

# An Historic Environment Desk Based Assessment of land at Merse Cottage, Station Road, Bakewell



**ARS Ltd Report 2016/97**

July 2016

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Prepared on behalf of: Oldfield Design Ltd

Date of compilation: July 2016

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Planning Reference: NP/DDD/0516/0448

Local Authority: Peak District National Park Authority

Site central NGR: SK 22181 68729

OASIS ID archaeo15-256824

## EXECUTIVE SUMMARY

*Archaeological Research Services Ltd was commissioned by Mr. and Mrs. Breeze to produce a Desk Based Assessment (DBA) and setting assessment for a proposed development at Merse Cottage, Station Road, Bakewell. The proposed development would involve the demolition of an existing detached garage and lean-to car port adjacent to the cottage and the construction of a replacement garage and single storey link extension. The footprint of the new build would cover a similar area to the existing, although extending slightly further to the north. In addition, the proposals also include the construction of a new two storey extension to the rear of the cottage and an adjacent single storey garden room extension.*

*The proposed development is immediately adjacent to the Motte and bailey castle on Castle Hill Scheduled Monument (NHLE 1013543). This was long thought to be the location of a burh which the Anglo-Saxon Chronicle recounts was constructed by King Edward in 924 AD, but excavations here in 1969-71 confirmed that this was more likely to date from the late 12th to early 13th century, possibly built as watchtower when the Manor of Bakewell came into the hands of Ralph Gwernon, or in the early 13th century around the time of the rising of the northern Barons in 1215 prior to the signing of the Magna Carta.*

*This assessment has identified that the development proposals would result in a very slight increase in the mass of the profile of Merse Cottage, a domestic dwelling that forms part of the setting of the Castle Hill Scheduled Monument. This very slight urbanising effect would not impact upon any key views to or from the asset, and whilst there would be slight attrition to a single long distance view from a very limited area within the monument, it is considered that this change would result in a negligible level of harm to the significance of the monument.*

*The assessment has also identified that there is some potential for archaeological features or deposits to survive preserved beneath the rear garden of the dwelling. Should permission for the development be granted, any potential impacts to these putative remains could be mitigated through archaeological monitoring of groundworks, undertaken under strict archaeological control as a 'strip and map and record' exercise ahead of construction.*



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## 1 INTRODUCTION

### 1.1 Project and Planning Background

Archaeological Research Services Ltd was commissioned by Mr and Mrs Breeze to produce a Desk Based Assessment (DBA) and setting assessment for a proposed development at Merse Cottage, Station Road, Bakewell. The proposed development would involve the demolition of an existing detached garage and lean-to car port adjacent to the cottage and the construction of a replacement garage and single storey link extension. The footprint of the new build would cover a similar area to the existing, although extending slightly further to the north. In addition, the proposals also include the construction of a new two storey extension to the rear of the cottage and an adjacent single storey garden room extension.

Following the submission of the planning application for the proposed development, the Peak District National Park Authority's (PDNPA's) Senior Conservation Archaeologist has requested that further information be submitted, as there was insufficient information to assess the impact of the proposals upon buried archaeological remains and the setting of the *Motte and bailey castle on Castle Hill* Scheduled Monument (NHLE no. 1013543). The required supporting information needed should address the following:

- ◆ the archaeological potential and significance of the site;
- ◆ the potential for below ground surviving remains;
- ◆ what the significance of these remains are;
- ◆ the impact of the development on surviving below ground remains;
- ◆ the impact of the proposed development on the setting of the Scheduled Monument.

### 1.2 Site description

The 'red line boundary' of the proposed development area (hereafter 'PDA') covers an area of c.1387m<sup>2</sup>, and comprises the curtilage of Merse Cottage, which contains the cottage itself, the detached garage, a driveway, and front and rear gardens. It is bounded on the south-western side by the curtilage of Thornwick Lodge, to the north-east by the curtilage of Castle Meadow, to the south-east by Station Road, and to the north-west by a garden fence with the bailey of the Scheduled Monument immediately beyond. The site is located on the south-eastern slope of Castle Hill, and a level building platform has been terraced into the hillside, with the rear and front gardens sloping down from the north-west to south-east (Figures 20 and 26).

### 1.3 Geology

The underlying solid geology of the site comprises *Bowland Shale Formation - Mudstone, Siltstone and Sandstone*, with no overlying superficial deposits (BGS 2016).

The soils of the PDA are classified as belonging to the BARDSEY Soil Association (713a), which are cambic stagnogley soils which form over carboniferous mudstone with interbedded sandstone (SSEW 1983b, 5). These soils form over Carboniferous and Jurassic clay and shale, and are characterised as '*Slowly permeable seasonally waterlogged loamy*



*over clayey and fine silty soils over soft rock. Some well drained coarse loamy soils over harder rock' (SSEW 1983b, 17).*

## **2 AIMS AND OBJECTIVES**

The principal aims of this assessment are to produce a report detailing the archaeological potential of the PDA, and to assess the potential impacts of the proposed development upon any buried and upstanding archaeological remains, historic buildings, the historic landscape and the settings of nationally designated heritage assets.

The following objectives will contribute towards accomplishing this aim:

- ◆ To collate and assess existing information about the historic environment within the study area and to determine as fully as possible from the available evidence the nature, survival, quality, extent and importance of any archaeological remains and any upstanding buildings/structures within the PDA.
- ◆ To provide an assessment of areas of archaeological potential and survival based on the above research and assess the potential for the use of particular investigative techniques in order to aid the formulation of any necessary mitigation strategy, including further evaluation, excavation, and/or preservation of archaeological remains.
- ◆ To assess, where possible from the available sources, the extent of any ground disturbance associated with any previous intrusive development.
- ◆ To provide an assessment of potential impacts of the proposed development to the settings of cultural heritage assets.

## **3 METHOD STATEMENT**

The DBA was undertaken in accordance with the guidelines set out in The Chartered Institute for Archaeologists' *Standards and Guidance for Historic Environment Desk Based Assessment* (CIfA 2014), and a Written Scheme of Investigation (WSI) approved by the PDNPA's Senior Conservation Archaeologist (Appendix 4).

### **3.1 Study Area**

The study area adopted for this assessment comprises a 500m off-set from the 'red line boundary' of the proposed development area (hereafter 'PDA'). This study area is depicted by a blue circle on Figures 1-4.

### **3.2 Information Sources**

The following sources of information were consulted to inform this assessment:

- ◆ The Derbyshire Historic Environment Record (DHER) maintained by Derbyshire County Council's Conservation and Design Team for information regarding the heritage assets within the vicinity of the PDA.



- ◆ PDNPA's Historic Sites and Monuments Record (HSBMR) was consulted to obtain an excerpt from the Historic Landscape Assessment study from 1996, and to ascertain whether any other relevant material was available.
- ◆ The online National Heritage List for England (NHLE) maintained by Historic England for information regarding the designated assets, as well as their downloadable GIS datasets of Scheduled Monuments and Listed Buildings.
- ◆ Derbyshire Record Office (DRO) for historic mapping and any other available information relevant to the PDA.
- ◆ A Groundsure Historic Mapping report for historical Ordnance Survey maps (Appendix 2).
- ◆ Archaeological Research Service's library for books and journals relevant to the study area.
- ◆ The original architects' plans for Merse cottage in the possession of the applicant.
- ◆ Other relevant books, journals and reports identified during the course of the data collection, as detailed in the References section.
- ◆ A walkover survey was undertaken in order to ground-truth the ZTV and to gain an understanding of the nature of the settings of the assets under consideration and the potential impacts to below-ground archaeological remains.

## 4 BASELINE DATA

### 4.1 Archaeological and Historical Background

Bakewell's archaeological and historical background has been discussed in detail in two key documents, the *Derbyshire Extensive Urban Survey Archaeological Assessment Report* (Stroud 2003) and the *Bakewell Conservation Area Appraisal* (PDNPA 2013). The following discussion will therefore draw heavily on these pre-existing studies, but with a specific focus on the PDA itself.

#### 4.1.1 The Prehistoric Period

There have been numerous flint finds of prehistoric date from Calton Pastures on the higher ground overlooking the town to the east (HER 5109; 5116; 5130; 5128), and there are also five Bronze Age barrows located along this ridge, all of which are Scheduled Monuments (NHLE 1007994; 1007995, 1007996; 1007996; 1007997). At the northern end of this ridge, at Calton Hill on a spur overlooking the town, is a small Iron Age promontory fort at Ballcross Farm which is also a Scheduled Monument (NHLE 1011430). Excavations here in 1952-3 recovered Iron Age pottery, quern stones, as well as three cup and ring marked stones of probable Neolithic or Early Bronze Age date which were likely to have been re-used as part of the rampart walling (Stroud 2003, 3; PDNPA 2013, 7).

However, there are no known sites or findspots of prehistoric date within the PDA or within the wider 500m study area adopted for this assessment.





#### 4.1.2 The Romano-British Period

Whilst there is considerable evidence for Roman activity in the Peak District, there is as yet no definitive evidence for a major settlement at Bakewell. Nevertheless, two sherds of Samian pottery were discovered in the garden of Mitford House, c.460m to the west of the PDA (HER 817), and sherds of possible Roman date were also discovered during the construction of the congregational chapel, c.100m to the south of this (HER 815). An amphora shaped urn of possible Roman date containing a bronze bell and human bone was discovered in North Church Street in 1808 (HER 816), and a 2<sup>nd</sup> century AD Roman coin has also been discovered in an excavation for a water main within the town (HER 818).

It is clear from these finds that there was settlement activity in the vicinity of the later medieval core of the town during the Romano-British period, but no evidence has been recovered to suggest that this activity extended further to the east as far as the environs of the PDA.

#### 4.1.3 The Medieval Period

In the church yard of All Saints Church is an early medieval cross fragment of possible late 8<sup>th</sup>/early 9<sup>th</sup> century date (NHLE 1008617), although a 10<sup>th</sup> century date has also been proposed (Stroud 2003, 5). There are also a number of other medieval carved stones within the church, and a 10<sup>th</sup> century cross which is not *in situ* but has been brought here from Two Dales, Darley (NHLE 1008618).

The earliest documentary evidence to refer to Bakewell is the Anglo-Saxon Chronicle, which states that in 924 AD, '*In this year before midsummer, King Edward went with his levies to Thelwall, and had a fortress built... Thence he went to Bakewell in the Peak of Derbyshire and had a fortress built in the neighbourhood and garrisoned*' (Garmonsway 1953, 94). The place-name used in the Chronicle is '*B(e)adaca's Weillon*' which means '*B(e)adaca's spring*' (Cameron 1959a, 31), and it is likely that it was the presence of both hot and cold springs as well as the ease with which the River Wye can be forded at this location that attracted settlement here (PDNPA 2013, 7).

Three different locations have been suggested for the location of the Edwardian *burh* that was constructed in the vicinity of Bakewell. Castle Hill, which is located immediately adjacent to the PDA, is one possibility (e.g. Bray 1783, 156; Bulmer 1895, 301; Cameron 1959, 32), although the only dating evidence recovered during excavations here in 1969-71 were sherds of possible 12<sup>th</sup>-14<sup>th</sup> century date, and the excavator concluded that '*the site of the Edwardian burh probably must be sought elsewhere*' (Swanton 1972, 23). Another suggestion is that the *burh* was located in the Upper Bakewell area to the north and west of the churchyard, where there is reference to burgage plots and excavations have recovered evidence for possible 11<sup>th</sup>/12<sup>th</sup> century buildings (Stroud 2003, 4). However, Hart (1981, 121) and Stetka (2001, 27-32) have argued more convincingly that the most likely location for the *burh* is an earthwork located some 625m to the south-east of the PDA on the floodplain of the Wye, across the river from '*Burton Moor*' and '*Burton Closes*', names which are thought to derive from the location here of a deserted settlement with a toponym derived from *burh tūn*, '*farm near or belonging to a fortification*' (Cameron 1959, 32).



It is thought that sometime in the 10<sup>th</sup> century the church at Bakewell became the minster church for a large area of the High Peak (Stroud 2003, 6), and by the time of the Domesday survey, Bakewell was a long established royal manor which passed to William Peverel upon the death of William I; the manor subsequently reverted to the crown before being passed on to Ralph Gwernon by King John (then Count of Mortain), in the 1190s (Stroud, 2003, 5). The excavator of the motte and bailey on Castle Hill postulated that this might have formed a convenient observation post at the north-eastern end of the Peverel estates; however the small amount of pottery recovered was thought to date from the late 12<sup>th</sup> or early 13<sup>th</sup> century, and a possible 14<sup>th</sup> century rim sherd was also recovered. This suggests that the castle was in use after the Peverel estates were broken up in 1153, and therefore it was suggested that the castle's construction and use might perhaps best be dated to the final decade of the 12<sup>th</sup> century, when the Manor of Bakewell came into the hands of Ralph Gwernon, or in the early 13<sup>th</sup> century around the time of the rising of the northern Barons in 1215 prior to the signing of the *Magna Carta* (Swanton 1972, 26).

It is thought that it was in the 12<sup>th</sup> century that the market town of Bakewell grew apace following an increase in wool production by the monasteries, and from the 13<sup>th</sup> century onwards there are records of burgage plots and burgesses in the medieval core of the town surrounding the church (Stroud 2003, 6).

Bakewell's open field system during the medieval period was located to the west of the core of the settlement, and divided into four arable fields named Stonedged Field, Middle Field, Far Field and Moorhall Field, whilst the fields to the east of the town along the river were open meadow, and to the south were the now deserted settlement of Burton and fields associated with the Haddon Estate (PDNPA 2013, 9). Within the study area, c.300m to the south-east of the PDA there is surviving evidence of the medieval farming practices in the form of strip lynchets which are visible to the north-west of Coombs Road (HER 833).

#### *4.1.4 The Post-Medieval Period*

The earliest detailed map of Bakewell identified as part of this study is the copy map of Bakewell Manor 1796 (DRO D2167/2/1) which illustrates that Castle Hill had been enclosed by this time, divided into six fields bounded by the carriageway to Chatsworth at the north (named as Oger Lane in the 1807 Bakewell Enclosure Award) and a wide driveway to the south which continued eastwards before opening out into Bakewell Edge Common. The location of the PDA was towards the north-western corner of a five-sided field, and a subsequent Survey of Bakewell Manor from 1799 (DRO D2167/1) depicts the same layout in this area. These maps could not be reproduced in this assessment as it was not possible to obtain copyright permission in time, but a reproduction of the 1799 survey is included in the Bakewell Conservation Area Appraisal (PDNPA 2013; Fig. 6a and 6b), and these show that the former open fields to the west of Bakewell were still divided into strips at this time, as were the some of the meadows alongside the River Wye.

The Bakewell Enclosure map of 1810 (Figure 6) depicts a new stretch of road (now the B6408 Station Road) bisecting the field within which the PDA is located, and this superseded the former Oger Lane which had been incorporated into the adjacent enclosures. This new stretch of road laid out at the time of the Parliamentary Enclosure joined up with the old Edensor Road at a point c.220m to the north of the PDA. The Enclosure award of 1807 provides the names of three of the fields on Castle Hill (parcels 250, 251 and 252), parcel



251 being the field within which the PDA is located. These three parcels of land were all awarded to Viscount Melbourne, and the award states that *'Which three parcels of land containing together three acres, three roods and twenty perches adjoin each other and are bounded by Edensor Road and by ancient enclosures of the said Viscount Melbourne'*. Parcel 250 is named 'Croft Yard', and parcels 251 and 252 are both named 'Cock Place Close', which indicates that these were once part of a larger field that was later sub-divided. This field name is recorded as *'le Kokplas'* in 1522 and *Cocke place* in 1598, and is thought to derive from the Old English *cocc*, 'heap', 'hillock' (Cameron 1959b, 721) evidently referring to the spur upon which the castle was located, and possibly providing evidence for the pre-existing name of the spur prior to it becoming known as 'Castle Hill'. The earliest documentary reference for the castle was mention of *'le Castellhill'* in a document held the Belvoir Castle dating to 1439 (Cameron 1959a, 32), and the field names 'Warden Court', 'Court Yard' or 'Stocking Court' were recorded for different parts of the hill from the later 16<sup>th</sup> century, although it has been suggested that these names were *'based on antiquarian surmise inappropriate to the true character of the site'* (Swanton 1972, 16).

A copy of the Poor Law Rating Valuation list map from 1847 held at the Derbyshire Record Office (D21167/2/4) illustrates that by this time five of the fields on Castle Hill had been amalgamated to form one large agglomerated field, and Castle Hill House had been constructed on the western flank of the Hill in a separate enclosure. The same situation is depicted on the Ordnance Survey 1<sup>st</sup> edition 25 inches to the mile map of 1879 (Appendix 2). This map also illustrates lines of trees surviving along the former field boundaries of Cock Place Close, and hachures indicate the location of the motte which is also depicted as being surrounded by trees. This map also depicts the Midland Railway (HER 99035) and Bakewell Station (HER 30203) to the north east of the PDA, which had opened in 1862.

Subsequent OS mapping dating to 1898 and 1922 depicts no change within the PDA or its immediate environs, but in July 1935 an architects' drawing (in the possession of the applicant) was produced for Merse Cottage which illustrates how a level platform was terraced into the slope of Castle Hill for the construction of the building (Figures 28-30).

The 'Castle Estate Sale Catalogue' from 1947 held at Derbyshire Record Office (633Z/ES2) contains a plan which depicts Merse Cottage with Thornwick Lodge next door to the south-west, and an empty building plot is also depicted to the north-east of Merse Cottage where the Castle Meadow property is now located. In addition, two proposed building plots are depicted: one to the north-east of the empty Castle Meadow plot where the Castle Mount property was eventually built, and a second immediately to the north-west of the other plots, located within the bailey of the castle. This latter plot was evidently never occupied.

The 1955 six inches to the mile map depicts the same scenario as the 1947 map discussed above, with Thornwick Lodge and Merse Cottage being the only developments on the eastern side of Castle Hill, but by the time of the 1969 OS map (Appendix 2), the whole of the eastern side of Castle Hill had been developed with the properties that are still extant, Burre Close had also been constructed along the northern edge of Castle Hill by this time. Whilst earlier OS maps had only depicted the motte, the 1969 OS map also depicts other earthworks on Castle Hill, showing the scarp of the bailey, an earthwork internal to the bailey running northwards from the motte, two outer escarpments on the western side of the hill, and a curvilinear earthwork to the north of the bailey which appears to have been



truncated on its eastern side by the property named ‘Balcomie’. The subsequent 1984-5 OS map depicts two further semi-detached properties immediately to the west of this earthwork, as well a new property called ‘High Ridge’ which had been constructed on the southern slope of Castle Hill.

No further development has taken place on Castle Hill since this time, and although there were proposals in 1969 to develop the whole of the summit, these were refused (Swanton 1972, 17), and the area of the Scheduled Monument is considered to be one of the important green open spaces within Conservation Area (PDNPA 2013, Figure 15).

## 4.2 Designated Assets

### On-Site

There are no designated heritage assets within the PDA.

### Off-Site

There are 78 designated heritage assets within the wider study area, comprising two Scheduled Monuments and 76 Listed Buildings. These are listed in Tables 1 and 2 below, and their locations are depicted on Figure 2 (those listed on the Derbyshire HER are also depicted on Figure 3).

**Table 1: Scheduled Monuments within the wider 500m study area**

NRHE No.	HER ID	Name
1007078	827	Bakewell Bridge
1013543	820	Motte and bailey castle on Castle Hill

**Table 2: Listed Buildings within the wider 500m study area**

NRHE No.	HER ID	Name	Grade
1132642	31353	Number 1 and attached flat	II
1132645	30206	Catholic church of the English martyrs	II
1132650	N/A	Melbourne House	II
1132656	N/A	Rutland House	II
1132657	N/A	Iron railings and gate at Rutland House	II
1132658	N/A	Rutland Terrace numbers 1 and 4 and Regency House flats 1-6 (consecutive)	II
1132659	N/A	Railed wall and gates to Rutland Terrace	II
1132660	N/A	Saxby	II
1132661	N/A	Iron railings and gate at Saxby	II
1147996	N/A	The nook and studio house	II
1148008	858	Bridge Cottage	II
1148009	N/A	Castle Hill Cottage and Castle Hill Farmhouse	II
1148010	N/A	Castle Hill House and stable block with gates adjoining Castle Hill House	II
1148011	N/A	Gate piers and linking walls at main entrance to Castle Hill House	II



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NRHE No.	HER ID	Name	Grade
1148012	N/A	Newholme Hospital (main building)	II
1148013	N/A	Community transport office at Newholme Hospital	II
1148014	N/A	Newholme Hospital porters lodge	II
1148015	N/A	Northern part of the Busy Bee Day Nursery at Newholme Hospital	II
1148016	N/A	Nurses home at rear of Newholme Hospital	II
1148017	860	Coulsden Cottage	II
1148018	861	Haig House with attached steps and railings	II
1148019	N/A	Bank House number 1	II
1148020	N/A	Bank House numbers 2 and 3	II
1148021	859	The Cottage	II
1148022	N/A	Trustees Savings Bank	II
1148023	N/A	Gateway gate piers and plinth wall across front of Trustees Savings Bank	II
1148024	N/A	Bridge House and Bridgeway	II
1148025	N/A	Denman House Premises of Byways Cafe	II
1148026	862	Market Hall	II
1148027	N/A	Premises occupied by Bagshaws estate agents at SK 2184 6857	II
1148028	N/A	Premises occupied by John Brocklehurst at SK 2189 6959	II
1148029	N/A	The Castle Inn	II
1148030	N/A	The Queens Arms Hotel	II
1148031	891	Small stone building in garden of Coombs Hay (Coombs Hay not included)	II
1148112	827	Bakewell Bridge	I
1245833	N/A	Stile between bridge over mill tailrace and Milford House Hotel	II
1245877	N/A	The Old Kings	II
1245881	N/A	Wye Bank (number 6)	II
1245882	N/A	Perimeter wall to gardens at ends and rear of numbers 1-6 (consecutive)	II
1245883	N/A	Beech Cottage	II
1245884	N/A	Milford Bridge	II
1245885	N/A	Riversdale	II
1245890	N/A	Croft Cottages numbers 1 and 2 including attached outbuilding	II
1245892	N/A	Outrake Cottage	II
1245894	N/A	The Brooklands including service range and linking wall	II
1247261	N/A	The Peacock	II
1247262	N/A	Premises occupied by Berkeley Wines and flat above at SK 2180 6839	II
1247263	824	Premises occupied by Derbyshire Building Society and flat above at SK 2175	II



NRHE No.	HER ID	Name	Grade
		6845	
1247264	N/A	Bakewell beauty salon and Sylvias above Lady Fair Bakewell Fabric Shop (number 34) at SK 2181 6837	II
1247265	N/A	C Farmer Ltd with the Shoelaces flat at SK 2177 6843 Interior Design at SK 2177 6843	II
1247266	N/A	Premises occupied by Wards Shoe Shop at SK 2179 6840 and four other companies The Gingerbread Shop with flat and storerooms over at SK 2178 6841	II
1247267	824	Premises occupied by Elf Gems with office premises above at SK 2173 6845 Premises of Wildlife Books and Gifts with NFU offices over at SK 2174 6845	II
1247270	846	Arkwright Square Arkwright Square (Arkwright Cottage and two unnamed cottages)	II
1247271	N/A	Bridge over mill tailrace with attached obelisk	II
1247272	N/A	Milford house hotel including Ormonde	II
1247273	N/A	Garden wall and gate piers at Milford House Hotel	II
1247507	N/A	Entrance gateway and attached garden wall at the Booklands	II
1247508	N/A	Kitchen garden walls with attached potting sheds at the Brooklands	II
1247509	N/A	The Cottage	II
1247517	N/A	Main entrance gateway to Burre House with attached wing walls	II
1316478	N/A	Bakewell Post Office	II
1316479	N/A	Wall on west side of bath gardens linking Rutland buildings to Haig House	II
1316480	30761	Rutland Arms Hotel	II
1316481	N/A	Rutland Buildings Rutland Buildings including mounting block	II
1316482	870	The Old Original Bakewell Pudding Shop	II
1316483	N/A	The Royal Bank of Scotland	II
1316484	N/A	Steps railings walls and gateways to front of the Royal Bank of Scotland	II
1316485	N/A	War memorial	II
1316504	31204	Drinking fountain at junction with Baslow Road and Coombs Road. Drinking fountain at junction with Coombs Road and Station Road	II
1316505	30203	Former Bakewell railway station	II
1316506	30203	East platform wall at former Bakewell railway station	II
1316507	N/A	Former coal merchants office at former Bakewell railway station	II
1316508	N/A	National Westminster Bank	II
1316509	N/A	Granby House numbers 1-5 (consecutive)	II
1316510	876	Wye Cottage and Granby Cottage	II
1316512	N/A	Garden wall at Wye Cottage and Granby Cottage	II



## 4.3 Non-Designated Assets

### 4.3.1 Archaeological Remains

#### On-Site

There are no known archaeological remains within the PDA.

#### Off-Site

There are 11 archaeological assets recorded on the Derbyshire HER within the wider 500m study area beyond the PDA. These are listed in Table 3 below along with summary details from the HER entries, and their locations are depicted on Figure 3.

**Table 3: Non-designated archaeological remains located within the study area**

HER ID	Name and summary
801	<b>Stone hone, Mill Street, Bakewell</b> Very approximate findspot of a stone hone found during excavations for a sewer in Mill Street in 1844
815	<b>Roman Pottery, Congregational Church, Bakewell</b> ?Roman pottery found during excavations for the foundations of the Church in 1844.
817	<b>Samian ware sherds, Milford House, Bakewell</b> Two Samian ware potsherds found in Milford House garden in or before 1937. Precise location of findspot is unknown.
819	<b>Iron Javelin Head, Matlock Street, Bakewell</b> Iron javelin head, dated to the Medieval period found with boars' tusks in 1849.
820	<b>Motte and Bailey, Castle Hill, Bakewell</b> Remains of a motte and bailey castle, constructed in the late 12th or 13th century, partially excavated in 1969 and 1971. Now a scheduled monument.
833	<b>Strip lynchets, north-east of Coombs Road, Bakewell</b> Medieval strip lynchets.
30209	<b>Roman Catholic chapel (site of), Granby Street, Bakewell</b> The site of a Roman Catholic chapel that was built between 1875 and 1900. It has since been demolished and the site has been redeveloped [2010].
30219	<b>The Bath Well, Bath Gardens, Bakewell</b> Approximate site of the Bath Well, known in the past as Warmwell and The Great Well.
99035	<b>Midland Railway, Manchester Branch, Ambergate to Rowsley section,</b> The Ambergate to Rowsley section of the Manchester, Buxton, Matlock & Midlands Junction Railway opened in 1849, with the Buxton extension completed by 1867. By 1871 the Midland Railway had taken over the whole of the line.
99043	<b>Grindleford Bridge to Newhaven Turnpike Road</b> Turnpike road authorised in 1759.
99048	<b>Wirksworth Moor to Longstone Turnpike Road (via Matlock and Bakewell), Derbyshire Dales</b> Road turnpiked following an Act of 1759



### 4.3.2 Historic Buildings

#### On-Site

There are no historic buildings within the PDA. Merse Cottage was constructed in the 1930s and is not considered to be of heritage significance.

#### Off-Site

There are three non-designated historic buildings listed on the Derbyshire HER within the wider 500m study area. These are listed in Table 3 below along with summary details from the HER entries, and their locations are depicted on Figure 3.

**Table 4: Non-designated Historic Buildings located within the wider study area**

HER ID	Name and summary
843	<b>Rutland Works/Smith's Woodyard site, near Bakewell Bridge, Bakewell</b> Former early 19th century so-called 'black marble' works and later saw mill and timber yard; the site has been redeveloped with some re-use of buildings
30767	<b>Primitive Methodist Chapel, Water Lane, Bakewell.</b> A former 19th century Primitive Methodist Chapel, Water Lane, Bakewell that is now used as a commercial property.
31201	<b>A former 19th century Primitive Methodist Chapel, Water Lane, Bakewell that is now used as a commercial property.</b> 18th or 19th century possible bath with curved steps; may have been adapted from an earlier well, known as Fenton's Well

### 4.3.3 Historic Landscape

The PDA is located within a single HLC unit, as described in Table 5 below, and illustrated on Figure 4.

#### On-Site

**Table 5: HLC types Located within the PDA**

HLC ID	Landuse type	Details
HPD11173	Urban	Land enclosed prior to 1796. Extensively built on since 1880.

#### Off-Site

There are nine HLC units within the wider 500m study area, as detailed in Table 6 below and illustrated on Figure 4.

**Table 6: HLC types Located within the wider 500m study area**

HLC ID	Landuse type	Details
HPD10784	Post-1650 Enclosure - Regular: Piecemeal/Award, no details	Land enclosed prior to 1796. However, there was considerable modification and rebuilding of field boundaries in this area after 1810 and before 1847. Further boundary loss has occurred since that time.
HPD11172	Recreational	This area included part of Edge Common and some enclosed land in 1796. Currently a golf course.





HLC ID	Landuse type	Details
HPD11173	Urban	Land enclosed prior to 1796. Extensively built on since 1880.
HPD11182	Urban	Land enclosed prior to 1796. Land built on since 1880.
HPD11186	Enclosure of unknown date - with irregular fields	Land enclosed prior to 1796. Modifications to the road system, together with building of houses have occurred since that date.
HPD10779	Managed Plantations/Woodland	The south-eastern end of this area formed part of 'The Combs Common' on the map of Bakewell Manor of 1796. The middle section is marked on the 1796 map as 'Wicksop Plantation', while the north section was 'Bakewell Edge Common'. The two commons were allotted as shown on the Bakewell Enclosure Map of 1810, and the parts included in this block are shown as woodland on the Bakewell Tithe Map of 1847.
HPD11475	Post-1650 Enclosure - Parliamentary Enclosure Award	The land by the river is shown on the 1796 Map of Bakewell Manor as common as opposed to allotment boundaries, are first shown on the Bakewell Tithe Map of 1847.
HPD11151	Ancient Enclosure - Irregular Fields (not on strip fields)	Land enclosed prior to the early 17th century Senior map. The enclosures shown on Senior's map had been subdivided and modified (with the building of a new road) prior to the Holme Estate Map 1813.
HPD11472	Urban	Bakewell town only formed a small part of this area on the above maps. The rest was either open strips and irregular fields prior to 1810, or 'Parliamentary Enclosure' fields and irregular fields after 1810. The spread of urban development has occurred since 1880.

## 5 SETTING ASSESSMENT

### 5.1 Step 1: identify which heritage assets and their settings are affected

To help identify which heritage assets could be affected by the proposed development, a ZTV was created using the Viewshed Analysis plugin in the Quantum GIS software package, using the Environment Agency Lidar Digital Terrain Model (DTM) as the digital elevation model (DEM). This data represents the topography at 2m resolution, but with the vegetation and buildings removed, and as such represents a 'worst case scenario' ZTV, as in reality there will be considerable screening afforded by surrounding vegetation and the built environment. The ZTV was created using thirteen spot heights taken from the architects' drawing of the proposed new house extensions. This ZTV indicates that the theoretical views of the proposed extensions would be to the east and south, whilst views to the north and north-west would not be possible because of the intervening landform (Figure 5).

Whilst the ZTV's representation of the visibility from within the adjacent scheduled area is considered to be accurate, as there is no intervening screening between this area and the PDA apart from the garden fence, in reality the views from elsewhere in the study area are not realistically depicted by the ZTV for the reasons discussed below. The southern slopes of Castle Hill are densely wooded with mature trees (Figure 23), and these screen any views towards the PDA from this direction, and therefore there would be no intervisibility



between the PDA and any of the designated assets within the core of Bakewell itself, and moreover the built environment of the town would screen all but the occasional glimpsed view towards the hill. Further screening is also provided by the presence of Thornwick Lodge and its surrounding trees immediately to the south-west of Merse Cottage.

Merse Cottage is, however, more prominently visible when viewed from the south-east (Figure 22). There are five Grade II Listed Buildings within the study area to the south-east of the PDA, but it is considered that there would be no adverse impacts to the settings of these buildings for the reasons discussed below. The nearest Listed Building to the development is The Cottage (NHLE 1247509) which is located c.90m to the south-east of Merse Cottage; this is located in a pronounced dip, and consequently is largely outwith the ZTV. The additional screening afforded by the intervening garden walls and vegetation, and the presence of Delph Cottage on the hillside above the Cottage on the line of site with Merse Cottage means that it is highly unlikely that there could be any intervisibility with the PDA. Outrake Cottage (NHLE 1245892) is located c.215m distant from Merse Cottage, and Brooklands (NHLE 1245894) and its listed wall and potting sheds (NHLE 1247508) and walls and entrance gateway (NHLE 1247508) are c.350-400m distant. The proposed development is to replace an existing garage with one on a slightly different alignment and to extend Merse Cottage to the north-west. The two-storey extension would be screened from view from the south-east by Merse Cottage, whilst the change in alignment to the garage and the one storey extension on the south-western side of the building, would be an imperceptible change at these distances.

It is concluded that none of the Listed Buildings or their settings within the study area would be affected by the proposed development, and therefore the focus of this assessment will be the setting of Castle Hill Scheduled Monument.

## 5.2 Step 2 - assess whether, how, and to what degree these settings make a contribution to the significance of the heritage asset(s)

Excavations at Castle Hill in 1969 and 1971 confirmed that the earthworks were likely to represent a motte and bailey type defence possibly dating to the late 12<sup>th</sup> or early 13<sup>th</sup> centuries. Whilst there was a paucity of finds recovered during these investigations, which suggested to the excavator that it was perhaps not 'occupied' in the normal sense of the term but served as a short lived watch-tower (Swanton 1972, 26) the presence of cultural material in the infilled motte ditch confirms that this heritage asset has significance due to the *evidential value* that it possesses, and its *archaeological interest*.

Although long thought to be the site of the *burh* built by Edward in AD 924, this theory no longer holds credence, and it is now considered more likely that this was located to the south of the town, as discussed above. Consequently the *associative historical value* of the monument is open to question, as it is uncertain as to which military leader/landowner caused the defences to be raised. Nevertheless, future work may shed light on this question, and so there is the potential for this *historical interest* to contribute further to the significance of the asset. Moreover, even without any secure evidence to associate this asset with a specific historical figure, the asset derives significance from the *illustrative historical value* that it possesses as a material expression in the landscape of the political and social tensions of the late 12<sup>th</sup> and/or early 13<sup>th</sup> centuries.



The *communal value* of the castle is considered to be limited at present. It is on private land and not on a public right of way, and there is no public promotion of the asset. Despite being on a prominent spur overlooking the iconic river crossing at Bakewell Bridge, the trees on the southern and western slopes of the hill and covering the motte itself, coupled with the development that surrounds the hill on all sides screen the monument in such a way that it is largely hidden from view from the surrounding landscape. Views are possible from the south-east, for example from the Agricultural Business Centre where the Bakewell Farmers' Market is held (Figure 22), but as the motte is tree-covered it is not possible to gain a sense of the nature of the earthwork. Consequently, public awareness of the castle is largely derived from the name 'Castle Hill' itself, and the many road names in the vicinity that refer to the castle. Whilst the degree of interpretation and promotion to the public might improve in the future, it is considered that at present the *communal value* provides a very minor contribution to the significance of the asset.

For the reasons noted above, the lack of visibility in the landscape of this asset means that its *aesthetic value* of this asset is not readily appreciated. The hill itself does possess a certain *aesthetic value* as it forms a sylvan backdrop to views to the north-east when crossing the Scheduled and Grade I Listed Bakewell Bridge (Figure 23), but the Scheduled area, being hidden from view, does not contribute towards this.

However, from within the Scheduled Area, the *aesthetic value* of the asset is more readily appreciated. Despite being surrounded by development, and enclosed by trees to the south and west, it is possible to gain some longer views to the surrounding landscape (Figures 7, 9, 11, 16, and 17). However, the key view to the river crossing at Bakewell Bridge has been lost, and as the motte itself is now covered with dense vegetation (Figure 7), it is not possible to gain any clear views outward from the location of the putative watch tower (Figure 13). The only relatively unimpeded view over the town from within the Scheduled area is from a location to the west of the motte, where the spire of All Saints' Church can be spotted and the northern reaches of the town on the opposite side of the river valley (Figure 11). This particular view has been identified as one of the key viewpoints in the Bakewell Conservation Area (PDNPA 2013, Figure 14).

Whilst the now screened view over the river crossing at Bakewell Bridge was perhaps the key view from the motte and the *raison d'être* of the choice of this location for the construction of the castle, the longer views to the north-west and south-east along the Wye valley were also important, and whilst views to the north-west are largely screened by vegetation, it is possible to gain longer views to the south-east above the rooftops of Merse Cottage and Thornwick Lodge and the numerous trees in the gardens along Station Road (Figures 16 and 17).

It is concluded that the asset's significance is derived to a large degree from the *evidential value* and *illustrative historical value* it possesses and to a lesser degree from the *aesthetic* and *communal values*. Setting provides a contribution to this significance, in that the topographic location on the prominent spur overlooking the river crossing at Bakewell Bridge and commanding views along the Wye valley is illustrative of the castle's function. However, despite occupying this prominent location, the surrounding vegetation and 20<sup>th</sup> century development have reduced the ability for this aspect of the setting to be appreciated, and the asset is largely hidden from view and has little promotion or



interpretation to the public. Despite this, some long distance views are still possible from within the scheduled area, if not from the motte itself, and this contributes to the *illustrative historical value* of the asset.

### **5.3 Step 3 - assess the effects of the proposed development, whether beneficial or harmful on that significance**

The proposed development would involve the demolition of an existing detached garage and lean-to car port adjacent to the cottage and the construction of a replacement garage and single storey link extension. The footprint of the new build would cover a similar area to the existing, although extending slightly further to the north. In addition, the proposals also include the construction of a new two storey extension to the rear of the cottage and an adjacent single storey garden room extension.

Currently, Merse Cottage is visible from a relatively small area in the western side of the Scheduled Area within the bailey (Figures 13-19). As it has been constructed on a terrace in the south-west-facing slope at a lower level than the crest of the spur upon which the Scheduled area is located, only the upper storey of the building is visible, along with the roof of the extant garage to the north-west, and the roof of a wooden garden shed to the south-west. Comparing the elevation drawings submitted with the application and observation from the site visit supported by the photos included in Appendix 1, it is evident that the proposals would result in the following changes to this view. Firstly the profile of the garage roof would change from being triangular to a level roof due to the change in the angle of the building, however, the area of the profile would change very little. The backdrop to this view is the trees and vegetation a short distance away in the gardens of the properties on station road.

The two-storey extension to the rear of the property has been designed to mirror the existing rear off-shot, and therefore would not result in any further screening of the view to the south-east when viewed at a perpendicular angle. From a small area along the very south-eastern edge of the bailey, when viewed at an oblique angle, the new extension would screen a view of a small part of the distant wooded horizon to the south that presently can be glimpsed between the roofs of Merse Cottage and Thornwick Lodge (Figures 18 and 19). This would be from a very limited area and this view is not considered to be significant to the understanding or appreciation of the monument.

Finally, the single storey garden room extension, when seen in profile from a perpendicular angle, would reach the eaves of the roof and extend less than 4m to the south-west of the extant building. Currently this area is occupied by a wooden garden shed; the new build would have a greater mass than this but would not be visually obtrusive, and would merely screen views of trees and shrubs in the garden of Thornwick Lodge next door (Figure 17).

It is concluded that the changes to the setting of the Scheduled Monument that would result from the development proposals would be negligible. There is already a building at this location, and whilst the proposals would slightly increase the profile of the building, the only distant view that would be affected would be from a very restricted area, and of a distant glimpsed view of a small area of the horizon which is not considered to be a key view. It is considered therefore, that the setting of this Scheduled Monument could accommodate this negligible change without any loss of significance.



#### 5.4 Step 4: explore the way to maximise enhancement and avoid or minimise harm

No options for maximising enhancement and minimising harm have been identified beyond the design considerations that are outlined in the Design and Access Statement that has been submitted with the application.

#### 5.5 Step 5: make and document the decision and monitor outcomes.

This document outlines the results of the assessment, whilst the outcomes cannot be considered until after the application has been determined, and therefore this is beyond the remit of the current assessment.

### 6 ASSESSMENT OF POTENTIAL ARCHAEOLOGICAL IMPACTS

Analysis of the original architects' drawing for the construction of Merse Cottage in the 1930s has indicated that the building platform was terraced into the hillside, but that the garden area largely respects the natural slope of the hill. Whilst it is considered likely that the landscaping works undertaken when the dwelling was first constructed and the rear garden created would have truncated any archaeological remains that could have been present, it is possible that deeper cut features could survive beneath the garden soils in the higher levels of the garden terrace where the foundation trenches of the north-western walls of the extensions are proposed. Furthermore, the possibility that buried colluvial deposits containing cultural material derived from occupation deposits within the scheduled area could survive should also not be discounted.

The possibility that the doubled outer terracing that is visible on the western side of the hill could also continue around the eastern side is a possibility that should also be considered, and such features, should they be present, might survive in precisely the area of the proposed extension. Any archaeological features, deposits or finds that might survive would have significance due to the *evidential value* that they would possess that could contribute to an understanding of the history of this nationally important Scheduled Monument.

### 7 CONCLUSION AND RECOMMENDATIONS

This assessment has identified that the development proposals would result in a very slight increase in the mass of the profile of Merse Cottage, a domestic dwelling that forms part of the setting of the Castle Hill Scheduled Monument. This very slight urbanising effect would not impact upon any key views to or from the asset, and whilst there would be slight attrition to a single long distance view from a very limited area within the monument, it is considered that this change would result in a negligible level of harm to the significance of the monument.

The assessment has also identified that there is some potential for archaeological features or deposits to survive preserved beneath the rear garden of the dwelling. Should permission for the development be granted, any potential impacts to these putative remains could be



mitigated through archaeological monitoring of groundworks, undertaken under strict archaeological control as a 'strip, map and record' exercise ahead of construction.

## **8 STATEMENTS AND ACKNOWLEDGEMENTS**

### **8.1 Publicity, Confidentiality and Copyright**

Any publicity will be handled by the client. Archaeological Research Services Ltd will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

### **8.2 Statement of Indemnity**

All statements and opinions contained within this report arising from the works undertaken are offered in good faith and compiled according to professional standards. No responsibility can be accepted by the author/s of the report for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

### **8.3 Acknowledgements**

Archaeological Research Services Ltd would like thank Oldfield Design Ltd for commissioning this work; Mr and Mrs Breeze for access to their property, arranging for access onto the Scheduled Monument and access to the original architects' drawings for Merse Cottage; Natalie Ward (PDNPA's Senior Conservation Archaeologist) for providing a brief for the assessment and approving the WSI; Nikki Manning (Derbyshire HER Officer) for providing HER data; Angie Johnson (PDNPA HBSMR Officer) for providing HBSMR data; and the staff at Derbyshire Record Office for their help and permission to reproduce the Bakewell Enclosure map.



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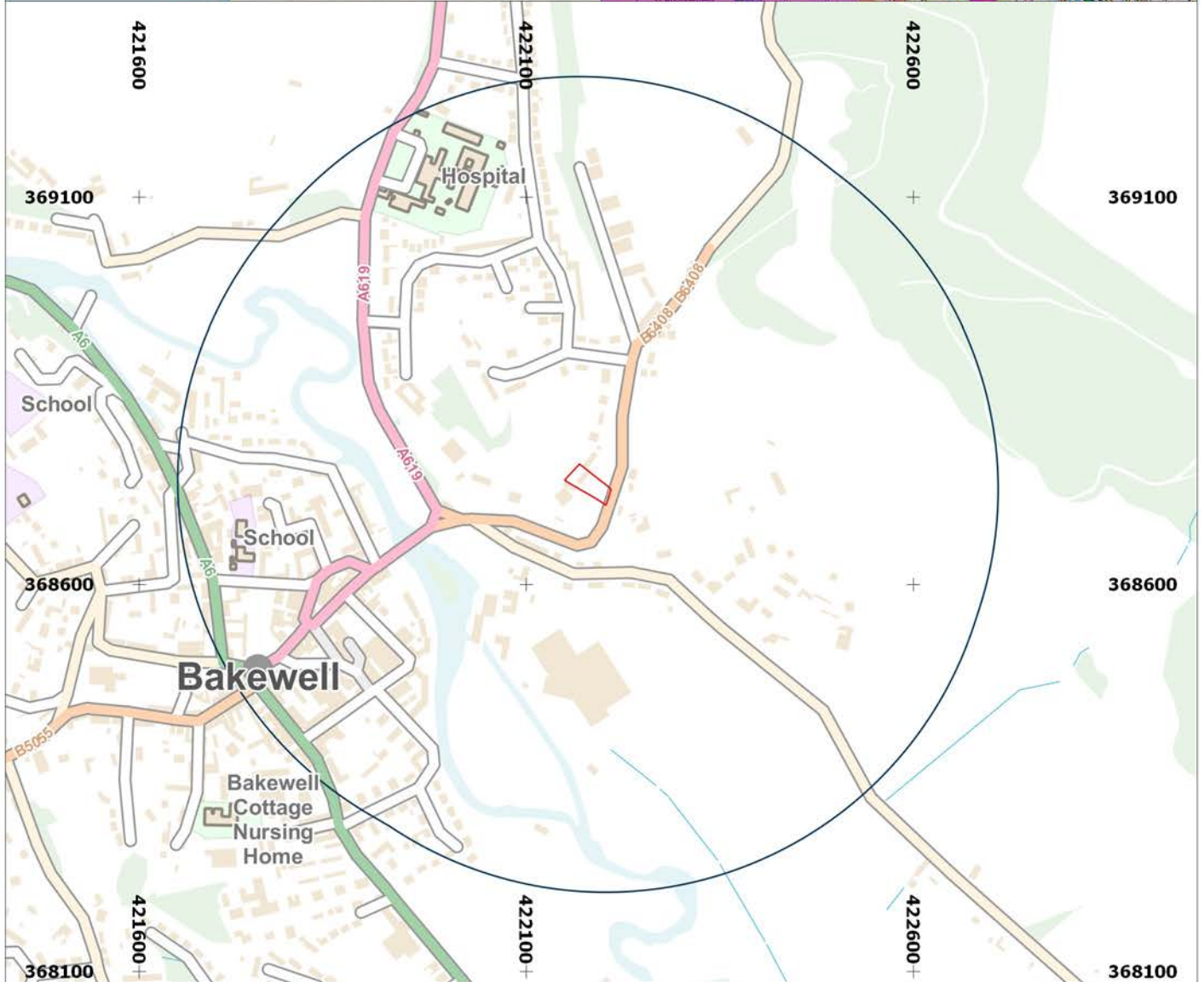
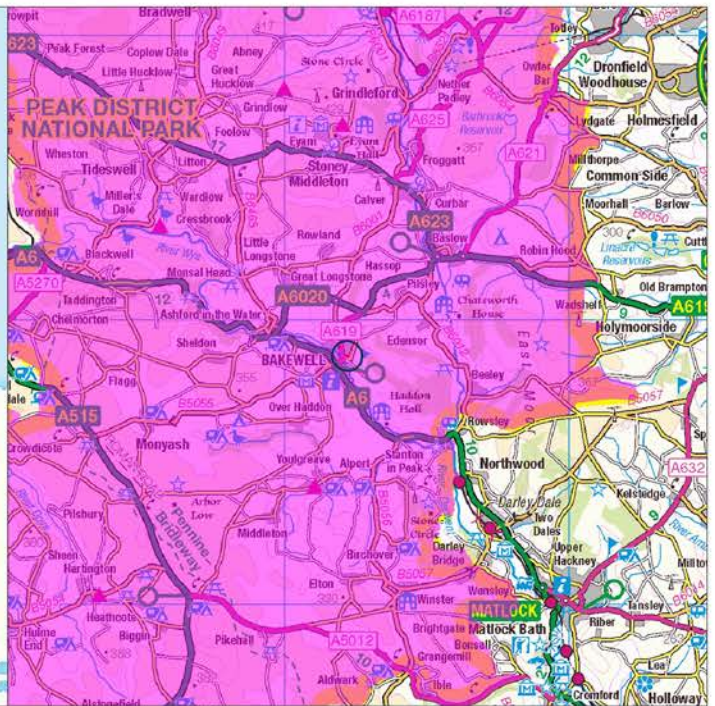
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**APPENDIX 1: FIGURES**





Site name: Merse Cottage, Bakewell  
 Date: July 2016  
 Drawn by: AB  
 Scale: Varies

Peak District National Park
  500m study area
  Site boundary
 
 N

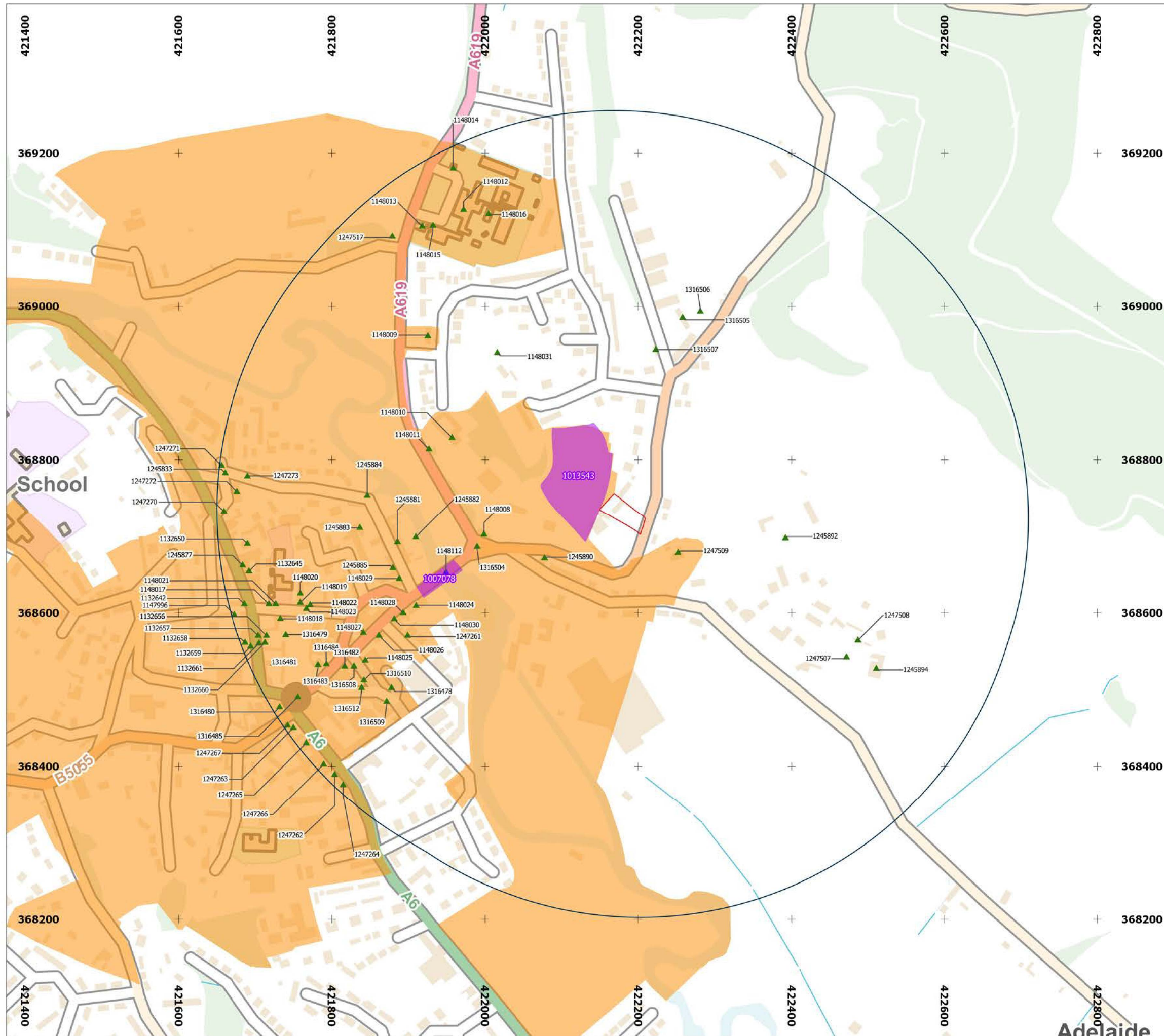
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**Figure 1:**  
**Site location**



**Figure 2: Designated Heritage Assets**

- Site boundary
- 500m study area
- ▲ Grade I Listed Building
- ▲ Grade II Listed Building
- Scheduled Monument
- Bakewell Conservation Area

Information based upon upon Derbyshire HER data © Derbyshire County Council and NHLE data © Historic England 2015. Contains Ordnance Survey data © Crown copyright and database right 2015. The Historic England GIS data contained in this material was obtained on 5.11.15.

The most publicly available up to date Historic England GIS data can be obtained from <http://www.HistoricEngland.org.uk>.



Site name: Merse Cottage, Bakewell  
 Date: July 2016  
 Drawn by: AB  
 Scale: 1:5000 @ A3

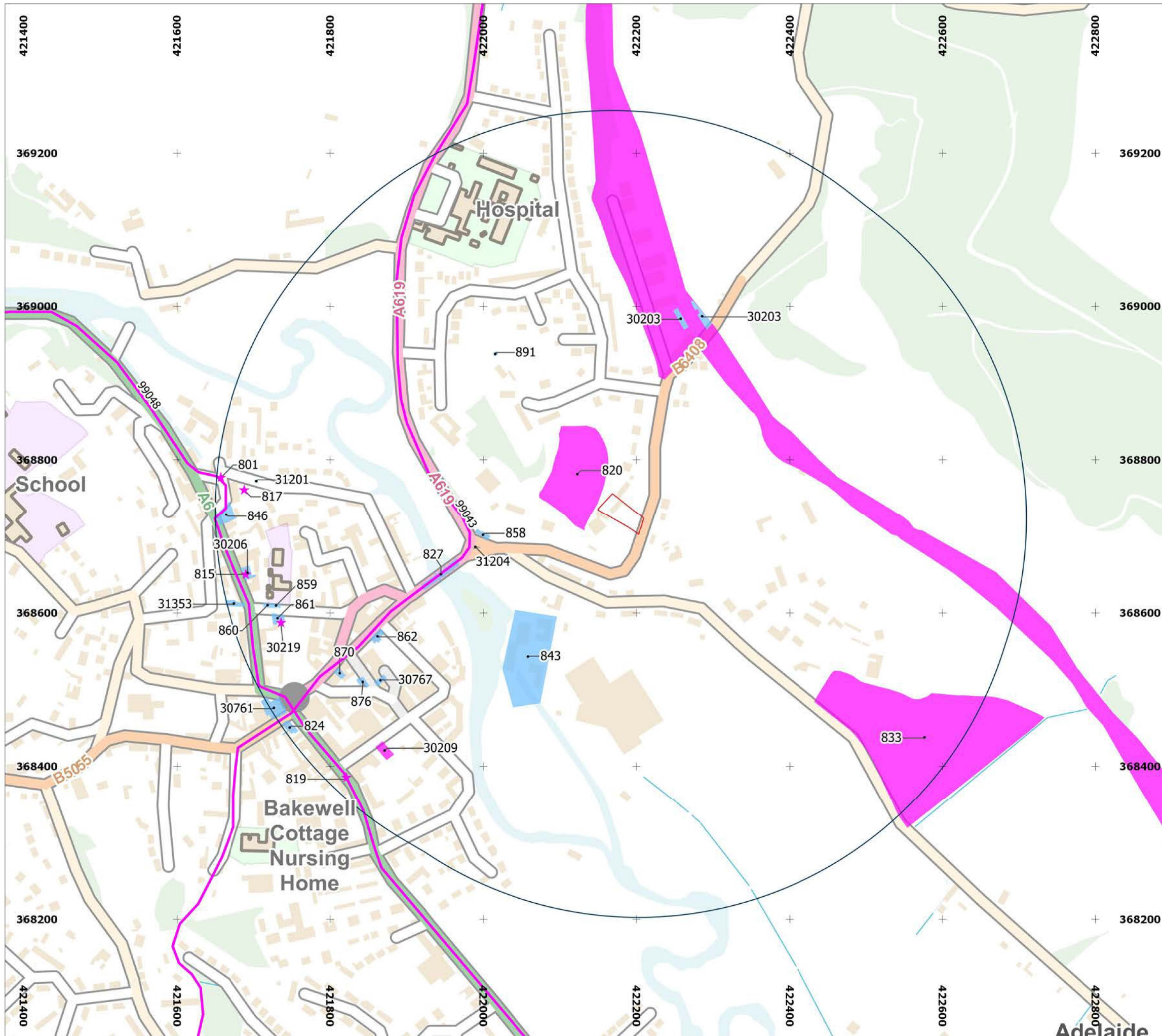
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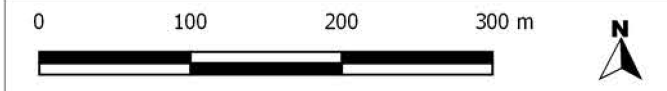
Adelaide



**Figure 3: Derbyshire HER entries**

- Site boundary
- 500m study area
- ★ HER point (archaeology)
- HER polyline (archaeology)
- HER region (archaeology)
- HER region (buildings)

Information based upon Historic Environment Record Data  
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Date: July 2016  
Drawn by: AB  
Scale: 1:5000 @ A3

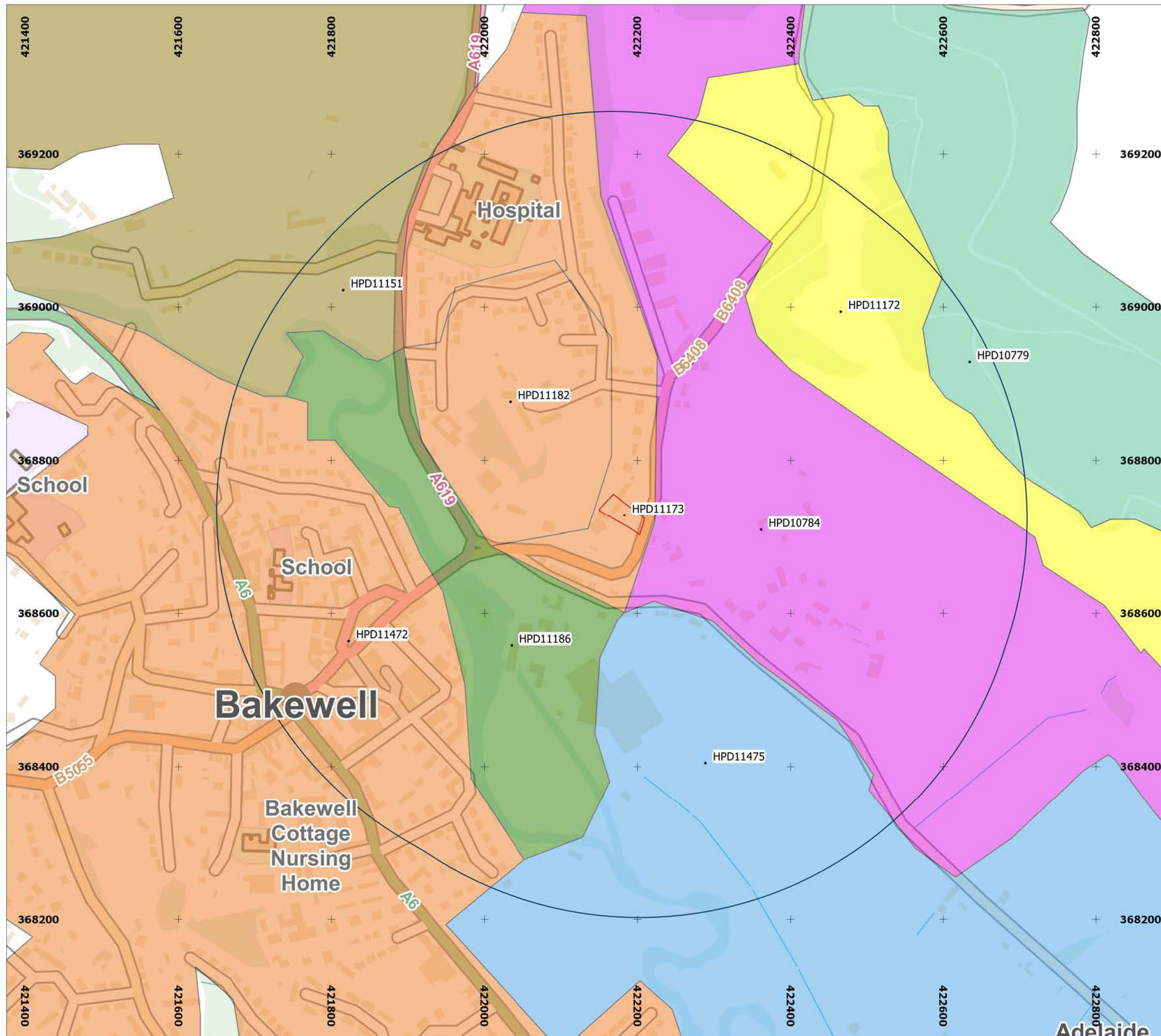
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**Figure 4:  
Historic Landscape Characterisation**

-  Site boundary
-  500m study area
-  Ancient Enclosure  
- Irregular Fields (not on strip fields)
-  Enclosure of unknown date  
- with irregular fields
-  Managed Plantations/Woodland
-  Post-1650 Enclosure  
- Parliamentary Enclosure Award
-  Post-1650 Enclosure  
- Regular: Piecemeal/Award, no details
-  Recreational
-  Urban

HLC data reproduced with permission from Peak District National Park Authority. © Peak District National Park Authority.



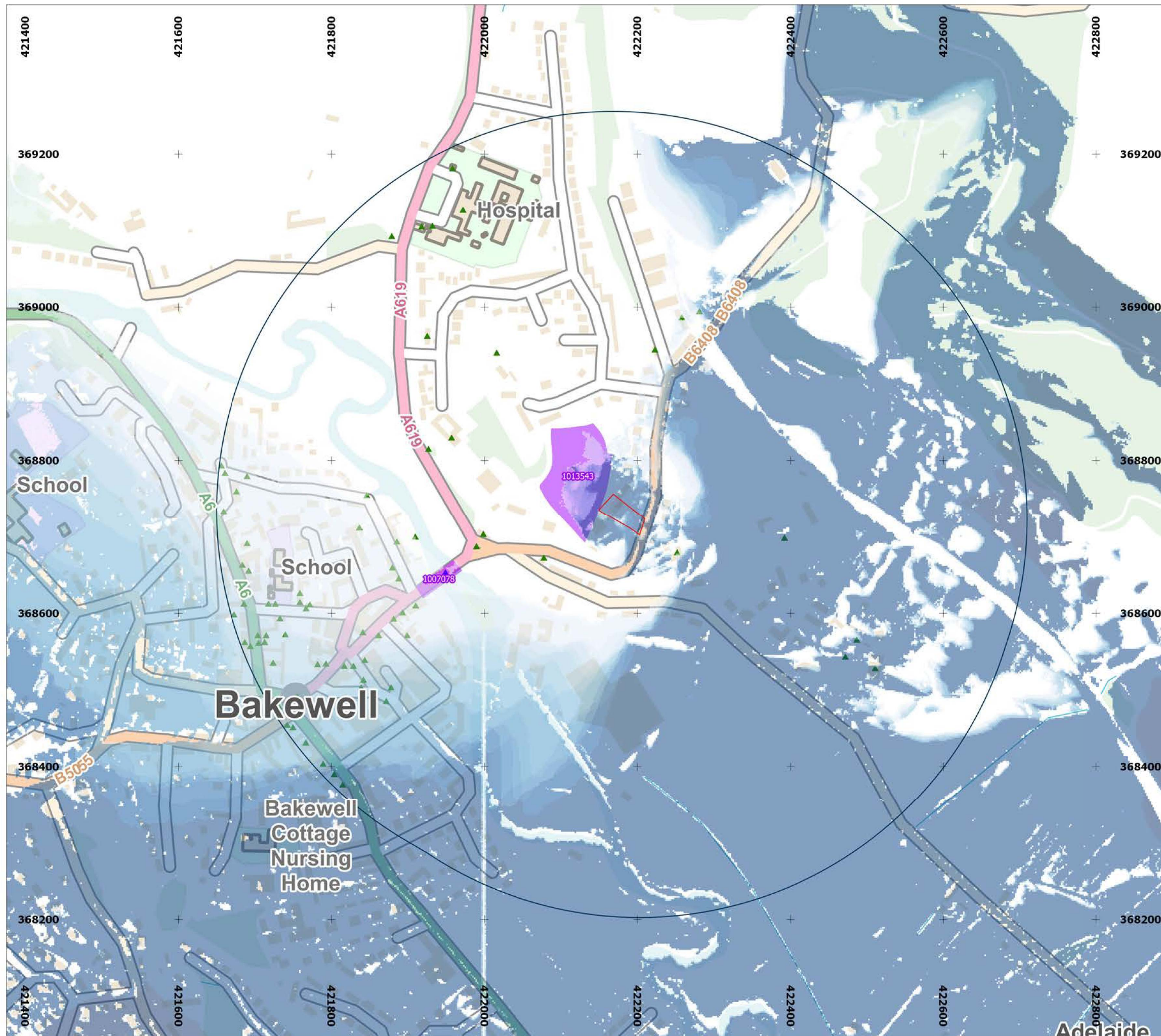
Site name: Merse Cottage, Bakewell  
 Date: July 2016  
 Drawn by: AB  
 Scale: 1:5000 @ A3

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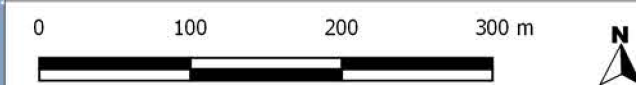
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**Figure 5: ZTV and locations of designated assets**

- Site boundary
- 500m study area
- 1 point theoretically visible
- 2 points theoretically visible
- 3 points theoretically visible
- 4 points theoretically visible
- 5 points theoretically visible
- 6 points theoretically visible
- 7 points theoretically visible
- 8 points theoretically visible
- 9 points theoretically visible
- 10 points theoretically visible
- 11 points theoretically visible
- 12 points theoretically visible
- 13 points theoretically visible
- 14 points theoretically visible
- 15 points theoretically visible
- 16 points theoretically visible
- 17 points theoretically visible
- 18 points theoretically visible
- 19 points theoretically visible

ZTV created using Environment Agency Lidar data 2m resolution DTM. Derived from public sector information licensed under the Open Government Licence v2.0.



Site name: Merse Cottage, Bakewell  
 Date: July 2016  
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Adelaide



Site name: Merse Cottage, Bakewell  
 Date: July 2016  
 Drawn by: AB  
 Scale: 1:1750 @ A4

 Site boundary



**Archaeological Research Services Ltd**

Aizlewood's Mill  
 Nursery Street  
 Sheffield  
 South Yorkshire  
 S3 8GG



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**Figure 6:**  
**1810 - Bakewell Enclosure map (DRO Q/RI 10).**



**Figure 7**

View south towards the motte from the northern boundary of the Scheduled Monument.



**Figure 8**

View towards the motte from the south.





**Figure 9**

View east from the northern boundary of the Scheduled Monument.



**Figure 10**

View north-west from the south-east corner of the Scheduled Monument.



**Figure 11**

View south towards Bakewell from the western side of the Scheduled Monument.



**Figure 12**

View north-east along the north-eastern edge of the PDA.



**Figure 13**

View south-east towards Merse Cottage from the motte.



**Figure 14**

View towards Merse Cottage from immediately south of the motte.



**Figure 15**

View east towards Merse Cottage from the corrugated out building towards the southern edge of the Scheduled Monument.



**Figure 16**

View south-east towards Merse Cottage from within the Scheduled Monument.



**Figure 17**

View south-east towards Merse Cottage from within the Scheduled Monument.



**Figure 18**

View south towards the Merse Cottage.



**Figure 19**

View south towards Merse Cottage.



**Figure 20**

View north-west towards Merse Cottage from Station Road.



**Figure 21**

View north-west towards Merse Cottage from the end of the driveway.



**Figure 22**

View north-west towards Merse Cottage (building at top left) from the grounds of the Agricultural Business Centre.



**Figure 23**

View north-east towards Castle Hill and the PDA from Bakewell Bridge (NHLE 1007078).



**Figure 24**

View south across the site of the proposed two-storey extension.





**Figure 25**

View north across the site of the proposed two-storey extension.



**Figure 26**

View north-east across the site of the proposed two-storey extension.



Figure 27

View north towards the Scheduled area from the PDA.



Figure 28

1935 architects' plan for Merse Cottage (courtesy of Mr and Mrs Breeze).



Figure 29

North-west facing profile of Merse Cottage (courtesy of Mr and Mrs Breeze).

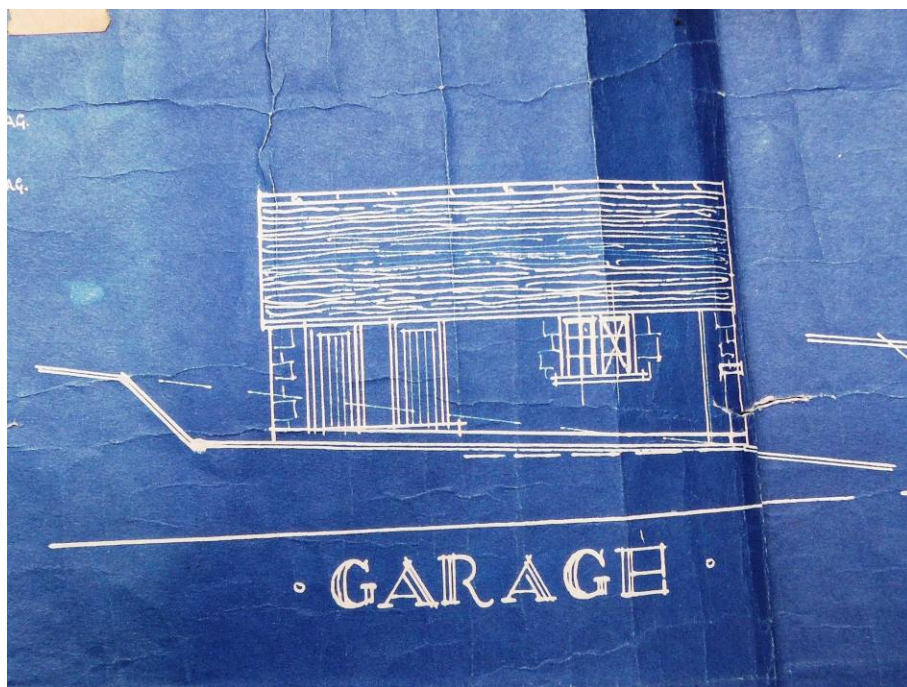


Figure 30

North-west facing profile of the garage at Merse Cottage (courtesy of Mr and Mrs Breeze).

**APPENDIX 2: GROUNDSURE INSIGHTS 1:25000 HISTORIC MAPPING REPORT**



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368729.7762404694

**Client Ref:** 201516\_61  
**Report Ref:** GS-3179651  
**Grid Ref:** 422180, 368729

**Map Name:** County Series

**Map Date:** 1879

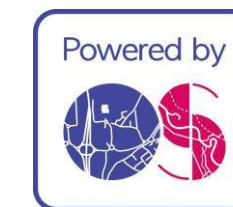
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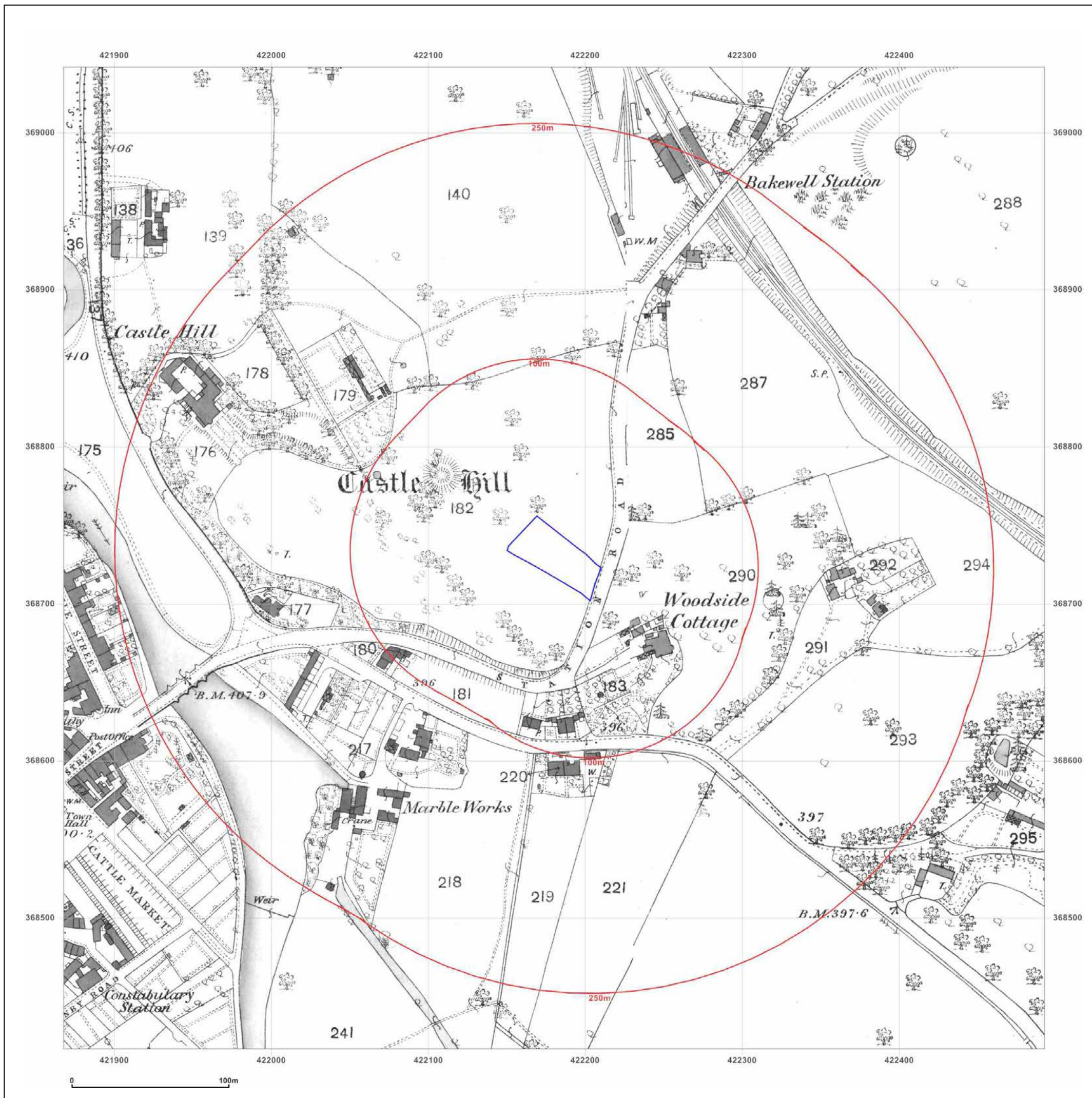
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**Site details:**

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368729.7762404694

**Client Ref:** 201516\_61  
**Report Ref:** GS-3179651  
**Grid Ref:** 422180, 368729

**Map Name:** County Series

**Map Date:** 1898

**Scale:** 1:2,500

**Print Date:** 1:2,500



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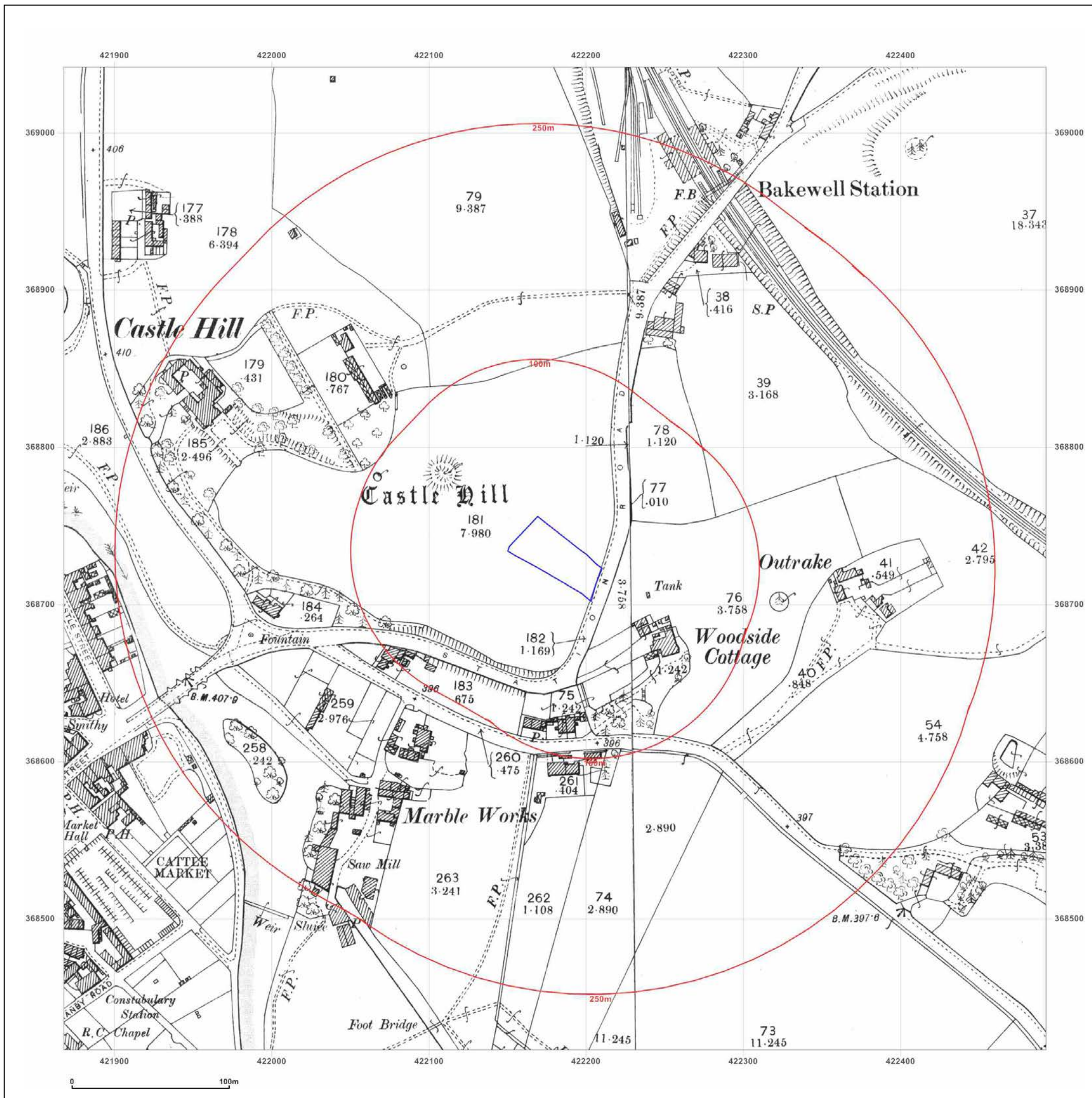
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**ClientRef:** 201516\_61  
**RepoRef:** GS-3179651  
**GridRef:** 422180, 368729

**MapName:** County Series

**MapDate:** 1922

**Scale:** 1:2,500

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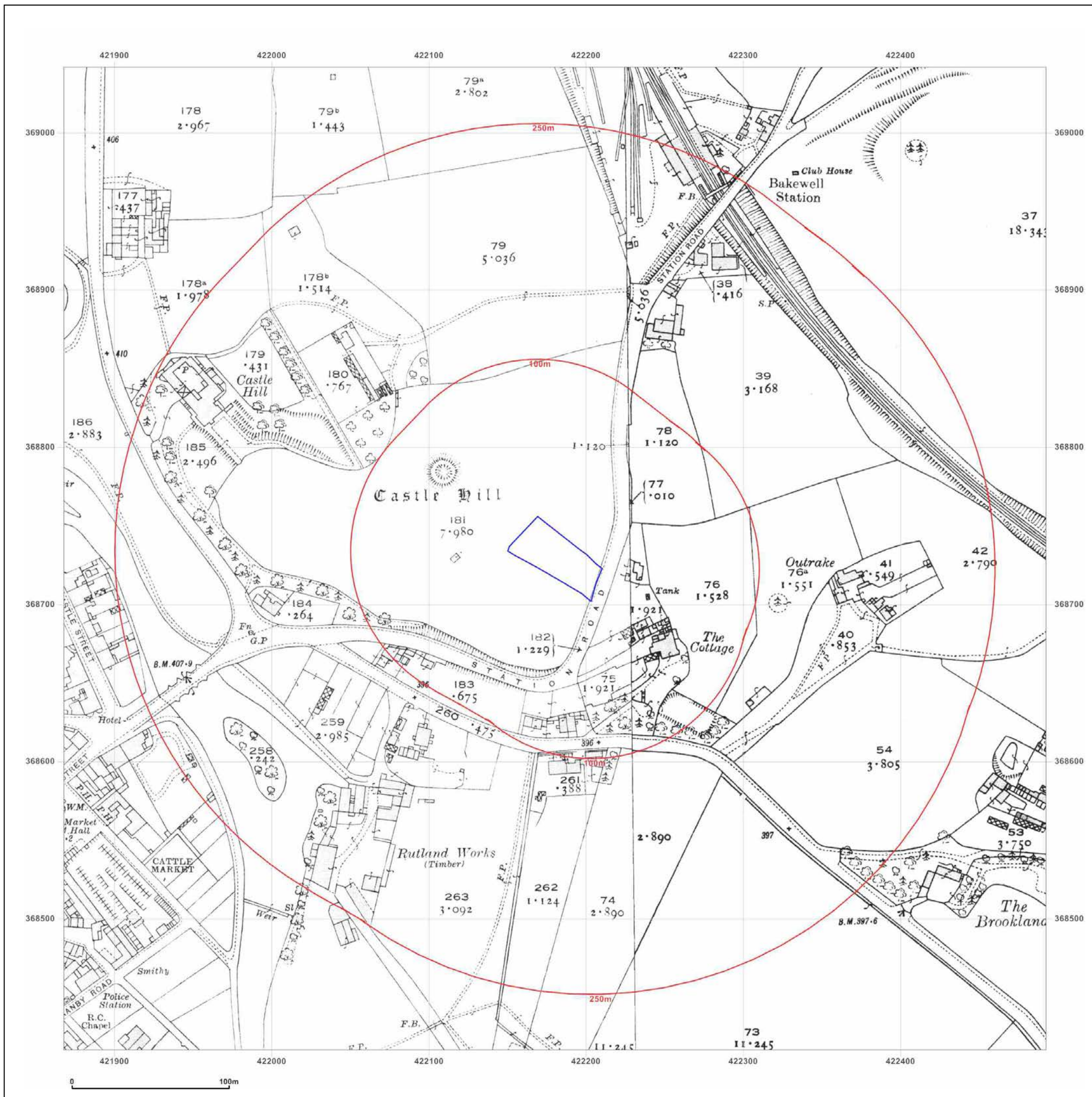
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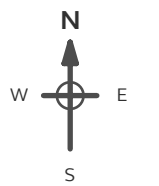


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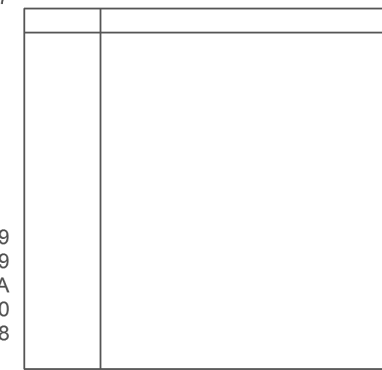
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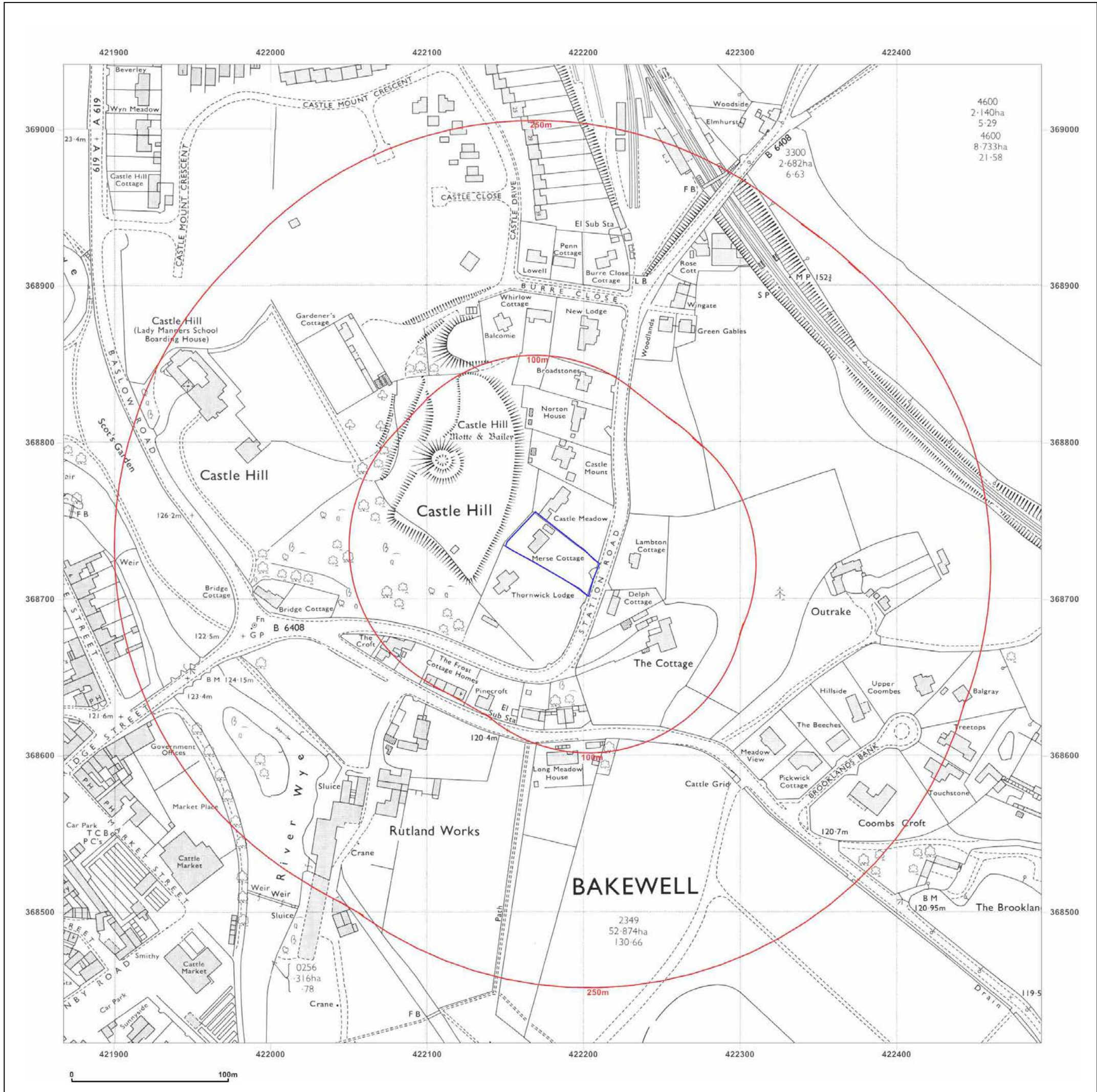


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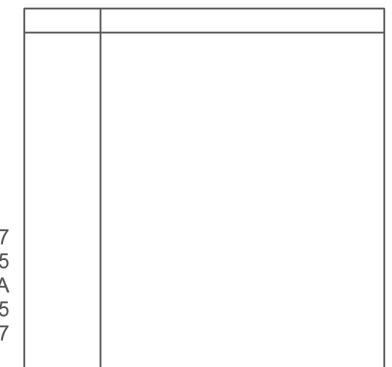
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**Client Ref:** 201516\_61  
**Report Ref:** GS-3179651  
**Grid Ref:** 422180, 368729

**Map Name:** National Grid

**Map Date:** 1993-1994

**Scale:** 1:2,500

**Printed:** 1:2,500



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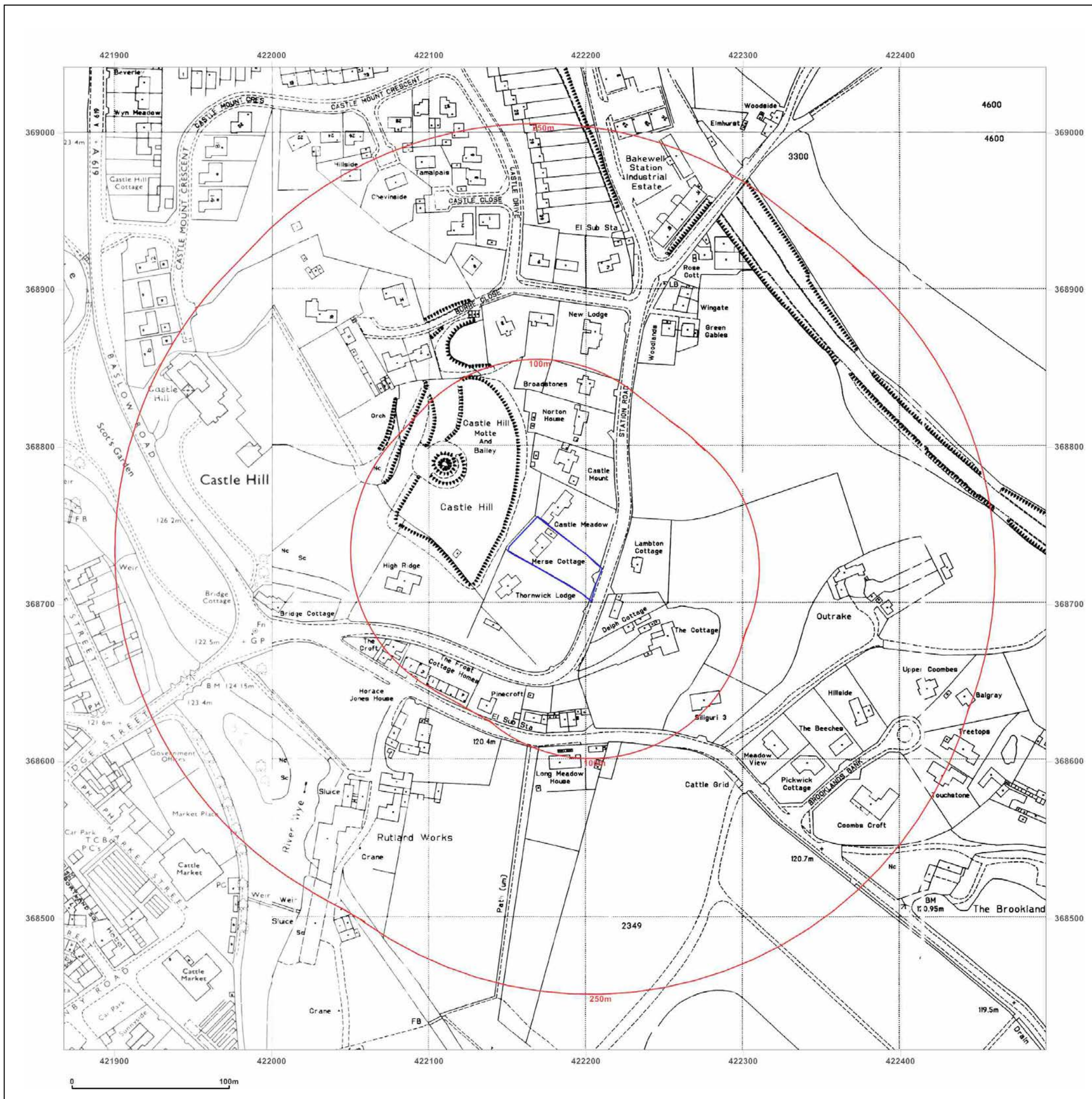
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**APPENDIX 3: BRIEF FOR DESK-BASED ASSESSMENT**





## **BRIEF FOR AN ARCHAEOLOGICAL DESK BASED ASSESSMENT AND SETTING ASSESSMENT AT MERSE COTTAGE, STATION ROAD, BAKEWELL**

**Date of Brief:** 04/07/2016

**Grid Reference:** E:422172 N:368737

**Planning Reference:** NP/DDD/0516/0448

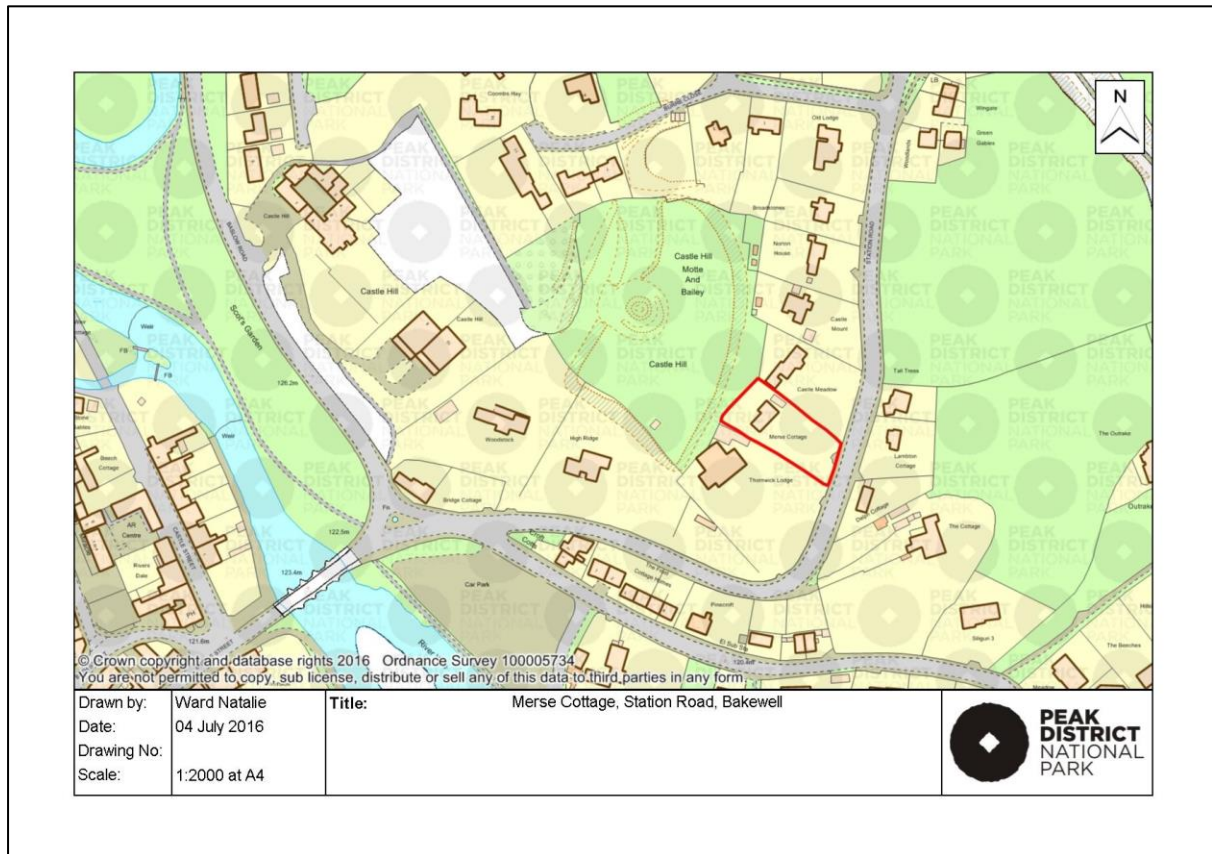
*Detailed specification and tenders are invited for appropriate resourced, qualified and experienced archaeological contractors to undertake the archaeological project outlined by this brief and to produce a report on that work. **No fieldwork may commence until a written scheme of investigation has been approved by the Peak District National Park Authority.***

### **1. Summary**

- 1.1. A planning application has been submitted for the extension of Merse Cottage.
- 1.2. The application area is located immediately to the east of the Scheduled Ancient Monument, Motte and bailey castle on Castle Hill (NHLE 1013543), and as yet unknown remains relating to the history or development of the castle may survive at the site.
- 1.3. An archaeological desk based assessment is required in order to provide an appropriate level of detail on the significance of the heritage assets affected by the proposed development, including any contribution made by their setting, and the impact of the proposal on the heritage assets' significance.
- 1.4. A setting assessment is required in order to understand the contribution of the setting of the significance of the Scheduled Ancient Monument and the impact of the proposed development upon this.
- 1.5. This document is the brief for the archaeological work required. It has been prepared by the Peak District National Park Authority's Senior Conservation Archaeologist and has made use of the Derbyshire Historic Environment Record.
- 1.6. This brief intended to establish the project parameters to enable an archaeological contractor to tender for the work, and once commissioned to prepare and submit an appropriate written scheme of investigation to the Peak District National Park for approval prior to work commencing.
- 1.7. The work resulting from this brief should meet all appropriate Standards and Guidance issued by the Chartered Institute of Archaeologists.
- 1.8. The works associated with this brief will result in an assessment of the archaeological sensitivity and significance of the proposed development site; an assessment of the likely impact of the proposed development on the archaeological remains, their significance and their setting; and, where they have not been able to be sufficiently

defined by the desk-based assessment, an indication of any further work that may be required to define the character, extent and significance of the archaeological remains.

## 2. Site Location and Description



- 2.1. The development plot is located on the western side of Bakewell, to the west of the River Wye, in an area known as Castle Hill.
- 2.2. The underlying geology within the area is known to comprise of deposits of Carboniferous mudstone, siltstone and sandstone of the Bowland Shale Formation.
- 2.3. The extent of the development has been taken from plans supplied to the Peak District National Park Authority. The archaeological contractor will need to confirm the extent of the development and the nature of the works with the developer.

## 3. Planning Background

- 3.1. A planning application has been submitted for the extension of Merse Cottage. This includes the demolition of the existing detached garage and lean-to car port and the construction of a replacement extension, and an extension to the dwelling on the rear of the property, within an area currently occupied by the garden.
- 3.2. The effect of a proposed development on the significance of designated and non-designated heritage assets is a material consideration in determining a planning application.

- 3.3. Section 12 of the National Planning Policy Framework sets out national planning policy in relation to the conservation and enhancement of the historic environment. It recognises that heritage assets are irreplaceable, and that any harm or loss should require clear and convincing justification. It states that local planning authorities should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance (National Planning Policy Framework, Section 12, Para.126 and 132).
- 3.4. In order that conflict between the heritage asset's conservation and any aspect of the development proposal can be avoided or minimised, local planning authorities need to be informed about the significance of heritage assets affected, this includes the contribution that their setting makes to their significance. The level of information provided should be appropriate to the significance of the asset and no more than is sufficient to understand the potential impact of the proposal on the asset's significance (National Planning Policy Framework, Section 12, Para.128 and 129).
- 3.5. The understanding of the level of harm to heritage asset is crucial. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation to provide the appropriate level of information on the significance of the heritage asset and the potential impact of the proposed development on the asset's significance (National Planning Policy Framework, Section 12, Para. 135).
- 3.6. The Peak District National Park Authority's Senior Conservation Archaeologist assessed the proposed development in terms of potential archaeological impact and advised that an archaeological desk based assessment and setting assessment is required.
- 3.7. This information is required before any decision on the planning application is taken in order that the Peak District National Park Authority can take this information into account when considering the impact of the proposed development on the heritage asset(s) concerned to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal (National Planning Policy Framework, Section 12, Para.129).
- 3.8. The Peak District National Park Authority's Local Development Framework and Local Plan sets out the Peak District National Park Authority's policies and proposals to guide development in the National Park. This includes that developments must conserve and where appropriate enhance or reveal the significance of heritage assets and their settings and that only in exceptional circumstances will developments be permitted that cause harm to the significance of heritage assets (Peak District National Park Local Development Framework, Policy L3).

#### **4. Archaeological and Historical Background**

- 4.1. The site of the development has been identified as a site of archaeological potential and significance, as it is immediately adjacent to the Scheduled Ancient Monument (SAM) Motte and bailey castle on Castle Hill (NHLE 1013543). The precise history of the castle is unknown, but it may have been built by Ralf Gernon who was granted the previously royal manor of Bakewell by Richard I in the last decade of the 12th century. A limited excavation at the site in 1969 and 1971 produced pottery dating from the late 12<sup>th</sup> or early 13<sup>th</sup> centuries, so seems to corroborate this date.

- 4.2. The castle site is well preserved example of a small motte and bailey castle that contains substantial areas of intact archaeological deposits. The site consists of a conical motte that is c.3m high and c.10m across, with an attached oval bailey on its east. The site is within a scarp cut into the hillside, and remains relating to the occupation of the castle will likely have accumulated below the scarp on the south and east sides of the bailey, possibly in a ditch. Merse Cottage is located on the east side of the bailey, and therefore in an area where previously unknown and unrecorded archaeological remains relating to the development and function of the castle may survive.
- 4.3. Limited excavations took place at the castle in the late 1960s and early 1970s. The lack of occupation evidence uncovered led to the interpretation that the castle was not long occupied, or may never have been permanently occupied in the sense of a true castle, but instead could have functioned more as a watch tower. This interpretation based on limited evidence does not preclude associated remains surviving in the area of Merse Cottage.

## 5. Purpose and Objectives

5.1. The purpose of a desk based assessment is to gain an understanding of the historic environment resource and the archaeological sensitivity of a site in order to formulate as required:

- an assessment of the potential for heritage assets to survive within the area of study;
- an assessment of the significance of the known or predicted heritage assets;
- strategies for further evaluation whether intrusive or non-intrusive, where the nature, extent or significance of the resource is not sufficiently well defined;
- an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings;
- strategies to conserve the significance of heritage assets, and their settings;
- design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping;
- proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not (CIfA 2014).

## 6. Requirements for work

- 6.1. The archaeological contractor is required to undertake a **desk based assessment** making use of all appropriate sources and expertise (CIfA 2014).
- 6.2. The archaeology of the application site as a whole should be considered; the surrounding area and adjacent sites must also be considered.
- 6.3. The archaeology of the application site should be considered in its own right and within its local and regional context.
- 6.4. The study area will be confined to a 500m radius from the site.
- 6.5. Any remains that may be of archaeological interest, whatever their date should be considered during the desk based assessment.
- 6.6. The understanding of the impacts of the existing development on the site, including any change in levels or terracing that may have taken place with the construction of the current dwelling and its associated garden will be crucial to understanding previous

ground impacts, and therefore the archaeological potential of the site today. If any plans or drawing associated with the previous development of the site can be located, these could prove very informative.

- 6.7. A **setting assessment** is also required and should be included as part of the desk based assessment.
- 6.8. This should be undertaken in relation to the Motte and bailey castle on Castle Hill Scheduled Ancient Monument in order to understand the contribution of the setting of the significance of the Monument and the impact of the proposed development upon this.
- 6.9. The setting assessment should also consider, where necessary, any other designated or undesignated heritage assets within the study area where the proposed development has the potential to affect their setting.
- 6.10. The setting assessment should follow the setting assessment methodology as set out in Historic England's 2015 publication *The Setting of Heritage Assets. Historic Environment Good Practice Advice Note in Planning: 3*.

## **7. The Specification**

- 7.1. In response to this project brief, archaeological contractors are expected to prepare a detailed written scheme of investigation. This must have regard to, and provide detailed information on:
  - I. The scheme of works proposed, and how these will meet and satisfy the brief;
  - II. Detailed working methods proposed for each element of the project;
  - III. The project timetable;
  - IV. Staff structure, staffing levels and staff qualifications and experience (including specialist sub-contractors).
  - V. The scope of the end report;
  - VI. The relevant data standards for record organisation and content that will be used in information recording systems employed by the project;
  - VII. Report dissemination and project archiving arrangements.
- 7.2. The written scheme of investigation should set out a schedule of work in sufficient detail for it to be quantifiable, implemented and monitored. It should be sufficient to form the basis for a measurable standard.
- 7.3. Sufficient and appropriate resources (staff, equipment, accommodation etc.) must be used to enable the project to be completed within the timetable and to an acceptable standard.
- 7.4. The written scheme of investigation should be submitted to and approved by the Peak District National Park Authority's Senior Conservation Archaeologist in advance of project implementation.
- 7.5. All works should be carried out, to the satisfaction of the Peak District National Park Authority, in accordance with the approved written scheme of investigation. Any variation from the written scheme of investigation will need to be agreed in writing with the Peak District National Park Authority's Senior Conservation Archaeologist before implementation.



7.6. Contractors are reminded that maps, plans and similar documents, provided with this brief are for information only and they should check site details on the ground when preparing written scheme of investigation.

## **8. Guidelines and Standards**

- 8.1. The archaeological work should be undertaken by staff of a competent and professionally recognised body (preferably one that is a Chartered Institute for Archaeologists Registered Organisation), or a suitably qualified and appropriate experienced individual. It would be preferred that appointed archaeologists are corporate members of the Chartered Institute for Archaeologists, and have a proven track record in archaeological fieldwork and publication.
- 8.2. The appointed archaeologists will adhere to, and all work will be carried out in compliance with the Chartered Institute for Archaeologists' Code of Conduct, the Regulations for professional conduct and all relevant Chartered Institute for Archaeologists' Standards and Guidance, including: Standard and Guidance for historic environment desk based assessment.
- 8.3. The appointed archaeologists will also ensure that any sub-contracted staff or organisations also adhere to and comply with the Chartered Institute for Archaeologists' Code of Conduct and all relevant Chartered Institute for Archaeologists' Standards and Guidance.
- 8.4. All staff must familiarise themselves with the archaeological background of the site, and the results of any previous work in the area, prior to the start of the work. All staff must be aware of the work required under the specification, and must understand the projects aims and methodologies.

## **9. Health and Safety and Insurance**

- 9.1. Responsibility for Health and Safety, and site security, will reside with the contractor. This will extend all activities undertaken by the Contractor's staff, and the safety of staff and the public. The appointed contractor must comply and confirm with the Health and Safety at Work Act (1974), and all other appropriate health and safety regulations.
- 9.2. A full risk assessment for all aspects of the project is to be completed and documented in advance of any field or site visits, in accordance with the Management of Health and Safety at Work Regulations 1992.
- 9.3. The appointed archaeological contractor will be expected to carry appropriate Employer's Liability and Public Liability Insurance.
- 9.4. All equipment must be suitable for the purpose and in sound condition and comply with Health and Safety Executive recommendations.
- 9.5. Health and safety must always take priority over archaeological matters. All archaeologists undertaking fieldwork (e.g. a site visit) must do so under a defined Health and Safety policy. Archaeologists undertaking fieldwork must observe safe working practices; the Health and Safety arrangements must be agreed and understood by all relevant parties before work commences. (CIfA 2014).

## **10. Reporting Requirements**

- 10.1. The report should be fully representative of the information gained from any documentary research, archaeological fieldwork and post-excavation analysis that has been undertaken. This includes when there is negative evidence to relay.
- 10.2. Submission of the report:
  - I. The archaeological must submit a report on the archaeological works within one month of the completion of the work:
    - i. A copy of the report should be submitted to the Peak District National Park Authority's Senior Conservation Archaeologist.
    - ii. A copy of the report should be submitted to the appropriate regional Historic Environment Record.
  - II. Any variation in this timetable needs to be agreed with the Peak District National Park Authority's Senior Conservation Archaeologist.
  - III. Electronic submission of reports is preferred and they should be PDF/A Standard format.
  - IV. Reports submitted in support of a planning application will automatically be considered to be public documents and will be made available for public consultation through the publically available Historic Environment Record.
  - V. If confidentiality of the report is identified by the client, a period of confidentiality can be maintained, although the report should still be submitted to the relevant regional Historic Environment Record. Confidentiality for a period can be agreed, although this would not normally exceed 12 months.

## **11. Archive Deposition**

- 11.1. Before archaeological fieldwork or research commences, arrangements should be made with an appropriate archive repository, for the deposition of the archive. Information relating these arrangements must be provided to the Peak District National Park Authority before archaeological fieldwork commences.
- 11.2. A full site archive will be deposited with the appointed archive repository(s) within three months of completion of the final report (a final report for publication, or for smaller scale projects the final report for the client).
- 11.3. Archive repositories must be contacted in advance, and arrangements for the deposition of the archive detailed in the written scheme of investigation.
- 11.4. Digitals archive must be deposited with a Trusted Digital Repository and made publicly accessible, in accordance with the National Planning Policy Framework (2011, para 141). It is understood that the only suitable repository for digital archaeological archives at the present time (April 2016) is the Archaeology Data Service (ADS).
- 11.5. The digital archive must be compiled in accordance with the standards and requirements of the ADS, which may be accessed through the ADS website:
- 11.6. In brief, it is envisaged that:
  - Digital archives from householder-scale projects (e.g. small-scale building recording, watching brief on domestic works) will be deposited through the upload of images to the OASIS record (up to 50 images)
  - Small- to medium-scale projects (50-300 files) will be deposited through the ADS-easy upload services

- Larger projects (>300 files) will be deposited through the standard ADS service
- 11.7. The site archive must include all: copies of correspondence relating to fieldwork
- copies of correspondence relating to the work
  - survey reports (e.g. borehole, geophysical, documentary)
  - site notebooks/diaries
  - original photographic records and registers
  - site drawings (plans, sections, elevations)
  - all relevant digital and meta data
  - draft reports
  - a copy of the final report/ publication
- 11.8. An archive deposition statement must be included in the rear of the final report. This must clearly identify and quantify in tabular form all the above aspects of a site archive, detailing their ultimate deposition location and the proposed date of their deposition.
- 11.9. Only after the production of the final report and archive deposition will the project be deemed complete, monitoring cease and, where applicable, planning conditions fully discharged
- 11.10. All project archives should meet the requirements of the ClfA Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives and comply with the best practice outlined in Archaeological Archives. A guide to best practice in creation, compilation, transfer and curation (Archaeological Archives Forum, 2011).

## **12. Publication and Dissemination**

- 12.1. The results of all archaeological assessments must be of value to a wider audience than those professionally involved. In order to achieve this, the results of historic environment work must enter the public domain whenever possible and practicable.
- 12.2. This should be undertaken by:
- Ensuring a copy of the final report is submitted to the appropriate regional Historic Environment Record;
  - Ensuring that a summary report of the work should be submitted for publication in a regional or national journal appropriate to the significance of the results and findings of the project, no later than one year after the completion of the work.
  - The use of OASIS. The Peak District National Park Authority supports the Online Access to Index of Archaeological Investigations (OASIS) project to provide an online index to the mass of archaeological grey literature that has been produced as a result of the advent of large-scale developer funded fieldwork <http://ads.ahds.ac.uk/project/oasis/>. At the start of work (immediately before fieldwork commences) the contractor must initiate the online OASIS record, with key details completed in the *Details*, *Location* and *Creator* forms. When the project is completed, all parts of the OASIS online form must be completed and a copy must be included in the final report and also with the site archive. A .pdf version of the entire report should be uploaded to the OASIS website and it will become a public document. Please ensure that you and your client agree to this procedure in writing as part of the process of submitting the report.

12.2.1. In addition, when appropriate, wider dissemination could also be achieved by

- Working with the local museum to produce a temporary display on the archaeological work and its results.
- Displaying temporary information and interpretation boards on site.
- Producing press releases on the archaeological work and its results.
- Engaging and involving the local community, groups and schools in the project through community archaeology, offering and delivering sites tours and presentations on the archaeological work and its results.

### **13. Further Information and Guidance**

13.1. Any further guidance or queries regarding the provision of a written scheme of investigation should be directed to:

Natalie Ward  
Senior Conservation Archaeologist  
Peak District National Park Authority  
Aldern House  
Baslow Road  
Bakewell  
Derbyshire  
DE45 1AE  
[Natalie.Ward@peakdistrict.gov.uk](mailto:Natalie.Ward@peakdistrict.gov.uk)  
01629 816243

## **General Requirements for Archaeological Desk Based Assessments in the Peak District National Park**

In addition to the site specific information provided in the brief above, archaeological consultants and contractors should also consider the following methodologies and requirements when preparing their written scheme of investigations.

### DEFINITION

The Chartered Institute for Archaeologists defines an archaeological desk based assessment as *'...a programme of study of the historic environment within a specified area or site that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets. Significance is to be judged in a local, regional, national or international context as appropriate'* (CIfA 2014).

### ASSESSMENT METHODOLOGY

1. The desk based assessment should be undertaken in accordance with the CIfA's *Standards and Guidance for historic environment desk-based assessment* (CIfA 2014).
2. The desk based assessment should:
  - I. Identify relevant designated heritage assets within the area of the proposed development and the adjacent areas, including scheduled ancient monuments, listed buildings, registered historic parks and gardens, conservation area and tree preservation orders.
  - II. Summarise the topography, geology and current/latest land use of the study area.
  - III. Make an assessment of the relevant historical documentation that may be available for the study area.
  - IV. Summarise the documented archaeology of the study area, in relation to above and below ground remains, including the history of previous archaeological research within the study area.
  - V. In addition to identifying the documented archaeology of the study area, identify and describe any other heritage assets within the study area, whether designated or undesignated, including but not limited to listed or historic buildings; historic parks and gardens; historic landscapes; Historic Environment Record points.
  - VI. Identify any areas of recent ground disturbance within the study area, including when the ground level has been raised.
  - VII. Analyse the landscape history of the study area to identify the character of past land use and survival of significant features within the area of the proposed development.
  - VIII. Assess the potential state of preservation and the depth of buried archaeological deposits on the site.
  - IX. Assess the reliability of the sources used and identify any areas of uncertainty.

- X. Identify the heritage assets that have the potential to be affected by the proposed development, assess the likely impact of the development upon them, as far as this is practically possible and provide evidence of this.
  - XI. Assess the significance of the heritage assets that will potentially be affected by the development within national, regional and local contexts.
  - XII. Suggest potential measures to minimise or mitigate the negative impacts of the proposed development on any heritage assets, and consider how the significance of assets may be able to be enhanced.
3. The archaeologist undertaking desk-based assessment should consider all appropriate sources of information and give an assessment of their relevance and reliability (ClfA 2014).
  4. Information sources to be consulted can include but are not limited to:
    - I. The National Heritage List for details of nationally designated heritage assets.
    - II. The Historic England Archive.
    - III. The local Historic Environment Record.
    - IV. The Peak District National Park Authority Historic Buildings, Sites and Monuments Record.
    - V. Pastscape.
    - VI. Heritage Gateway.
    - VII. The Archaeological Data Service.
    - VIII. The National Archive.
    - IX. The British Library.
    - X. The Archive Hub.
    - XI. The appropriate local archive centres.
    - XII. Local libraries and museums.
    - XIII. Historic maps – OS, tithe, estate maps etc.
    - XIV. Historical photographs, prints and paintings.
    - XV. Historical documents – charters, registers, manuscripts, deeds, wills, estate papers, etc.
    - XVI. Aerial photographs – modern and historic.
    - XVII. Landowner and developers e.g. for geotechnical data, information on recent land use, past development on the site etc.
    - XVIII. Appropriate national, regional and local archaeological journals
    - XIX. Local archaeologists, historians and archaeological organisations and societies that may hold unpublished information or have specialist local knowledge.
    - XX. PDNPA's Local Development Framework and Local Plan;
    - XXI. PDNPA's Conservation Area Appraisals
    - XXII. PDNPA's Historic Landscape Character Assessment;
    - XXIII. Private archives and collections.
  5. A site visit to the study area should be made to assess its character, identify visible historic features and assess factors that may affect the survival or condition of potential heritage assets within the study area

## RECORDING

- I. Full and proper records (written, graphic, electronic, and photographic as appropriate) should be made for all work (ClfA 2014).
- II. Photographs of the site visit can be taken using digital photography at resolution of 6mp or less, but those for inclusion in the report should be of at least 8mp.
- III. Digital records created as part of the project should comply with specific data standards.

## REPORTING

- I. The desk based assessment report should be fully representative of the information gained from any documentary research and sites visits. This includes when there is negative evidence to relay.
- II. As a minimum standard reports should conform to the guidelines set out by the ClfA in their suite of Standards and Guidance documents.
- III. Reports submitted in support of planning applications are public documents which need to be easily understandable by a non-specialist audience, therefore, they should be written in a clear, concise and logical style, and all technical terms should be explained.
- IV. All sources consulted during the desk based assessment should be listed in the report, whether or not they have been productive.
- V. All other potentially relevant sources which have not been consulted should be listed and the reasons for not consulting them given (ClfA 2014).
- VI. The report should contain a full discussion of the implications of the choice of sources consulted in relation to the reliability of the conclusions reached (ClfA 2014).
- VII. As a minimum the report must contain the following sections:
  - a) Non-technical summary;
  - b) Introduction;
  - c) Location map of the study area;
  - d) Aims and Objectives;
  - e) Methodology;
  - f) Summary of archaeological results;
  - g) Impact of the development;
  - h) Conclusions
  - i) Supporting illustrations at appropriate scales;
  - j) Supporting data, tabulated or in appendices;
  - k) Index to and location of archive;
  - l) References and Bibliography (ClfA 2014).
- VIII. The report should contain an explicit statement as to whether a site visit has been undertaken as part of the assessment or not, and a description of any procedures used or constraints to observation encountered (ClfA 2014).
- IX. The report should contain enough objective data to enable an informed decision to be made in relation to submitted planning applications, including requirements for further works (ClfA 2014).

## ANNEXE ONE:

### Bibliography

- Archaeological Archives Forum (2011) *Archaeological Archives. A guide to best practice in creation, compilation, transfer and curation.*  
[http://www.archaeologyuk.org/archives/aaf\\_archaeological\\_archives\\_2011.pdf](http://www.archaeologyuk.org/archives/aaf_archaeological_archives_2011.pdf)
- Chartered Institute for Archaeologists (2014) *Standard and Guidance Archaeological advice by historic environment services* <http://www.archaeologists.net/codes/ifa>
- Chartered Institute for Archaeologists (2014) *Standard and Guidance historic environment desk-based assessment* <http://www.archaeologists.net/codes/ifa>
- Chartered Institute for Archaeologists (2014) *Standard and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment*  
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- DCLG (2012) *National Planning Policy Framework*  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)
- Historic England (2015) *The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning 3.*
- Peak District National Park Authority (2011) *Peak District National Park Local Development Framework* <http://www.peakdistrict.gov.uk/planning/how-we-work/policies-and-guides/core-strategy>



**APPENDIX 4: WRITTEN SCHEME OF INVESTIGATION FOR DESK-BASED ASSESSMENT**



# Desk-Based Assessment of proposed extensions to Merse Cottage, Bakewell

## Written Scheme of Investigation

July 2016



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## 1 ARCHAEOLOGICAL AND PLANNING BACKGROUND

The proposed development area (hereafter 'PDA') is centred at SK 22181 68729, and is located to the east of Bakewell in the area known as Castle Hill. The proposed development is for the demolition of an existing detached garage and lean-to car port, and the construction of a new garage in its place, and an extension to the rear of the dwelling.

The consultation response from the Peak District National Park Authority's (PDNPA's) Senior Conservation Archaeologist regarding the development proposals has highlighted that not enough information has been provided with the application to allow an assessment of the level of potential harm to the nationally important Motte and Bailey castle on Castle Hill, which is a Scheduled Monument (NHLE no. 1013543) and which is located immediately to the west of the PDA.

The following description is taken from the National Heritage List for England entry for the earthwork, and describes the importance of the Scheduled Monument.

*The monument on Castle Hill is a motte and bailey castle and includes a conical motte or castle mound with an attached oval bailey or outer enclosure. The motte, which is c.3m high and measures c.10m across the summit, is flanked to the north by a filled in ditch, visible as a slightly sunken feature, and is located on the west side of the bailey above a 5m high scarp cut into the hillside. The level bailey, which would have been the site of a variety of domestic and ancillary buildings in addition to pens for cattle and horses, is also defined by a scarp which may, originally, have been surmounted by a timber palisade. Remains relating to the occupation of the castle will have accumulated below the scarp on the south and east sides of the bailey, possibly in a ditch. Partial excavations of the site were carried out in 1969 and 1971 by M J Swanton. It was found that the motte was most likely to have been constructed in the late 12<sup>th</sup> or 13<sup>th</sup> centuries, shown by the remains of pottery found in the fill of the flanking ditch. Swanton also discovered that the motte was constructed in a series of layers comprising sand, rubble, clay and loam, and that the inner face of the ditch was revetted with limestone boulders. The precise history of the castle is unknown, but it may have been built by Ralf Gernon who was granted the previously royal manor of Bakewell by Richard I in the last decade of the 12th century. The stable at the south end of the site is excluded from the scheduling, although the ground beneath it is included.*

The PDNPA's Senior Conservation Archaeologist has requested further supporting information regarding the development proposals, to comprise a desk based assessment (DBA) and a setting assessment.

Archaeological research Services Ltd has been commissioned by Andrew Schofield at Oldfield Design on behalf of the applicant, Mr and Mrs Breeze, to produce the requisite assessments. This Written Scheme of Investigation details the proposed methodology that will be employed to undertake this work.

## 2 SITE DESCRIPTION

The 'red line boundary' of the proposed development covers an area of c.1387m<sup>2</sup>, and comprises the curtilage of Merse Cottage, which contains the cottage itself, the detached garage which it is proposed will be demolished and replaced, a driveway and front and rear gardens. It is bounded on the south-western side by the curtilage of Thornwick Lodge, to the north-east by the curtilage of Castle Meadow, to the south-east by Station Road, and to the north-west by a garden fence with the bailey of the Scheduled Monument immediately beyond.

The underlying solid geology of the site comprises *Bowland Shale Formation - Mudstone, Siltstone and Sandstone*, with no overlying superficial deposits (BGS 2016).

## 3 SCOPE OF THE PROJECT

The scope of the study is to be that detailed in the brief issued in the brief issued by the PDNPA's Senior Conservation Archaeologist on 4<sup>th</sup> July 2016. In summary the requirements are as follows:

- ◆ An archaeological desk-based assessment of a 500m study area surrounding the PDA.
- ◆ An assessment of potential impacts to the setting of the adjacent Scheduled Monument (as well as any other designated assets within the study area that might be affected) in accordance with the guidance provided in Historic England's *Historic Environment Good Practice Advice in Planning 3 - The Setting of Heritage Assets*.

## 4 METHODOLOGY

In order to meet the aims outlined above, as a minimum, the following sources of information will be interrogated in the production of the DBA to provide the necessary background information so that an informed assessment of the significance of the affected assets and the archaeological potential of the PDA can be made. Further sources identified during the data collation will also be consulted, as necessary.

- ◆ The Derbyshire Historic Environment (DHER) maintained by Derbyshire County Council's Conservation and Design Team for information regarding the heritage assets within the vicinity of the PDA. A search of all assets within 500m of the PDA will be undertaken.
- ◆ A request will be made to the PDNPA's Historic Sites and Monuments Record (HSBMR) in order to ascertain whether any relevant material is available that would not have been obtained from the DHER.

- ◆ The online National Heritage List for England (NHLE) maintained by English Heritage for information regarding the designated assets, as well as their downloadable GIS datasets of Scheduled Monuments and Listed Buildings.
- ◆ Derbyshire Record Office for historic mapping and any other available documentation relevant to the PDA.
- ◆ A Groundsure Historic Mapping report for historical Ordnance Survey maps
- ◆ Bakewell Local Studies Library.
- ◆ Archaeological Research Service's library for books and journals relevant to the study area.
- ◆ The applicant's historic building plans and any other documentation relevant to the PDA.
- ◆ Any geotechnical information that is available for the PDA.
- ◆ A Zone of Theoretical Visibility (ZTV) will be created using the freely available Lidar data from the Environment Agency as the digital surface model. A ZTV can be usefully employed at an early stage of a setting assessment to enable assets which are outwith the theoretical viewshed of the development to be omitted from further assessment, and to gain an understanding of the potential setting impacts prior to undertaking site visits.
- ◆ A walkover survey will be undertaken in order to ground-truth the ZTV and to gain an understanding of the nature of the settings of the assets under consideration and the potential impacts to below-ground archaeological remains.

The approach to the assessment of significance will be that set out in *Conservation Principles* (English Heritage 2008), which identifies that the significance of heritage assets derives from the 'heritage values' that they possess, which may be *evidential, historical* (either *illustrative* or *associative*), *aesthetic* or *communal*. Reference will also be made to 'heritage significance' as described in NPPF, which is defined 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*'. (DCLG 2012, 56).

The assessment will also be undertaken in accordance with the guidelines set out in *Historic Environment Good Practice Advice in Planning. Note 3: The Setting of Heritage Assets* (Historic England 2015) which recommends a 5-stage approach to the assessment of impacts to settings of heritage assets:

- ◆ Step 1: identify which heritage assets and their settings are affected;
- ◆ Step 2: assess whether, how, and to what degree these settings make a contribution to the significance of the heritage asset(s);

- ◆ Step 3: assess the effects of the proposed development, whether beneficial or harmful on that significance;
- ◆ Step 4: explore the way to maximise enhancement and avoid or minimise harm; and
- ◆ Step 5: make and document the decision and monitor outcomes.

For Step 2, the guidance provides a detailed, but non-exhaustive, checklist of potential attributes of a setting which may help to elucidate its contribution to the significance of an asset (Historic England 2015, 10). This is reproduced in Table 1 below.

**Table 1: Assessing the contribution of setting to the significance of heritage assets**

<b>The asset's physical surroundings</b>	<ul style="list-style-type: none"> <li>◆ Topography</li> <li>◆ Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)</li> <li>◆ Definition, scale and 'grain' of surrounding streetscape, landscape and spaces</li> <li>◆ Formal design</li> <li>◆ Historic materials and surfaces</li> <li>◆ Land use</li> <li>◆ Green space, trees and vegetation</li> <li>◆ Openness, enclosure and boundaries</li> <li>◆ Functional relationships and communications</li> <li>◆ History and degree of change over time</li> <li>◆ Integrity</li> <li>◆ Issues such as soil chemistry and hydrology</li> </ul>
<b>Experience of the asset</b>	<ul style="list-style-type: none"> <li>◆ Surrounding landscape or townscape character</li> <li>◆ Views from, towards, through, across and including the asset</li> <li>◆ Visual dominance, prominence or role as focal point</li> <li>◆ Intentional intervisibility with other historic and natural features</li> <li>◆ Noise, vibration and other pollutants or nuisances</li> <li>◆ Tranquillity, remoteness, 'wildness'</li> <li>◆ Sense of enclosure, seclusion, intimacy or privacy</li> <li>◆ Dynamism and activity</li> <li>◆ Accessibility, permeability and patterns of movement</li> <li>◆ Degree of interpretation or promotion to the public</li> <li>◆ The rarity of comparable survivals of setting</li> <li>◆ The asset's associative attributes</li> <li>◆ Associative relationships between heritage assets</li> </ul>

	<ul style="list-style-type: none"> <li>◆ Cultural associations</li> <li>◆ Celebrated artistic representations</li> <li>◆ Traditions</li> </ul>
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Similarly for Step 3, the guidance provides a detailed, but non-exhaustive checklist of potential attributes of a development affecting setting which may help to elucidate the implications for the significance of an asset (Historic England 2015, 11). This is reproduced in Table 2 below.

**Table 2: Assessing the effect of the proposed development**

<b>Location and siting of the development</b>	<ul style="list-style-type: none"> <li>◆ Proximity to asset</li> <li>◆ Extent</li> <li>◆ Position in relation to landform</li> <li>◆ Degree to which location will physically or visually isolate asset</li> <li>◆ Position in relation to key views</li> </ul>
<b>The form and appearance of the development</b>	<ul style="list-style-type: none"> <li>◆ Prominence, dominance, or conspicuousness</li> <li>◆ Competition with or distraction from the asset</li> <li>◆ Dimensions, scale and massing</li> <li>◆ Proportions</li> <li>◆ Visual permeability (extent to which it can be seen through)</li> <li>◆ Materials (texture, colour, reflectiveness etc)</li> <li>◆ Architectural style or design</li> <li>◆ Introduction of movement or activity</li> <li>◆ Diurnal or seasonal change</li> </ul>
<b>Other effects of the development</b>	<ul style="list-style-type: none"> <li>◆ Change to built surroundings and spaces</li> <li>◆ Change to skyline</li> <li>◆ Noise, odour, vibration, dust etc</li> <li>◆ Lighting effects and 'light spill'</li> <li>◆ Change to general character (e.g. suburbanising or industrialising)</li> <li>◆ Change to public access, use or amenity</li> <li>◆ Change to land use, land cover, tree cover</li> <li>◆ Changes to archaeological context, soil chemistry or hydrology</li> <li>◆ Changes to communications/accessibility/permeability</li> </ul>
<b>Permanence of the development</b>	<ul style="list-style-type: none"> <li>◆ Anticipated lifetime/temporariness</li> <li>◆ Recurrence</li> <li>◆ Reversibility</li> </ul>
<b>Longer term or consequential effects of the development</b>	<ul style="list-style-type: none"> <li>◆ Changes to ownership arrangements</li> <li>◆ Economic and social viability</li> </ul>



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◆ Communal use and social viability

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The checklists presented in Tables 1 and 2 provide a framework for the assessment of impacts to setting which, following a consideration of potential mitigation or enhancement in Step 4, should be clearly documented in Step 5. The GPAN states that:

*'It is good practice to document each stage of the decision-making process in a non-technical way, accessible to non-specialists. This should set out clearly how the setting of each heritage asset affected contributes to its significance and what the anticipated effect of the development, including any mitigation proposals, will be.*

*Despite the wide range of possible variables, normally this analysis should focus on a limited number of key attributes of the asset, its setting and the proposed development, in order to avoid undue complexity.'* (Historic England 2015, 13-14).

## 5 REPORT

The report that will be produced will conform to best practice as detailed in the Institute for Archaeologists *Standards and Guidance for Archaeological Desk Based Assessment* (2014), and will also be carried out in accordance with National Planning Policy as enshrined in the *National Planning Policy Framework* (March 2012) and *Historic Environment Good Practice Advice in Planning 3 - The Setting of Heritage Assets* (Historic England 2015).

The report will contain the following headings and sections.

- 1 INTRODUCTION
  - 1.1 Project and Planning Background
  - 1.2 Site description
  - 1.3 Geology
- 2 AIMS AND OBJECTIVES
- 3 METHOD STATEMENT
  - 3.1 Study Area
  - 3.2 Information Sources
- 4 BASELINE DATA
  - 4.1 Archaeological and Historical Background
    - 4.1.1 The Prehistoric Period
    - 4.1.2 The Romano-British Period
    - 4.1.3 The Medieval Period
    - 4.1.4 The Post-Medieval Period

4.2	Designated Assets
4.3	Non-Designated Assets
4.3.1	Archaeological Remains
4.3.2	Historic Buildings
4.3.3	Historic Landscape
5	SETTING ASSESSMENT
5.1	Methodology
5.2	Assessment
6	ASSESSMENT OF POTENTIAL OTHER IMPACTS
7	RECOMMENDATIONS
8	STATEMENTS AND ACKNOWLEDGEMENTS
8.1	Publicity, Confidentiality and Copyright
8.2	Statement of Indemnity
8.3	Acknowledgements
9	REFERENCES
9.1	Primary Sources
9.2	Secondary Sources

Figures to accompany the report will include:

- ◆ A location plan of the site.
- ◆ Plans with the extent of the proposed development area and showing the location of all identified Archaeological Remains, Historic Buildings, and Historic Landscapes within the study area. All heritage assets within the study area will be labelled and cross-referenced to a gazetteer included as an appendix.
- ◆ Any relevant historic mapping with the outline of the PDA clearly depicted (copyright permitting).
- ◆ A plan illustrating the ZTV of the proposed building.
- ◆ A range of photographs illustrating the PDA and the settings of the nearby heritage assets will be included as an appendix to the report.

An assessment of the significance of any identified assets that would be impacted by the development will be presented, and an assessment of whether and how setting contributes to this significance. Finally an assessment of the predicted impacts of the proposed development upon this significance will be presented, and a discussion of whether and how those impacts could be mitigated.

At the start of work (immediately before fieldwork commences) an OASIS online record <http://ads.ahds.ac.uk/project/oasis/> will be initiated and key fields completed

on Details, Location and Creators forms. All parts of the OASIS online form will be completed for submission to the HER. This will include an uploaded .pdf version of the entire report. Paper copies and pdfs of the final report will be submitted to the DPDNPA HBSMR and the Derbyshire HER.

## **6 STAFFING**

The DBA will be researched and compiled by Antony Brown, Senior Consultant (MCIfA), and reviewed by Dr Clive Waddington (MCIfA). Antony gained 6 years' experience working as a field archaeologist prior to becoming a heritage consultant, a position that he has held for the last 10 years. He has extensive experience of producing Desk Based Assessments, Cultural Heritage chapters for Environmental Statements, Heritage Assessments and setting assessments.

It is anticipated that the project will take up to 7 staff days to complete, the project would be completed (including report production) within three weeks of the WSI being approved by the Local Authority.

## **7 GENERAL ITEMS**

### **7.1 Health and Safety**

All work will be carried out in accordance with The Health and Safety at Work Act 1974. Specific health and safety policies exist for all out workplaces and all staff employed will be made aware of the policy and any relevant issues. The particular risks involved with this project will be assessed, recorded and relevant mitigation measures put in place as part of a full risk assessment, which will be compiled in advance of fieldwork. ARS Ltd retains Peninsula as its expert health and safety consultants.

### **7.2 Insurance Cover**

ARS Ltd has full insurance cover for employee liability public liability, professional indemnity and all-risks cover.

### **7.3 Changes to the Written Scheme of Investigation**

Changes to the approved methodology or programme of works will only be made with prior written approval of the PDNPA Senior Conservation Archaeologist.

### **7.4 Publicity, Confidentiality and Copyright**

Any publicity will be handled by the client. Archaeological Research Services Ltd will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

## **8 REFERENCES**

British Geological Survey. 2016. Geology of Britain viewer. Available online at: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> [accessed 30th June 2016].

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English Heritage. 2015. *The Setting of Heritage Assets: English Heritage Guidance*. English Heritage. London.