

**Highfields Farm Barn, Stoney
Middleton, Derbyshire
Historic Building Recording**



View of Highfields Farm Barn, Stoney Middleton, Derbyshire.

ARS Ltd Report 2020/56
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**ARCHAEOLOGICAL
RESEARCH SERVICES LTD**

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EXECUTIVE SUMMARY

In February 2020 Archaeological Research Services Ltd was commissioned by Property Renovators (UK) Ltd to undertake a historic building recording of a detached range of traditional farm buildings located to the south west of the village of Stoney Middleton, Derbyshire to discharge condition 11 of the planning permission to convert the existing farm buildings to contribute new holiday accommodation.

Historically the range of farm buildings, known collectively as Highfields Farm Barn were developed and used as an outfarm: a small outlying farmstead which, in this case, was used predominantly for keeping cattle. The buildings, although now all joined as a single structure, appear to have been constructed at differing times. The initial single-storey central building was built in the early 19th century, possibly earlier, as a cattle shelter with a second single-storey structure added relatively soon afterwards (building 3) to the east. The two storey building (building 1) that was added in the mid-19th century was a simple, but efficient and well-built, small agricultural building. This, and its adjoining 'hammel' or 'hemmel' range, would seem to have defined the north perimeters of the small farmyard. The buildings were constructed initially to provide animal accommodation but then, with the provision of additional storage for hay and/or grain for animal feed, became a traditional Peak District outfarm that was utilised to shelter cattle in the winter and to store hay for feed.

In terms of fabric evidence it can be assessed that the outfarm complex was developed over the course of the 19th and 20th centuries. This, combined with analysis of historic maps, shows that there were at least of five distinct construction and development phases. To conclude, the history of the buildings and their development can be summarised as follows.

- ◆ **Phase 1 – early to mid-19th century.** The first of the stone farm buildings represented on the site, probably remaining in the fabric of the centre, single storey hammel building (building 2). This is built along Middleton Lane as an open-fronted cow shelter to adjoin the large pasture field to the south with two small foldyards located to the east and west. The east foldyard may have been used as a bull pen with a small shelter (building 3) being added to east end of the first building.
- ◆ **Phase 2 – late 1840s-late 1870s.** A separate, two storey stone built field barn is constructed to provide cattle accommodation, where livestock could be tethered, fed and milked, with a hay loft above.
- ◆ **Phase 3 - 1880s-late 1890s.** The hammel building is extended to the west to adjoin the two storey barn. This is set out with cow stalls either side with a central feeding passage.
- ◆ **Phase 4 – mid-20th century.** Alteration of the two story building takes place to create a modern cow-house with concrete stalls divided by a central feeding passage. The original doors and windows are blocked with replacement apertures created in the south elevation.
- ◆ **Phase 5 – c.2000.** Dis-use of the building for cattle accommodation. The barn's first floor and the roof is subsequently replaced. The shelter sheds fall into disrepair.

The historic building recording of Highfields Farm Barn provides a descriptive, drawn and photographic record of the buildings occupying the site and provides a comprehensive preservation by record of the former farm buildings prior to conversion works taking place.

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1 INTRODUCTION

1.1 Project and Planning Background

1.1.1 In February 2020 Archaeological Research Services Ltd (ARS Ltd) was commissioned by Property Renovators (UK) Ltd to undertake a historic building recording of a detached range of traditional farm buildings located to the south west of the village of Stoney Middleton, Derbyshire.

1.1.2 Planning permission has been granted for the proposed development (Application Ref. No. NP/DDD/0219/0127) which encompasses the change of use of the existing buildings for residential use, associated external alterations, the installation of a package treatment plant, works of hard and soft landscaping and other works incidental to the application proposals. A historic building recording of the former farm buildings is required to Historic England Level 2 standard as outlined in *Understanding Historic Buildings. A Guide to Good Recording Practice* (Historic England 2016) to discharge condition 3 of the planning permission.

1.1.3 Natalie Ward, the Peak District National Park Authority (PDNPA)'s Senior Conservation Officer, has advised a programme of descriptive building recording to Historic England (2016) Level 2 standard that builds on the existing Heritage Statement (Thomson 2019) which incorporates a full visual record of the buildings.

1.1.4 This document comprises the historic building recording undertaken by ARS Ltd of the buildings in accordance with this guidance.

1.2 Site Description

1.2.1 The site comprises a range of three disused farm buildings located on the southern side of Middleton Lane, c.0.28km to the west of Stoney Middleton and c.210m east of Highfields Farm. The range of barns lies on a ridgeline (c.240m aOD) with levels dropping off to the north towards Dale Brook, east towards the Derwent Valley and south to Coombs Dale. The site, located within the Peak District National Park, is centred at NGR SK 22240 75254 (Figure 1). The present curtilage of the barns is formed by an irregular enclosure of drystone walls that delineate a small close that wraps around the western and eastern side of the range of barns, with a separate rectangular enclosure extending from its eastern barn (Thomson 2019, 7).

1.3 Geology

1.3.1 The underlying geology of the area of the proposed development comprises the Monsal Dale Limestone Formation – Limestone, sedimentary bedrock formed between 330.9 and 329 million years ago during the Carboniferous period with no superficial deposits (BGS 2020).

2 AIMS AND OBJECTIVES

2.1 Regional Research Aims and Objectives

2.1.1 Archaeological works at the site have the potential to identify the presence of evidence pertinent to research objectives and overarching research themes identified in the



East Midlands Historic Environment Research Framework (Knight et al. 2018). Of significance are the following themes of research, encompassing resource assessment and research agendas for the region.

- ◆ Research objective 8C for the post-medieval (1485-1750) period: Establish a typology of regional building traditions.
- ◆ Research objective 8E for the post-medieval (1485-1750) period: Identify agricultural improvements of the 16th to 18th centuries.
- ◆ Research objective 9G for the modern (1750-present) period: Assess the landscape impact of the early industrialisation of agriculture.
- ◆ Research objective 9H for the modern (1750-present) period: Characterising the rural environment: identify and record historic buildings and landscape features.

2.2 Building Recording Aims and Objectives

2.2.1 The aim of the building recording is to provide a basic descriptive and visual photographic record which identifies the building's location, age and type.

2.2.2 The objectives of the building recording are as follows.

- ◆ To produce a description of the agricultural building, including its floor plan, elevations, roof structure, flooring, internal layout and spaces, detailing, form and fabric, and evidence for phasing and development.
- ◆ To produce a full visual photographic record with photographic scales of the internal spaces and any internal or external details, as well as the exterior, with all photographs descriptively captioned and cross referenced to a plan showing the viewing position, direction and photographic image reference.
- ◆ To produce a drawn record of the agricultural buildings including an annotated plan and elevations drawings in order to record the form and location of surviving historic fabric and features.

2.3 Building Recording Methodology

2.3.1 The historic building recording covers the exterior and interior of the buildings and associated structural remains at Highfields Farm Barn. The historic building recording was carried out in February 2020 by Dr Ian Wyre of ARS Ltd, prior to any development works taking place. A study of historical maps and archives was undertaken by Evelyn Lynch of ARS Ltd.

2.3.2 The historic building recording was conducted in line with the aforementioned method statement (see the Written Scheme of Investigation attached in Appendix 4) as well as to the guidelines in *Understanding Historic Buildings – A guide to good recording practice* by Historic England (2016) and the Chartered Institute for Archaeologists (CIfA) *Code of Conduct* (2014) and *The Standards and Guidance for Archaeological Building Recording* (2019). The buildings were recorded to the equivalent of Historic England's (2016) *Understanding Historic Buildings – A guide to good recording practice* Level 2 standard and in line with this guidance.



2.3.3 The archaeologist on-site carefully examined all parts of the building prior to the commencement of the photographic recording, in order to identify all features relevant to original and later use. As part of this exercise, the archaeologist on site produced written observations (e.g. on phasing, on detailing, on building function), sufficient to permit the preparation of a report on the structures identified. Each external wall or internal space was examined individually and the results of that examination noted in a systematic fashion. These site records were adequate to allow a full architectural and archaeological description of the building to be included in the subsequent report, as a walk around and through each building, starting with setting, then progressing to all sides of the structure in sequence, and finally to the interior from the ground floor up.

2.3.4 The photographic record covers the following as a minimum:

- ◆ Photographs of the internal spaces and any internal or internal details, exterior and setting of the building. A two metre ranging rod was included in a selection of general shots in order that the scale of all elements of the building can be sufficiently established.
- ◆ The building's external appearance was recorded. Typically a series of oblique views show all external elevations of the structure and give an overall impression of size and shape. Where an individual elevation embodies complex historical information or have been conceived as formal compositions, views at right angles to the plane of the elevation were also included.
- ◆ Photographs of any internal or external detail, structural or decorative, which was relevant to the building's design, development or use over time and which does not show adequately on general views.
- ◆ Photographs of any internal or external fixtures, fittings or machinery or evidence of its former existence relevant to the building's use or development.
- ◆ Copies of any dates, decorative detail, masons' marks, historic graffiti or inscriptions present in the building and illustrating its development/use.

2.3.5 High resolution digital photographs were taken using a Nikon 3200 (24.2 megapixels). Where possible, photographs included a graduated scale and cameras were mounted on tripods for extra stability. Details of the photographs were recorded on pro-forma index sheets, which include location, subject and orientation.

2.3.6 The building recording drawn record includes the following.

- ◆ Site location plan at a suitable scale (preferably indicating the position of the site within the country, within the county and a clear plan of the precise location/outline of the building e.g. 1:50).
- ◆ An annotated plan, and elevation drawings, showing the form and location of surviving historic fabric and features.



- ♦ A plan indicating the position and orientation of photographs/images included in the report.

3 HISTORICAL BACKGROUND

3.1.1 The name Stoney Middleton is considered to reference both the nature of the Middleton Dale as being 'stoney' and Middleton to mean 'middle farm', likely between Calver and Eyam (Cameron 1959). The site is located within the parish of Stoney Middleton which retains evidence for the medieval open field system and of former ridge and furrow cultivation. A further, more regular, enclosure to the west was formed through post-medieval enclosure of the former moorland. The land surrounding the barn itself was enclosed by 1758, with the laying out of further fields to the west taking place prior the 19th century (Thomson 2019, 7).

3.1.2 Analysis of historic mapping in the Derbyshire Record Office confirms that at least the first of the buildings at the site dates to at least the early 19th century, and that the range of structures underwent a number of phases of development. The earliest depiction is of a single rectangular structure on the 1847 tithe map of Stoney Middleton parish (Figure 2), which appears to be the central of the three structures surviving at the site: building 2. The western building (building 1) was erected alongside and immediately to the west of the initial, central building on a staggered alignment between the time of the 1847 tithe map and the 1880 OS map (Thomson 2019, 8 & 24). Whilst the 1890 OS map appears to show a single structure at the site (Figure 3), the three structures comprising the range of barns are depicted clearly on both the 1880 OS map (Thomson 2019, 24) and the 1891 OS map (Figure 4). Subsequent OS maps, for example the 1922 and 1923 OS maps (Figures 5 & 6) show no change to the footprint of the buildings (Figure: 5 and 6), although it is evident that the existing enclosure wall to the south of the buildings was constructed between the production of the 1891 OS map (Figure 5) and the 1898 OS map (Thomson 2019, 8).

3.1.3 The first notable mention of the farm is on the 1845-46 electoral register. The farm is owned by George Booth who occupies both the house and surrounding land. The building is first noted on the 1847 tithe map as a barn and stackfield owned by the Duke of Devonshire and occupied by Jonathan Hallam. The census data of 1841 lists both Jonathan Hallam and Ann Hallam, his wife, as residing in Stoney Middleton (see Appendix 2). However, the barn was not part of Highlands Farm, which was tenanted separately at the time. Following this the barn continues to be owned by the Duke of Devonshire and occupied by a number of different families until 1871 when it remains in the Furness family until the most recent available census data in 1911 (Appendix 2).

3.1.4 The barn is recorded in the Derbyshire Historic Environment Record and the Peak District National Park Historic Buildings and Monuments Record (MPD13325) and described as an outfarm (*cf.* Lake and Edwards 2017, 11). It has been vacant as such since at least the start of the 21st century.



4 BUILDING RECORDING

4.1 Setting of the structures

4.1 The site is situated amongst pastureland c.0.28km to the west of Stoney Middleton village and c.210m east of Highfields Farm. The site constitutes a small building group, commonly referred to as an outfarm (Brunskill 1982, 115; Lake and Edwards 2017, 11), which would have originally provided accommodation for farm animals and the storage of crops for feed. The group comprises a range of three distinct structures occupying a position which fronts the south side of Middleton Lane (**Plates 1 to 3**). The traditional, stone-built farm buildings, with no associated farm house on site, are organised to flank an area of an area yard to the south. Overall, the site is bounded to the south, east and west by stone walled enclosures and fields with the adjoining southern yard constituting an area of mixed hard standing and rubble.

4.2 The historic building recording of the farm structures is arranged accordingly. The most prominent structure, the two storey building, is designated as building 1 (**see Figure 2**). The buildings are subsequently referenced numerically working from the west to the east of the site. The range extends to the east beyond the gated foldyard entrance to the west. Three buildings are covered by this survey.



Plate 1: The former outfarm buildings from Middleton Lane (facing south east).



Plate 2: View of the buildings from Middleton Lane (facing south west). Scale 2m.



Plate 3: The farm buildings from the east, from within the small foldyard enclosure. Scale 2m.

4.2 Barn (building 1) - Exterior

4.2.1 Latterly used as a cow-house, with hay loft above, building 1 comprises a small two storey structure with pitched slate roof. The longest axis of the building is aligned approximately east to west making up part of the north perimeter of the farmyard. The fabric presents a multi-use building appearing to exhibit an overall singular construction phase.

4.2.2 The north elevation (**Plate 4**) has two asymmetrically placed blocked apertures at ground floor level, both having dressed stone lintels with a carved reeding pattern. The former doorway has a dressed stone step, similarly carved with a reeded moulding. The jambs are formed in the coursing of the rubble stonework. The aperture is blocked with a coursed stonework with a cement, beaded pointing not in keeping with the adjacent historic stonework (**Plates 5 to 7**).

4.2.3 The west aperture presents a blocked window opening which retains a timber frame exposed to the outside face (**Plate 8**). The casement formerly comprised four glazed panels to its upper portion above five louvered vents. The casement is constructed with wooden peg fixings. The aperture has been crudely blocked with an assemblage of field stones and brick.

4.2.4 Just below the eaves, which has no guttering, are two small vent slots for the first floor hay loft.



Plate 4: View of the north elevation to building 1 facing south. Scale 2m.



Plate 5: View of the blocked doorway in the north elevation in building 1 facing south. Scale 2m.



Plate 6: Moulded stone lintel to east doorway in north elevation (facing south). Scale 2m.



Plate 7: Moulded stone step to blocked doorway in north elevation. Scale 2m.



Plate 8: Retained window casement with louvered vents in north elevation (facing south east). Scale 0.5m.

4.2.5 The west elevation flanks the tracked entrance way into the site (**Plate 9**) which is preceded by a stone gate post with modern, galvanised metal 6-bar gate (**Plate 10**). The west wall of the building presents a mostly featureless gable wall with a single pitching door at upper floor level. The opening is punctuated through use of a stone lintel and cill, both with a moulded reed pattern to the outer faces. The aperture holds a replacement softwood plank door.

4.2.6 The wall retains vestiges of a 'bag rubbed' lime mortar pointing. The top of the walls retain a mortar cap as bedding for the slates.

4.2.7 A section of dry stone walling (with sparsely applied mortar) adjoins the south west corner of the building, which projects c.6m to the south into the main foldyard (**Plate 11**). This likely formed a weather break for the south cattle entrances.



Plate 9: West elevation of the cow house (facing east). Scale 2m.



Plate 10: Stone gate post (facing north east) towards the north west of the cow-house. Scale 2m.



Plate 11: Section of stone walling abutting the south west (east) cow-house. Scale 2m.

4.2.8 The south elevation flanks the larger foldyard enclosure with the section of stone walling abutting from the north west corner of the building (**Plate 12**). The wall is punctuated by a door towards the centre of the wall which is not original to the building. The inserted modern entrance is flanked with two historically blocked doorways, the eastern of which constituted a cross passage in conjunction with the doorway in the north elevation.

4.2.9 The original doorway apertures have been filled partway, through the use of coursed stone held by a cement mortar (similarly with beaded pointing, incongruous to the historic fabric), to constitute windows (**Plates 13 to 15**). Both have single pane timber casements with internal timber plank shutters behind. Both apertures have stone lintels with reeded moulding. The eastern doorway had a similar reeded stone doorstep (**Plate 16**).

4.2.10 The inserted doorway, with concrete lintel and cement mortared jambs, has a simple timber, plank door with strap hinges and hasp and staple for locking (**Plate 17**). The door has been reinforced with modern galvanised straps fixed with nails and crosshead screws.

4.2.11 Just below the eaves are two small vent slots (**Plate 18**) below an exposed timber wall plate, with no rainwater fittings, beneath the grey slate roof.



Plate 12: South elevation of building 1, with buildings 2 and 3 to the right (facing north). Scale 2m.



Plate 13: South elevation of building 1, facing north. Scale 2m.



Plate 14: Former west door to the south elevation, facing north. Scale 2m.



Plate 15: Former east door to the south elevation, facing north. Scale 2m



Plate 16: Moulded stone step to the south elevation two original apertures to the north elevation of the granary range. Scale 2m.



Plate 17: Five of the cow-house apertures to the north elevation of the granary range (facing north west). Scale 2m.



Plate 18: Detail of cow-house apertures to the north elevation (facing north).

4.2.12 The east elevation of building 1, presenting a mostly featureless gabled face, partly fronts the public highway (**Plate 19**). Some of the extent of the west elevation is obscured by a single storey, open fronted shelter shed with pitched corrugated iron roof (building 2).



Plate 19: Oblique view of east elevation from the lane (facing south east). Scale 2m.



Plate 20: East elevation from the foldyard (facing north west).

4.3 Barn (building 1) - Interior

4.3.1 The ground floor interior of building 1 presently comprises accommodation for cattle with a first floor/hayloft level above (**Plates 21 to 23**).

4.3.2 The internal face of the north and south elevations reveal the blocked, historic apertures noted to the exterior surface (**Plates 24 to 26**), which are composed of a red brick internally. Roughly finished timber lintels extend across the top of the original openings. Internally the south aspect windows have timber plank shutters of modern origin in keeping with modern single pane casements.

4.3.3 The interior of the building's ground floor currently comprises modern cattle accommodation cast in concrete, with two sets of stalls flanking a sloped central floor with drain channel. The drain exits from a channel formed in the central doorstep (**Plates 27**). Related fixtures include a galvanised metal tank mounted within the stairwell opening, which likely fed the extant plastic and metal pipework (some of which serve as cow drinkers in the stalls), with a mix of 20th century electrical fixtures (**Plate 28 to 30**).

4.3.4 Above, the first floor structure comprises a largely modern replacement, with softwood joists overlain with a modern chipboard floor (**Plate 31 to 33**). The first floor area of the building forms a single open space, likely utilised for hay storage for feeding the cattle. A stairwell formed over the north east corner although no ladder or steps remain. No natural light permeates the space, with the pitching door closed. The north and south walls are punctuated with splayed recesses for the ventilation slits, observed externally (**Plate 34**). The roof is constructed of a single raised tie timber truss, fixed with metal pins, with a series of common rafters, all of modern appearance (**Plate 35**).



Plate 21: Entrance the ground floor of building 1 with modern cow accommodation (facing north). Scale 1m.



Plate 22: Ground floor of building 1 (facing south east). Scale 1m.



Plate 23: Ground floor of building 1 (facing south east). Scale 1m.



Plate 24: Ground floor of building 1 (facing south east). Scale 0.5m.



Plate 25: Interior of blocked door to south elevation (facing south east). Scale 0.5m.



Plate 26: Interior of blocked window to north elevation (facing north west). Scale 1m.



Plate 27: Concrete step with drain to ground floor of building 1 (facing south). Scale 0.2m.



Plate 28: Concrete stall partition and additional features. Note the halter bar and remnants of a cow drinker (facing east).



Plate 29: Electrical fittings to interior of building 1 (facing east). Scale 05m.



Plate 30: Water tank to interior of building 1 (facing north). Scale 2m.



Plate 31: North east corner of the barn's first floor (facing north east). Scale 0.5m.



Plate 32: Interior of the east elevation of the barn (facing east). Scale 0.5m.



Plate 33: Interior of the west elevation of the barn (facing west). Scale 0.5m.



Plate 34: Interior of north elevation, first floor of the barn (facing north) showing the splayed vent openings. Scale 0.5m.



Plate 35: Roof structure of the barn (facing west). Scale 0.5m.

4.4 Cow house/shelter shed (building 2) – Exterior/Interior

4.4.1 The footprints of both buildings 2 and 3 are misaligned with the walls of building 1, indicative of the buildings occupying a differing construction phase to building 1, with building 1 having been joined at a later stage.

4.4.2 Building 2 is a single storey structure, with pitched corrugated metal roof, comprising the middle cell of the three cell building range. The building adjoins the east elevation of building 1 (which constitutes the west wall of building 2) with a gable wall to the east (**Plates 36 and 37**). The single entrance for the building is located in the south elevation (accessed from the south yard) which is flanked by a large, single window aperture to the east (with little of a timber frame remaining). The north wall appears to have originally presented a solid face. The wall had a construction break to the west, probably indicative of the original corner of building 2 (**Plates 38 and 39**).

4.4.3 The gabled east elevation is mostly devoid of features except for presenting the purlin sockets for the roof of building 3, above which there is an application of bag-rubbed lime render (which provided weatherproofing for the area of exposed gable stonework).

4.4.4 The interior of the building presented the remains of a stepped flag stone floor, probably the original floor, showing that in the 19th century the interior was arranged as a series of cattle stalls along the east and west walls with a central feeding passage (**Plates 40 to 43**). The roof structure comprises a single timber truss with single purlin (**Plate 44**). The wall plate is supplemented with forged metal bracing, with a mortar seal and sheeting bolts for the roof covering being evident.



Plate 36: South elevation of building 2 (facing north west). Scale 2m.



Plate 37: South elevation of building 2 (facing north east). Scale 2m.



Plate 38: The collapsed north elevation of building 2 (facing south). A vertical break is evident to the right (indicated). Scale 2m.



Plate 39: Interior of building 2 with construction break (indicated) adjoining possible wall core to right (facing north west). Scale 2m.



Plate 40: Interior of building 2, (facing south east). Scale 2m.



Plate 41: Interior of building 2 (facing south west).



Plate 42: Interior of building 2 with remains of cattle stall flooring (facing west).



Plate 43: Interior of building 2 with remains of cattle stall flooring (facing east).



Plate 44: Building 2 roof structure with single tied truss. Note the iron bracket to the foreground which supported the wall plate. Scale 2m.

4.5 Bull pen/shelter shed (building 3) – Exterior/Interior

4.5.1 The third building in the range is a further single storey structure, with a pitched roof (which is no longer present, although corrugated metal sheets from the roof lie alongside the western exterior). The building is open fronted to the south, adjoining the southern yard (Plates 45 to 49).

4.5.2 On clearance of the collapsed roof structure a floor surface composed of clinker, earth and stone was revealed. Consequently, foundation stones of the earlier south elevation was exposed which would have provided a narrower doorway to the small building (Plate 47).

4.5.3 The north elevation has been built abutting the building to the west (building 2), with a clear construction break being evident. As noted, the shared gable wall retains a series of sockets for the timber purlins of building 3. These sockets show that the corresponding roof of building 3 was set at a lower height than the earlier building. Above this roof line, the originally-exposed section of the shared gable has been pointed with bag-rubbed lime mortar (Plate 48).

4.5.4 The stone east side wall and north gable wall, which were bound with a lime mortar, showed no apparent apertures.

4.5.5 According to historic mapping, the building was shown to be originally inside the small, eastern enclosure. In this case, the foldyard wall will have been rebuilt to occupy its present location (Plate 49).



Plate 45: General view of building 3 from Middleton Lane (facing south). Scale 2m.



Plate 46: View of building 3's east and north aspects (facing south west). Scale 2m.



Plate 47: View from the yard into building 3 with foundations (indicated) for a south wall with smaller doorway (facing north east). Scale 2m.



Plate 48: The adjoining gable wall between buildings 2 and 3. Note the sockets (indicated) for the former roof of building 3, with bag-rubbed lime mortar pointing above (facing north west). Scale 2m.



Plate 49: Building 3 and part of the enclosure wall (facing north east). To the right, the small eastern enclosure (indicated) which building 3 originally adjoined. Scale 2m.

5 DISCUSSION AND CONCLUSIONS

5.1 Discussion

The Function and Use of the Buildings

5.1.1 Historically the range of farm buildings, known collectively as Highfields Farm Barn, are considered to have been developed and used for a distinct singular purpose: as an outfarm (Brunskill 1982, 115), a small outlying farmstead which, in this case, was used predominantly for keeping cattle. The buildings, although now all joined as a single structure, appear to have been constructed at differing times. The initial single-storey central building was built in the early 19th century, possibly earlier, as a cattle shelter with a second single-storey structure added relatively soon afterwards (building 3) to the east. The two storey building (building 1) that was added in the mid-19th century was a simple, but efficient and well-built, small agricultural building. This, and its adjoining 'hammel' or 'hemmel' range, would seem to have defined the north perimeters of the small farmyard. The buildings were constructed initially to provide animal accommodation but then, with the provision of additional storage for hay and/or grain for animal feed, became a traditional Peak District outfarm that was utilised to shelter cattle in the winter and to store hay for feed (Lake & Edwards 2017, 11).

5.1.2 The two-storey building of the outfarm complex (building 1) probably had a specifically designed layout with a cross passage presented towards the eastern end when it was built. This equally linked the south field and Middleton Lane to the north, possibly also being used as a feeding passage with the hayloft ladder (or steps) also originally located at this end. The cattle would have been kept in centrally-placed wooden stalls with the west door serving as the cow entrance from the enclosure. The louvered window to the north would have provided some natural light and ventilation. Equally, there may have been hatches in the hayloft floor for feeding the animals below.

5.1.3 The two, now attached, single storey structures to the east of the barn (buildings 2 and 3) appear to have been the first to be built on the site. The centre building (building 2) may have originated as an open fronted shelter shed. This would have contributed a shelter for cattle put out to pasture in the south field, until it was extended to become attached to the barn and enclosed to provide further stalls. The most easterly building (building 3), however, remained an open fronted shed up until its disuse. This is likely to have been associated with the further small foldyard to the east, and may have constituted a bull pen.

5.1.4 Buildings 1, 2 and 3 possess a degree of historical and evidential value. They have been built in the traditional style and are all depicted on the historic maps. The footprints of the buildings on the historic maps (see section 4 above) suggest that buildings 1 and 2 were originally built as detached structures, which accounts for the buildings being set on differing alignments. The two single storey buildings were shelter sheds: one for the south field and yard, with the other for the east foldyard. The east shed and adjoining enclosure may have been a bull pen or for another use requiring the separation of livestock. Furthermore, they retain characteristics of typical farm buildings. However, the buildings have been the subject of modifications with the blocking of apertures, replacement doors and windows and replacement of roofs. In addition, later cattle stalls have been built internally in the second half of the 20th century.



5.1.5 It would appear that the buildings were predominantly for the housing of cattle. Over time, the buildings required alteration and modernisation to keep up with the requirements and regulations of modern farming. The final form of the buildings is typical of a vernacular outfarm complex which underwent changes in the Peak District farming economy whilst remaining in various levels of use.

The Development of the Site

5.1.6 In terms of fabric evidence it can be assessed that the outfarm complex was developed over the course of the 19th and 20th centuries. This, combined with analysis of historic maps, shows that there were at least of five distinct construction and development phases. To conclude, the history of the buildings and their development can be summarised as follows.

- ◆ **Phase 1 – early to mid-19th century.** The first of the stone farm buildings represented on the site, probably remaining in the fabric of the centre, single storey hammel building (building 2). This is built along Middleton Lane as an open-fronted cow shelter to adjoin the large pasture field to the south with two small foldyards located to the east and west. The east foldyard may have been used as a bull pen with a small shelter (building 3) being added to east end of the first building.
- ◆ **Phase 2 – late 1840s-late 1870s.** A separate, two storey stone built field barn is constructed to provide cattle accommodation, where livestock could be tethered, fed and milked, with a hay loft above.
- ◆ **Phase 3 - 1880s-late 1890s.** The hammel building is extended to the west to adjoin the two storey barn. This is set out with cow stalls either side with a central feeding passage.
- ◆ **Phase 4 – mid-20th century.** Alteration of the two story building takes place to create a modern cow-house with concrete stalls divided by a central feeding passage. The original doors and windows are blocked with replacement apertures created in the south elevation.
- ◆ **Phase 5 – c.2000.** Dis-use of the building for cattle accommodation. The barn's first floor and the roof is subsequently replaced. The shelter sheds fall into disrepair.

5.2 Conclusion

5.2.1 The historic building recording provides a descriptive, drawn and photographic record of the buildings occupying the site at the time and provides a comprehensive preservation by record of the farm buildings prior to conversion works taking place.

6 STATEMENTS AND ACKNOWLEDGEMENTS

6.1 Archive Deposition

6.1.1 High resolution digital photographs will be submitted to the Archaeological Data Service (ADS) digital archive repository, along with the associated site/photographic records/registers and metadata. The digital archive will be prepared in line with current best practice outlined in Archaeology Data Service/Digital Antiquity Guides to Good Practice (ADS/Digital Antiquity 2011).



6.2 Publicity, Confidentiality and Copyright

6.2.1 Any publicity will be handled by the client.

6.2.2 Archaeological Research Services Ltd will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

6.3 Statement of Indemnity

6.3.1 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.

6.4 Acknowledgements

6.4.1 Archaeological Research Services Ltd would like to thank Ken Lockwood of Property Renovators (UK) Ltd commissioning this work and enabling access to the building; and Natalie Ward, the Peak District National Park Authority's Senior Conservation Archaeologist, for her advice and assistance.

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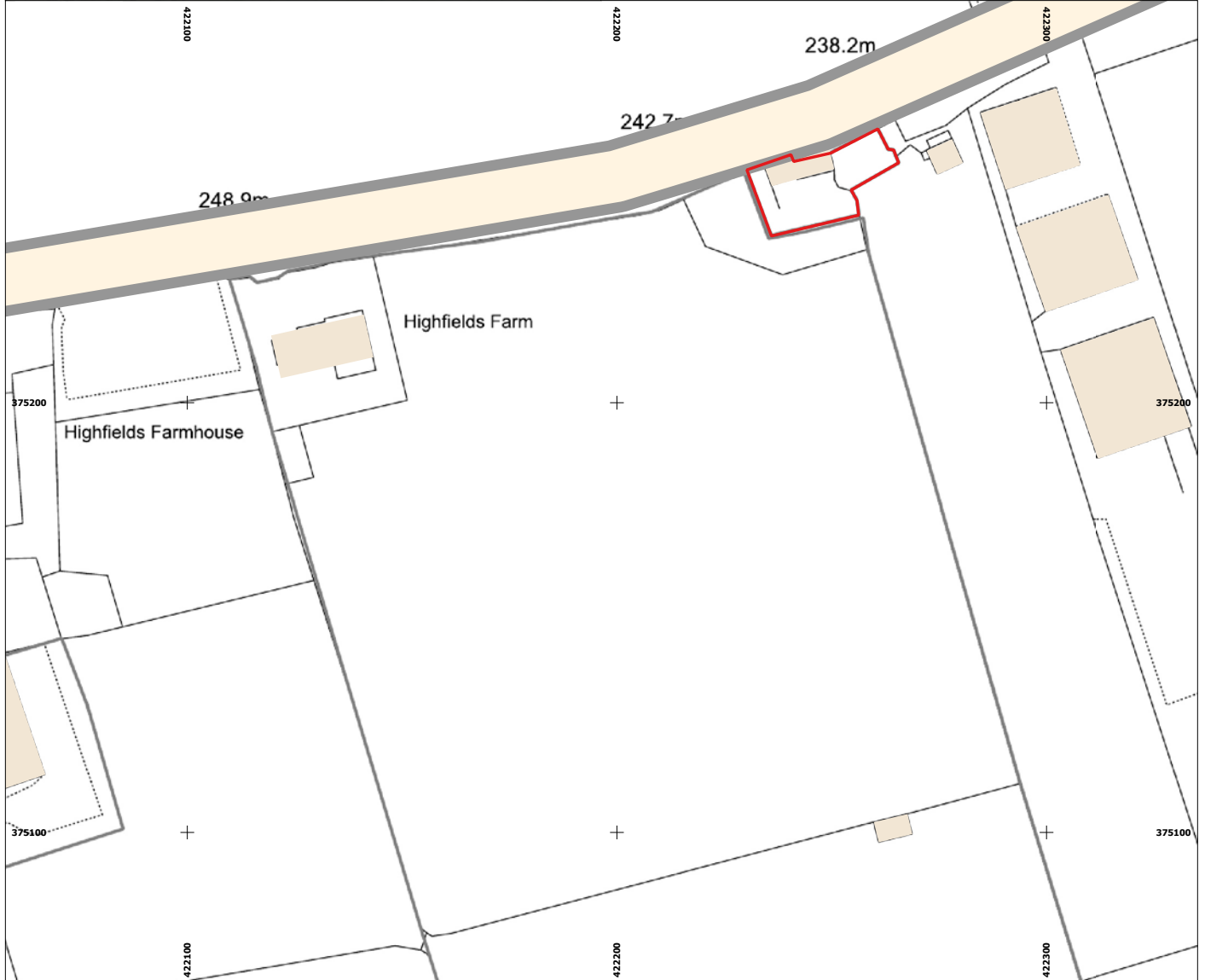
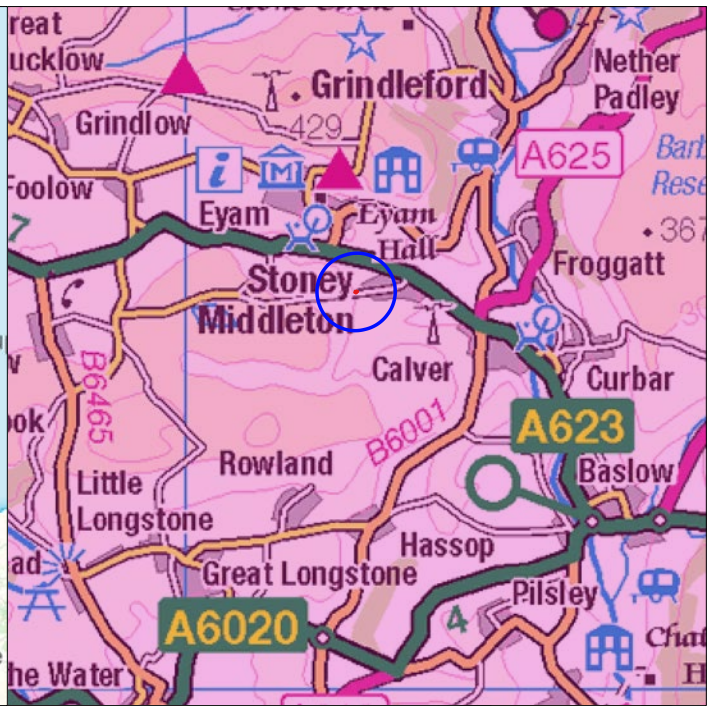
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APPENDIX 1: FIGURES



Site name: Highfields Barn
 Date: February 2020
 Drawn by: MB
 Scale: Varies

**Figure 1:
 Site location**

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- Site Boundary
- PDNPA Boundary



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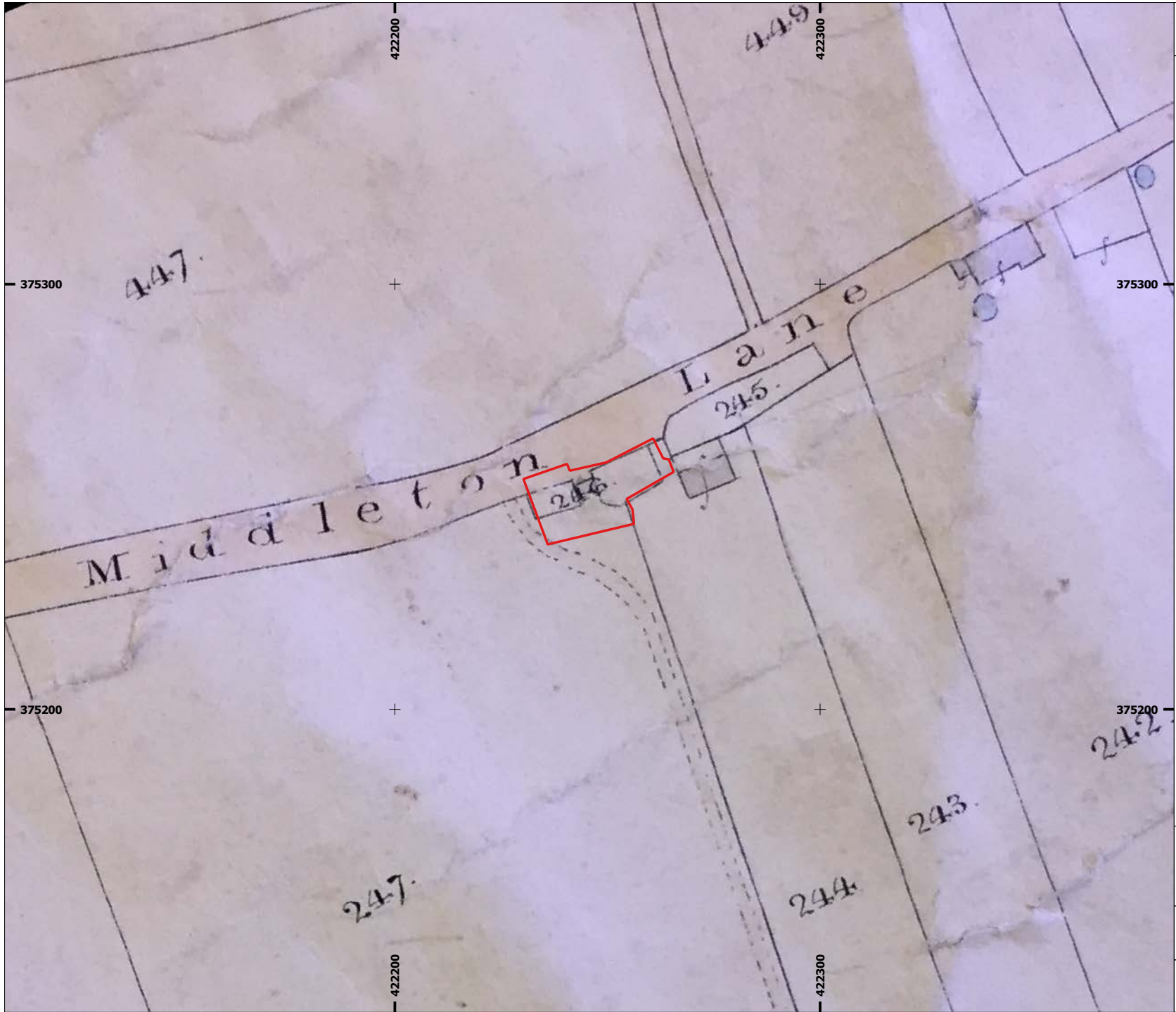
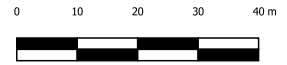


Figure 2: Parish of Stoney Middleton Tithe Map 1847

 Site Boundary



Site name: Highfields Farm Barn, Stoney Middleton
 Date: February 2020
 Drawn by: EL
 Scale: 1:1250 @ A4

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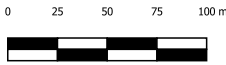
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Figure 3: OS Map 1890

→ Potential barn building



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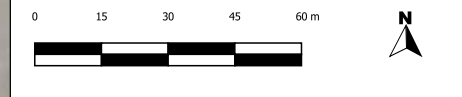
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Figure 4: 1891 OS Map

 Site Boundary



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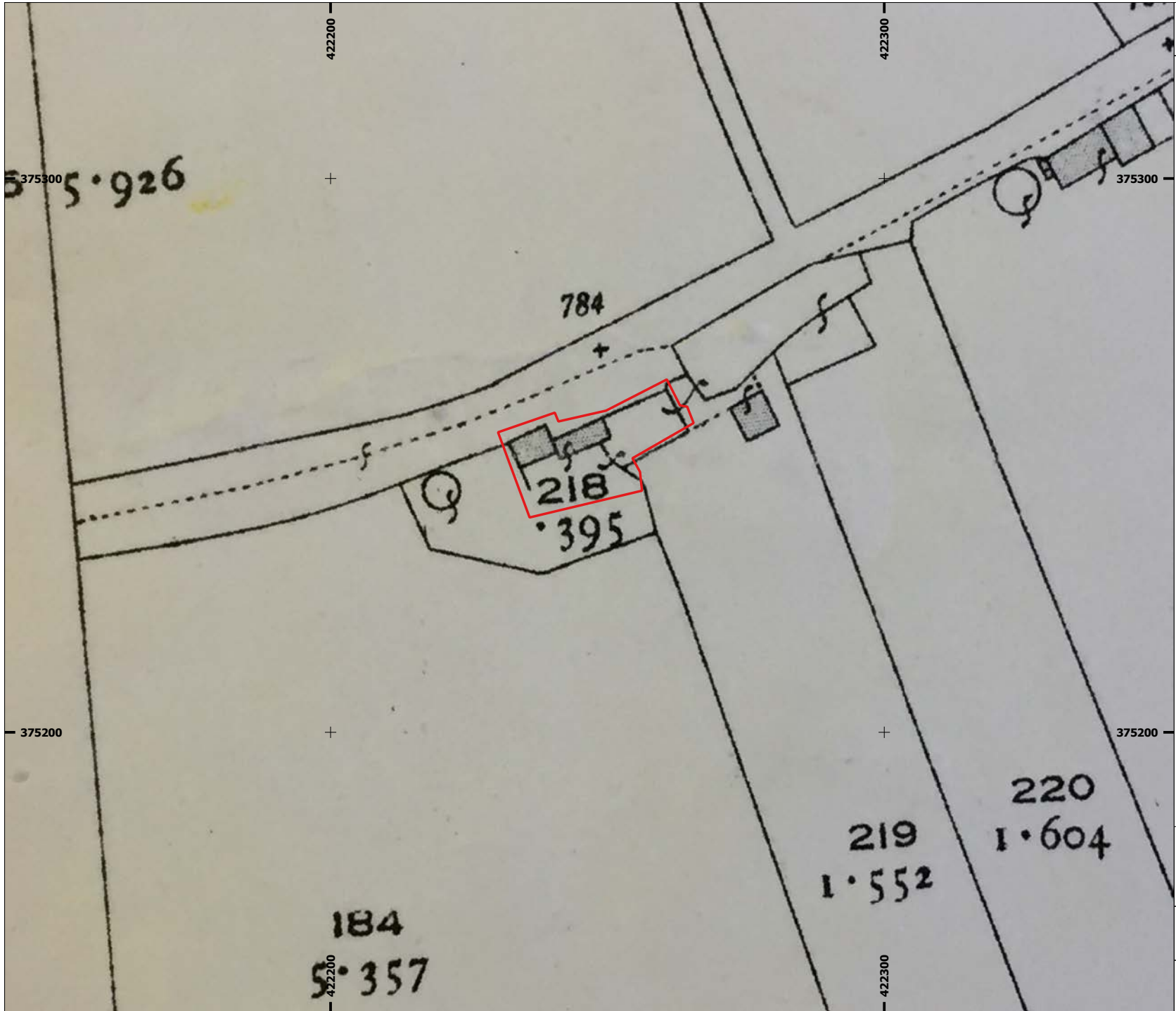
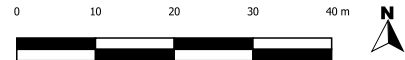


Figure 5: 1922 OS Map

 Site Boundary



Site name: Highfield Farm Barn, Stoney Middleton
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Figure 6: 1923 OS Map

 Site Boundary

0 10 20 30 40 m



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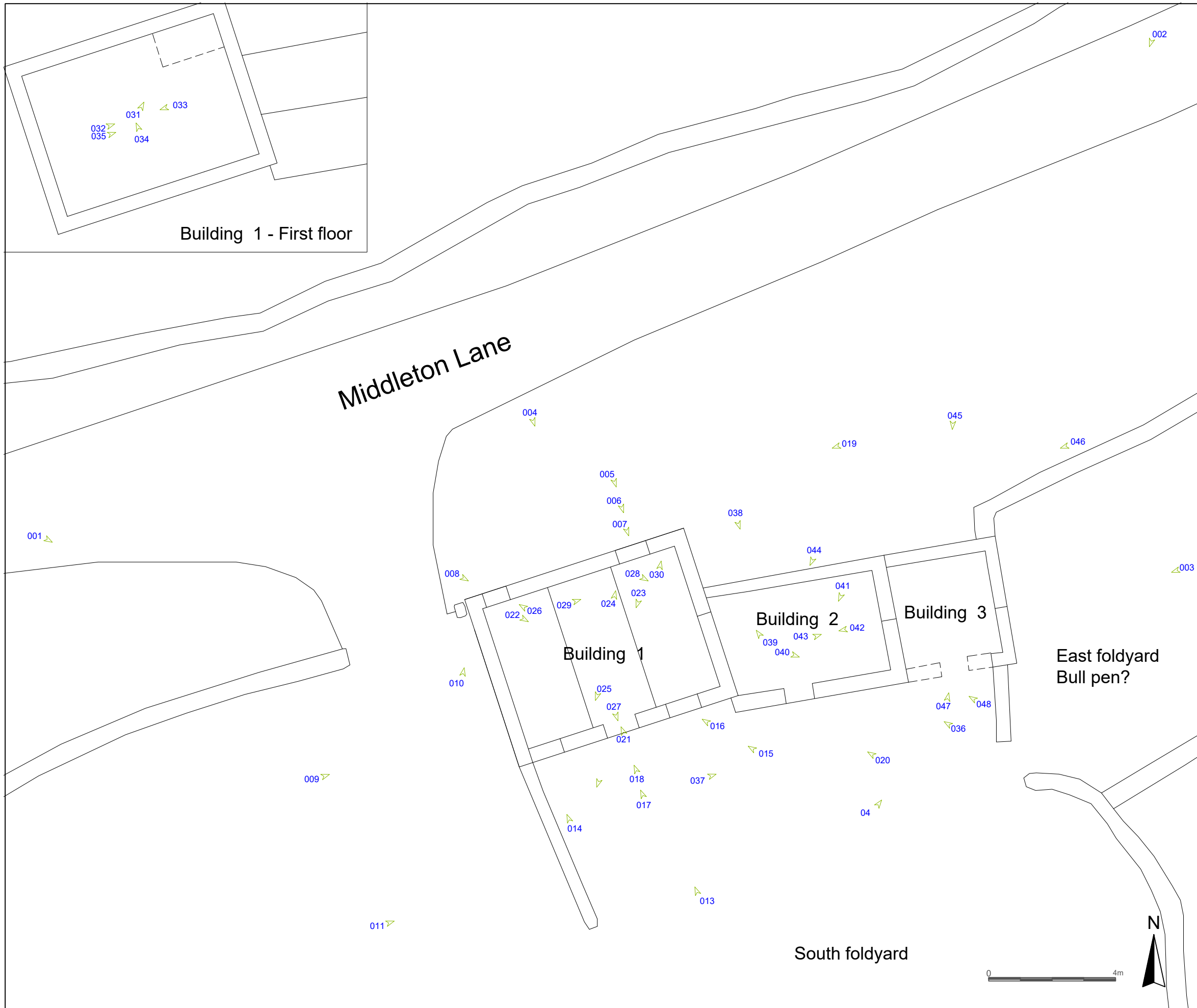


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 Drawn by: ICW
 Scale: N/A

Title: Photograph plan, Historic Building
 Recording 2020

- Key:
- Photograph number
 - Photograph direction

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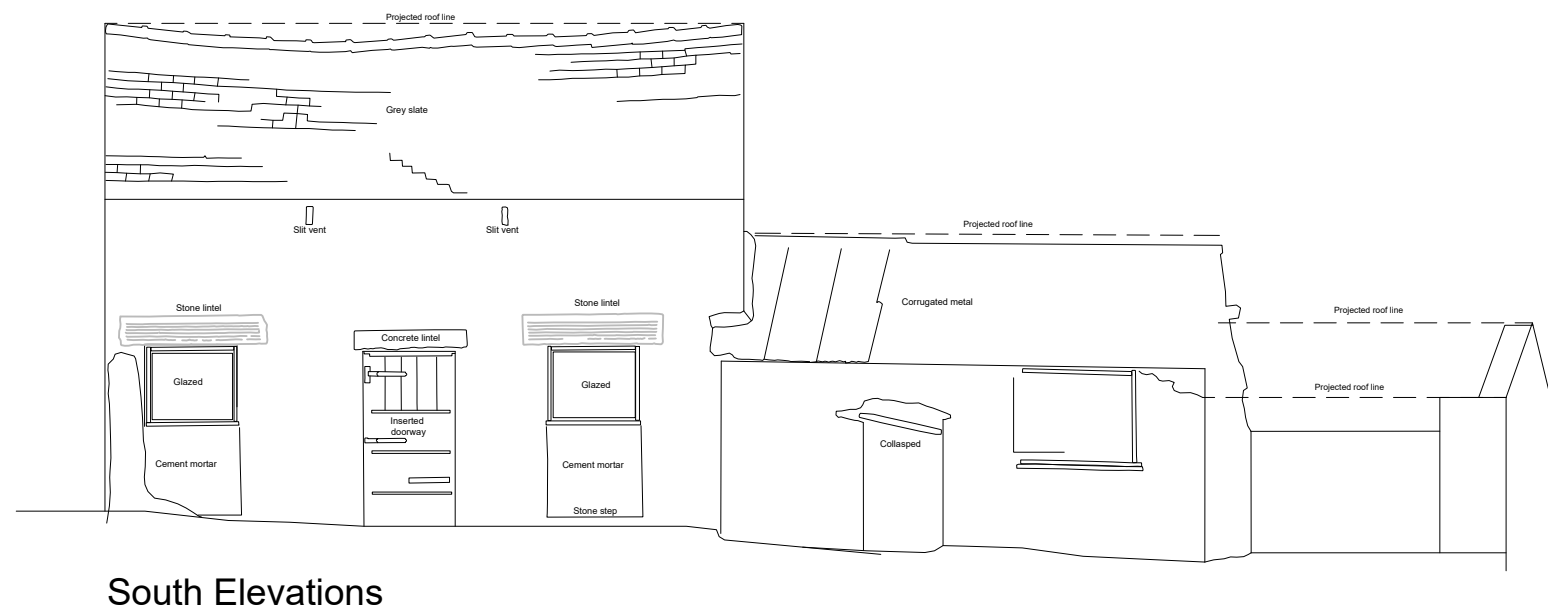
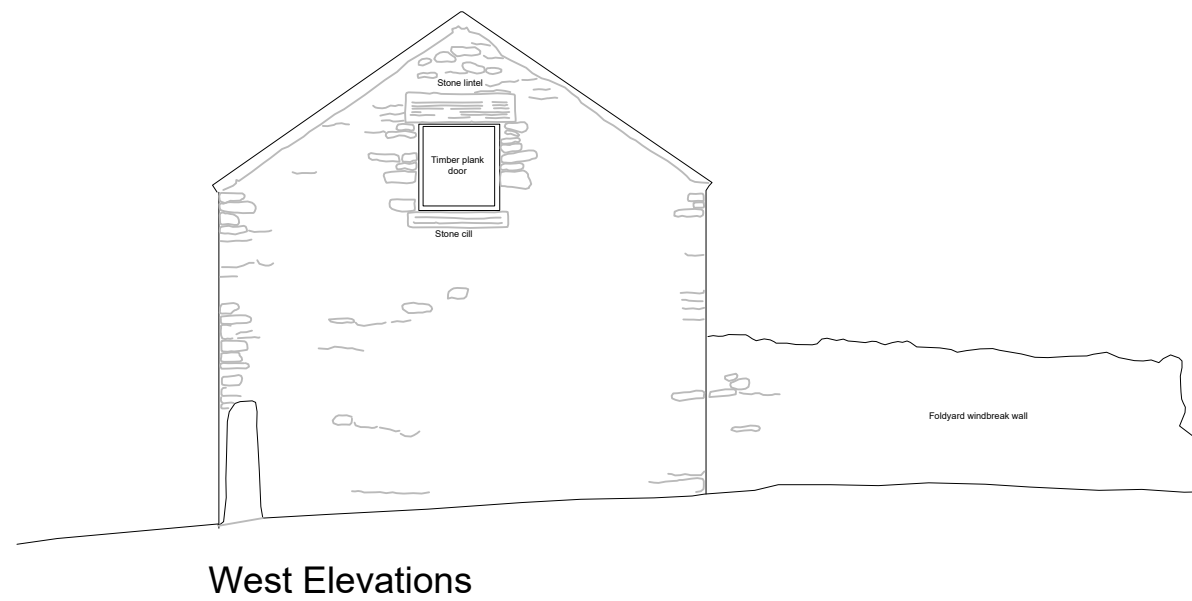
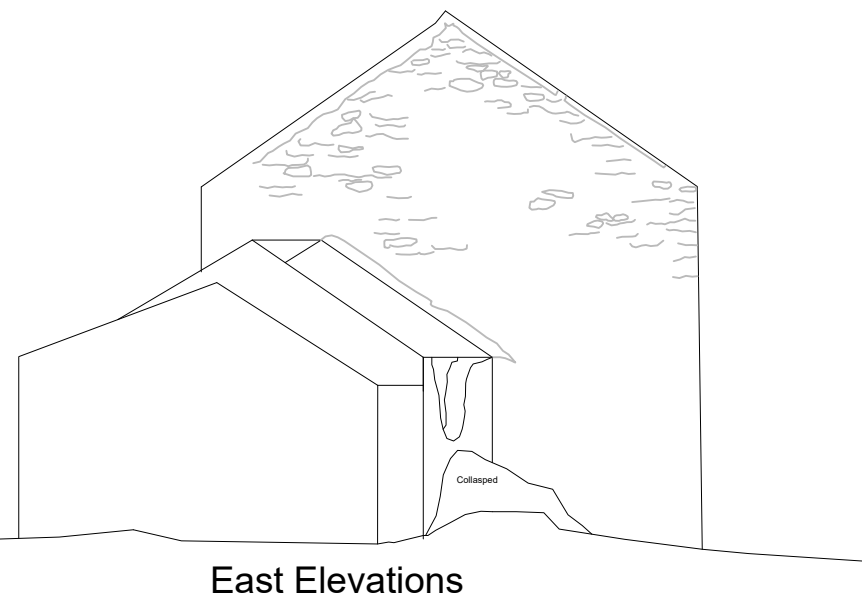
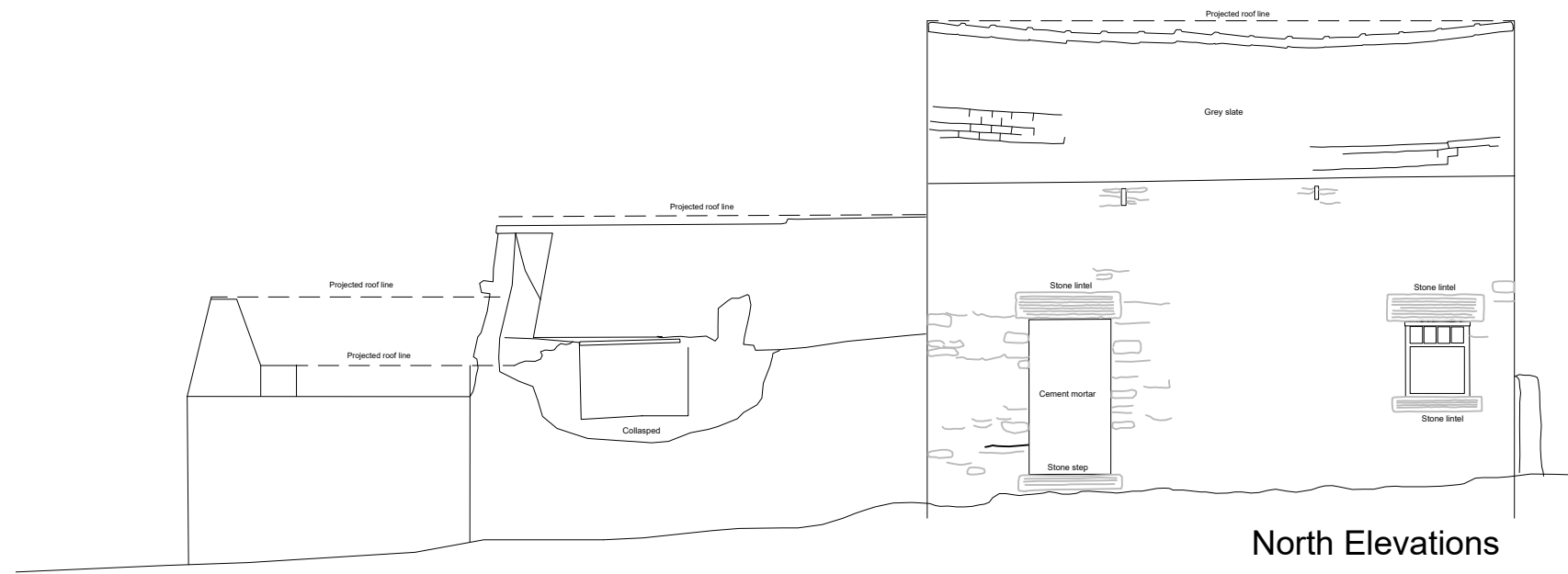
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Site Name: Highfields Farm Barn,
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Date: 2020
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Scale: N/A

Title: Elevations, Historic Building
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APPENDIX 2: CENSUS RETURNS FOR HIGHFIELDS FARM

Census Year	Name	Relationship to Head	Age	Occupation
1841	Johnathan Hallam	Head	25	-
	Ann Hallam	Wife	23	Husband
1851	George Booth	Head	57	Farmer of 200 acres/ employs 2 labourers
	Elizabeth Booth	Wife	57	Farmer's Wife
	George E. Booth	Son	28	Farmer's Son employed on the farm
	William Booth	Son	26	Farmer's Son employed on the farm
	Joseph Ray	Son	43	Agricultural Labourer
1861	Thomas Hinch	Head	55	Farmer, 350 acres
	Sarah Hinch	Wife	50	Farmer's Wife
	Alfred Hinch	Son	10	Scholar
	Elizabeth Hinch	Daughter	15	Scholar
	Ada Hinch	Daughter	8	Farmer's Daughter
	Clara J Hinch	Daughter	6	Scholar
	Florence Hinch	Daughter	4	Scholar
	Fanny Vanes	Niece	20	Scholar
	Mary Blackwell	Servant	18	-
	James Milward	Servant	10	House Servant
	Thomas Bright	Servant	22	-
	Abram Crichlow	Servant	19	Farm Servant
1871	Samuel Furness	Head	40	Farmer of 267 acres
	Jane Furness	Wife	35	Farmer's Wife
	James Furness	Son	11	Farmer's Son
	George Furness	Son	10	Scholar
	Peter Furness	Son	7	Scholar
	Matthew B. Furness	Son	4	-
	John Berley	Servant	20	Farmer's Servant
	John Goula	Servant	14	-
	Elizabeth Dicker	Servant	10	-
1881	Samuel Furness	Head	50	Farmer of 264 acres

Highfields Farm Barn, Stoney Middleton, Derbyshire: Historic Building Recording

	Jane Furness	Wife	45	Farmer's Wife
	Georgiana Furness	Daughter	23	-
	George B. Furness	Son	20	Farmer's Son
	Peter Furness	Son	17	Farmer's Son
	Matthew B. Furness	Son	14	Farmer's Son
	Godfrey J. Furness	Son	12	Scholar
	Gladstone Furness	Son	11	Scholar
	Margaret B. Furness	Daughter	9	Scholar
	Gertrude S. Furness	Daughter	7	Scholar
	Amy A. Furness	Daughter	6	-
1891	Samuel Furness	Head	60	Farmer
	Jane Furness	Wife	55	-
	Matthew B. Furness	Son	24	Farmer's Son
	Godfrey J. Furness	Son	22	Farmer's Daughter
	Gertie S. Furness	Daughter	19	Farmer's Daughter
	Amy A. Furness	Daughter	14	Farmer's Daughter
	Gertie Wrigley	Visitor	17	Grocer's Daughter
	Ernest Slater	Servant	16	Farm Servant
	Charles Bower	Servant	14	Farm Servant
1901	Peter Furness	Son (no head named)	37	Farmer's Son
	Bradshaw Furness	Son	34	Farmer's Son
	Gertrude Furness	Daughter	27	Farmer's Daughter
	Amy Furness	Daughter	21	Farmer's Daughter
	Ernest Slater	Servant	26	Horseman on Farm
	Gertrude Wager	Servant	16	General Servant
1911	Peter Furness	Head	47	Farmer
	Bradshaw Furness	Brother	44	Farmer
	Gertrude Sarah Furness	Sister	37	Farmer's Sister Dairy Work
	Amy Ann Furness	Sister	34	Farmer's Sister Dairy Work
	Ernest Slater	Servant	36	Horseman on Farm
	John Milward	Servant	20	Cowman on Farm
	Eleanor Watts	Servant	17	Servant Domestic

APPENDIX 3: PHOTOGRAPHIC REGISTER

Site:	Highfields Farm Barn, Middleton Lane, Stoney Middleton - Historic Building Recording				Image prefix:
Date:	20/02/2020				Highfields
Officer:	ICW				-
Camera:	Nikon D3200				Barn_HBR
Plate No. in report	Description	Scale	Orientation	Located on drawing	
Plate 1	The former outfarm buildings from Middleton Lane (facing south east).	2m	SE	✓	
Plate 2	View of the buildings from Middleton Lane (facing south west).	2m	SW	✓	
Plate 3	The farm buildings from the east, from within the small foldyard enclosure.	2m	W	✓	
Plate 4	View of the north elevation to building 1 facing south.	2m	S	✓	
Plate 5	View of the blocked doorway in the north elevation in building 1 facing south.	2m	S	✓	
Plate 6	Moulded stone lintel to east doorway in north elevation (facing south).	2m	S	✓	
Plate 7	Moulded stone step to blocked doorway in north elevation.	2m	S	✓	
Plate 8	Retained window casement with louvered vents in north elevation (facing south east).	2m	SE	✓	
Plate 9	West elevation of the cow house (facing east).	2m	E	✓	
Plate 10	Stone gate post (facing north east) towards the north west of the cow-house.	2m	NE	✓	
Plate 11	Section of stone walling abutting the south west (east) cow-house	2m	E	✓	
Plate 12	South elevation of building 1, with buildings 2 and 3 to the right (facing north).	2m	N	✓	
Plate 13	South elevation of building 1, facing north.	2m	N	✓	
Plate 14	Former west door to the south elevation, facing north.	2m	N	✓	
Plate 15	Former east door to the south elevation, facing north.	2m	N	✓	
Plate 16	Moulded stone step to the south elevation, east	0.5m	NW	✓	

Highfields Farm Barn, Stoney Middleton, Derbyshire: Historic Building Recording

	doorway				
Plate 17	Later cow-house door to the south elevation (facing north).	2m	N	✓	
Plate 18	Detail of hayloft ventilation apertures to the south elevation (facing north).	2m	N	✓	
Plate 19	Oblique view of east elevation from the lane (facing south east).	2m	SE	✓	
Plate 20	East elevation from the foldyard (facing north west).	N/A	NW	✓	
Plate 21	Entrance the ground floor of building 1 with modern cow accommodation (facing north).	1m	N	✓	
Plate 22	Ground floor of building 1 (facing south east).	1m	SE	✓	
Plate 23	Ground floor of building 1 (facing south east).	1m	SE	✓	
Plate 24	Ground floor of building 1 (facing south east).	0.5m	SE	✓	
Plate 25	Interior of blocked door to south elevation (facing south east).	0.5m	SE	✓	
Plate 26	Interior of blocked window to north elevation (facing north west).	1m	NW	✓	
Plate 27	Concrete step with drain to ground floor of building 1 (facing south).	0.2m	S	✓	
Plate 28	Concrete stall partition and additional features. Note the halter bar and remnants of a cow drinker (facing east).	1m	E	✓	
Plate 29	Electrical fittings to interior of building 1 (facing east).	0.5m	E	✓	
Plate 30	Water tank to interior of building 1 (facing north).	N/A	N	✓	
Plate 31	North east corner of the barn's first floor (facing north east).	0.5m	NE	✓	
Plate 32	Interior of the east elevation of the barn (facing east).	0.5m	E	✓	
Plate 33	Interior of the west elevation of the barn (facing west).	0.5m	W	✓	
Plate 34	Interior of north elevation, first floor of the barn (facing north) showing the splayed vent openings.	0.5m	N	✓	
Plate 35	Roof structure of the barn (facing west).	0.5m	W	✓	
Plate 36	South elevation of building 2 (facing north west).	2m	NW	✓	
Plate 37	South elevation of building 2 (facing north east).	2m	NE	✓	
Plate 38	The collapsed north elevation of building 2 (facing south). A vertical break is evident to the right (indicated).	2m	S	✓	

Highfields Farm Barn, Stoney Middleton, Derbyshire: Historic Building Recording

Plate 39	Interior of building 2 with construction break (indicated) adjoining possible wall core to right (facing north west).	2m	NW	✓	
Plate 40	Interior of building 2 (facing south east).	2m	SE	✓	
Plate 41	Interior of building 2 (facing south west).	2m	SW	✓	
Plate 42	Interior of building 2 with remains of cattle stall flooring (facing west).	2m	W	✓	
Plate 43	Interior of building 2 with remains of cattle stall flooring (facing east).		E		
Plate 44	Building 2 roof structure with single tied truss. Note the iron bracket to the foreground which supported the wall plate.	2m	SW	✓	
Plate 45	General view of building 3 from Middleton Lane (facing south).	2m	S	✓	
Plate 46	View of building 3's east and north aspects (facing south west).	2m	SW	✓	
Plate 47	View from the yard into building 3 with foundations (indicated) for a south wall with smaller doorway (facing north east).	2m	NE	✓	
Plate 48	The adjoining gable wall between buildings 2 and 3. Note the sockets for the former roof of building 3, with bag-rubbed lime mortar pointing above (facing north west).	2m	NW	✓	
Plate 49	Building 3 and part of the enclosure wall (facing north east). To the right, the small eastern enclosure which building 3 originally adjoined.	2m	NE	✓	

APPENDIX 4: ARCHIVE INDEX TABLE

Highfields Farm Barn Archive Index

Record type	Quantification
Context Register	0
Evaluation Trench Register	0
Drawings Register	0
Drawing Sheet Register	0
Drawing Sheet	0
Drawing	0
Digital Photograph Register	1
Environmental Sample Register	0
Context Sheets	0
Evaluation Trench Recording Sheet	0
Written Report	1
WSI	1
Digital Photographs	49

APPENDIX 5: SPECIFICATION

Highfields Farm Barn, Middleton Lane, Stoney Middleton, Derbyshire

Written Scheme of Investigation



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www.archaeologicalresearchservices.com

Prepared on behalf of: Property Renovators (UK) Ltd

Date of compilation: February 2020

Compiled by: Ian Wyre

Planning Reference: NP/DDD/0219/0127

Local Authority: Peak District National Park

Site central NGR: SK 22240 75254

1 INTRODUCTION

1.1 This scheme of works relates to the proposed development at Highfields Farm Barn, Middleton Lane, Stoney Middleton, Derbyshire for Property Renovators (UK) Ltd (the Client). It details a scheme of historic building recording prior to works commencing on the proposed development which comprises the change of use of the existing barn to residential, associated external alterations, the installation of a package treatment plant, works of hard and soft landscaping and other works incidental to the application proposals.

1.2 Planning permission has been granted for the proposed development (Application Ref. No. NP/DDD/0219/0127). Condition 3 of the planning permission requires archaeological recording as follows.

“A. No development shall take place until a Written Scheme of Investigation for Level 2 historic building recording has been submitted to and approved by the local planning authority in writing. The Written Scheme of Investigation shall include an assessment of significance and research questions; and

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

B. No development shall take place until all on-site elements of the approved scheme have been completed to the written satisfaction of the local planning authority.

C. The development shall not be occupied until the site investigation and post investigation reporting has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under part A and the provision to be made for publication and dissemination of results and archive deposition has been secured.”

1.3 Guidance has been provided by the Peak District National Park Authority (PDNPA) that a programme of descriptive building recording, that would build on the existing Heritage Statement, for an overall level of recording in accordance with Historic England 2016 *Understanding Historic Buildings* guidance Level 2. This is required to incorporate a full visual record when the buildings have been cleared out and safe access can be provided to all areas. It is also required to include elements of a drawn record (annotated plan and elevation drawings showing the form and location of surviving historic fabric; photograph location and direction plan), and a written record and description of the buildings and historic features/fabric revealed.



1.4 This document comprises a Written Scheme of Investigation (WSI) confirming the nature of the descriptive and visual photographic record to the equivalent of a Historic England (2016) *Understanding Historic Buildings – A guide to good recording practice* Level 2 to be undertaken by ARS Ltd prior to conversion of the farm buildings to residential use.

1.5 The aim of the programme of works is, in line with the *National Planning Policy Framework (NPPF)* paragraph 189 (MHCLG 2019, 56), to record and enhance understanding of the significance of any heritage assets to be lost during the proposed development in a manner proportionate to their importance, and to make this evidence (and any archived generated) publically accessible.

2 BACKGROUND

2.1 Site Location and Geology

2.1.1 The site comprises a range of three former barns located on the southern side of Middleton Lane, c.0.28km to the west of Stoney Middleton and c.210m east of Highfields Farm. The barn lies on a ridgeline (c.240m aOD) with levels dropping off to the north towards Dale Brook, east towards the Derwent Valley and south to Coombs Dale. The site is located within the Peak District National Park and is centred at NGR SK 22240 75254 (Figure 1).

2.1.2 The underlying geology of the area of the proposed development comprises the Monsal Dale Limestone Formation – Limestone, sedimentary bedrock formed between 330.9 and 329 million years ago during the Carboniferous period with no superficial deposits (BGS 2020).

2.2 Historical and Archaeological Background

2.2.1 A Heritage Statement, submitted in support of the planning application, provides a brief historical context for the site including examination of relevant historic mapping (Thomson 2019).

2.2.2 The site is located within the parish of Stoney Middleton which retains evidence for the medieval open field system and of former ridge and furrow cultivation. A further, more regular, enclosure to the west was formed through post-medieval enclosure of the former moorland. The land surrounding the barn was enclosed by 1758, with the laying out of further fields to the west taking place prior the 19th century

2.2.3 The barn appears on the 1847 tithe map of Stoney Middleton depicted as a single rectangular structure. At this time, it is listed in the ownership of the Duke of Devonshire with the tenant Jonathan Hallam, who also held the adjacent field and two more plots of land further west. The site is listed as a barn and stackyard, with the land to the south in use as meadow. The land at this time was not part of Highfields Farm, which was separately tenanted.

2.2.4 The first edition Ordnance Survey (OS) of 1880 depicts the site in more detail, showing the staggered alignment of the main barn and its eastern range. To the west



of the barn, a circular structure is most probably a pond. Between this and the barn is an additional small enclosure.

2.2.5 The 1880 OS displays a further field barn had been erected serving land to the south of the barn's immediate enclosure.

2.2.6 By the production of the 1898 edition of the OS the existing walled enclosure to the south of the barn was in place.

2.2.7 Subsequent Ordnance Survey maps indicate no additional changes to the site.

2.2.8 The barn is listed as a non-designated heritage asset, included for its historic and archaeological interest in the County Historic Environment Record and the Peak District National Park Historic Building Sites and Monuments Record (MPD13325). It is described as a former outfarm. The Peak District National Park Historic Farmstead Character Statement identifies that field barns and outfarms are an important part of the Peak District's landscape. Such buildings are highly characteristic and contribute strongly to local distinctiveness, particularly when combined with the distinctive pattern of drystone wall enclosure found in the development of the historic landscape as at Highfields Barn.

3 AIMS AND OBJECTIVES

3.1 Regional Research Aims and Objectives

3.1.1 The proposed archaeological works have the potential to identify the presence of evidence pertinent to research objectives and overarching research themes identified in the East Midlands Historic Environment Research Framework (Knight *et al.* 2018), notably:

- ◆ Research objective 8C for the post-medieval (1485-1750) period: Establish a typology of regional building traditions
- ◆ Research objective 8E for the post-medieval (1485-1750) period: Identify agricultural improvements of the sixteenth to eighteenth centuries
- ◆ Research objective 9G for the modern (1750-present) period: Assess the landscape impact of the early industrialisation of agriculture
- ◆ Research objective 9H for the modern (1750-present) period: Characterising the rural environment: identify and record historic buildings and landscape features.

3.1.2 Should the results of the historic building recording warrant it, provision will be made to upload them to the interactive East Midlands Research Framework wiki. This will help to ensure continuous review of the research objectives.

3.2 Historic Building Recording Aim and Objectives

3.2.1 The aim of the building recording is to provide a basic descriptive and visual photographic record which identifies the building's location, age and type.

3.2.2 The objectives of the building recording are as follows.



- ◆ To produce a description of the agricultural building, including its floor plan, elevations, roof structure, flooring, internal layout and spaces, detailing, form and fabric, and evidence for phasing and development.
- ◆ To produce a full visual photographic record with photographic scales of the internal spaces and any internal or external details, as well as the exterior, with all photographs descriptively captioned and cross referenced to a plan showing the viewing position, direction and photographic image reference.
- ◆ To produce a drawn record of the agricultural buildings including an annotated plan and elevations drawings in order to record the form and location of surviving historic fabric and features.

4 HISTORICAL BUILDING RECORDING

4.1 Coverage

4.1.1 The interior and exterior of the agricultural building will be recorded to the equivalent of Historic England's (2016) *Understanding Historic Buildings – A guide to good recording practice* Level 2 building survey standard (Figure 1).

4.1.2 Guidance provided by the PDNPA requires this to incorporate a full visual record when the buildings have been emptied and cleared out and safe access provided to all areas. It would also need to include elements of a drawn record (annotated plan and elevation drawings showing the form and location of surviving historic fabric; photograph location and direction plan), and a written record and description of the buildings and historic features /fabric revealed.

4.2 Methodology

4.2.1 All aspects of the building recording will be conducted according to the guidelines in *Understanding Historic Buildings – A guide to good recording practice* by Historic England (2016) and the Chartered Institute for Archaeologists (CIfA) *Code of Conduct* (2014) and *The Standards and Guidance for Archaeological Building Recording* (2019).

4.2.2 The archaeologist on-site will carefully examine all parts of the building prior to the commencement of the photographic recording, in order to identify all features relevant to original and later use. As part of this exercise, the archaeologist on site will produce written observations (e.g. on phasing; on detailing, on building function), sufficient to permit the preparation of a report on the structures identified. Each external wall or internal space should be examined individually and the results of that examination noted in a systematic fashion. These site records will be adequate to allow a full architectural and archaeological description of the building to be included in the subsequent report, as a walk around and through each building, starting with setting, then progressing to all sides of the structure in sequence, and finally to the interior from the ground floor up.

4.2.3 The photographic record will cover the following as a minimum:



- ◆ Photographs of the internal spaces and any internal or external details, exterior and setting of the building. A two metre ranging rod will be included in a selection of general shots in order that the scale of all elements of the building can be sufficiently established.
- ◆ The building's external appearance is to be recorded. Typically a series of oblique views will show all external elevations of the structure and give an overall impression of size and shape. Where an individual elevation embodies complex historical information or have been conceived as formal compositions, views at right angles to the plane of the elevation may also be appropriate.
- ◆ Photographs of any internal or external detail, structural or decorative, which is relevant to the building's design, development or use over time and which does not show adequately on general views.
- ◆ Photographs of any internal or external fixtures, fittings or machinery or evidence of its former existence relevant to the building's use or development.
- ◆ Copies of any dates, decorative detail, masons' marks, historic graffiti or inscriptions present in the building and illustrating its development/use.

4.2.4 High resolution digital photographs will be taken using a Nikon 3200 (24.2 megapixels). Where possible, photographs will include a graduated scale and cameras will be mounted on tripods for extra stability. Details of the photographs will be recorded on pro-forma index sheets, which include location, subject and orientation.

4.2.5 The building recording drawn record will include the following.

- ◆ Site location plan at a suitable scale (preferably indicating the position of the site within the country, within the county and a clear plan of the precise location/outline of the building e.g. 1:50).
- ◆ An annotated plan, and elevation drawings, showing the form and location of surviving historic fabric and features. If the architect's plans and elevation drawings are of a sufficient quality and scale, show the appropriate detail and can be provided in an appropriate format, then they can be used as a basis for the drawn plan and elevations.
- ◆ A plan indicating the position and orientation of photographs/images included in the report.

4.3 Report

4.3.1 Within two months of the completion of the building recording, ARS Ltd will produce a report which will include the following as a minimum.

- ◆ Non-technical executive summary.
- ◆ Introductory statement.
- ◆ Aims and purpose of the project.



- ◆ Methodology.
 - ◆ Precise location of buildings, by name or street number, civil parish, town and National Grid reference.
 - ◆ The date when the record was made, the names of the recorders and the archive content/character and location.
 - ◆ A note of any relevant statutory designations.
 - ◆ A discussion of the building's form, function, date, and sequence of development and significance, together with a discussion of the names of architects, builders, patrons and owners if known. This will include a note of any evidence for demolished structures or removed plant associated with the building.
 - ◆ An architectural and archaeological description of the buildings will be produced.
 - ◆ An analytical account of past and present uses of the buildings and areas of the buildings.
 - ◆ Discussion and conclusions.
 - ◆ References.
 - ◆ Statement of intent regarding publication.
 - ◆ Supporting data – tabulated or in appendices.
 - ◆ A register of photographs taken.
 - ◆ Confirmation of archive transfer arrangements.
 - ◆ A copy of the WSI and OASIS form.
- 4.3.2 The report illustrations will contain the following as a minimum.
- ◆ A location map at not less than 1:2500.
 - ◆ A site plan at not less than 1:500.
 - ◆ Photographs used to illustrate all key points and a complete set of site drawings, at an appropriate scale, executed to publication standard.
 - ◆ The annotated plan and elevation drawings showing the location and form of any surviving historic fabric and features.
 - ◆ Extracts from any relevant historic maps, subject to reproduction rights, will also be included within the report with the building of interest clearly visible.
 - ◆ The photographic record plan will also be included.
 - ◆ In addition to those photographs used as illustrations, a complete set of all photographs, excluding duplications, will be included with the digital copy of the report and referenced as necessary.



4.3.3 A digital copy of the report in PDF/A format will be deposited with the Derbyshire HER and the PDNPA HBSMR. A copy of the report will be uploaded as part of the OASIS record (see section 4.5.5 below) for online access via the Archaeological Data Service.

4.4 Archive Deposition

4.4.1 A paper archive, which will consist of all primary written documents, plans, sections and photographs, will be prepared by ARS Ltd and submitted to the suitable repository, in this instance Derbyshire Record Office, in a format agreed in discussion with the PDNPA's Senior Conservation Archaeologist and the Archivist. This is in line with the Museums of Derbyshire (2016) *Procedures for the Deposition of Archaeological Archives from Derbyshire at Derbyshire Record Office*.

4.4.2 High resolution digital photographs would, in discussion with the PDNPA's Senior Conservation Archaeologist, be submitted to the Archaeological Data Service (ADS) digital archive repository with the associated photographic registers and metadata. The digital archive will be prepared in line with current best practice outlined in *Archaeology Data Service/Digital Antiquity Guides to Good Practice* (ADS/Digital Antiquity 2011).

4.4.3 Copyright on the deposited material will either be assigned to the archive, or the archive will be licensed to use the material, in perpetuity; this licence would allow the archive to reproduce material, including for use by third parties, with the copyright owner suitably acknowledged.

4.4.4 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 (a paper copy will also be included within the archive).

4.4.5 Written confirmation of the archive transfer arrangements, including a date (confirmed or projected) for the transfer, will be included as part of the final report.

4.4.6 The PDNPA's Senior Conservation Archaeologist will be notified of the final deposition of the archive.

5 MONITORING ARRANGEMENTS

5.1 The PDNPA's Senior Conservation Archaeologist will be responsible for monitoring the historic building recording and evaluation trenching. Ideally, at least 7 days' notice of the commencement of fieldwork will be given by ARS Ltd to the PDNPA's Senior Conservation Archaeologist in order that arrangements for monitoring the work may be made.

Natalie Ward
Senior Conservation Archaeologist
Peak District National Park Authority
Aldern House
Baslow Road



Bakewell
DE45 1AE
Tel: 01629 816243

5.2 The client will afford reasonable access to PDNPA’s Senior Conservation Archaeologist, or their representative, for the purpose of monitoring the archaeological works. ARS Ltd will liaise with PDNPA at regular intervals throughout the course of the work.

6 TIMETABLE, STAFFING AND RESOURCES

6.1 The outline timetable for the works is as follows. This will be updated by email as the project progresses.

Proposed Commencement Date	Task
February 2020	Historical building recording
March 2019	Historical building report and archive

6.2 The Project Manager for the archaeological works will be Dr Robin Holgate MCIfA, General Manager at ARS Ltd. The historic building recording will be carried out by Dr Ian Wyre of ARS Ltd.

7 GENERAL ITEMS

7.1 Health and Safety

7.1.1 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 our 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 and will be read and signed by all on-site operatives. ARS Ltd retains Citation as its expert health and safety consultants and the appointed Health and Safety Officer for the company is Tony Brennan.

7.2 Insurance Cover

7.2.1 ARS Ltd has full insurance cover for employee liability (£10 million) public liability (£10 million), professional indemnity (£10 million) and all-risks cover.

7.3 Community Engagement and Outreach

7.3.1 Any opportunities for engaging the local community in any archaeological findings should be sought, for example a guided site tour and/or dissemination of information via ARS Ltd’s website, social media and local media.

7.4 Publication and dissemination

7.4.1 If significant archaeological remains are recorded, a summary of the project with, if appropriate, selected drawings, illustrations and photographs will be submitted within 2 years of the completion of the project to Derbyshire



Archaeological Journal for publication and, potentially, other appropriate publications (e.g. Archaeology Conservation in Derbyshire). If no other publication is recommended, a brief site summary in text format will be provided for Derbyshire Archaeological Journal's annual fieldwork round-up. This will be sent to chriswardle01@btinternet.com at the same time as submitting the final report to Derbyshire HER.

7.5 Changes to the Written Scheme of Investigation

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

7.6 Publicity and Copyright

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

8 REFERENCES

ADS/Digital Antiquity. 2011. *Archaeology Data Service/Digital Antiquity Guides to Good Practice*.

British Geological Survey 2020. Geology of Britain viewer. Available online at: <http://mapapps.bgs.ac.uk/geologyofbritain/home/html> [Accessed 22nd January 2020].

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Knight, D., Vyner, B., and Allen, C. 2012. *East Midlands Heritage: An Updated Research Agenda and Strategy for the historic Environment of the East Midlands*. Nottingham.

Ministry for Housing, Communities and Local Government (MHCLG). 2019. *National Planning Policy Framework*. Crown Copyright, London.

Museums of Derbyshire. 2016. *Procedures for the Deposition of Archaeological Archives from Derbyshire at Derbyshire Record Office*. Matlock, Derbyshire County Archaeological Services.



Thomson, J. 2019. *Heritage Statement. Highfields Farm Barn, Middleton Lane, Stoney Middleton, Derbyshire*. The Jessop Consultancy, Document No: TJC2019.47.





FIGURE





Site name: Site Highfields Farm Barn
 Date: January 2020
 Drawn by: ICW
 Scale: Varies

-  Local Authority boundary
-  Site boundary



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This drawing: © ARS Ltd
 Contains Ordnance Survey data.
 © Crown copyright and database right 2015

**Figure 1:
 Site location**

APPENDIX 6: OASIS FORM

OASIS ID: archaeol5-390638

Project details

Project name	Highfields Farm Barn, Stoney Middleton, Derbyshire Historic Building Recording
Short description of the project	EXECUTIVE SUMMARY In February 2020 Archaeological Research Services Ltd was commissioned by Property Renovators (UK) Ltd to undertake a historic building recording of a detached range of traditional farm buildings located to the south west of the village of Stoney Middleton, Derbyshire to discharge condition 11 of the planning permission to convert the existing farm buildings to contribute new holiday accommodation. In terms of fabric evidence it can be assessed that the small farm complex was predominantly developed over the course of the 19th and 20th centuries which included upwards of five distinct construction phases. The historic building recording of Highfields Farm Barn provides a descriptive, drawn and photographic record of the buildings occupying the site and provides a comprehensive preservation by record of the former farm buildings prior to conversion works taking place.
Project dates	Start: 20-02-2020 End: 31-03-2020
Previous/future work	Not known / Not known
Type of project	Building Recording
Monument type	FARM BUILDING Post Medieval
Significant Finds	N/A None
Significant Finds	N/A None
Methods & techniques	"Annotated Sketch", "Measured Survey", "Photogrammetric Survey", "Photographic Survey", "Survey/Recording Of Fabric/Structure"
Prompt	Planning condition

Project location

Country	England
Site location	DERBYSHIRE DERBYSHIRE DALES STONEY MIDDLETON Highfield Farm Barn
Study area	0 Square metres
Site coordinates	SK 22240 75254 53.273528027554 -1.666461409963 53 16 24 N 001 39 59 W Point

Project creators

Name of Organisation	Archaeological Research Services Ltd
Project brief originator	Archaeological Research Services Ltd
Project design originator	Archaeological Research Services Ltd
Project director/manager	Dr. Robin Holgate

Project supervisor Robin Holgate

Project archives

Physical Archive Exists? No

Digital Archive recipient Archaeological Data Services

Digital Contents "none"

Digital Media available "Images raster / digital photography","Survey","Text"

Paper Archive Exists? No

Entered by Dr Ian Wyre (ian@archaeologicalresearchservices.com)

Entered on 31 March 2020