix 1). Designated heritage assets are labelled with the list entry number which refers to them in the National Heritage List for England; undesignated assets with the reference number in the Staffordshire Historic Environment Record.

The heritage assets that comprise the application site are shown on Figure 3 and in the detailed Figures 4-8.

3.4 Assessment of heritage significance and importance

The significance of heritage assets is assessed, following the requirement in NPPF paragraph 128, and taking account of Historic England’s guidance in *Managing Significance in Decision-Taking in the Historic Environment* (GPA2). Significance, in relation to heritage policy, is defined by the NPPF (Glossary, Annex 2) as

“the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

Setting is defined in Annex 2 of the NPPF as:

“the surroundings in which an asset is experienced. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral.”

Where potential impacts on the settings of a heritage assets are identified, the assessment of significance includes ‘assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)’, following Step 2 of the staged approach to setting recommended in Historic England’s guidance in *The Setting of Heritage Assets* (GPA3). Attributes of an asset’s setting which can contribute to its significance are listed on page 9 of GPA3.

The *importance* of a heritage asset is the overall value assigned to it based on its heritage significance, reflecting its statutory designation or, in the case of undesignated assets, the professional judgement of the assessor (Table 1). Historic England guidance also refers to an asset’s ‘level of significance’ (GPA2, paragraph 10), which in this usage has the same meaning as importance. Nationally and internationally designated assets are assigned to the highest two levels of importance. Grade II Listed Buildings and Grade II Registered Parks & Gardens are considered of medium importance, reflecting the lower level of policy protection provided by the NPPF (paragraph 132). Conservation Areas are not assigned to either level of importance by the NPPF but their status as local designations and their omission from the National Heritage List justifies their classification here as assets of medium importance. Other non-designated assets which are considered of local importance only are assigned to a low level of importance. Following the NPPF (Annex 2), a historic feature which lacks ‘a

degree of significance meriting consideration in planning decisions, because of its heritage interest' is not considered to be a heritage asset; it may also be said to have negligible heritage importance.

Table 1: Criteria for Assessing the Importance of Heritage Assets

Importance of the asset	Criteria
Very high	World Heritage Sites and other assets of equal international importance
High	Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, Registered Battlefields, Grade I and II* Listed Buildings, and undesignated heritage assets of equal importance
Medium	Conservation Areas, Grade II Registered Parks and Gardens, Grade II Listed Buildings, heritage assets on local lists and undesignated assets of equal importance
Low	Undesignated heritage assets of lesser importance

3.5 Potential for unknown heritage assets

Archaeological features are often impossible to identify through desk-based assessment. The likelihood that significant undiscovered heritage assets may be present within the Inner Study Area is referred to as *archaeological potential*. Overall levels of potential can be assigned to different landscape zones, following the criteria in Table 2, while recognising that the archaeological potential of any zone will relate to particular historical periods and types of evidence. The following factors are considered in assessing archaeological potential:

- The distribution and character of known archaeological remains in the vicinity, based principally on an appraisal of data in the Staffordshire Historic Environment Record (HER);
- The history of archaeological fieldwork and research in the surrounding area, which may give an indication of the reliability and completeness of existing records;
- Environmental factors such as geology, topography and soil quality, which would have influenced land-use in the past and can therefore be used to predict the distribution of archaeological remains;
- Land-use factors affecting the survival of archaeological remains, such as ploughing or commercial forestry planting; and
- Factors affecting the visibility of archaeological remains, which may relate to both environment and land-use, such as soils and geology (which may be more or less conducive to formation of cropmarks), arable cultivation (which has potential to show cropmarks and create surface artefact scatters), vegetation, which can conceal upstanding features, and superficial deposits such as peat and alluvium which can mask archaeological features.

Table 2: Archaeological potential

Potential	Definition
High	Undiscovered heritage assets are almost certainly present, and these are likely to include assets of high or medium importance.
Moderate	Undiscovered heritage assets are likely to be present, and it is possible, though unlikely, that these may include assets of high or medium importance.
Low	The study area may contain undiscovered heritage assets, but these are unlikely to be numerous and are highly unlikely to include assets of high or medium importance.
Negligible	The study area is highly unlikely to contain undiscovered heritage assets of any level of importance.
Nil	There is no possibility of undiscovered heritage assets existing within the study area.

4 RESULTS

4.1 Archaeological and Historical Background

Previous investigations

The application site was included within the Historic Landscape Characterisation projects for Staffordshire and for the Peak District National Park. An archaeological survey of Musden Grange was carried out in 1998 as part of an assessment for the Countryside Stewardship Scheme. This comprised a survey of identified archaeology with some limited archival research (Taylor 1998). It included a summary of the buildings at Upper Musden Farm based on an external examination. Similar surveys of Waterings Farm, the Manifold Valley and the National Trust estate at Ilam have also been carried out.

Beyond these extensive studies no modern archaeological investigation of the study area has taken place, apart from field visits to examine the condition of previously recorded assets (including the Scheduled Monuments, most of which were the subject of antiquarian excavations). There has been no known previous detailed examination of the buildings at Upper Musden Farm.

Prehistoric & Roman

The presence of barrows in the wider area around the PDA is indicative of human occupation in the Bronze Age. No such sites are recorded within the PDA or its immediate environs, the nearest barrow being 430m to the southwest (Figure 1: 1010383). The limestone plateau on which the PDA lies was settled with scattered farms and lead mining activity in the Roman period. However, the only direct evidence of Roman activity in the study area is a single findspot of a cast lead weight (Figure 1: 60570).

Early Medieval

An Anglo-Scandinavian cross in Ilam is indicative of settlement in this area in the early medieval period, although Ilam is not recorded in Domesday, both Blore and Musden are recorded. Blore was held by four thanes before the conquest whilst the manor of Musden is recorded in the Domesday survey as having been held by a man named Uhtred (a Saxon), no details of the manor's worth or population is given (<http://opendomesday.org/place/XX0000/musden-grange-and-upper-musden/>).

Medieval

Domesday records that the manor of Musden was held directly by King William after the conquest, no details of the population are recorded and there was land for only one plough, indicating that the manor either had very little arable land or was not worth very much in taxation as it is unclear how the surveyors calculated this measure (<http://www.domesdaybook.net/domesday-book/data-terminology/weights-measures/ploughlands>). Either explanation would fit with the PDA's upland location.

The estate at Musden passed to Bertram II de Verdun (son of Bertram I who was one of William I's nobles) and was given to the Cistercian Abbey at Croxden by his son Bertram III in 1179 as part of its foundation endowment and remained with the abbey until its dissolution in 1538.

The abbey at Croxden drew most of its wealth from sheep farming for wool, but there would also have been a need for other livestock and for crops to provide food for the monks. A Grange was established at Musden by 1291 and approximately 700m north of the PDA is a Scheduled Monument comprising earthworks of terraces and the remains of buildings of this grange (http://www.pastscape.org.uk/hob.aspx?hob_id=308243). A storm in 1372 reportedly damaged barns at Musden, although their location is unknown.

The number of people living in Musden in the medieval period is not recorded but at the time of the dissolution three "*messuages*" (dwellings with land and outbuildings) were recorded at Musden, suggesting that there was already some subdivision of the land. No indication as to the location of these three dwellings beyond the extents of the former grange is recorded.

A valuation of the abbey's property in 1538 included the tithes at Musden as well as the Grange (<http://www.british-history.ac.uk/vch/staffs/vol3/pp226-230>), this suggests that there were lands not directly owned by the church at this time which were within the same township.

Post-Medieval

The history of Upper Musden is complicated by numerous changes in ownership of the estate and the use of alternative names for the farms. However, it is known that after the dissolution of the monasteries in 1538 the estate was acquired by Francis Basset of Blore Hall (Staffordshire Advertiser 24th November 1917).

The Bassets of Blore Hall intermarried with the Okeover family of Derbyshire in the 15th and 16th centuries, and there were multiple exchanges of land between the two families (Swinscoe 1998:185). By 1851 Blore Hall was owned by Offley Shore esquire; financial difficulties led the estate to be taken into chancery and it was purchased by the Okeovers between 1850 and 1865 (*ibid*: 186). Ethel Blanche, sister and co-heir of Haughten Ealdred Okeover, married Peter Carlaw Walker (the second Baronet Walker of Gateacre Grange in Lancashire) in 1899, and their son, Sir Ian, the third Baronet, assumed the additional surname of Okeover in 1956. The current baronet, Sir Andrew Walker-Okeover, is the fifth baronet (<http://www.thepeerage.com/p8409.htm>).

19th century newspaper articles report on an inquest into the charities of Sir John Port (lord of the manor of Ilam) who in 1556 willed that a portion of his estate was to fund an almshouse in Etwall and a school in either Etwall or Repton and that "the profits of Musden Grange Farm" were to pay for a priest to say mass for his soul for seven years and the residue to build a house for the school master and usher. It unknown whether the Musden Grange Farm referred to in the Port bequest relates to Lower Musden or Upper Musden, to the third messuage that existed at dissolution and for which no later record can be found, or to the possible lands which lay outside the abbey's holdings prior to dissolution which are tantalisingly suggested by the reference to tithes at Musden in the 1538 valuation.

In 1740 "a quarter of a farm called Musden Grange" was offered for sale (Derby Mercury 4th September 1740), it is not known which lands were sold or to whom, nor whether any buildings were included in the sale. The leasehold of Musden Grange (with 22 years remaining) at an annual rent of £140 was sold in 1781 with a house, outbuildings, cows, sheep and other stock. Five years later a farmhouse and outbuildings with 270 acres (including 27 acres of woodland) described as "part of and lately divided from Musden Grange" was sold (Derby Mercury 23rd March 1786). Also sold at this time was "one moiety or half part of the manor of Musden Grange", again it is unknown exactly what land was sold or to whom. However, it seems that by 1786 at the latest the former grange estate had been subdivided into separate ownership.

In 1807 the estate of Musden Grange was put up for sale again. The sales notice records that the estate was occupied by a Mr Richard Howard and comprised land parcels called Bridge End, Hunters Wood, Nether Bank, Barn Close (which included buildings), Nether Stubble, Musden Lowe and Musden Moor and also included a small parcel of land between Bridge End and the river Manifold. The land was to be shown to prospective purchasers by Mr Anthony Oakden of Ilam (Staffordshire Advertiser 31st October 1807), indicating that this estate was at that time part of Ilam Hall estate. Musden Low is the name of the hill to the southwest of the PDA, however without an accompanying map or any tithe or enclosure maps or awards to assist in identifying the land parcels it is not possible to determine whether this estate included the PDA.

The earliest historical map to show this farm is the 1837 Ordnance Survey map, when it was labelled "Over Musden Grange" so the farm certainly pre-dates 1837 (Taylor 1998), the earliest map to show detail of the buildings is the 1st Edition Ordnance Survey published in 1881 (Plate 1). Both these maps record the PDA as "Upper Musden". Trade directories from the 19th and early 20th centuries however record the two farms in the township of Musden Grange as being "Grange Farm" and "School Farm".

A sales notice in the Derby Mercury of 24th August 1809 offered ¼ of the manor of Musden Grange comprising a farmhouse and outbuildings as well as 114 acres of grazing and pasture in 13 closes and 24 acres of woodland. The farm was tenanted to a John Coxon. Also in 1809 the Ilam Hall estate was sold by the Port family to David Pike Watts, his daughter married Jesse Russell and the Watts-Russells - as they became known - inherited Ilam in 1816.

Newspaper articles from 1827 to 1836 report the gun licenses issued to gamekeepers in the county and record a Joseph Robotham as gamekeeper for both Jesse Watts-Russel and a Thomas Borough at Musden Grange. This is evidence that the township was in divided ownership and that part was included with the estate of Ilam, and is also evidence that the two main landlords at this time were in co-operation with each other.

By the time of the 1841 census Musden Grange was occupied by Charles Etches along with his wife, two children and six servants, whilst another property called Musden was occupied by Joseph Caxon and his wife, along with a John Caxon (presumably his son, although the 1841 census did not record this detail) and his wife, four others and two servants.

In 1845 the tithe commissioners examined the ownership of the tithes at Musden, and it would seem from the available documentary sources that the area was confirmed as being free from tithes despite the reference to tithes in 1538.

A Joseph Coxon/Caxon was recorded as being a farmer at Musden Grange in 1846 when he sued a servant for leaving without warning. Either he was replaced as tenant or there was some uncertainty as to the names of the two farms, as in 1855 a Mr Etches was recorded as the tenant at Musden Grange. Joseph Coxon and Charles Hedges (possibly a misspelling of Etches) are listed as farmers at Musden Grange in the 1850 Post Office Directory (Musden Grange was listed under Blore at this time), but their respective farms are un-named. The 1851 census gives some further information as Charles Etches is recorded as farming 375 acres and living with his wife, two daughters, three sons and six labourers at "Musden Grange", and Joseph Coxon as farming 112 acres and living with his wife, five daughters, four sons and two servants at "Musden", this suggests that the Coxon's may have been at Upper Musden.

Charles Etches is still reported as the farmer at Musden Grange in 1860 and at "Musden" in March 1863, however another article in October 1863 records the marriage of the daughter of Joseph Coxon of Musden Grange. The 1861 census records available are unfortunately incomplete – Derbyshire Record Office hold an extract on floppy disk that can no longer be read by any computers in the archive and few records could be found on www.ancestry.co.uk. The available records list William Etches and his wife (who was born at Musden Grange) living in Tittensor; and an Elizabeth Coxon (also born at Musden Grange) visiting Throwley Hall.

The confusion over the naming of and who occupied each of the two farms continues as in 1869 John Etches (youngest son of Mr Etches of Musden Grange) is reported to have died aged 22 and sheep scab was reported at John Coxon's farm at Musden Grange a fortnight later. John Coxon's son Thomas appears to have taken over the farm in 1870 but the outbreak of scab continued for some months. In June 1870 Thomas Etches (the youngest, surviving, son of Charles Etches of Musden Grange) was found dead after a shooting accident. It would appear that the name "Musden Grange" was used for the extra-parochial area as a whole rather than for a specific farmstead.

There are two entries for Musden Grange in the 1871 census, one occupied by Thomas Coxon, his wife, sister and three servants; the other by Charles Etches, his wife, daughter, three grandsons, six servants and son-in-law William Etches. The 1872 Post Office Directory notes that the population of Musden Grange in 1861 was 14 people, and lists Charles Etches and Thomas Coxon as farmers. The directories from 1860 to 1872 also include separate entries for a Mrs Coxon, suggesting some division in the occupation of one of the farmhouses.

In 1872 "Lower Musden Grange" was offered for sale as a "freehold and tithe free estate" including a house and farm buildings in the occupation of Mr Charles Etches. This is the first documentary evidence as to which farm was occupied by which family. The 419 acres and 19 perches at Lower Musden were sold to a Mr Okeover and at the same sale Charles Etches purchased New Inns Farm (196 acres 2 roods and 18 perches). This move to a smaller farm is likely what prompted the sale in January 1873 of livestock and a waggon by a Mr Hetches (probably a misspelling of Etches) at Musden Grange. Mr Etches died at New Inns in 1876 aged 66.

The Coxon's continued to occupy their farm at Musden Grange (Upper Musden Farm) for a short while after the Etches moved as in April 1875 Thomas Coxon of Musden Grange is recorded as the guardian for the poor. However, in October the same year Thomas gave up the farm and sold the livestock (comprising a mixture of dairy cows, beef cattle, sheep, pigs and geese). A farm in Musden Grange belonging to the trustees of Ilam School was sold in 1875 to a Mr Haubury (SRO WR9/2). It seems likely that this was Upper Musden Farm, also known as School Farm.

The 1876 Post Office Directory notes that the principal landowners at Musden Grange were the trustees of Ilam School and records a George Oakden and a John Flower as the two farmers, again the names of the farms are not included. The 1880 Kelly's directory records the same two farmers, this time John Flower is noted as farming "School Farm", now known to be Upper Musden. John Flowers remained at Upper Musden / School Farm as a tenant of the trustees of Ilam School until at least 1889. In the census of 1881 a property listed only as "Musden" is recorded as occupied by a John Flowers, his wife, three daughters, four sons and two servants, he is listed in the 1884 Kelly's directory (Lower Musden or Musden Grange Farm was occupied by a Robert Wayne) and in 1886, 1887 and 1889 John Flowers won prizes at the Asbourne Shire Horse Society Show for his mares.

The 1888 Kelly's directory notes that two years previously Musden Grange had amalgamated with Ilam parish; the Okeover's had another new tenant farmer at Musden Grange / Lower Musden, a Frederick Smith, but John Flower continued to farm at School Farm / Upper Musden.

The 1891 census records George John Fearn, his wife, four daughters and son, as well as a visiting labourer and a servant at School House Farm. In 1892 Kelly's directory lists John Fearn at School Farm. In 1894 a John Fearn, farmer at Musden, sued Mr R W Hanbury MP and Frederick Billings for damages as Mr Hanbury's dog had worried his sheep and lambs. The following year Mr Fearn was awarded a six month contract to supply cheese to the workhouse. The 1896 Kelly's directory records another new tenant, George Weston, at Lower Musden.

In 1897 a John Weston (presumably George's son) was "giving up the farm at Musden", and sold his dairy cows, horses, sheep and pigs at auction. 263 acres of land at Musden Grange Farm was then advertised as to let and is presumably Lower Musden Farm recently vacated by John Weston. The 1900 Kelly's directory records Frederick Hayes as the farmer at School Farm and Frederick Smith as farming the other site in Musden Grange – it would seem that Mr Smith had returned to Lower Musden after an interlude of a few years.

The 1899 Ordnance Survey map records that Outbuilding B had been extended into its current form and that the second rear offshoot to the farmhouse was no longer roofed (Plate 2).

The 1901 census records a William F Hayes as a farmer at School Farm, sharing the house with William Haywood who is listed as a cowman. Before 1910 School Farm was part of the Ilam Hall Estate, the estate was sold and the sales particulars include a description of "School Farm (or 'Upper Musden')". At this time it was a dairy farm and the particulars state that it was let to Messers J and F Hayes. The house comprised "five bedrooms, two sitting rooms, kitchen, dairy and scullery" and the outbuildings were listed as "cowhouse, stabling, piggeries, calf-house etc".

In the 1911 census William Frederick Hayes was recorded as the farmer at School Farm living with his wife of six years, their two sons and a daughter as well as an agricultural servant. Frederick Hayes continued to be listed as the farmer at School Farm in trade directories until 1936 (the latest available at the William Salt Library). The farm has been empty since the mid-20th century.

4.2 Assessment of heritage significance

Archaeological potential of the Inner Study Area

The presence of Bronze Age barrows on the higher ground to the southwest, and of cropmark enclosures identified from aerial photography to the south indicates that there is potential for prehistoric activity within the study area, however such remains are likely to have been disturbed by the construction of the farmhouse and barns.

The application site formed part of a medieval grange and it is likely that remains associated with medieval sheep keeping and possibly other agricultural remains are present. This may include some of the drystone walls in the area around Upper Musden Farm as the date of enclosure is unknown and could be medieval, but features could also include former field boundaries surviving as infilled ditches. It is probable that any settlement associated with the grange was focused around the scheduled remains to the north of the application site and not within the PDA.

The outbuildings have potential to contain further archaeological evidence of their date of construction and their purpose that was not apparent at the time of the site visit as the floors are currently obscured by debris and vegetation. There is also some potential for architectural and historic features of interest in the upper floors of the farmhouse which were not accessible at the time of the survey due to the unsafe condition of the floors, and some potential for there to be surviving historic floor coverings on the ground floor which were obscured by a thick layer of debris at the time of the survey.

Description of the buildings

Upper Musden Farm comprises a farmhouse with two attached outbuildings, three detached outbuildings and two ponds, Figure 3. The present layout of the farm dates from at least 1884, but probably as early as 1837. The arrangement of buildings is scattered, this may relate to different phases of construction but is also an arrangement typical of upland farms more generally (Brunskill 1987:147).

Main Farmhouse (Figure 4)

Exterior and general arrangement

The farmhouse is a large two storey building built of mortared limestone rubble with sandstone corner quoins, parapet and kneelers, and sandstone door/window lintels and sills (Plate 3). In plan the main farmhouse building comprises a long north-south range of three rooms which extends approximately northeast-southwest, this is henceforth taken to be east-west for ease of description. There are offshoots to the front (south) and rear (north).

It has four brick chimneys and a ceramic tile roof which is mostly intact. The chimney pots have been removed and some were present within the garden – they were large, cylindrical pots in a light coloured ceramic. In the front south facing side there are two upstairs and two downstairs windows with a blocked central doorway (Plate

4). The front projecting wing has a window upstairs and downstairs and a door (Plate 5). On the other side of the extension are two windows, one upstairs and one downstairs (Plate 4). The house has a small single storey projection off the back with downstairs windows (now blocked) (Plate 6). There is a back door (now blocked) and an earlier blocked door and one upstairs window in the rear wall east of the extension and another blocked door is visible on the ground floor to the west of the extension (Plates 6 & 7).

Interior - Ground floor

Room 1 – parlour / sitting room (Plates 8-10)

This room is accessed via a doorway from room 3 adjacent to the south wall of the farmhouse. It was lit by a large window in the south wall and heated by a fireplace built into the west (gable) wall. Part of the cast iron fireplace is still present with a timber mantle within a brick built chimney breast which projects only slightly into the room.

The walls are plastered and painted. There are fragments of timber dado rail still attached to the wall south of the fireplace and evidence that this decoration continued around the room. There is a line in the plaster on the north wall which indicates a possible blocked doorway behind the plaster and also evidence of a blocked doorway that led into room 3 (also visible on the other side of the wall).

The ceiling, including two beams supporting the floor above, is plastered. Areas of the plaster have fallen off and exposed the lath.

Room 2 - front offshoot (Plates 11-14)

The entrance lobby is accessed via an external door in the east wall. This doorway has a sandstone surround with a date (1821) carved centrally above the door. The former timber plank and batten door (probably of mid-late 19th century date due to the number of evenly sized planks – Hall 2005:30) is now lying inside and has been replaced with a metal door. The room was plastered but in places this has come off the wall and exposed the stone work.

The room was lit by a large window in the east wall, now blocked with concrete blocks but with some of the internal timber window sill still present. The window has a simply moulded architrave surround of probably late 18th or early 19th century date. The room was heated by a fireplace in the south (gable) wall, the chimney being integral to the wall with no projecting chimney breast apparent within the room. The fireplace is of brick with an arched opening of “bullnose” bricks and a thick timber mantle. The fireplace surround had been removed.

A partition wall divides the room from an entry corridor leading from the external door to the steps to the basement (room 2A). The main farmhouse is accessed via a doorway into Room 3 in the north of this corridor adjacent to the external door.

Room 3 - central living room / kitchen (Plates 15-17)

This room is accessed from the entry hall and has doors leading into rooms 1 and 5. A small cast iron range occupies the west wall of this room with a timber cupboard to the south of the range within the chimney breast.

The access into room 1 is via a doorway south of the chimney breast. The doorway was decorated with a panelled timber door case, one side of this has been removed, exposing a brick wall. A brick partition is visible in the northern recess of the chimney breast and may be a blocked opening into room 1 visible as a line in the plaster on the other side.

Stairs lead up along the east wall of this room to the first floor. The staircase was concealed behind a stud wall which is now damaged, there is evidence that this wall may have been wallpapered at one time. The walls and ceiling are plastered and a transverse beam is also plastered over. The room was lit by windows in the north and south walls, these are both now blocked with concrete, although parts of the internal timber surround is visible in the window of the north wall.

A doorway at the foot of the stairs in Room 3 leads into room 4, the rear offshoot. Adjacent to this in the east wall is a doorway into room 5. Further access into room 5 is via a doorway leading under the stairs.

Room 4 - rear offshoot (Plates 18 & 19)

This room is accessed via a doorway off room 3 at the foot of the stairs. It was lit by two tall thin windows, one in the east wall, one in the west wall, both now blocked with concrete. The roof of this room has collapsed and it was not safe to access, however a shallow stone trough on brick piers was observed in the northwest corner and this may have been a salting slab (Hall 2005: 206). Room 4 is likely to have therefore been ancillary to the kitchens.

Room 5 – kitchen (Plates 20-25)

This room is accessed off room 3 via two doorways, one adjacent to the foot of the stairs, the other under the stairs. Blocked doorways visible externally indicate that there was originally external access to both the front and the rear of the house from this room indicating that the original layout may have been a cross-passage house in three unit plan (Brunskill 1987:105).

A large chimney breast in the east wall contains a large cast iron range and to the left (north) is an arched recess that may have been a bread oven. To the south of the fireplace the recess has evidence that there was at some time a former doorway into what is now the attached outbuilding Room 6.

The room was lit by a large window in the south wall (now blocked with concrete) and there is evidence of another blocked opening at the east end of the north (rear) wall which was originally a doorway reduced to a window and then blocked fully.

The ceiling of this room has been damaged by fire and has partially collapsed. It was constructed of sawn softwood joists indicating a probable early 19th century date. Inserted partition walls in the northwest corner of this room created a small entry porch from the external rear access door, the eastern partition wall has a row of coat hooks above the doorway.

Interior – Basement (room 2A) (Plates 26 & 27)

This is accessed via spiralling stone steps from within the front offshoot (Room 2). The cellar is of whitewashed stone with a vaulted ceiling and contains a low stone bench running along the north and east walls. A considerable amount of debris on the stairs and within the basement obscured further observations and limited the access to this room.

Interior – First floor (rooms 8-12) (Plates 28-30)

This was only partially accessible for the survey due to the unsafe nature of the floors, observations were limited to the areas visible from the stairs and ground floor. Rooms 8 and 9 were not accessible or visible from accessible areas.

Room 10 in the centre of the farmhouse first floor was observed via the stairs leading up from the ground floor room 3. The floor was of softwood floorboards, there was evidence of some decay to the floor boards and no further access to the first floor was attempted.

The walls of room 10 were plastered with lime plaster and painted, and there was a fireplace in the west wall that divides room 10 from room 9. Doorways led into room 9 to the south of this fireplace and into room 8 on the south elevation. A further doorway led off the top of the stairs into Room 11. Simply moulded architraves and wooden doorcases were observed to all the doors. A further doorway in the north wall led into the upper part of the rear offshoot (room 12). Room 10 was lit by a window in the front elevation, the glass was missing but remnants of a softwood timber window casement were present.

Room 11 was observed through a substantial hole in the ceiling of Room 5 below which had resulted from fire damage. Room 11 contained a fireplace with cast iron grate in the east gable wall. The chimney breast in Room 11 was offset slightly from that in the room below. The walls were blue painted lime render with scored graffiti probably dating to the late 20th century or more recently. The floor was formed of softwood floorboards supported on softwood joists (visible in Room 5). Room 11 was lit by a large window in the south elevation and a smaller window in the north elevation.

Interior – Second floor & roof space (rooms 13- 15)

The sawn timber joists and floor boards of a second floor can be seen through the window openings of the first floor. The physical evidence suggests that the second floor was inserted at a later date, as it crosses the upper

floor windows. The function of this space is unclear but it may have provided servants bedrooms. The floor of room 15 / ceiling of room 11 could be seen from room 5 and is supported on square-cut, painted timber joists with chamfered edges and run out stops visible at each end.

Access to this second floor was not possible due to the unsafe nature of the first floor. Client supplied plans show that it is now accessed via a stair from room 10 which rises in the same alignment and directly above the stair into room 10 from the ground floor. These plans show that the second floor comprises three rooms, these are probably open to the roof space. Roof spaces above the remainder of the first floor were similarly inaccessible during the survey. The client supplied plans indicated that rooms 13 and 15 were heated by fireplaces above those in rooms 8 and 11, which in turn are above those in rooms 2 and 5, although as the evidence from rooms 5 and 11 shows these fireplaces are off-set slightly.

Attached outbuildings (Plates 31-34)

Attached to the north end of the main farmhouse range are two outbuildings. Both are accessed via doors in the rear (west) elevation and are of one and a half storeys in height externally. The westernmost outbuilding (room 6) is roofed with tile and contains two small window openings on the front (east) elevation, one high on the ground floor, the other at upper floor level. This building has a first floor of softwood floor boards and sawn softwood joists set into a lateral beam of sawn softwood with chamfered edges and run out stops similar to those supporting the second floor of the farmhouse.

This upper floor (room 6A) was originally accessed via a first floor door opening in the east gable wall. The gable door opening is blocked with a single wooden sheet (probably plywood) but a softwood surround with a straight lintel is visible and there is a stone arch visible above this which indicates there may have been a larger opening at one time. No evidence of the possible blocked doorway leading from room 5 was observed in Room 6. Holes in the floor of 6A allowed limited inspection from room 6 and revealed that the walls were roughly plastered in places.

The later outbuilding (room 7) is ruined, the roof is missing and much of the eastern wall has collapsed – this has caused a large softwood beam to fall within the building. Two circular metal plates are present on the external walls of Room 7, these do not line up with each other and their exact function is unknown but they may have acted as tie plates in an attempt to prevent the walls spreading.

Outbuilding A (Figure 6; Plate 35)

This is a single roomed, single storey building of coursed ironstone rubble with sandstone quoins to the corners. The gable walls survive to ridge height and the east wall to eaves height, but only low stubs of the west wall are visible. The 1998 survey noted a large door opening on the west elevation nothing remains of the west elevation to confirm the size of this opening but this building probably served as a cart shed.

Outbuilding B (Figure 7; Plates 36-39)

This building comprises a long north-south range with six openings to the ground floor in its west elevation and further openings at first floor level; attached to the north end is an I-shaped range with two openings in its west elevation extending from the long range; three openings in its south elevation and a single opening at first floor level on the west gable end.

The roof is missing and much of the east and north walls have collapsed – the description of the building in the 1998 survey indicates that the building previously survived in better condition and the Okeover estate confirmed that a large tree collapsed onto the building in a storm in the last 20 years (Aidan Linton pers comm). Sections of a substantial tree trunk were observed adjacent to the building.

There is evidence that the north end of the long range originally comprised a much larger opening. This end of the building was probably a cart shed – the lack of evidence of arable cultivation suggests that it is unlikely to have been a threshing barn but this is an alternative explanation.

At some point the large opening was blocked with stone and a doorway and window with sandstone quoins and lintels were created within this wall. This end of the barn is likely to have been a stable for carriage horses (Brunskill 1987: 157). Upper Musden or School Farm was known for its shire horses in the late 19th century and this suggests a possible date for this conversion.

The remainder of the long range of the barn is typical of a cowhouse with two feed passages and three manure passages (Brunskill 1987: 155), however the building was too overgrown to determine whether any stalls survive. Evidence of a first floor opening above the cowhouse indicates that there was a hay loft above and that the cow house probably dates to the late 18th or early 19th century as later 19th century improvements in farming recommended more light and ventilation for cattle (Brunskill 1999:66).

The map evidence shows that the projecting bay at the north end of Outbuilding B was added between 1881 and 1899, this is likely to have served as additional stabling with a hayloft above.

Outbuilding C – pigsties (Plate 40)

To the northeast of the farmhouse is a ruined range of pigsties. These are identifiable from the historic mapping due to the small enclosures on the south side, but these enclosures are now lost. The south and north walls stand to a height of around 1.5m, the east wall has collapsed and a pile of rubble is apparent, the west wall still stands to around 1m high. The south wall contains three blocked door openings with sandstone surrounds, the westernmost is blocked with stones, the central opening is partially blocked with bricks and the easternmost is completely blocked with bricks (Plate 48). No internal subdivisions were apparent at the time of the visit.

The front wall of the pigsty is built of relatively even sized squared stones, but the rear wall is much more uneven, although the north-western corner is of large sandstone ashlar quoins., this reflects the fact that the north, rear wall of the pigsties would have been outside the farmyard, with the front wall facing onto the yard and visible from the farmhouse and therefore built to a higher standard.

Ponds

Attached to the west of the farmhouse at the rear is a large stone-lined oval pond which is walled around to prevent animals getting in. This pond would seem to have supplied water to the farmhouse. A circular pond, now concrete lined and partially infilled with soil and vegetation, is situated in the farmyard in front of Outbuilding B. This is probably a dew pond to supply water to the livestock. Both these ponds appear on the 1881 Ordnance Survey map.

Evidence of other rooms/buildings

A stub of limestone rubble wall was observed against the east wall of attached outbuilding 7. The area was overgrown and it was not possible to observe any historic features. The 1881 map shows steps against the east wall of the attached outbuildings, and this stub of wall may be related to this structure.

The presence of traces of lime plaster on the external rear wall external to room 5 and on the east wall of the rear offshoot indicates that this area was previously covered and may have formed another lean-to, its function cannot be determined from the visible evidence, but the previous survey indicated that there was a possible cheese trough in this area and this suggests that this may have been the location of the dairy.

The external rear wall of the rear off-shoot has lime plaster traces and the remains of the roofline of a former structure that extended back from the off-shoot. A stub of wall extending from the northwest corner of the off-shoot contains a window sill adjacent to the offshoot which would have provided light into this structure. It is likely that this structure was accessed from the east as the area to the west is occupied by the rectangular pond. This small outbuilding is shown on the 1899 map but not the earlier mapping.

The 1881 map shows a second offshoot to the rear of the farmhouse, which is shown as unroofed by 1899, a score line in the rear wall of the farmhouse may represent the traces of the roof of this structure.

Historic Development of Upper Musden Farm

The limited documentary sources indicate that there was a farmhouse and outbuildings at Upper Musden from at least 1809 and possibly as early as the 1780s. The current arrangement of buildings at Upper Musden existed by the time of the 1st Edition Ordnance Survey in 1884, no earlier maps showing any detail are available. The Ordnance Survey surveyors drawing of 1837 does show buildings labelled as Over Musden Grange in the location of the farmhouse and outbuilding B, however it is not possible to distinguish the form of the buildings.

Later maps show that a second rear offshoot to the farmhouse and a small building to the rear of the surviving rear offshoot have been demolished in the 20th century and that the projecting bay of Outbuilding B was added in the late 19th century but that the arrangement of buildings at Upper Musden is largely unchanged since 1884. An understanding of the development of the farm must therefore depend largely on the physical evidence.

The date carved above the door ("1821") probably dates to the construction of the extension and probable remodelling of the farmhouse. It is unclear whether the second floor was inserted at the same time as the extension or at a later date, but it presumably functioned as servants rooms as by the 1841 census the farm was occupied by the extended Coxon family (a total of eight individuals) as well as two servants.

The four chimneys (three on the main range and one in the gable of the front extension) are all, so far as it is possible to tell from the ground, of the same red brick, which again suggests that there was a phase of more extensive alterations than just the addition of the front extension. What survives of the interior timberwork and the fireplaces and ranges would suggest an early 19th century date for remodelling of the interior, which is consistent with the 1821 date carving.

Analysis of the farmhouse shows that it likely originated as three rooms on the ground floor with a cross-passage entry in room 5. The presence of a second blocked doorway in the rear elevation suggests that room 1 may have functioned at one time as a separate accommodation with its own entry, albeit linked to the main house through an internal doorway. This may explain why Mrs Coxon and Thomas Coxon are listed separately in the trade directories of the mid 19th century, with the farmer's (widowed) mother living a semi-separate life to the main household; or this room may have served as a "men's quarter" for the farm labourers.

The physical evidence shows that the attached outbuildings were added to the farmhouse in two phases but the relative dates at which these, the pigsties and the other outbuildings were constructed can only be tentatively assigned.

Outbuilding A appears to be of a single phase of construction and was probably a cartshed. Outbuilding B however has at least two phases of construction and had multiple uses, the ground floor of the north-south range comprising stables and accommodation for cows to the ground floor and a hay loft above – though it is unclear from the surviving remains how this was accessed. The north end of this range previously had a larger door opening to the ground floor and this may have been an earlier cartshed before the construction of Outbuilding A. The east-west range of Outbuilding B likewise comprised a probable stable to the ground floor with hayloft above, this time accessed via an external stone stair to a 1st floor doorway in the west wall.

Documentary evidence suggests that the farm was a mixed farm including dairy from at least 1875 and was certainly making cheese in 1893. Pig keeping was a common side trade to dairying as the pigs could eat the waste whey from cheese making and the pigsties may date from the earliest use of the farm. Although now only two walls of the sties survive they were clearly well constructed and share the sandstone quoins and lintels of the main buildings.

Outbuilding B originated as a smaller cowhouse with integral barn or cartshed to the north, with a second barn being added to the north before 1884. The integral cartshed was converted into stabling for horses probably at the same time that the projecting bay (also stables with a hayloft above) was added between 1884 and 1899.

Heritage assets in the Outer Study area

Scheduled Monuments

There are eight Scheduled Monuments within the Outer Study Area. These comprise six bowl barrows to the south of the PDA, the site of a monastic grange to the north (to which the land of the PDA belonged) and an Anglo-Scandinavian cross in Ilam.

The cross is appreciated only in close proximity and is significant as evidence of early medieval activity in the area. The monastic grange survives as earthworks and derives significance from its archaeological interest as well as from its associations with the later Musden Grange Farm (which incorporates some medieval fabric) and with the field system around the PDA.

The barrows derive significance from the archaeological interest in their fabric and from the inter-relationship between them as a group.

None of these assets will be directly affected by the refurbishment of Upper Musden Farm. Bringing the farmhouse back into use will result in a neutral effect on the significance of the former monastic grange.

Listed Buildings

There are five listed buildings within 1km of Upper Musden Farm. These comprise the Grade II* listed country house Ilam Hall and its associated gardeners cottage and three Grade II listed buildings associated with the country house – a tower, coach house and stable block and garden features (turret, loggia, steps and parapet). These are all located within the river valley, they derive significance from their architectural and artistic interest as parts of the country estate which is enhanced by their inter-relationships. The PDA is not visible from these assets and refurbishment of the farmhouse will not result in any harm to the significance of the assets at Ilam Hall.

The remaining listed building is the Grade II listed farmhouse and attached stable at Musden Grange. This farmhouse has a more direct relationship with Upper Musden as together they formed the township of Musden in the post-medieval period. Musden Grange derives significance from its architectural interest (including a mullioned window) and its association with the former monastic grange from which it takes its name (and probably reused building materials). The refurbishment of Upper Musden bringing it back into use as a dwelling will not harm the significance of Musden Grange, and the effect is likely to be neutral.

Conservation Areas

The Ilam Conservation Area lies within 1km of Upper Musden Farm. The designated area comprises the village of Ilam and an area of woodland to the southwest along the banks of the River Manifold. The village lies within a bowl shaped valley and there are views across the village from the higher ground – particularly from the south. A Conservation Area Appraisal was published in 2012 and summarised the character of the area as having “a sense of openness, space and light... created in large part by the open green spaces and woodland areas”, and notes that the area blends into its surrounding landscape in “a deliberate intention of the picturesque ideal”. The intervening woodland means that the character of the Conservation Area is not appreciated from the PDA and the PDA is not visible from the Conservation Area.

Registered Parks and Gardens / Registered Battlefields / Protected Wreck Sites

There are no assets of these types within the study area.

Non-designated heritage assets and Historic Landscape Character Areas

The closest previously recorded non-designated asset to the PDA is a lime kiln and quarry north of Musden Low (Figure 2: 01756). This asset derives significance from its archaeological interest as it represents physical evidence of 18th or 19th century industry. It also has significance for its possible association with Upper Musden Farm as it may have been the source of some of the building materials – as it is a small quarry and associated limekiln it is more likely to have provided lime for mortar or plastering than as building stone. There will be no harm to the archaeological interest of this asset as a result of the proposals and no change to the historic relationship between this asset and Upper Musden Farm.

No other non-designated heritage assets in the study area will be affected, the majority of previously recorded non-designated assets being stray finds of artefacts.

The PDA lies within an area of small fields of undated enclosure. The enclosures may date to the post-medieval period but are likely to have been influenced by the boundaries of the medieval grange, the association with the Scheduled moated site to the north of the PDA adds to the significance of this Historic Landscape Character area. The proposed development will not alter the fieldscape and no harm to the significance of this asset will result.

5 PREDICTED EFFECTS OF THE DEVELOPMENT

The levels of debris on the ground floors and the unsafe condition of the upper floors of the farmhouse limited the amount of recording that could be carried out at the time of the survey and there is potential for further evidence of the buildings' history to survive. Such evidence may be removed or obscured by the refurbishment of the farmhouse.

Full details of the refurbishment of the farmhouse are not presently available but this work may result in the loss of the remaining historic timberwork within the building (a partial dado rail in room 1 a cupboard in room 3 and partial door and window surrounds. There is evidence of significant fire damage to the floor of room 11 / ceiling of room 5 and these timbers are also likely to require replacement.

Overall, bringing the farmhouse back into use as a dwelling will enhance its significance. The limited loss of historic fabric from within the farmhouse is considered to result in considerably less than substantial harm to the historic interest and significance of Upper Musden Farm as a heritage asset.

Conversion of the cart shed into a garage or other outbuilding will conserve the historic fabric of this structure and would be considered a positive effect on the significance of this building as long as no additional openings are required.

Excavations for new services to the farmhouse may impact on any below ground archaeological features that might be present within the footprint of the works. Such features are most likely to be post-medieval field boundaries but could include earlier (medieval) field boundaries associated with the monastic grange. Harm to the archaeological interest of such features would be negligible as the width of excavation needed will be narrow compared to the length of any boundary.

6 CONCLUSIONS

Excavations for new services to the farmhouse may impact on any below ground archaeological features that might be present within the footprint of the works. Harm to the archaeological interest of such features could be mitigated through a programme of archaeological work to investigate and record any such remains during the excavation of services.

The levels of debris on the ground floors and the unsafe condition of the upper floors of the farmhouse limited the amount of recording that could be carried out at the time of the survey and there is potential for further evidence of the buildings' history to survive. Such evidence may be removed or obscured by the refurbishment of the farmhouse but a more detailed programme of recording (once safe access to the upper floors is possible) could mitigate the harm to significance caused by this.

Overall, bringing the farmhouse back into use as a dwelling will enhance its significance. The limited loss of historic fabric from within the farmhouse is considered to result in considerably less than substantial harm to the historic interest and significance of Upper Musden Farm as a heritage asset. The refurbishment will bring the farmhouse back into use as a dwelling and is not considered to be "conversion to a use other than that for which it was designed" as defined by policy LC8 of the Peak District Local Plan.

The conversion of the cart shed would meet this definition, but the form and mass of the building will be unaltered, no new openings will need to be inserted and the significance of the building will be improved rather than harmed by this work. The development is therefore in accordance with policy LC8 of the Peak District Local Plan.

The renovation of the farmhouse could be seen to be an enhancement to its significance which would be in line with Core Strategy policy L3 part A. The levels of harm to significance to Upper Musden Farm as a whole which result from the loss of some surviving historic fabric, will be slight. The need for the development should determine whether the proposals are in line with Core Strategy policy L3 part B in a similar way to the planning balance set out in national planning policy (NPPF).

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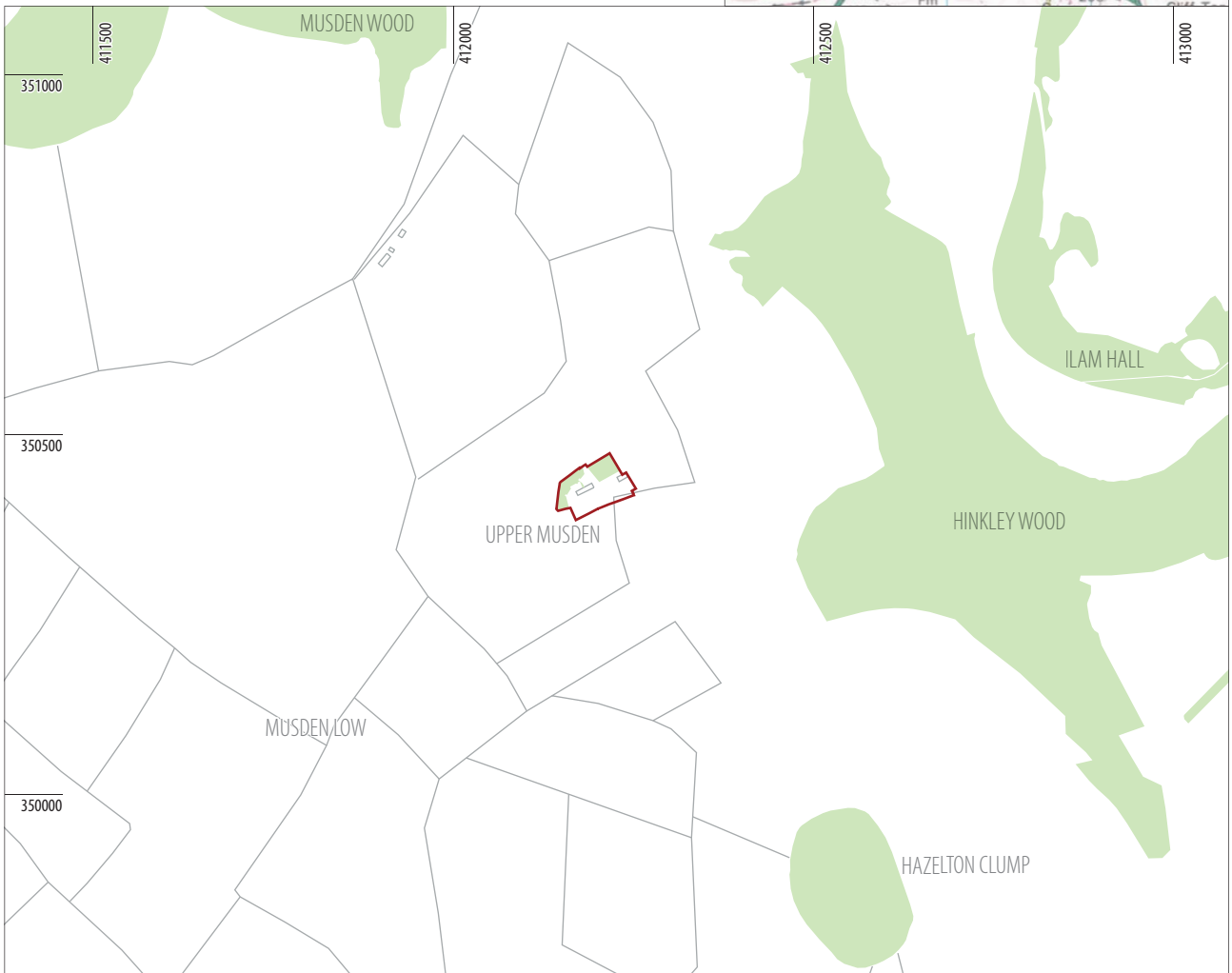
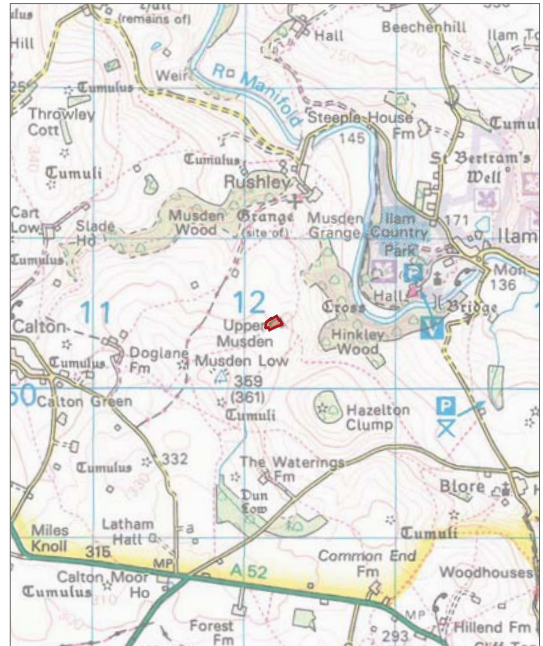
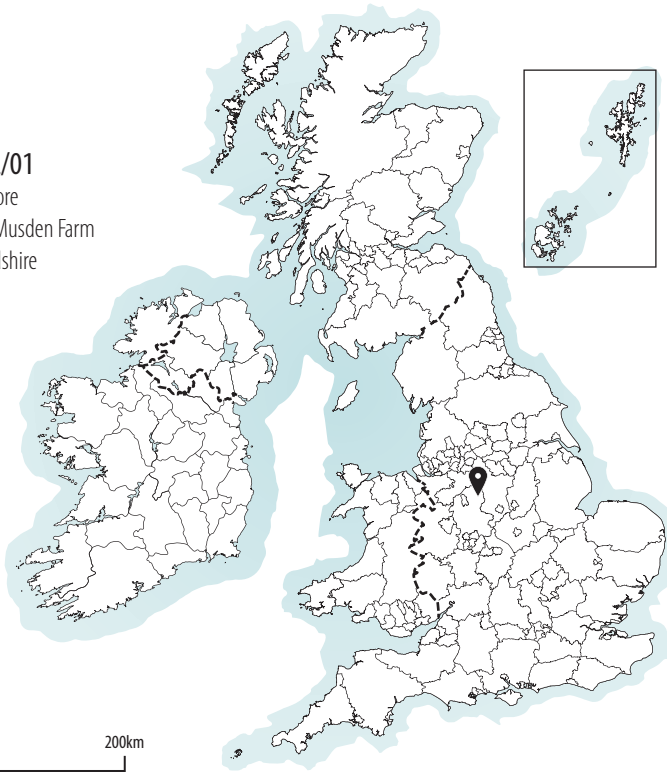
APPENDIX 1: GAZETTEER OF CULTURAL HERITAGE ASSETS WITHIN THE OUTER STUDY AREA

HER reference number	National Heritage List Entry	Name/ Description	Status	Easting	Northing
	1188713	Ilam Hall and gardeners cottage	Grade II* Listed Building	413137	350661
	1038115	Tower approximately 20 yards north of Ilam Hall	Grade II Listed Building	413160	350711
	1188747	Turret, loggia, steps and parapet to terrace immediately south south east of Ilam Hall	Grade II Listed Building	413159	350610
	1286556	Musden Grange and attached stable	Grade II Listed Building	412454	351268
	1374598	Coach house and stable block approximately 20 yards south west of Ilam Hall	Grade II Listed Building	413104	350635
00196	1008546	Monastic grange, 40m south west of Musden Grange Farm	Scheduled Monument	412358	351219
00109	1009441	Bowl barrow on Hazelton Hill	Scheduled Monument	412506	349858
00108	1009658	Dun Low bowl barrow	Scheduled Monument	411942	349407
00150	1010383	Bowl barrow on summit of Musden Low	Scheduled Monument	411840	350077
00152	1010384	Bowl barrow 160m south of summit of Musden Low	Scheduled Monument	411854	349915
00414	1010385	Bowl barrow 230m west of summit of Musden Low	Scheduled Monument	411610	350148
01208 & 00153	1010388	Bowl barrow 50m west of summit of Musden Low	Scheduled Monument	411780	350089
00043	1012655	Anglo-Scandinavian cross, 240m south west of Ilam Hall	Scheduled Monument	412869	350579
43	-	Anglo-Scandinavian Cross, Ilam Hall, Ilam			
108	-	Dun Low Bowl Barrow, West of Waterings Farm, Blore			
151	-	Quarry Pit, Musden Low, Waterhouses			
152	-	Bowl Barrow, South of Musden Low, Waterhouses			
414	-	Bowl Barrow, West of Musden Low, Waterhouses			
1756	-	Lime Kiln and Quarry, North of Musden Low, Waterhouses			
1965	-	Lime Kiln and Quarry, South of Musden Grange, Waterhouses			
2023	-	Findspot of bronze spearhead, Ilam			

3924	-	Musden (Settlement)			
6486	-	Tower near Ilam Hall, Ilam Hall Park, Ilam			
52843	-	Musden Grange Farm, Waterhouses			
20230	-	Mining Features, North-West of Blore, Blore with Swinscoe			
20767	-	Ilam Hall Park, Ilam			
60570	-	Findspot of lead weight (probably Roman), Waterhouses			
61257	-	Findspot of coin, Waterhouses			
61258	-	Findspot of button, Ilam			
61259	-	Findspot of spur, Waterhouses			
61260	-	Findspot of coin, Waterhouses			

APPENDIX 2: FIGURES

UMBL/01
 near Blore
 Upper Musden Farm
 Staffordshire



KEY
 development boundary



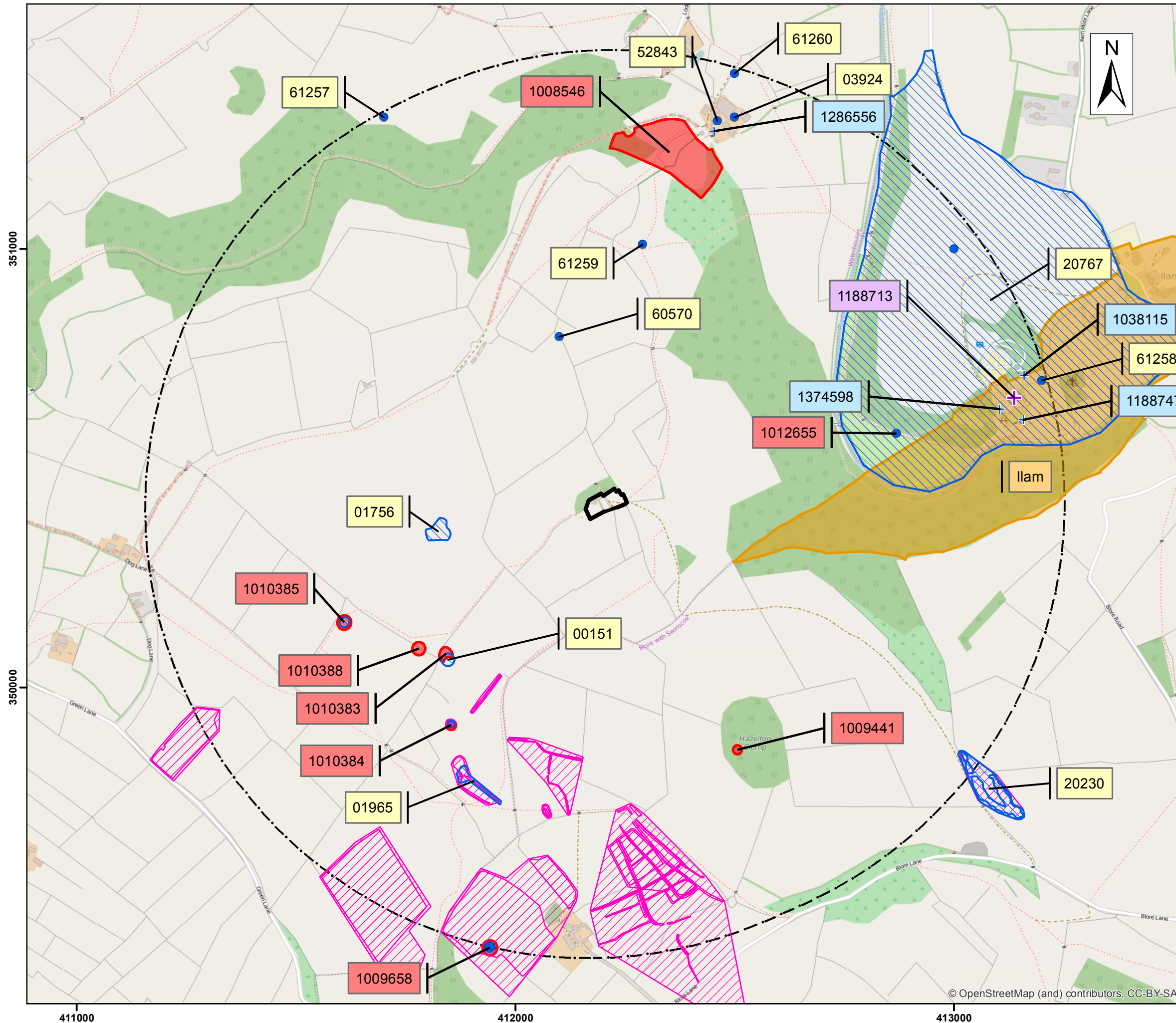
HEADLAND
ARCHAEOLOGY

SOUTH & EAST

Building 68C, Wrest Park, Silsoe
 Bedfordshire MK45 4HS
 01525 861 578
 www.headlandarchaeology.com

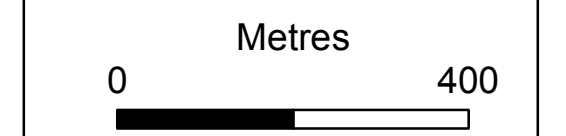
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FIGURE 1 Site location



Key

- Scheduled Monument
- Grade II* listed building
- Grade II listed building
- Conservation Area
- Non-designated heritage asset
- Non-designated heritage asset
- National Mapping Project
- Outer Study Area
- Development Boundary



Historic Environment Record information derived from North Yorkshire County Council data dated 05/02/16 © NYCC

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Upper Musden Farm, Blore

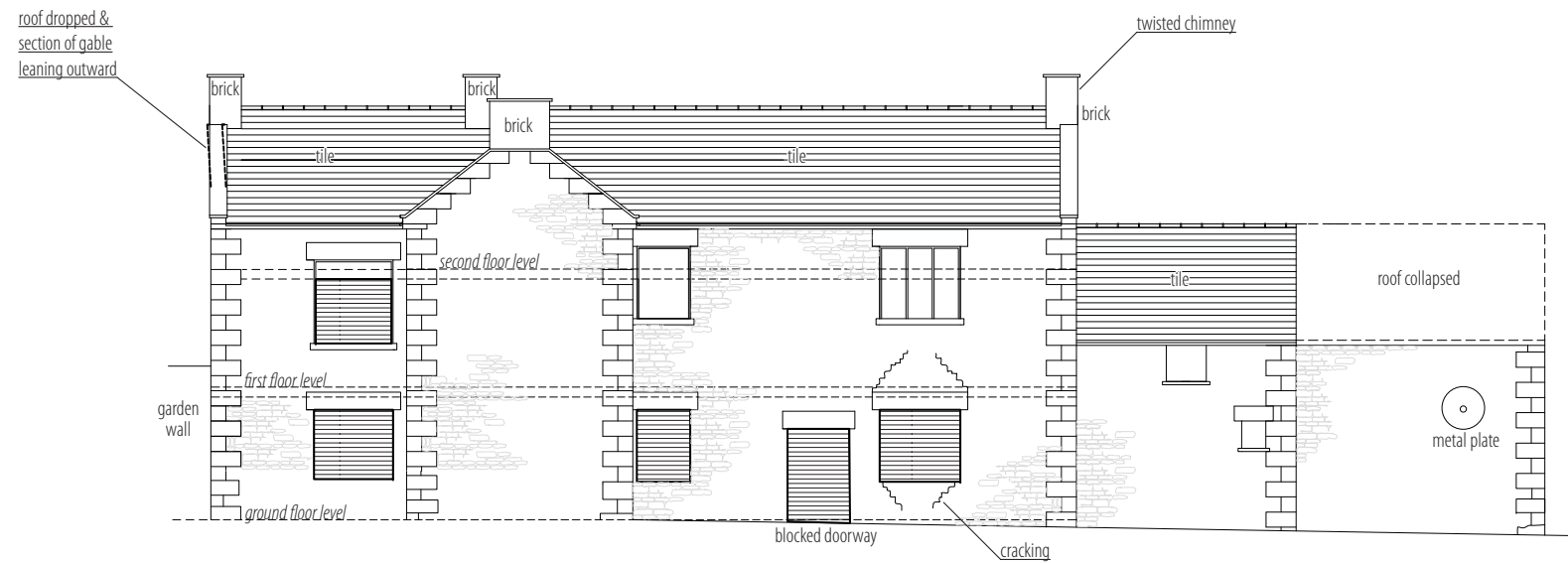
Figure 2: Heritage assets within study area



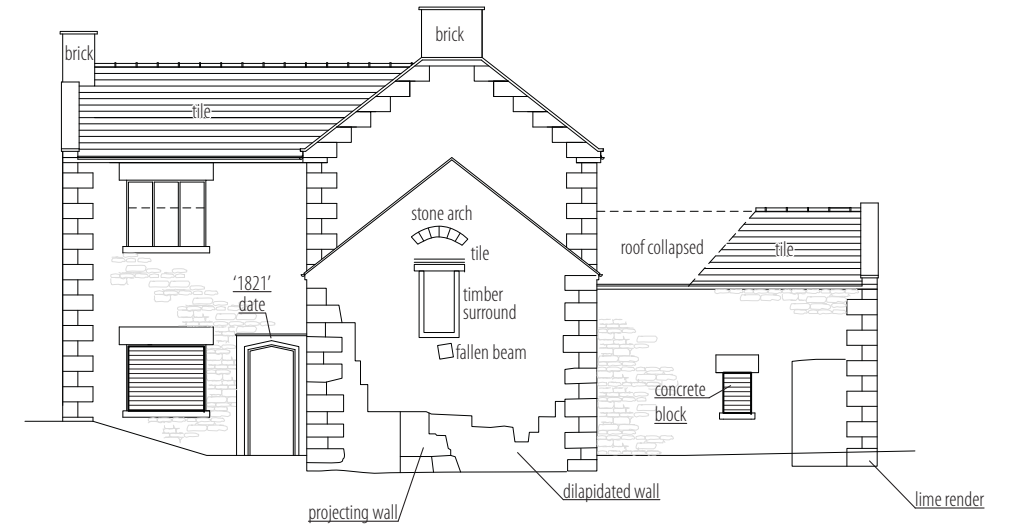
FIGURE 3 Site layout



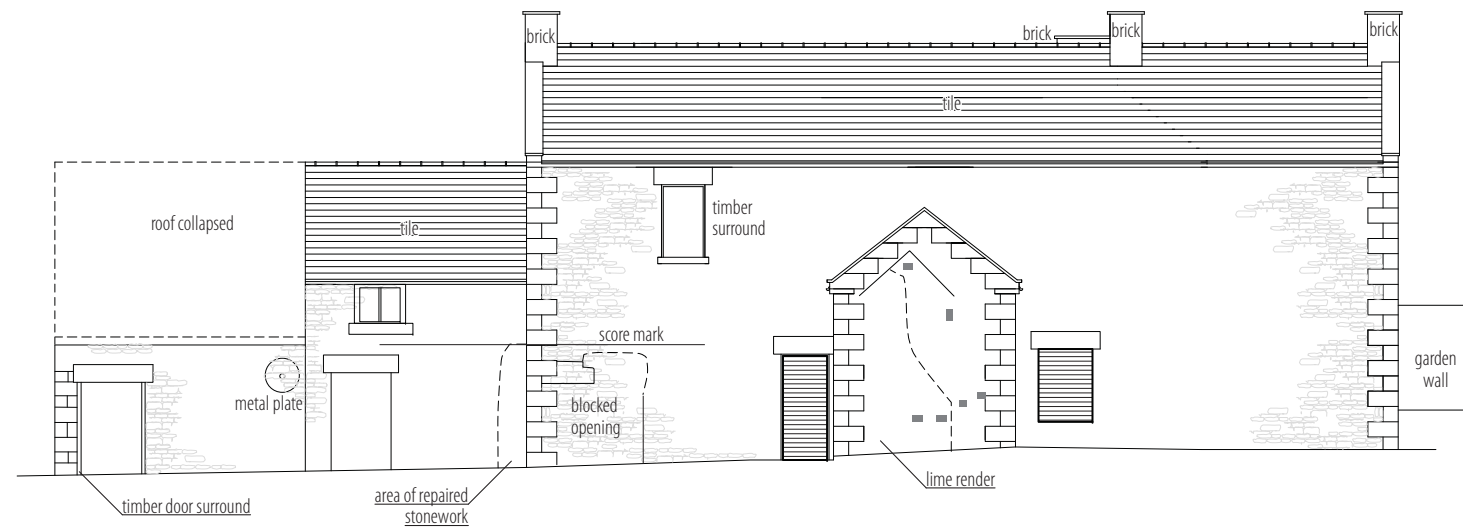
FIGURE 4 Floor plan of farmhouse



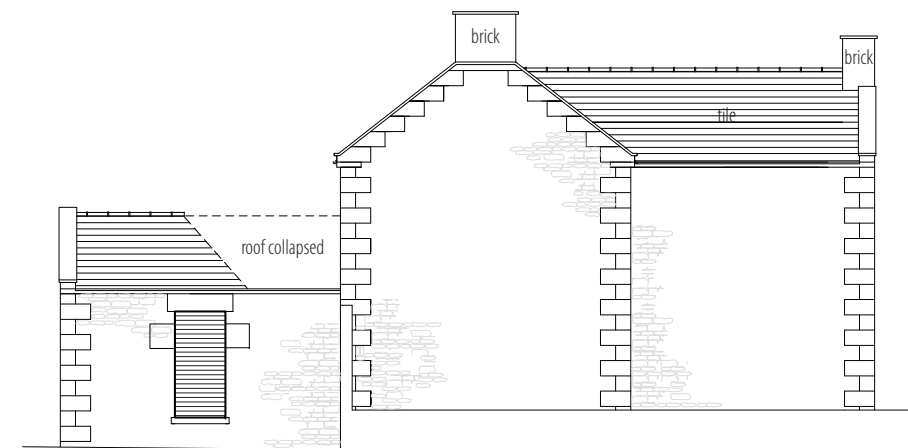
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

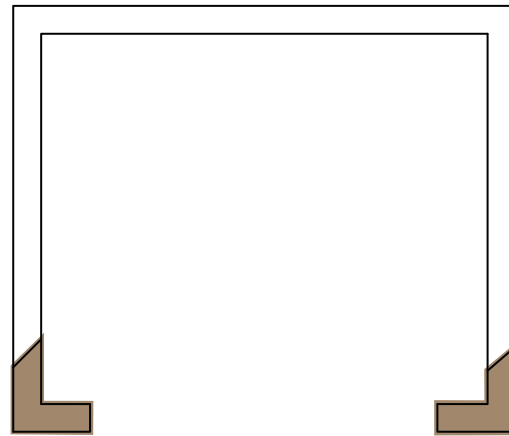


SIDE ELEVATION

KEY
 ■ missing stone
 ▨ blocked window/blocked door

0 3m
 1:150 @ A3

FIGURE 5 Elevations of farmhouse



KEY

 damaged wall

 location for photo 35

0 2m

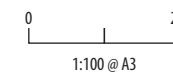
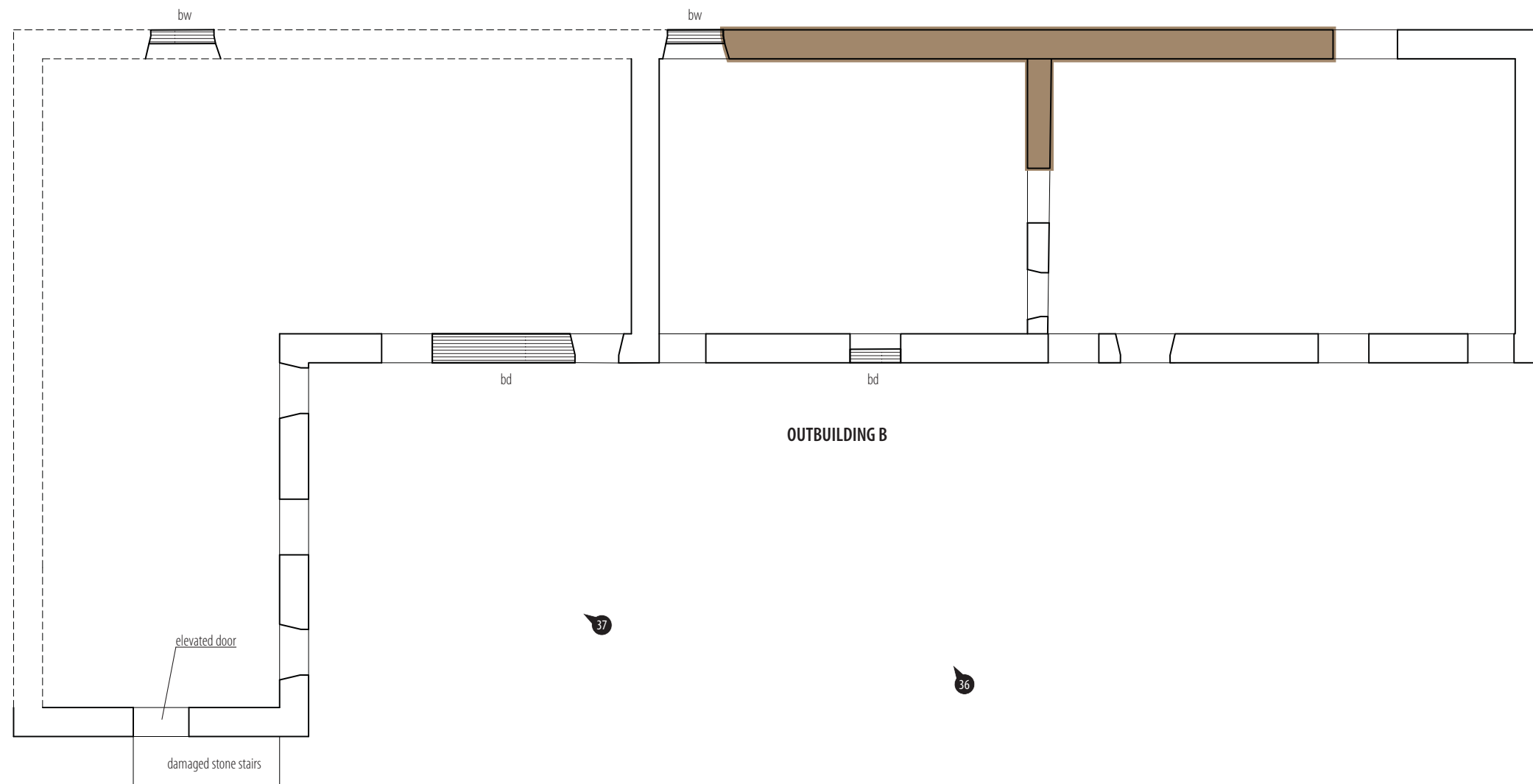
1:125@ A4

OUTBUILDING A

35

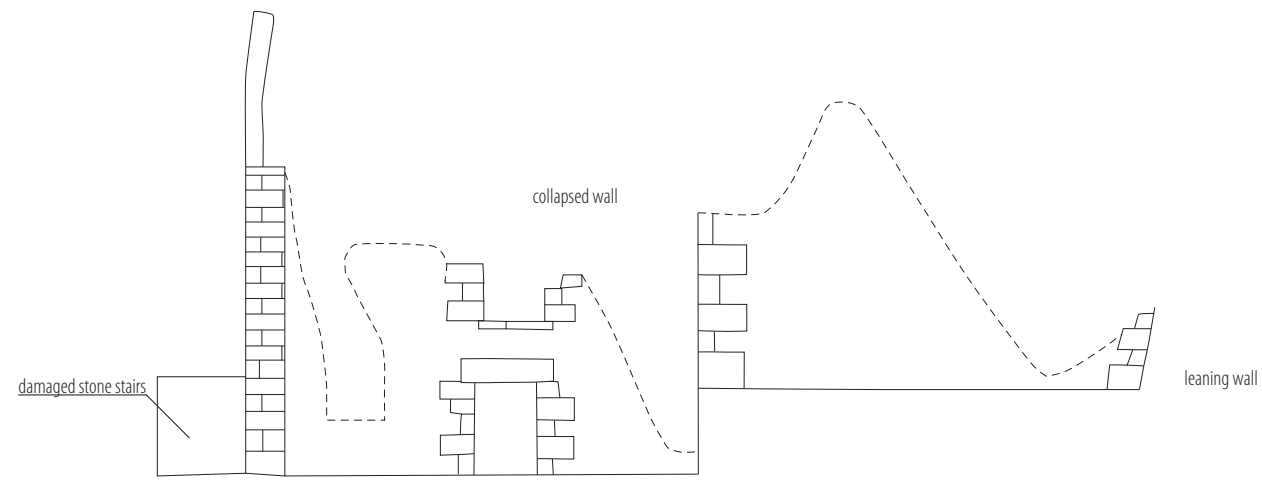


FIGURE 6 Outbuilding A

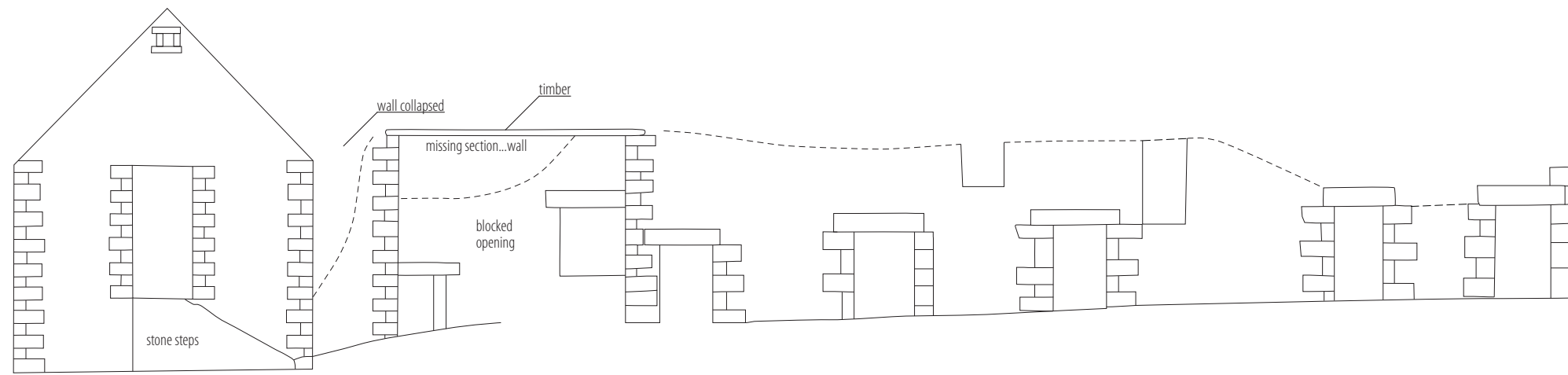


- KEY
- damaged wall
 - blocked window/blocked door
 - location for photo 36-38

FIGURE 7 Outbuilding B - floor plan



SOUTH ELEVATION



WEST ELEVATION

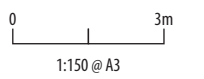


FIGURE 8 Outbuilding B - elevations

APPENDIX 3: PLATES

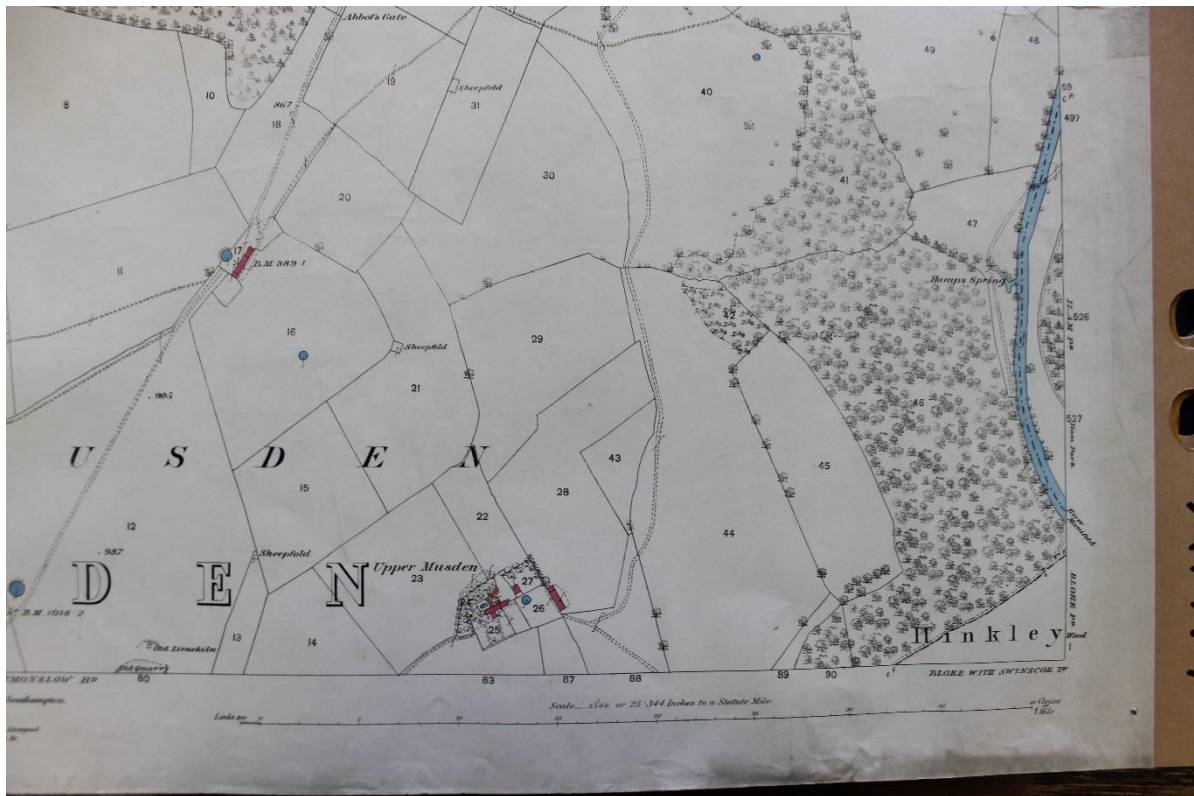


Plate 1: Ordnance Survey 1st edition (1881)

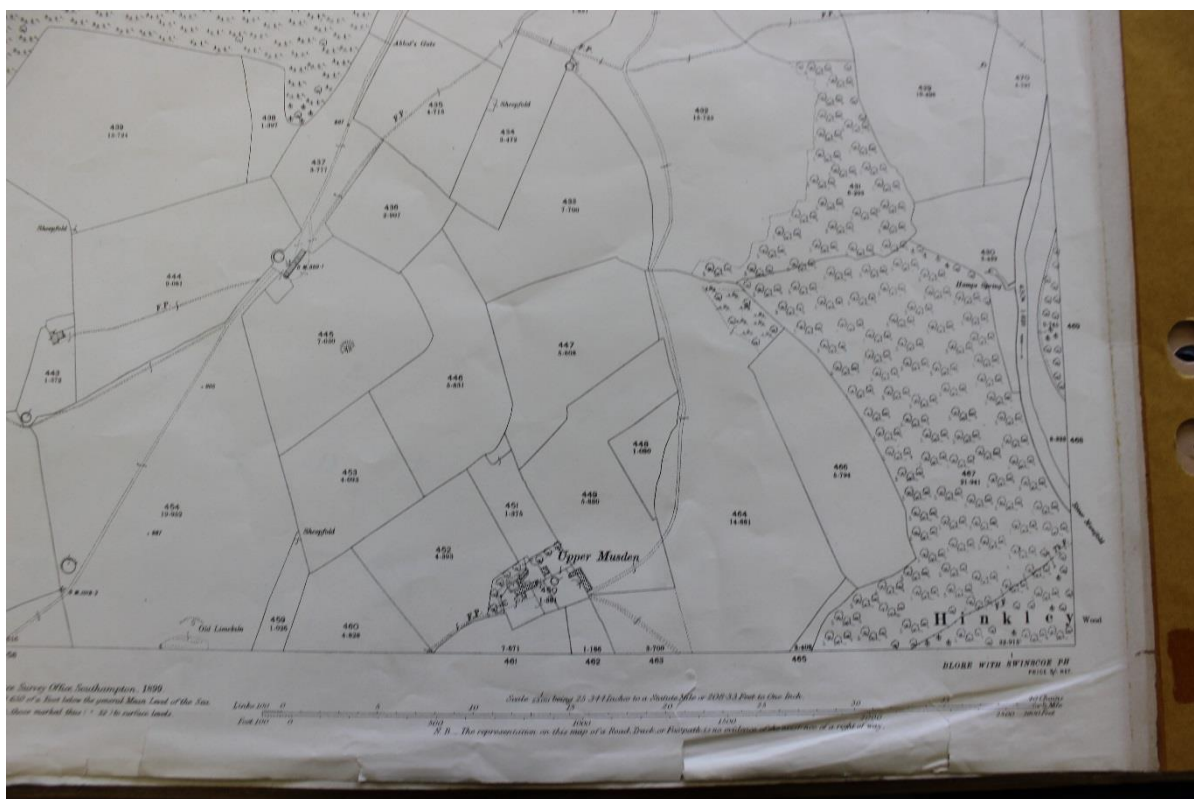


Plate 2: Ordnance Survey 2nd edition (1899)



Plate 3: general view of farmhouse, with pigsties, Outbuilding A and circular pond to right



Plate 4: south facing elevation of farmhouse



Plate 5: Front offshoot



Plate 6: Rear of farmhouse from northeast



Plate 7: Rear of farmhouse from northwest



Plate 8: Room 1 window, fireplace and dado rail



Plate 9: blocked doorways in Room 1



Plate 10: Ceiling and beams in Room 1



Plate 11: Window in front offshoot (Room 2)



Plate 12: Fireplace in front offshoot (Room 2)



Plate 13: entry lobby with plank and batten door

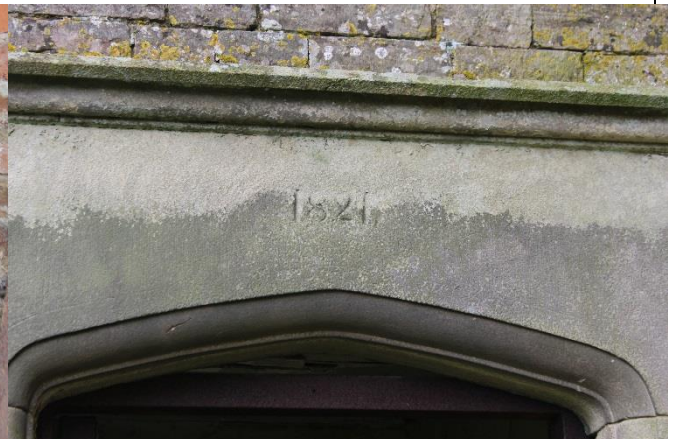


Plate 14: 1821 date carved above entrance door



Plate 15: doorways and cupboard to left of range in Room 3



Plate 16: stud wall and stairs in Room 3 with doorways into Room 5



Plate 17: detail of door casing between Room 3 and Room 1



Plate 18: rear offshoot



Plate 19: stone trough in rear offshoot



Plate 20: large range in kitchen (Room 5)



Plate 21: Detail of blocked doorway / window and possible oven in Room 5



Plate 22: blocked window in south wall of Room 5



Plate 23: Blocked doorway in south wall of Room 5



Plate 24: partition wall with coat hooks in Room 5, showing damaged ceiling



Plate 25: partitions forming porch



Plate 26: basement viewed from stairs



Plate 27: bench in basement/cellar



Plate 28: chimney breast and fireplace in Room 11 viewed from Room 5



Plate 29: doorway from Room 11 into Room 10 viewed from Room 5



Plate 30: stairs into Room 10 from Room 3



Plate 31: stone arch over upper floor doorway into 6A



Plate 32: view into 6A through hole in ceiling of Room 6



Plate 33: view of beam and supporting post in Room 6



Plate 34: fallen beam and joist holes in attached outbuilding 7



Plate 35: Outbuilding A from the south



Plate 36: Outbuilding B from southwest



Plate 37: Outbuilding B from south



Plate 38: former large opening in west facing elevation of Outbuilding B



Plate 39: interior of Outbuilding B showing rubble and vegetation



Plate 40: Pigsties