

**An Archaeological Building Recording
at Cliff Ash Farm, Cliffash Lane, Idridgehay,
Derbyshire**



Farmhouse and Barn

Archaeological Research Services Ltd Report No. 2008/66
August 2008

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EXECUTIVE SUMMARY

In August 2008, Archaeological Research Services Ltd was commissioned by B.A. Reid, Planning and Design Ltd to undertake an archaeological building recording at Cliff Ash Farm, Cliffash Lane, Derbyshire. Planning permission had been granted for the conversion of the farmhouse, the adjoining barn to the north-east, both Grade II listed buildings, and an outbuilding to the west. As part of the works, the listed buildings will be impacted upon and, in places, some of the historic features will be removed.

Documentary study of the site revealed that Cliff Ash Farm has had at least three owners and three tenants since 1800. However, the farm buildings and the fields associated with the farm have not changed in layout or function since the earliest available map, the Tithe map of Idridgehay and Alton, dated 1845.

The photographic building recording revealed that the farmhouse at Cliff Ash farm had been extended to the north-east and the barn had been joined to the farmhouse after this extension. The red brick extensions to the farmhouse to the south-east and south-west were probably constructed at the same time as the outbuilding. All of the alterations and additions had taken place prior to 1845.

1. INTRODUCTION

1.1. Scope of work

- 1.1.1. Archaeological Research Services Ltd were commissioned by B.A. Reid Planning and Design Ltd in August 2008 to undertake a building recording and basic documentary study on the farmhouse, adjoining barn and outbuilding at Cliff Ash Farm, Idridgehay, Derbyshire (Fig. 1). The site is centred upon OS map reference SK 2814 4874.
- 1.1.2. The work was undertaken to an English Heritage Level 2 and Level 3 recording standard and complied with English Heritage's "*Understanding Historic Buildings – A guide to good practice*" (2006) and the IFA's Standard Guidance for Archaeological Desk-Based Assessments (1994, revised 2001).

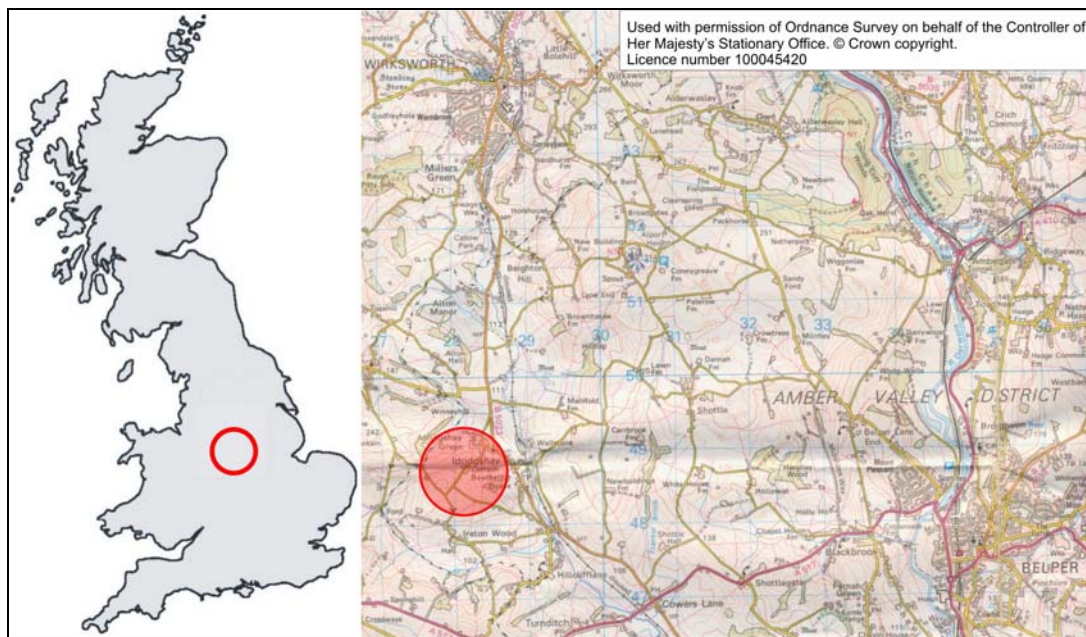


Fig. 1: Site Location Map

1.2. Location and topography

- 1.2.1. Cliff Ash Farm is located within Idridgehay on Cliffash Lane, off the B5023 running from Wirksworth to Duffield. The site is located between Rakestones and Carr Wood to the west of the centre of Idridgehay.
- 1.2.2. The solid geology of the site comprises Millstone Grit, also known as the carboniferous Namurian sedimentary rocks (Aitkenhead *et al.* 2002).

2. AIMS AND OBJECTIVES

- 2.1 The proposed scheme of conversion of the buildings at Cliffash Farm, designated within the planning proposal, requires some impact on, and in places the removal of, historic elements of the listed buildings.

- 2.2 The main aim of the building recording was to mitigate these impacts through *preservation by record* (*sensu* PPG 16). Furthermore the building recording, combined with the documentary study, was to provide a clear analysis of the evidence regarding the development and alteration of the site and how these changes relate to the history of the land-use and property ownership in the area.
- 2.3 This study will:
- Summarise the available cartographic, historical documents and additional records that relate to the site
 - Provide a clear analysis of the evidence regarding the chronological use of the site including how the building, associated structures and open space functioned and articulated.
 - Provide a mapped chronological regression of the building development integrating map extracts into the text
 - Provide a photographic recording of the building's interior and exterior features and measured survey, where appropriate.
- 2.4 Using this information, this report will present a detailed description of the buildings, photographs, measured drawings, scale plans of existing elevations, main floors and structural elements, and a record of the evidence of phasing in the construction and modification of the buildings.
- 2.5 Finally, analysis of the structure's development will be presented, with the specific aim of developing an understanding of the historical, stylistic and functional development of the buildings.

3. METHODOLOGY

3.1. Photographic recording

- 3.1.1 Photographic survey was undertaken in order to create a permanent record of Cliff Ash Farm prior to alteration. The photographic recording was carried out using a Canon EOS 3000v camera, in black and white print. A graduated photographic scale (2 metre alternating red and white ranging rod, and a 1 metre alternating red and white ranging rod) were displayed in the photographs where appropriate. Detailed photographs were taken of individual features or areas of interest using a medium format camera. Supporting photographs were taken using a high resolution digital camera, in order to record colour and significant architectural features and details. Photographic registers and a photographic plan can be found in Appendix I and a building plan can be found in Figure 2. Elevation drawings are shown in Appendix IV and key record photographs are provided within Appendix V.

4. ARCHIVAL RESEARCH

There are twenty Historic Environment Record entries (HERs) and Listed Building documents located within a 1km area around the study area. A full list and descriptions can be found in Appendix II. No Scheduled Ancient Monuments (SAMS), registered Parks or Gardens or Battlefields were located within the area.

4.1 Palaeolithic and Mesolithic Periods

4.1.1 There are no remains belonging to this period known within the development area and a surrounding radius of 1km. An earthwork enclosure, which may date from any period, surrounds Rakestones Farm to the west of Cliff Ash Farm (SMR 8909).

4.2 Neolithic, Bronze Age and Iron Age

4.2.1 There are no remains belonging to this period known within the development area and a surrounding radius of 1km.

4.3 Romano-British

4.3.1 The only monument dating from this period is the postulated route of a Roman road known as 'The Street' leading from Derby (Little Chester) to Buxton (SMR 99030).

4.4 Early Medieval

4.4.1 There are no remains belonging to this period known within the development area and a surrounding radius of 1km.

4.5 Medieval

4.5.1 The only medieval/post medieval monument within the study area is the site of a lead bole, an area where lead was smelted in the open air, identified along the southern edge of the Low Peak at Bull Hill in Kirk Ireton (SMR 8913).

4.6 Post-Medieval

4.6.1 There are no remains belonging to this period known within the development area and a surrounding radius of 1km.

4.7 17th and 18th centuries

4.7.1 Other than Cliff Ash Farm, there are four monuments and listed buildings which date from these centuries, including Southsitch House dating from 1621 or earlier (SMR 21502). Cliff Ash Farm is a Grade II listed building consisting of an 'L' shaped range enclosing a small courtyard, with the house on the south-east side and the outbuilding (the Barn) to the north-east. The house is two storeys with four bays (Listed Building Reference DDR2215).

4.8 19th century

- 4.8.1 There are eleven 19th century Listed Buildings and HERs, including St. James' Church (SMR 21501) and the Duffield to Wirksworth branch of the Midland Railway (SMR 99036).

5. MAP REGRESSION

- 5.1 The following section discusses the developments specifically within the study area. The information has been taken from primary sources such as maps, plans and trade directories. The maps consulted were:

- Plan of the township of Idridgehay and Alton, 25" to 1 mile, 1845
- Ordnance Survey first edition map, 25" to 1 mile, 1849 - 1899
- Ordnance Survey first revision map, 25" to 1 mile, 1888 - 1914
- Ordnance Survey second revision map, 25" to 1 mile, 1900 - 1949
- Ordnance Survey first imperial edition map, 25" to 1 mile, 1948 - 1977

- 5.2 According to the Idridgehay and Alton Tithe Award, created alongside the Plan of the township of Idridgehay and Alton of 1845 (Fig. 4) Cliff Ash Farm was occupied at this date by William Walker, although the land was owned by Reverend Edward Cox. William Walker occupied seventeen fields around the house; five arable, five meadow and six pasture (Tithe Award).

- 5.3 Cliff Ash Farm and its lands were offered for sale on the 6th July 1888 by Mrs J. and W. Heathcote according to an auction document dated 1888. This indicates that the farm had changed hands between 1845 and 1888 and was about to change hands again. The description of the farm within the document reads 'stone-built Farmhouse and buildings, with tying for 20 cows, stabling, barn, and outhouses, garden, orchard, and several fields of land containing 82 acres, 2 roods, 10 perches or thereabouts, of which 66 acres 2 roods 33 perches are pasture, 10 acres 1 rood 17 perches arable, and 3 acres 3 roods 1 perch wood'.

- 5.4 A Tenant Right Valuation of 1904 states Mr William Walker's entitlement upon quitting Cliff Ash Farm from his landlady Mrs Mellor, suggesting that the Mellor family bought the farm during the 1888 auction. William Walker had obviously been the tenant at Cliff Ash Farm since prior to 1845 until 1904 when Mrs Mellor's new tenant was Mr John Dean, as stated on the Tenant Right Valuation. This document lists the value of supplies within the rooms of the house and the fields associated with the farm. It notes that two cheese presses are located within the back kitchen of the house, establishing that the cheese presses (Fig. 54) identified during the building recording had been part of the house prior to 1904.

- 5.5 The trade directories offer more information on the occupiers of Cliff Ash Farm. Kelly's Directory of 1887 is the first directory to reference Cliff Ash Farm and states that William Walker was a farmer at Cliff Ash Farm. Kelly's Directory of 1891 shows that William Walker, and William Walker junior, were both farmers at Cliff Ash Farm. Bulmers History of 1895 asserts that William Walker was

a Parish Councillor for Idridgehay and he and his son were farmers at Cliff Ash Farm. Kelly's of 1928 declares that Benjamin Hampshire was a private resident at Cliff Ash Farm and makes no reference to farming or farmers at this site. Kelly's Directories dating from 1936 and 1941, indicate that 'Smith, Misses' was a private resident at Cliff Ash House (Kelly 1936 and 1941), although it is unclear if this house is located at Cliff Ash Farm, and notes that Dean, Leonard was a farmer at Cliff Ash Farm.

- 5.6 A 'Duties of Land Values' document dated 1910 indicates that Cliff Ash Farm and buildings were occupied by J.W. Whitehurst and the land was owned by Vernon Mellor Esq. The farm and its land had been kept in the Mellor family and according to the trade directories the Dean family worked the land from c. 1904 until after 1941. J.W. Whitehurst may have simply been a private resident in the same way Misses Smith had been according to the 1936 and 1941 trade directories.
- 5.7 The modern layout of Cliff Ash Farm (highlighted in blue on Figure 2) consists of the L-shaped building which comprises the barn, the farmhouse, the red brick extensions to the south-east and south-west, the piggery and the outbuilding to the west (Fig. 2). The earliest available map is the Tithe Map and Award of Idridgehay and Alton dated 1845 (Fig. 3). It shows Cliff Ash Farm in an almost identical layout to the present day. The map is slightly out of alignment with the modern map almost certainly due to the accuracy of the drawing of the Tithe map. The first edition Ordnance Survey map of 1849-1899 shows that Cliff Ash Farm has undergone no expansion or alteration between these two dates. The only difference is the outbuilding to the west lies along the boundary of two fields upon the Tithe map, whilst on the first edition OS map and all later maps it is included within the field boundary surrounding Cliff Ash Farm, indicating a slight change in the field boundaries between 1845 and c.1849-1899. The first revision Ordnance Survey map of 1888-1914 and the second revision of 1900-1948 are exactly the same as the first edition (Figs 5 and 6). The field boundaries surrounding the farm are equivalent on all the Ordnance Survey maps. The Ordnance Survey First Imperial edition map dated 1848-1977 shows that the piggery was constructed between the second revision and this map edition.



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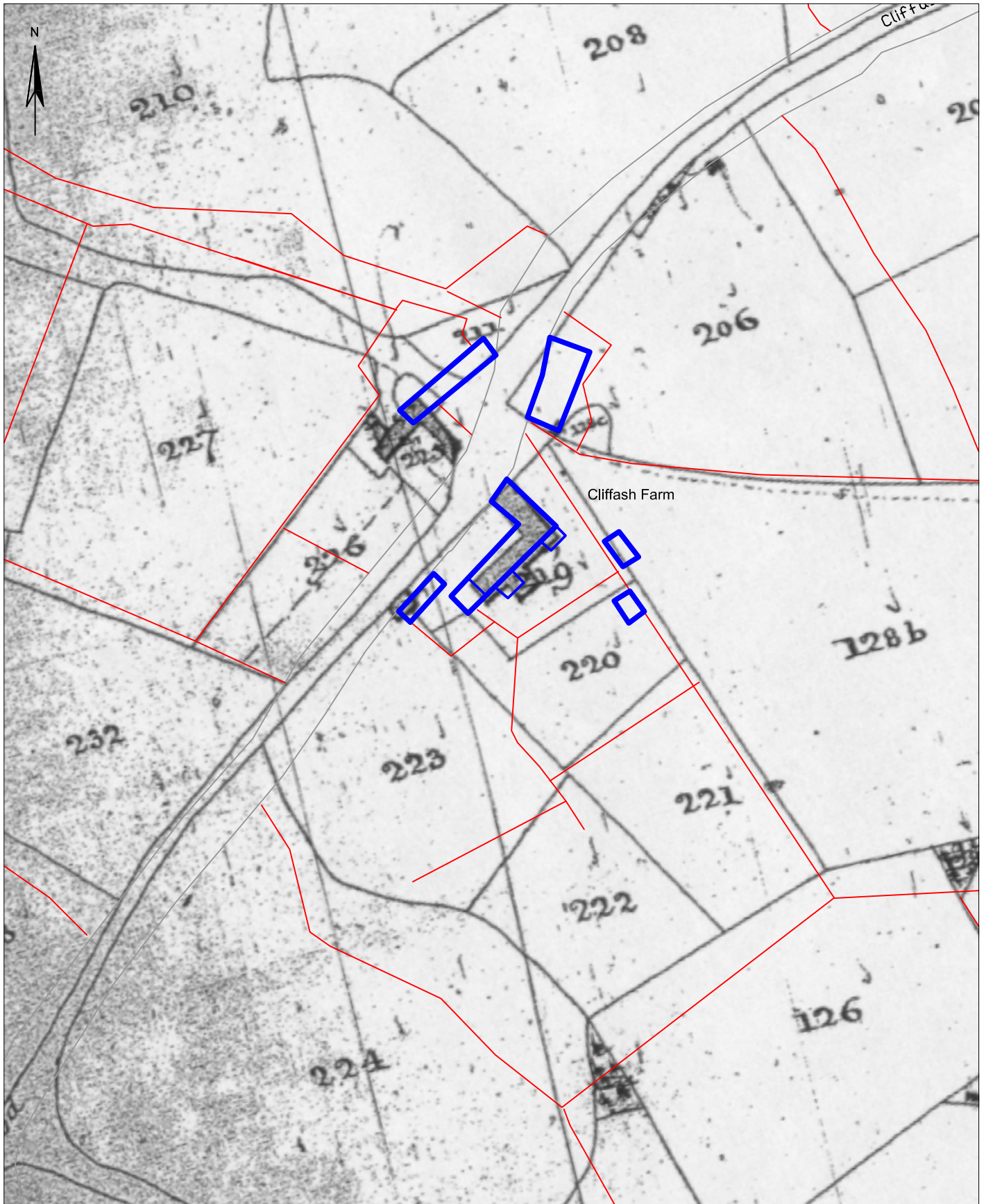
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Figure 2
 Site Plan

Key:

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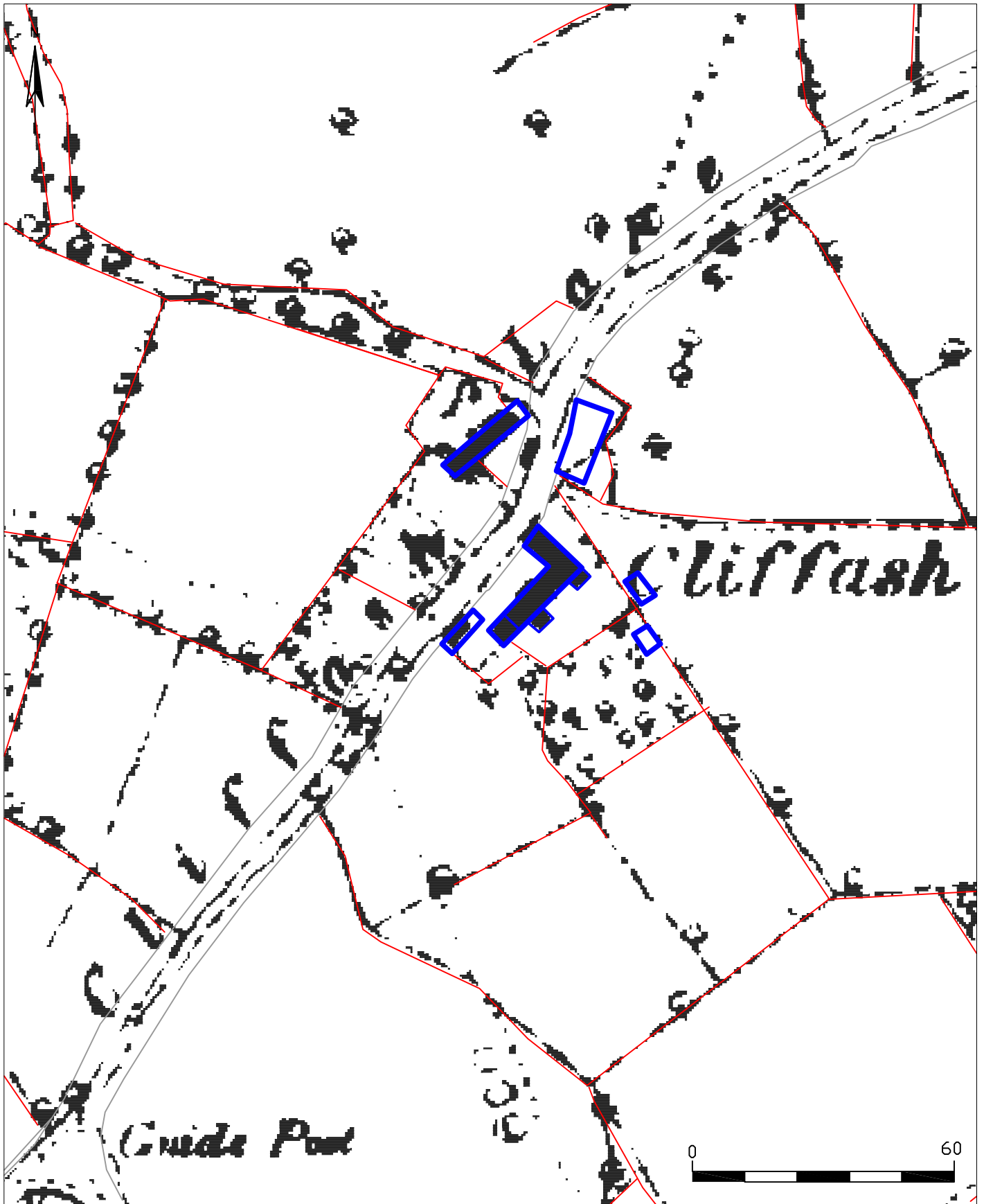
Figure 3
 Plan of Township Boundary
 of Idridgehay and Alton 1845

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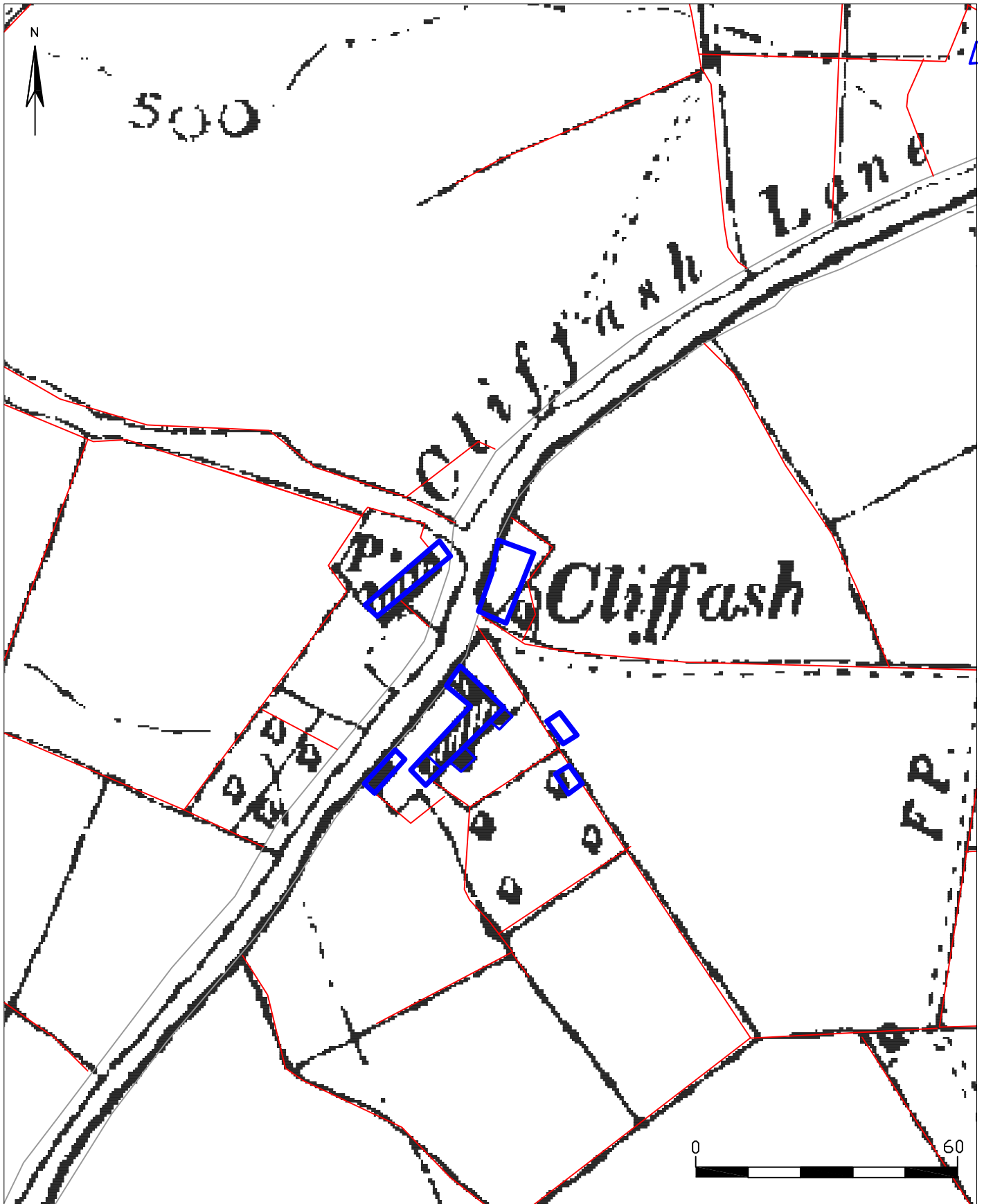
Figure 4
 Ordnance Survey
 First Edition
 1849 - 1899

Key:
 Red lines represent the
 modern Ordnance Survey
 lines
 Blue lines represent the
 modern layout of Cliff Ash
 Farm

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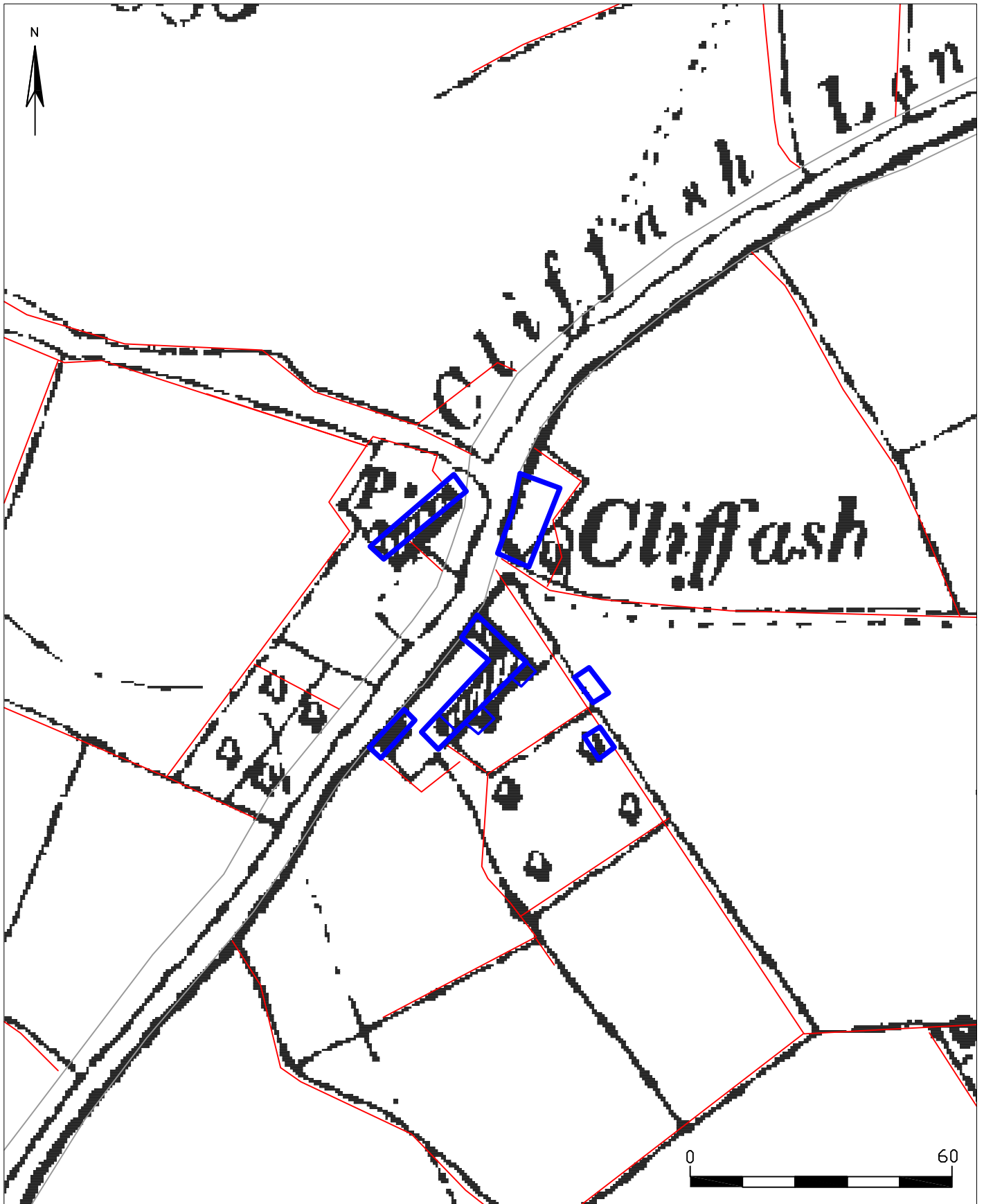
Figure 5
 Ordnance Survey
 First Revision
 1888 - 1914

Key:
 Red lines represent the
 modern Ordnance Survey
 lines
 Blue lines represent the
 modern layout of Cliff Ash
 Farm

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Figure 6
 Ordnance Survey
 Second Revision
 1900 - 1949

Key:
 Red lines represent the
 modern Ordnance Survey
 lines
 Blue lines represent the
 modern layout of Cliff Ash
 Farm

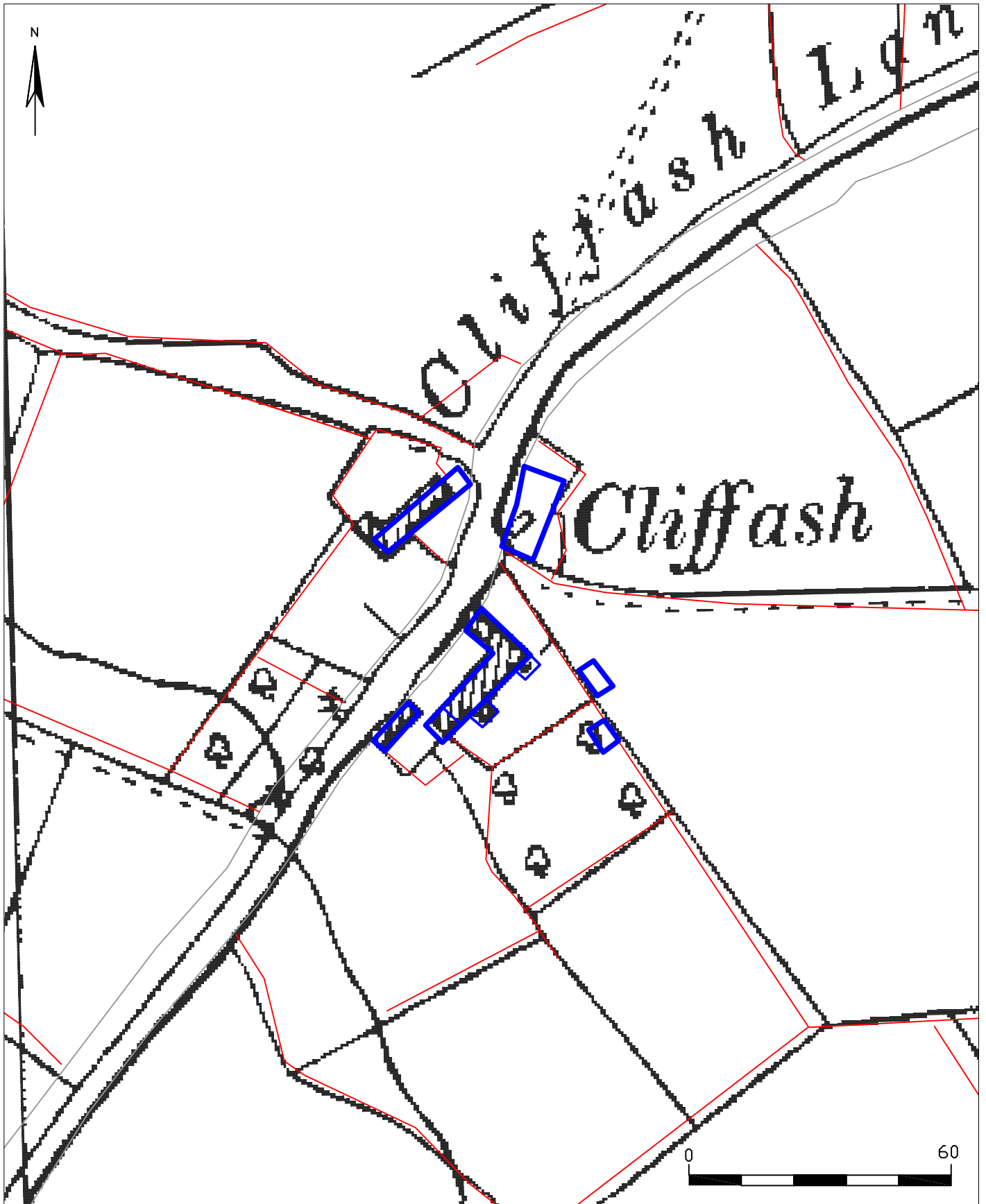
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Figure 7
 Ordnance Survey
 First Imperial
 1948 - 1977

Key:

Red lines represent the modern Ordnance Survey lines

Blue lines represent the modern layout of Cliff Ash Farm

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6. RESULTS OF PHOTOGRAPHIC SURVEY

6.1 The site was visited on the 11th and 12th August 2008 in order to record Cliff Ash farmhouse, the barn and outbuilding prior to the commencement of conversion.

6.2 For the purpose of this discussion, the buildings have been divided up into five areas. The barn has been called Area One, the sandstone farmhouse was Area Two, the red brick extension to the south-east of the farmhouse was Area Three, the red brick extension to the south-west of the farmhouse was Area Four and the outbuilding was Area Five. For a site plan see Figure 2.

6.3 Exterior of Barn (Area One)

6.3.1 *North-east elevation*

The two storey barn was constructed of regular courses of squared sandstone blocks which varied in size from 0.16m - 0.56m in length x 0.18m – 0.2m in height x 0.13m - 0.28m in width and dressed quoins. The north-east elevation contained two doors, three windows and seven slotted openings on the ground floor, and two doors and a window on the upper floor (Fig. 8).



Fig. 8 North-east elevation of the Barn

6.3.2 All of the doors had a large lintel and decorative sandstone jambs (Figs. 9 and 10) similar in style to the main entrance to the farmhouse (Fig. 27). The door on the upper floor may originally have had access from a flight of stairs outside similar to the stairs on the south-east elevation (Fig. 18), although no evidence could be seen within the brick work. One of the ground floor windows was modern and had probably been constructed from a slot (Fig. 11). It contained one pane of glass covered by chicken wire and did not have a lintel, sill or jamb. The other ground floor window consisted of a lintel, sill and a mullion separating two panels, now demolished (Fig. 12). The upper floor windows also consisted of a lintel and sill but did not have a mullion suggesting that these windows only had one panel of glass now destroyed (Fig. 12).



Fig. 9 Lintelled and jambmed door on upper floor of north-east elevation of the barn



Fig. 10 Lintelled and jambmed door on ground floor of north-east elevation of the barn



Fig. 11 Modern window in north-east elevation of the barn



Fig. 12 Windows and doors in north-east elevation of the barn

6.3.3 *North-west elevation*

During the building recording, the elevation was undergoing essential structural repairs due to the likelihood of collapse of the wall and roof of the barn (Fig. 13). A stone sill was observed in the elevation suggesting that a window had existed at the top of the wall in the centre. Two slot windows which were the same size as those from the north-east elevation were also visible. These features were removed before a photograph could be taken.



Fig. 13 North-west elevation, undergoing demolition, of the barn

6.3.4 *South-west elevation*

There were three doors on the ground floor of this elevation and one on the upper floor which was accessed via a flight of outdoor stairs. Each door had a large sandstone lintel and decorative sandstone jambs (Fig. 14). The ground floor door on the left hand side of the elevation contained carved sandstone blocks to form the door jamb which may have re-used from elsewhere (Fig. 15).

Alternatively, the stonework may have been tooled to form a recess which was cut into the jamb to take an outwards opening ledged door. Two windows were located on the ground floor, both with a sandstone lintel and a wooden frame to contain one panel of glass (Fig. 16). Two windows were located on the upper floor of the elevation both with a lintel and a stone mullion. Five salt glazed pipes ran through the width of the wall, possibly for ventilation of the barn, and were located 1.55m above ground level (Fig. 17).



Fig. 14 Door with access from stairs in the south-west elevation of the barn



Fig. 15 Carved sandstone jamb of ground floor door in the south-west elevation of the barn



Fig. 16 Window on the ground floor of the south-west elevation of the barn



Fig. 17 Ventilation pipes within the south-west elevation of the barn

- 6.3.4 The stairway consisted of ten stairs 0.96m in length x 0.18m in height x 0.33m in width and a top step constructed of two large sandstone blocks which overhangs the width of the stairway, indicating possible re-use of these blocks (Figs. 18 and 19). Beneath the stairway on the north-west elevation of the staircase is a storage area and within the south-east elevation is a chicken coop (Fig. 18).



Fig. 18 Stairway on south-east elevation of the barn



Fig. 19 Exterior stairs to upper floor of Area One

- 6.3.5 Area One was originally a separate building to Area Two. The areas had been conjoined at a date before the Tithe map, dated 1845, was created as Cliff Ash

Farm is shown to be a complete L-shaped structure (Fig. 3). The additional area abutted the south-east elevation of the barn and the north-east elevation of the farmhouse and was constructed of coursed sandstone blocks in the same fashion as the two adjoining buildings (Fig. 20). It is bonded into the walls although clearly a later addition due to the differences in roof height.



Fig. 20 Additional construction used to join the barn to the farmhouse

6.3.6 *South-east elevation*

One window, consisting of a lintel and a sill, both constructed of two sandstone blocks and a stone mullion, and three small holes, probably rafter slots, are located within the south-east elevation of the barn (Fig. 21). Abutting the wall on the right hand side is a partially collapsed piggery constructed of sandstone blocks approximately 0.38m in length x 0.22m in width x 0.09m in height (Fig. 22). It was not bonded into the wall and was therefore added at a later date. The piggery originally had two sections approximately 2m wide each, separated by a wall which had existed to a height of approximately 2.5m.



Fig. 21 South-east elevation of the barn



Fig. 22 Piggery located on the south-east elevation of the barn

6.4 Exterior of Area Two (Cliff Ash Farmhouse)

6.4.1 *North-East elevation*

The two-storey building was built of regular courses of squared sandstone blocks with stressed quoins and has a slate tiled roof. Throughout the building the sandstone blocks varied from approximately 0.20m - 0.39m in length x 0.15m in height. The north-east elevation abuts the barn situated on a right angle to the farmhouse creating an L-shaped plan.

6.4.2 *North-West elevation*

The west elevation (Fig. 23) was comprised of two parts indicating that the original farmhouse had an extension built onto the north-east elevation at an unknown date. The bond between the farmhouse and the extension can be seen in Figs. 24 and 25. The extension was built with the same type of sandstone as the original farmhouse, although it was a slightly different colour suggesting that it may have been obtained from the same quarry but from a different area within it.



Fig. 23 North-west elevation of Farmhouse



Fig. 24 Different coloured sandstone blocks and vertical bond between farmhouse and later addition added onto north-west wall



Fig. 25 Vertical bond between farmhouse and later addition on south-east wall

- 6.4.3 The original farmhouse had six windows, three on the upper floor located approximately 4m above the ground level and three directly underneath these windows on the ground floor, all of which were contemporary with the building. Each window had a projecting door-head, lintel and two vertical sandstone jambs creating the enframement of the window (Fig. 26). Two of the windows had a mullion separating two glass panes comprised of eight pieces of glass. A door is located within the north-west wall and has a projecting door-head and large sandstone blocks forming decorative jambs (Fig. 27). This type of decoration is the same as with the doorways in the barn, possibly indicating that this door was added when the barn was constructed (Fig. 14). The projecting door-head appears to be smaller than the lintel for the door indicating that it may be a later addition to the building. It is possible that this door was added where a window had been when the extension was built onto the north-east wall. The original entrance may have been on the north-east elevation of the earliest farmhouse. Above the door (Fig. 27) there is an area which has been infilled with sandstone blocks of a slightly different colour, suggesting that a window has been filled in.



Fig. 26 Windows in north-west wall of the original farmhouse



Fig. 27 Door in north-west wall of the original farmhouse

- 6.4.4 The extension was built of similar sandstone blocks, although of more pink coloured stone which appears to have eroded more quickly. An area of the north-west wall of the extension (Fig. 28) was repaired in the 1960s (Thompson, C. 2008, Pers. Comm.) presumably due to erosion. There is also evidence on the south-east wall, within the area of the extension, of a large area of bricks which are eroding (Fig. 29). One door and one window are located within the north-west wall of the extension and both have projecting door-heads which are the same as those from the original farmhouse (Fig. 30). The window has a sill and jambs and a mullion separates two glass panels consisting of two panes of glass each. The door has a large sandstone block for a lintel and vertical jambs constructed of four sandstone blocks respectively.



Fig. 28 Area of the north-west wall of the farmhouse extension which has undergone repair and upper window



Fig. 29 Heavy erosion of the south-east wall of the extension to the farmhouse



Fig. 30 Door within the north-west wall of the farmhouse extension

6.4.5 *South-west elevation*

The south-west elevation abutted the red brick extension, named Area Four (Figs. 31 and 32) and contained a small window approximately 0.45m high x 0.4m wide. The size and position of the window suggests it may have been inserted into the elevation at a later date. Evidence of the position of the roof of Area Three, now demolished, and the rafter slots for the first floor can be seen on this elevation (Fig. 31).

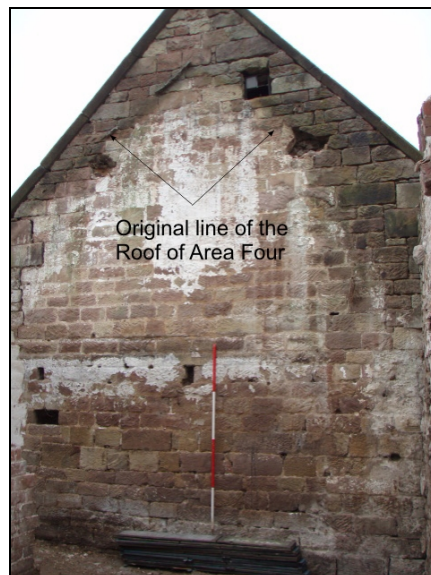


Fig. 31 South-west elevation of the farmhouse



Fig. 32 Bond between the farmhouse (Area 2) and the red brick extension (Area 4).

6.4.5 *South-east elevation*

The south-east elevation comprised of two sections; the original wall of the farmhouse and the wall of the extension to the farmhouse. The red brick extension known as Area Three was built onto the south-east wall of the original farmhouse. The south-east elevation of the original farmhouse originally contained three windows on the ground floor, indicated by the three projecting door-heads still in existence (Fig. 33). After this date, the window on the right hand side of Figure 33 was sealed and three new windows were inserted. This is clear as the mullions are constructed of cleaner sandstone than the blocks used to construct the elevation. It is possible the smaller window of these three was inserted earlier than the other two as the stile on the right hand side of the window and the lintel appear to be re-used. The date of the insertion of the new windows is unknown.



Fig. 33 Lower windows in south-east elevation of original farmhouse.

6.4.6 There are three upper windows in this elevation. The left hand window is exactly the same as the left hand window on the ground floor but it has been sealed (Fig. 34), whilst the other two windows are small, two-paned windows (Fig. 35).



Fig. 34 Sealed upper floor window in south-east wall



Fig. 35 Upper floor windows in south-east wall

- 6.4.7 The door within the south-east elevation is similar to the door located within the original farmhouse on the north-west elevation (Fig. 27). It has a large sandstone lintel, with an projecting door-head which is smaller than the lintel and a large decorative sandstone jamb (Fig. 36). This door was probably added when the front door on the north-west elevation was added.



Fig. 36 Door within south-east elevation of farmhouse



Fig. 37 Ground floor windows within south-east elevation of the extension to the farmhouse

- 6.4.8 There are two windows, now demolished, on the ground floor of the extension to the farmhouse (Fig. 37). The left hand window was larger than the other window and had a red brick sill which was out of alignment with the window indicating the window had been altered. The right hand window did not have a sill or a lintel and may have originally resembled the small upper floor windows within the farmhouse. One window was located in the upper floor of this elevation for this section of the farmhouse. It had a lintel, sill, two vertical jambs and contained two panels of glass consisting of four panes each (Fig. 38). A layer of sandstone blocks protrudes from the base of the south-east elevation (Fig. 37). The height of this layer varies from 0.74m to 0.99m. The purpose of this feature is presumably for decoration, although as the upper sandstone block is angled, it may also protect the wall from water damage. Abutting the south-east elevations of the farmhouse extension and the barn (Area One) is a modern toilet (Fig. 39). It was constructed of red bricks and has a flat roof covered with felt.



Fig. 38 Upper floor window in the south-east elevation of the extension to the farmhouse.



Fig. 39 Red brick toilet and black tiled floor outside back door

6.5 Exterior of Red brick extension to farmhouse (Area Three)

6.5.1 North-east elevation

The extension abuts the south-east elevation of the original farmhouse and stands at approximately 4.5m high. The wall was constructed in Flemish garden bond, laid with three courses in stretcher bond between courses of irregular, but generally, bonded with two stretchers followed by a header. The gauge of the height of bricks for most of the 19th century was three inches (75mm) (REFERENCE). As the bricks used to construct this extension were 65mm in height, this suggests that the building may pre-date c. 1840.



Fig. 40 North-east elevation of Area Three



Fig. 41 Cellar grate located underneath the north-east elevation of Area Three

6.5.2 The north-east elevation did not contain any windows or doors (Fig. 40). The wall was finished to the eaves with a cornice comprised of an off-set string of stretchers with dentils over, supporting a second layer in stretcher bond (Fig. 40).

6.5.3 *South-east elevation*

A single window consisting of a sandstone lintel and red brick sill is located within the south-east elevation of Area Three (Fig. 42). The wall is constructed in a Flemish style in the same fashion as the north-east elevation.



Fig. 42 South-east elevation of red brick extension



Fig. 43 South-west elevation of red brick extension

6.5.4 *South-west elevation*

The south-east elevation had partially collapsed but two windows on the ground floor remained intact and there was evidence in the form of a sill which mirrored the large window above this window indicating a window had existed on the upper floor in this location (Fig. 43). Both of the remaining windows consisted of a sandstone sill, lintel and two jambs. The smaller window contained four panes of glass.

6.6 Exterior of Red brick extension (Area Four)

6.6.1 *North-west elevation*

The red brick extension is bonded to the south-west wall of the farmhouse (Area Two) (Fig. 44) although it is a later addition. The walls are constructed in Flemish Bond with a course of bricks in stretcher bond then a course in header bond (Fig. 45). This is similar to Area Three, but more regular. The north-west elevation contained three doors, all with large sandstone lintels and three windows on the upper floor. Two of the windows have a thin wooden lintel, no sill and one panel of glass containing six panes and the other is constructed of wood with two panels of glass containing six panes each (Fig. 46). A hole which may have been cut through the wall after its construction is positioned 0.82m above ground level. It may have contained a ventilation pipe.



Fig. 44 Bond between Area Two and Area Four



Fig. 45 Flemish style bricks construction of north-west elevation of Area Four



Fig. 46 Door and window within north-west elevation of Area Four

6.6.2 *South-west elevation*

This elevation was constructed of coursed sandstone blocks, approximately 0.15m - 0.37m in length x 0.13m – 0.17m in height, in the same fashion as the south-east elevation of Area Four. A set of nine sandstone stairs led to a doorway with a sandstone lintel and base and a wooden frame (Fig. 48). The stairs are 1.85m high in total; each step is 0.88m in length x 0.32m in width. The top step is 0.97m in length x 0.67m in width x 0.13m in height.



Fig. 47 South-west elevation of Area Four



Fig. 48 South-east elevation of Area Four

6.6.3 *South-east elevation*

The south-east elevation is constructed of coursed rubble walling and has one medium sized window consisting of a small lintel and large sandstone base (Fig. 48), one small square window which is of a later construction (Fig. 49) and three slit windows. An area of this elevation has been sealed with red bricks (Fig. 50). This was either to block a window or to repair the wall.



Fig. 49 Small square window in south-east elevation of Area Four



Fig. 50 Area of red bricks within south-east elevation of Area Four

6.7 Interior of Area One – Rooms 1 and 2

6.7.1 *Room 1 (animal barn)*

Investigation of Room 1 could not be undertaken as the area was deemed unsafe due to collapse of the roof and part of the walls. The roof space, king-post truss and beams could be seen from the doorway (Fig. 51).



Fig. 51 King-post truss roof within the barn (Area One)

6.7.2 *Room 2*

Room 2 was part of the animal barn and was created to join the barn with the farmhouse. The plaster on the walls remained *in-situ* except on the north-west wall which exposed the underlying red brick. The south-eastern section of the room was stepped upwards by 120mm. The room had wooden beams along the ceiling and within the north-west wall was the base of a set of stairs, 0.97m in width, which led from Room One onto the upper floor of the barn.

6.8 Interior of Area Two – Ground Floor (Rooms 3-6)

6.8.1 *Room 3*

Room 3 was a small storage room with shelving and a stone work bench on the north-east wall. The north-west wall contained a window which had been blocked by breeze blocks. There was no evidence for this alteration on the exterior, although it may have been covered by the repair work to the north-west wall of the farmhouse (Fig. 28). The walls had been plastered and the floor was tiled with blue-black square tiles similar to those located leading from the back door of the farmhouse to the outdoor toilet (Fig. 39).

6.8.2 *Room 4*

Room 4 had plastered red brick walls and a floor which had been tiled with square red tiles. Along the south-west wall were two alcoves separated by a range, dating from the 18th century to the 19th century (Fig. 52). Within the left hand alcove was a red brick bread oven which was not bonded into the wall indicating it had been a later addition (Fig. 53).



Fig. 52 Range and alcoves in Room 3



Fig. 53 Red brick bread oven in Room 3

- 6.8.3 Two cheese presses were positioned along the south-east wall of the room. The two sandstone blocks, measuring 0.66m and 0.77m in width respectively and 0.34m in height remained in their original locations. Below the blocks was a narrow gap for excess water to run off. The press was built upon a layer of sandstone blocks 0.38m in length over two red brick footings 0.3m high. The press was edged by a red brick wall to the right hand side of Figure 54. The mechanism consisting of a vertical pole attached to a wheel which would be turned to lift or depress the two stone blocks had been removed after the cheese presses were no longer used. The cheese presses are an original feature of the farmhouse and will be kept *in situ* during the conversion of the buildings.



Fig. 54 Cheese presses

- 6.8.4 Further along this wall, was a ceramic sink also built upon red brick footings. It is possibly contemporary with the cheese presses.

6.8.5 Room 5

A short passage led from Room 4 to Room 5 and off the passage was a set of stairs leading up the second floor and a passageway to Rooms 10 and 11. The 'main' entrance to the farmhouse opened into this passageway (Fig. 27). Room 5 was a large room with a red tiled floor and plastered walls. It contained two alcoves and a range which mirrored Room 4 (Fig. 55). The south-west wall of Room 5 was partially removed to create access to the red brick extension (Area Three). One of the window reveals along the south-west wall had been covered with plaster and then decoratively painted (Fig. 56).



Fig. 55 Range and alcoves within Room 5



Fig. 56 Painted plaster on window jamb within Room 5

6.8.6 Room 6

A small workshop led off from Room 5, with a bench along the north-west wall (Fig. 57). Along the south-east and north-east walls were a series of brackets to hold shelving and within the south-west wall was a sealed hatch of unknown purpose.



Fig. 57 Room 6

6.8.7 Within the north-east area of Room 5 was a set of wooden stairs leading to the first floor. The steps were approximately 1.02m in length x 0.22m in height x 0.22m in width.

6.9 Interior of Area Two – First Floor (Rooms 7-10)

6.9.1 *Room 7*

Room 7 was a small room with wooden beams and plastered walls. Along the north-east wall the wattle-and-daub interior of the wall was visible (Fig. 58). A wooden door within the south-east wall led to two short flights of stairs leading up into the roof space. This area was unsafe and therefore unrecorded. No other features of historic significance were noted.



Fig. 58 Plastered wattle and daub forming the north-east wall of Room 7

6.9.2 *Room 8*

Room 8 was a plastered room larger in size than Room 7 and contained an ornate fireplace with plaster decorations located along the north-east wall (Fig. 59). A small room, possibly originally a walk-in wardrobe, was situated within the north-east wall of this room (Fig. 60). A short passageway led from Room 8 to Room 9 and extended eastwards behind the fireplace forming a small storage area



Fig. 59 Fireplace within Room 8



Fig. 60 Storage room off Room 8

6.9.3 *Room 9*

Room 9 is a large room with plastered walls. The south-west wall sloped to enclose the chimney for the fireplaces within Rooms 4 and 5. No features of historic significance were noted.

6.9.4 *Room 10*

Room 10 was a room of similar size to Room 7, with wooden beams along the south-west wall. A fireplace was situated within the north-east wall, although no features of historic significance were noted.

6.10 Interior of Area Three – Room 11

6.10.1 *Room 11*

A ground floor passageway on a north-east to south-west alignment separated the north-east wall of the farmhouse with the internal rooms of Area Three. This passageway contained a door leading from Room 5 into the passageway and one opposite to enter the ground floor room of the extension. To the north-east of the passageway were a set of stairs leading down into a doom roofed cellar (Fig. 61) located underneath the extension. Area Three was two storeys high but the first floor has been demolished or collapsed. The ground floor room consisted of a concrete floor with plastered, painted walls (Fig. 62). A layer of red tiles decorated the base of the walls.



Fig. 61 Brick cellar located underneath Area Three



Fig. 62 Interior of Area Three showing the two fireplaces and the position of the first floor

6.11 Interior of Area Four – Rooms 12 and 13

6.11.1 *Room 12*

Area Four originally had two floors indicated by a series of rafter slots situated 2m above ground level which would have held the beams of the upper floor. Room 12 was a large room with a partial red brick wall which originally created two smaller rooms. The wall that separates the rooms extended out from the north-west wall and stopped halfway through the room. There is evidence that the wall continued in this direction on the upper floor only and therefore a doorway must have existed at this point on the lower ground. Another internal red brick wall extended from the north-east outer wall forming the second room, although the only evidence of this wall was a line of red bricks, one brick in width, within the floor. The floor of both of these rooms was large black flagstones approximately 0.67m in length x 0.52m in width x 0.05m in height.

6.11.2 *Room 13*

The wall separating Room 12 and Room 13 was constructed of red bricks measuring 230mm in length x 70mm in height x 110mm in width, the same as within the red brick extension (Area Three). The wall contained five areas which had been sealed with red bricks. These areas were either windows between the rooms or contained animal feeders. Within the south-west wall of this room was an area cut out of the wall 0.96m in length x 0.92m in height x 0.32m in width with a curved wooden beam across the top. This may simply have been a shelf or an area for an animal feeder. It is unlikely to have been a fireplace as the wooden beam was not charred.

6.12 Area Five (Outbuilding)

6.12.1 The building was constructed of two sandstone walls forming the north-west and south-west elevations (Fig. 63). The other walls had been demolished or had collapsed at an unknown date. The coursed sandstone blocks forming the outer walls were approximately 0.23m – 0.8m in height x 0.12m - 0.2m in length x 0.4m in width. The building had originally been two rooms, separated by a red brick wall which was still *in situ* (Fig. 64). This wall was bonded into the walls indicating that it was constructed at the same time as the outer walls.



Fig. 63 North-west wall of the outbuilding



Fig. 64 Red brick wall separating the two rooms of the outbuilding

6.12.2 *North-west elevation*

The north-west elevation contained three thin slots, located approximately 1.5m from ground level, presumably for ventilation the building. The outer sandstone blocks were coursed and dressed whilst the internal blocks were not dressed or coursed (Figs. 63 and 64).

6.12.3 *South-west elevation*

The south-west elevation contained one window which had been blocked with red bricks and a slate tile (Fig. 65).



Fig. 65 South-west elevation with sealed window in centre of photograph

6.12.4 *South-east elevation*

The south-east elevation contained two entrances to the southern room of the outbuilding, both approximately 1m wide. The wall was constructed of red bricks, 230mm in length x 90mm in height x 100mm in width. The walls were built in a Flemish style, in a similar fashion to the other red brick constructions with three layers of bricks lying lengthways then one lying widthways.

6.12.5 Within the remaining room there is evidence in the form of two bricks within the floor of a dividing wall which ran in a north-west to south-east direction (Fig. 67). The wall was only 1.24m high as shown by the bricks left within the internal section of the north-west wall, and may have separated two cattle stalls (Fig. 66). The floor was red brick (Fig. 67). The remaining internal wall was red brick and may have originally had a doorway through it into the other room which has now been sealed (Fig. 68).



Fig. 66 Red brick dividing wall within north-west wall of outbuilding



Fig. 67 Red brick floor and evidence of dividing wall

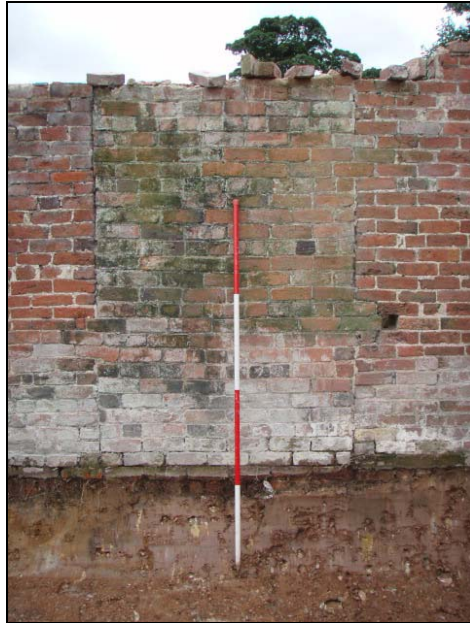


Fig. 68 Sealed doorway within internal wall

7. OVERVIEW AND DISCUSSION

- 7.1 The photographic building recording revealed that Cliff Ash Farm had been extended and altered on numerous occasions. The farmhouse (Area Two) represented the first phase of construction and was extended to the north-east to increase its size, probably in the 17th century. This was probably the first alteration to the farm, although whether the barn (Area One) had already been constructed at this point is unclear from the observable phasing. Sometime after this date the farmhouse and the barn were conjoined forming the L-shaped layout which appears on the earliest map of the parish. The two red brick extensions and the outbuilding to the west were also recorded on this map. These additions were all constructed in red brick, of the same size in Flemish bond and sandstone blocks suggesting they were constructed simultaneously, sometime in the 18th century.
- 7.2 The documentary and cartographic evidence indicates that although Cliff Ash Farm and the surrounding farmland has been bought and sold on at least three occasions and been worked by two tenants, the layout of the buildings and the fields has not altered since 1845. As all of the additions to Cliff Ash Farm were recorded on the Tithe map, the building work took place prior to 1845. Due to a lack of cartographic evidence from before this date, it cannot be ascertained exactly when these buildings were constructed.
- 7.3 The 'Tenant Right Valuation' of 1904 lists the buildings which constitute Cliff Ash Farm. It is clear that Area One was used as a 'cowhouse' and Area Two and probably Area Three were the house. The rooms which joined Area One and Two may have originally been a dairy as it is unusual to have plastered walls within a barn. The function of Area Four is more uncertain although from the layout of the ground floor it seems likely that this area was used to house animals.

Therefore it may either have been the calf house or it may have been the fodder house, though, the outbuilding may also have been used for this purpose. The alterations within Area Four and Area Five suggest the buildings may have had different functions at a later date although what they were used for is unknown.

8. PUBLICITY, CONFIDENTIALITY AND COPYRIGHT

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

9. STATEMENT OF INDEMNITY

- 9.1 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.

10. ARCHIVING

- 10.1 A fully indexed field archive compiled of all primary written documents, plans, photographic negatives and a complete set of labelled photographic prints will be deposited with Derby Museum and Art Gallery. The registrar at Derby Museum and Art Gallery has been notified of the transmission of the archive and has provided an accession number (DBYMU 2008-230) for the project.
- 10.2 Archaeological Research Services Ltd has completed the online OASIS form at <http://ads.ahds.ac.uk/project/oasis/>.

11. ACKNOWLEDGEMENTS

- 11.1. Archaeological Research Services Ltd would like to express special thanks to Brian Reid at B.A. Reid Planning and Design and Steve Baker at Derbyshire County Council.

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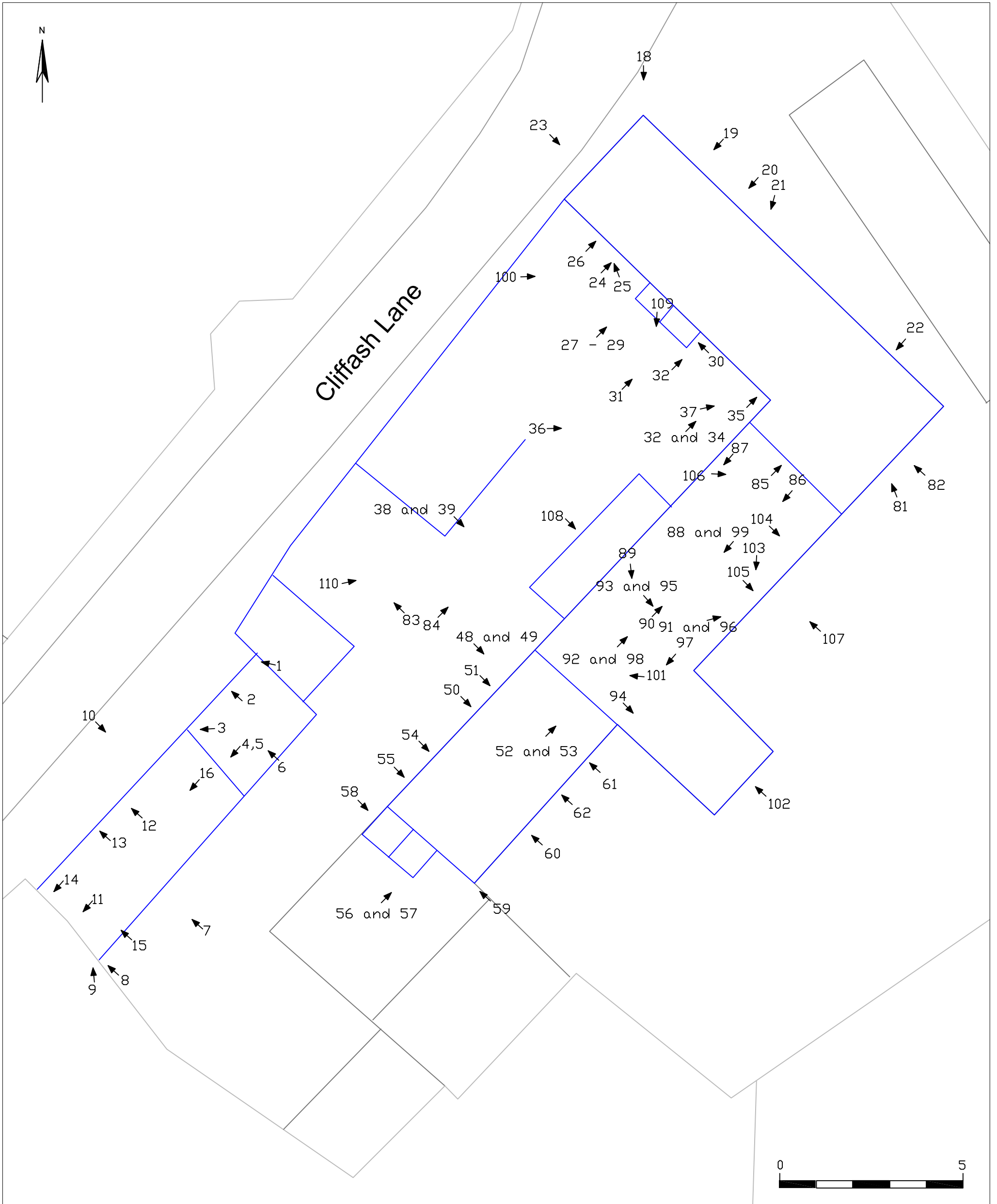
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APPENDIX I: PHOTO REGISTER AND PLAN

Shot No.	Direction	Scale	Area	Interior/Exterior	Description
1	NW	2m	Outbuilding	-	Evidence of removal of SW wall
2	NW	2m	Outbuilding	Interior	Windows in NE wall
3	W	2m	Outbuilding	Interior	Red brick wall, bonded into NW wall
4	SW	2m	Outbuilding	Interior	Blocked section of internal red brick wall
5	SW	2m	Outbuilding	Interior	Holes in inner red brick wall
6	NW	2m	Outbuilding	Interior	Iron ring in NW wall
7	NW	2m	Outbuilding	Interior	Doorways of red brick SE walls
8	NW	2m	Outbuilding	Exterior	Bonding of SW wall and red brick inner wall
9	N	2m	Outbuilding	Exterior	SW wall
10	SE	2m	Outbuilding	Exterior	NW wall
11	SW	2m	Outbuilding	Interior	SW wall and sealed window
12	NW	1m	Outbuilding	Interior	Evidence of demolished inner wall on NW wall
13	NW	2m	Outbuilding	Interior	Sealed window on NW wall
14	SW	1m	Outbuilding	Interior	Chain connected into SW wall
15	NW	2m x 1m	Outbuilding	Interior	Red brick floor
16	SW	2m	Outbuilding	Interior	Demolished red brick wall
17	SE	2m	Outbuilding	Interior	SE red brick wall
18	S	2m	Area 1	Exterior	NE wall
19	SW	2m	Area 1	Exterior	Right hand doorway in NE wall
20	SW	-	Area 1	Exterior	Upper floor doorway in NE wall
21	S	-	Area 1	Exterior	Windows and later window in NE wall
22	SW	-	Area 1	Exterior	Windows and door in NE wall
23	SW	2m	Area 1	Exterior	NW wall, undergoing demolition
24	NE	2m	Area 1	Exterior	Left hand door in SW wall
25	N	2m	Area 1	Exterior	Carved door jambs in left hand door in SW wall
26	NE	2m	Area 1	Exterior	Window in SW wall
27	NE	2m	Area 1	Exterior	Ventilation pipes
28	NE	2m x 1m	Area 1	Exterior	Stairs of SW wall
29	NE	1m	Area 1	Exterior	Chicken coop in stairs of SW wall
30	W	2m x 1m	Area 1	Exterior	Stairs in SW wall
31	NE	2m	Area 1	Exterior	Upper floor doorway in SW wall
32	NE	2m	Area 1	Exterior	Middle doorway in SW wall
33	NE	2m	Area 1	Exterior	Right hand window in SW wall
34	NE	-	Area 1	Exterior	Upper floor window in SW wall
35	NE	2m	Area 1	Exterior	Right hand doorway in SW wall
36	E	2m	Area 1	Exterior	Join between Area 1 and Area 2
37	E	2m	Area 1	Exterior	Close up of join between Area 1 and Area 2
38	SE	2m	Area 1	Exterior	Doorway in SE wall
39	SE	-	Area 1	Exterior	Window in SE wall
40	SE	2m	Area 2	Exterior	Rebuilt area of NW wall c.1960
41	SE	-	Area 2	Exterior	Left hand upper window in NW wall and roof
42	SE	-	Area 2	Exterior	Lower and upper floor windows and iron rings
43	SE	2m	Area 2	Exterior	Main entrance and possible blocked window
44	SE	2m	Area 2	Exterior	Middle upper & lower windows in SW wall
45	S	2m x 1m	Area 2	Exterior	Red brick garden wall
46	SE	2m	Area 2	Exterior	Right hand upper & lower windows in SW wall
47	S	1m	Area 2	Exterior	Lack of bonding between garden wall & SW wall
48	SE	2m	Area 4	Exterior	Left hand door and bonding between Area 2 & 3
49	SE	-	Area 4	Exterior	Close up of above
50	SE	2m	Area 4	Exterior	Hole within NW wall
51	SE	2m	Area 4	Exterior	Left hand windows in SW wall
52	N	2m	Area 4	Interior	SW wall
53	NE	-	Area 4	Interior	Evidence of roof of Area 3 on SW wall of Area 2
54	SE	2m	Area 4	Exterior	Middle door and window in NW wall
55	SE	2m	Area 4	Exterior	Right hand door and window in NW wall
56	NE	2m	Area 4	Exterior	Stairs and SW wall
57	NE	2m	Area 4	Exterior	Door in SW wall
58	SE	2m	Area 4	Exterior	Stairs
59	NW	2m	Area 4	Exterior	Left hand window in SE wall

60	NW	2m	Area 4	Exterior	SE Wall
61	NW	2m	Area 4	Exterior	Sealed window in SE wall
62	NW	2m	Area 4	Exterior	Right hand window in SE wall
63	NE	2m	Area 3	Exterior	Left hand window in SW wall of extension
64	NE	2m	Area 3	Exterior	SW wall of red brick extension
65	NW	2m	Area 3	Exterior	SE wall of extension
66	NW	1m	Area 3	Exterior	Window within SE wall of extension
67	NW	1m	Area 3	Exterior	Base of SE wall of extension
68	SW	2m	Area 3	Exterior	NE wall of extension
69	SW	-	Area 3	Exterior	Cresting at top of NE wall of extension
70	SW	1m	Area 2	Exterior	Cellar underneath extension
71	SW	2m	Area 2	Exterior	Lower windows of SE wall
72	SW	-	Area 2	Exterior	Left hand upper sealed window in SE wall
73	SW	2m	Area 2	Exterior	?Sealed window and door in SE wall
74	SW	-	Area 2	Exterior	Middle, upper windows in SE wall & chimney
75	SW	2m	Area 2	Exterior	Middle lower windows in SE wall
76	SW	2m	Area 2	Exterior	Erosion within SE wall
77	SW	2m	Area 2	Exterior	Footing of SE wall
78	SW	2m	Area 2	Exterior	Right hand window in SE wall
79	SW	2m	Area 2	Exterior	Toilet extension between Area 1 and 2
80	SW	-	Area 2	Exterior	Bond between Area 1 and 2
81	N	2m x 1m	Area 1	Exterior	Piggery
82	SW	2m	Area 1	Exterior	Wall and window in SE wall
83	NW	2m		Exterior	Garden Wall
84	NE	-	Area 1	Exterior	Roof and area of collapse
85	NE	1m	Area 2	Interior	Upper floor, fireplace in room 9
86	SW	2m	Area 2	Interior	Wooden SW wall in room 9
87	SW	-	Area 2	Interior	Stairs from room 2 to 9
88	SW	2m x 1m	Area 2	Interior	Chimney in room 8
89	S	2m	Area 2	Interior	Area behind chimney in room 7
90	NE	2m x 1m	Area 2	Interior	Fireplace with plastered decoration in room 7
91	NE	-	Area 2	Interior	Storage room off room 7
92	NE	1m	Area 2	Interior	Wattle and daub in room 6
93	SE	2m	Area 2	Interior	Stairs into loft from room 6
94	E	-	Area 2	Interior	Fireplaces within red brick extension
95	SE	1m	Area 2	Interior	Right hand window in SE wall room 3
96	E	2m	Area 2	Interior	Painted plaster of window above
97	SW	2m	Area 2	Interior	Stairs from room 3 to upper floor
98	NE	1m	Area 2	Interior	Fireplace in room 3
99	SW	2m x 1m	Area 2	Interior	Fireplace in room 2
100	E	-	Area 1	Interior	King post beamed roof
101	W	2m	Area 2	Interior	Room 6
102	NW	-	Area 2	Interior	Blocked window in NE wall of Area 2
103	S	2m	Area 2	Interior	Bread oven in room 2
104	NE	1m	Area 2	Interior	Cheese press along NE wall of room 2
105	NE	1m	Area 2	Interior	Sink along NE wall of room 2
106	E	-	Area 2	Interior	Room 1
107	NW	2m	Area 2	Interior	Bond between two extensions of Area 2 (SE side)
108	SE	2m	Area 2	Interior	Bond between two extensions of Area 2 (NW side)
109	S	2m	Area 2	Exterior	Farmhouse
110	E	-	Area 1 and 2	Exterior	Farmhouse and cowshed
111	SE	2m	Area 2	Exterior	Left hand door in NW wall



<p>Archaeological Research Services Ltd Angel House Portland Square Bakewell Derbyshire DE45 1HB</p>	<p>Figure 69 Photographic Plan</p>	<p>Key:</p>	<p>Copyright/Licencing: This drawing © A.R.S. Ltd</p>
<p>Site Code: IDR '08 Drawing Ref: Date: Drawn: AMT Scale: 1:200</p>	<p>Notes:</p>		<p>Ordnance Survey data if applicable © Crown Copyright, all rights reserved reproduced with permission. Licence No. 100045420</p>

APPENDIX II: HER AND LISTED BUILDING RECORDS

Historic Environment Records

Ref. No.	Description	Approximate Date	SMR Number	Proximity to Site
1	Earthworks, Rakestones Farm, Idridgehay Earthwork banked enclosure around Rakestones Farm	Unknown	8909	600m west
2	Lead Bole, Bull Hill, Kirk Ireton Approximate site of lead bole. The visible remains are a scooped-out hollow which is evidence that the bole, its foundations and its perimeter walls were dismantled to access and re-use as walling stone (Kiernan and Van de Noort 1992).	1066-1900	8913	700m west
3	St. James' Church, Idridgehay Victorian Gothic church built by H.I. Stevens (Pevsner 1979). Listed Building Reference DDR2480	1854 onwards	21501	460m north-east
4	Southsitch House, Wirksworth Road, Idridgehay Timber framed house, probably contains core of earlier house (Pevsner 1959). Now a private residence. Grade II* Listed.	c.1621	21502	600m east
5	Roman Road, 'The Street', Buxton to Derby Known or postulated route of Roman Road leading from Derby (Little Chester) to Buxton. Recently, new section possibly identified near Rakestones Farm following the modern road (Farnsworth and Whittiry 2006).	43 AD – 409 AD	99030	500m west
6	Midland Railway, Wirksworth Branch Railway branch from Duffield to Wirksworth. Part of Midland Railway providing link to Manchester. Closed to passengers in 1947 (Stroud 2001).	1867-1947	99036	850m east

Listed Building Records

Ref. No.	Description	Approximate Date	Listed Building Number	Proximity to Site
1	Cliffash Farmhouse and Adjoining Outbuilding Grade II listed 17 th century farmhouse and outbuilding added or extended in 18 th century, forming an L-shaped range.	17 th and 18 th century	DDR2215	
2	Mag Lane Farmhouse Grade II listed farmhouse constructed of coursed gritstones and ashlar dressings. Farmhouse built in the late 17 th century with 18 th and 19 th century additions and extensions.	Late 17 th century onwards	DDR2217	760m south-west
3	Iretonwood House Grade II listed house built of red brick with ashlar dressings. Late 19 th century alterations to rear.	c.1850	DDR2218	950m south-south-west
4	House to north-east of Iretonwood House Grade II listed red brick house	Mid 19 th century	DDR2219	950m south-south-west
5	Wallstone Farmhouse Grade II listed farmhouse constructed of squared gritstone in an L-shaped plan. Later brick additions located to the rear.	Early 18 th century	DDR2220	950m north-east
6	South Sitch Grade II* listed house dated 1621, although possibly earlier house within. Additions to house occurred in 1842. See SMR 21502.	1621 or earlier	DDR2221	500m east
7	Holme Farmhouse Grade II listed gritstone farmhouse.	Early 19 th century	DDR2222	570m north-east

8	Rakestone Farmhouse Grade II listed red brick farmhouse.	Early 19 th century	DDR2455	650m west
9	Home Farmhouse Grade II listed red brick farmhouse on an L-shaped plan.	Late 18 th century	DDR2463	850m south- south-west
10	Gate and Gate Piers north-west of Iretonwood House Grade II listed ashlar gritstone gate piers and gates.	c.1850	DDR2466	900m south- south-west
11	Church of St James Grade II listed Anglican Church built by H.I. Stevens. See SMR 21501.	1854 onwards	DDR2480	460m north-east
12	Black Swan Inn Grade II listed red brick fronted public house and outbuilding	Early 19 th century	DDR2562	620m north-east
13	Station Masters House Grade II listed gritstone house, formerly the station master's house in a 'T' plan.	c.1867 onwards	DDR2563	780m east
14	The Cottage Grade II listed cottage of coursed gritstone.	Early 19 th century	DDR 2565	820m south-west
15	Wood Cottage Grade II listed brick cottage.	Mid 19 th century	DDR2673	820m south-west
16	Idridgehay Station Grade II listed house, formerly the railway station. Built of Tudor style of ashlar gritstone. The station was built to serve the Midland Railway.	c.1867	DDR2674	800m east

APPENDIX III: BRIEF

Brief for Archaeological Building Recording

Site Name: Cliff Ash Farm, Cliffash Lane, Idridgehay, Derbyshire

Grid Reference: (centred) SK 2814 4874

Issued to: Kay Davies (Fisher German)

Issued by: Steve Baker (Development Control Archaeologist for Amber Valley Borough Council)

Planning application: Amber Valley Borough Council AVA/2008/0509

Planning officer: Rae Thompson

Date: 10th June 2008

1 Introduction

1.1 Planning consent has been granted for the conversion of the farm buildings at Cliff Ash Farm into three residential units.

1.2 The buildings are Listed Grade II and fall within the designated conservation area of Idridgehay.

1.3 No archaeological desk-based assessment or buildings appraisal was submitted as part of the planning application. The Development Control Archaeologist has therefore recommended that a programme of building recording should be carried out as a conditioned scheme attached to the planning consent.

1.4 The following condition has therefore been placed on the planning consent:

"No development shall take place until the applicant has secured the implementation of a programme of archaeological work (building recording) in accordance with a written scheme of investigation (WSI) submitted by the applicant and approved by the Local Planning Authority."

1.5 From this brief a written scheme of investigation (WSI) for archaeological buildings recording will be produced by the appointed archaeological contractor. The WSI will then be submitted at least two weeks in advance of any work for approval by the Development Control Archaeologist (DCA).

1.6 The programme of work is to include building survey and recording (English Heritage Levels 2/3) combined with a basic background documentary study of the buildings.

2 Background

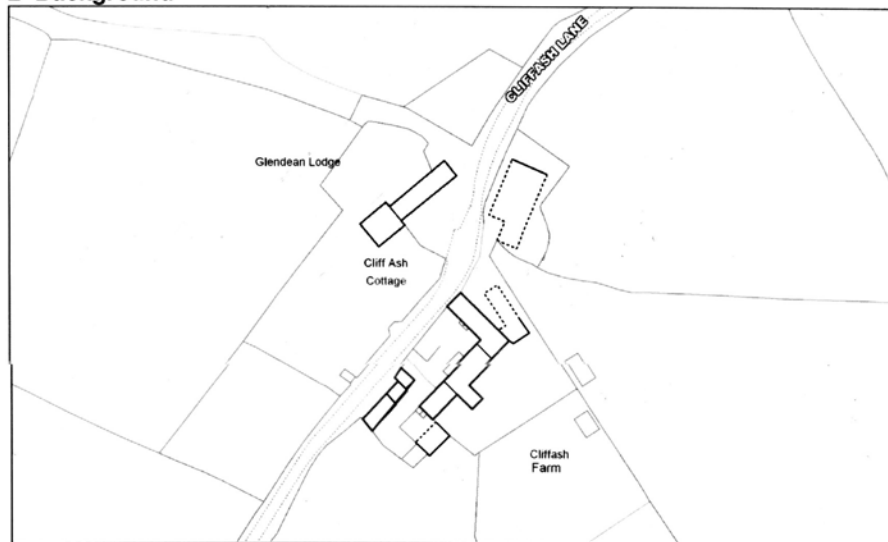


Fig.1: Modern plan of Cliff Ash Farm, showing buildings to be converted

2.1 The proposals involve the conversion of the Grade II Listed farm buildings at Cliff Ash Farm, Cliffash Lane, Idridgehay. The buildings to be converted are the farmhouse, the adjoining barn to the north-east, and an outbuilding to the west. The buildings form an L-shaped range enclosing a small courtyard.

2.2 The list descriptions indicate a 17th century origin for the farmhouse, with the adjoining barn representing an 18th century addition or extension. The western outbuilding is not described in the list description, but may have been constructed during the 19th century.

2.3 The list description is attached as an appendix.

2.4 A planning statement and structural report have been submitted by the applicant. These suggest that the listed buildings are currently in a state of dilapidation. The proposed scheme of conversion will therefore involve significant impacts to, and in places removal of, the historic fabric of the listed buildings. The building recording programme should therefore aim to mitigate these impacts through *preservation by record* (*sensu* PPG 16).

2.5 As far as the Development Control Archaeologist is aware there has been no previous archaeological research, investigations or detailed building recording surveys within the proposed development site.

3 Method: building recording including basic documentary study

3.1 A basic documentary study will draw together and examine all available cartographic, historical documents and additional records that relate to the site.

3.2 The documentary study should attempt to provide a clear analysis of the evidence regarding the chronological use of the site including how the building, any associated structures and open spaces functioned and articulated. Problems in documenting or establishing such an account should be highlighted.

3.3 The analysis of the cartographic evidence should include a mapped chronological regression of the building development closely integrating extracts from the maps into the text.

3.4 Where information obtained through oral accounts or discussions is to be used to interpret the development of site, transcripts of such accounts or discussions should be included in the report.

3.5 The building recording should aim to provide a clear analysis of the evidence regarding the development of the site, when and how buildings and boundaries developed, changed and/or disappeared, and how such changes relate to what is known about the history of land-use and property ownership in the area. Problems in documenting or establishing such an account should be highlighted.

3.6 The buildings need to be carefully examined to identify all features relevant to the original and subsequent historical uses of the site. The assessment should include a photographic record of building exteriors and interior features. These should be closely related to maps and plans of the site and the building layout. Measured survey will also be undertaken where additional clarity is required.

3.7 Building recording requirements have been framed in terms of the forms and levels of recording set-out in 'Understanding Historic Buildings: a guide to good recording practice' (English Heritage 2006).

3.8 The building recording required here will combine elements of English Heritage Levels 2 & 3. Level 2 is a descriptive record whereas a Level 3 survey is fully analytical. A descriptive record of both the exterior and the interior should be developed. This will include a detailed description, photographs, measured drawings (used as necessary to record and/or illustrate details), and scale plans of the existing elevations, main floors and other structural elements. Construction materials will be described and illustrated as appropriate. Evidence for phasing in the construction and modification of the buildings needs to be recorded in detail. Evidence for previous uses and/or the re-use of structural elements (masonry details or carpentry marks), details of roof structure and internal fixtures and fittings should also be recorded. There should be an analysis of the structure's development, with the specific aim of developing, with the assistance of the documentary study, an understanding of the historical, stylistic and functional development of the buildings.

follow
with plans

3.9 Black and white photographs are required and should contain a graduated photographic scale. For key record images a medium format camera should be used and perspective control may be necessary. Supporting photographs can be taken using a high resolution digital camera. These pictures may be used to record colour and significant architectural features and details.

3.10 A photographic register detailing location, direction and subject of each shot must be completed. Position and direction of each photographic viewpoint should be recorded on plans of the site.

3.11 Where significant questions are raised concerning the development history, sequence, function or any other aspect of a structure's character that may be resolved by hidden structural evidence this should be reported. A strategy for maximising opportunities for observation and recording during the conversion work would then need to be developed and agreed prior to the commencement of conversion work.

4 Written scheme of investigation

4.1 A written scheme of investigation (WSI) should be formulated by potential contractors and submitted to the DCA for approval. The proposal should include:

- A description of the proposed fieldwork methods to be used.
- A projected timetable for work on site
- Details of the arrangements made for deposition of the site archive

4.2 The work will be carried out by appropriately qualified and experienced staff. Details of staff numbers and their relevant experience should be included, plus their responsibilities in carrying out the work. Staff CVs should be included, unless already submitted to the DCA in previous project specifications.

4.3 Any changes to the agreed WSI will be discussed with, and agreed with, the DCA before implementation

5 Health and safety

5.1 The archaeologists working on site will naturally operate with due regard to health and safety regulations.

5.2 A copy of the applicant's structural report must be made available to the appointed contractor.

5.3 A risk assessment should be completed in advance of any fieldwork.

6 Monitoring

6.1 During the course of the fieldwork it is anticipated that the Development Control Archaeologist will undertake monitoring visits. The DCA should be given at least 2 weeks prior notice of the commencement of fieldwork.

6.2 The WSI should include the name and mobile telephone number for the relevant field and project officer.

7 Report preparation

7.1 The preparation of reports should follow the guidelines published by the Institute of Field Archaeology and English Heritage (MAP2).

7.2 An interim summary of results should be available within six weeks of completion of fieldwork. The full report should be completed within six months of completion of fieldwork.

7.3 Bound copies of reports should be provided for the interested parties. This should include the Development Control Archaeologist and the Derbyshire Historic Environment Record. The archive should be deposited with the appropriate museum (see below).

7.4 A digital copy of the report including illustrations and photographs (PDF Format) should be submitted to the Historic Environment Record.

7.5 Key record photographs are to be printed at a minimum of 5" x 4" in the final report. A suitable selection of supporting images should also be printed and included within the report (of at least laser copier standard). All photographic images should be included on a CD to be supplied, fully indexed, with the report.

7.6 A fully indexed field archive is to be compiled of all primary written documents, plans, photographic negatives and a complete set of labelled photographic prints. Labelling will include the following details: site name; national grid reference; film and frame number; direction of photograph; scale; date recorded and photographer's name. All negatives and prints should be mounted in appropriate archive stable sleeves.

7.7 The written report must discuss the construction sequence of the buildings in relation to the historical and archival information identified within the documentary study. The interpretation of the development of the site should be suitably illustrated with relevant photographs and phased plans. The interrelationship of the buildings and their associated spaces is deemed of interest and essential to understanding the nature of past activity on the site.

7.8 The report illustrations should include: a location map at not less than 1:25000 and a site plan at not less than 1:500; copies of all historic map extracts consulted (where possible), with the boundary of the site clearly depicted; a plan indicating positions of photographs used within the report; scale plans of the existing elevations, main floors and other structural elements. All illustrations need to be suitably labelled or captioned.

7.9 A copy of this brief should be bound into the back of the report.

8 Arrangements for the project archive

8.1 It is required that arrangements for the deposition of the site archive be made with Derby Museum and Art Gallery, prior to the commencement of fieldwork. The archive will consist of the fully indexed field archive as detailed above, along with copies of all reports. Following agreement with the landowner, the contractor should contact the museum curator to discuss archaeological archiving requirements at the initial stage of the project design.

Your contact will be:
Derby Museum and Art Gallery
The Strand
Derby
DE1 1BS
Tel: 01332 716659

8.2 The archive should be transferred in accordance with the procedures set-out in *Procedures for the Transfer of Archaeological Archives* (2003) (a copy is available upon request from either the Museum or the Development Control Archaeologist).

9 Publicity

9.1 A summary of the project, with selected drawings, illustrations and photographs, should be submitted within 2 years of the completion of the project to Derbyshire Archaeological Journal for publication (see notes attached).

Appendix: List description for Cliff Ash Farm

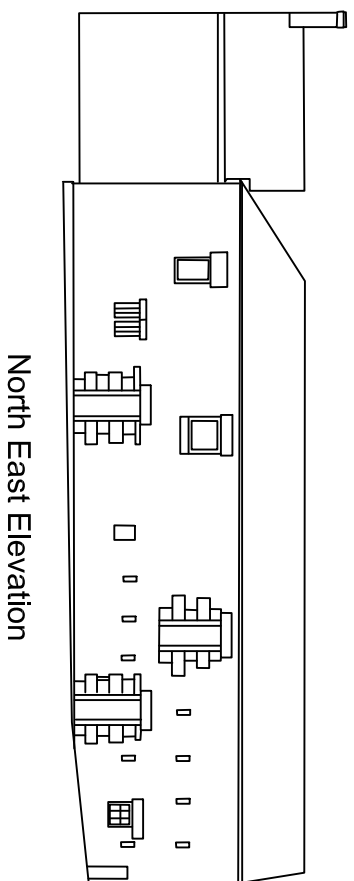
Farmhouse and attached outbuilding. C17, with outbuilding added or extended C18. Coursed squared rubble gritstone with quoins, coped gable and moulded kneelers to south west end, central brick ridge stack and lesser ridge stack to north east end, plain tiled roofs. 'L' shaped range, enclosing small courtyard, with house on south east side, and outbuilding to north east. House part: two storeys, four bays, with recessed chamfer mullioned 2-light windows beneath dripmould. Glazing bar casements, some with iron frames. Two doorways, one to centre with Tudor- arched soffit to deep lintel, massive quoined surround and planked door, the other doorway to north east end with a stone frame, and small square sash window to north east. Outbuilding adjoining house, two storeys, four bays, with irregularly placed openings. Three plain doorways to ground floor, and two square window openings, a central overloft door served by a flight of stone steps, and ventilation slits to upper floor at north west end. One 2-light flush mullioned opening to first floor of south west elevation.

APPENDIX IV: ELEVATION DRAWINGS

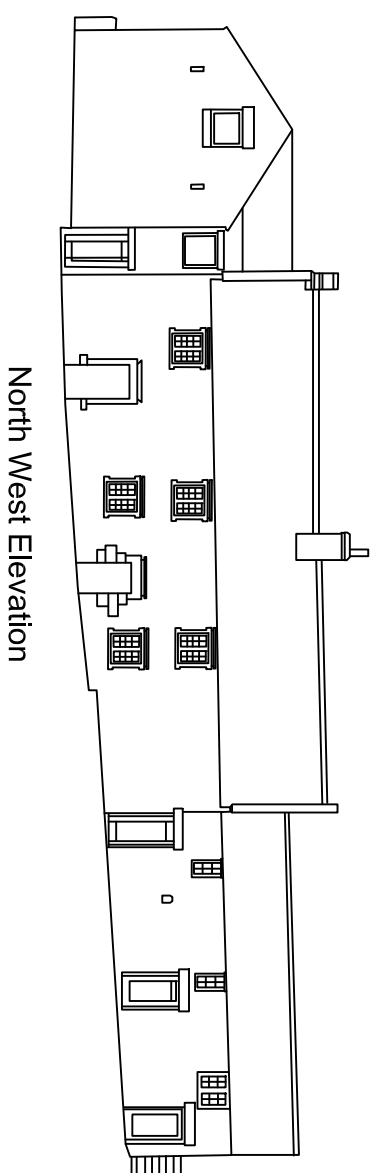
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Date:
Drawn: AMT
Scale: 1:250

Figure 70
Main Building Elevations

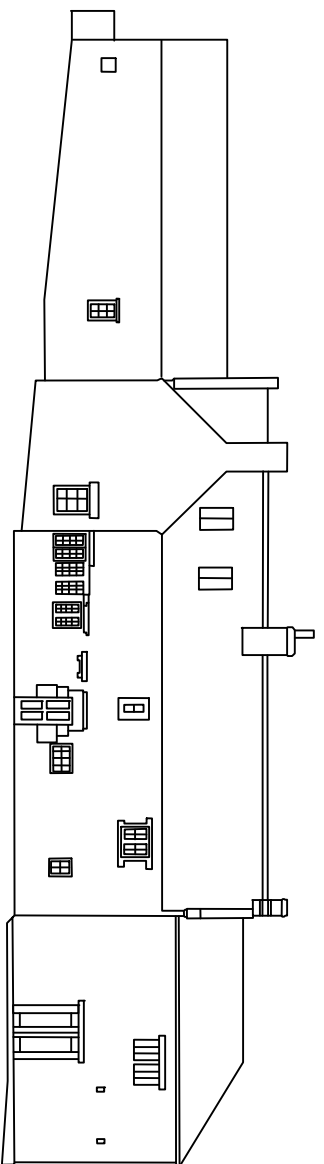
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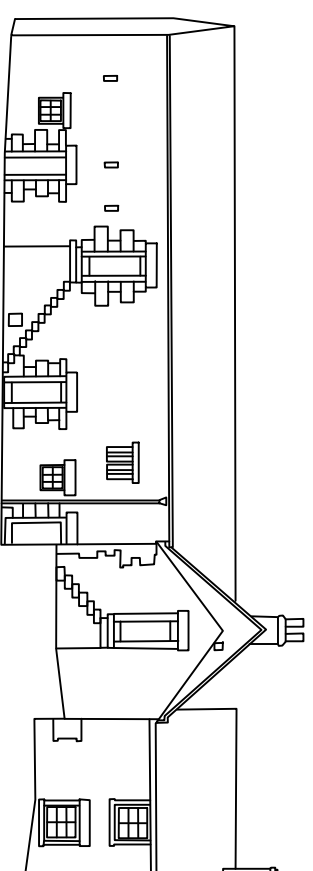
North East Elevation



North West Elevation



South East Elevation



South West Elevation

Notes:

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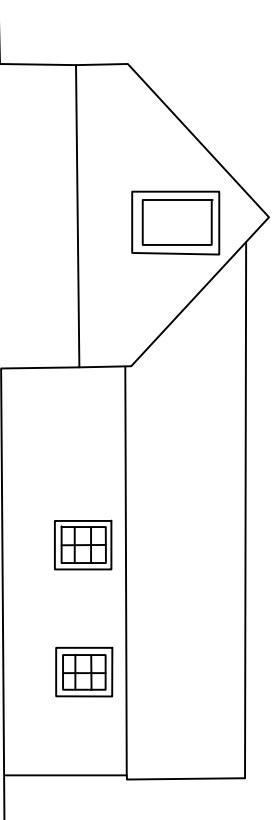
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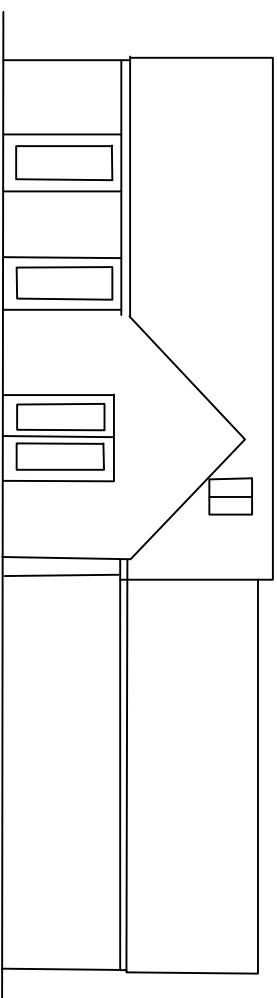
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Drawn: AMT
Scale: 1:150

Figure 71
Outbuilding Elevations

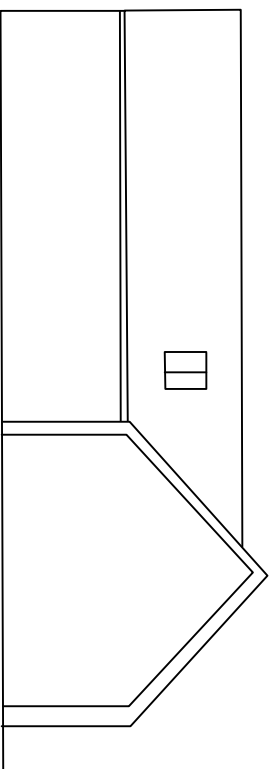
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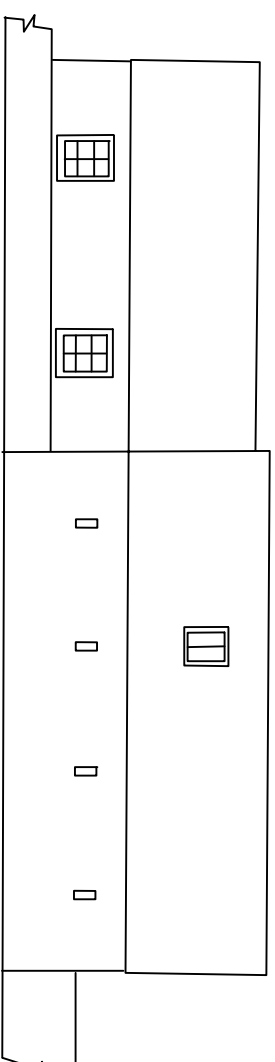
South West Elevation



South East Elevation



North East Elevation



North West Elevation

Notes:

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APPENDIX V: KEY RECORDS PHOTOGRAPHS



PLATE 1: AREA CONJOINING BARN WITH FARMHOUSE



PLATE 2: BOND IN NORTH-WEST WALL SHOWING EXTENSION OF FARMHOUSE



PLATE 3: BOND IN SOUTH-WEST WALL SHOWING EXTENSION OF FARMHOUSE



PLATE 4: WATTLE AND DAUB WALL IN ROOM 7 OF FARMHOUSE



PLATE 5: CHEESE PRESSES IN ROOM 3 OF FARMHOUSE



Fig. 38 Upper floor window in the south-east elevation of the extension to the farmhouse.



Fig. 39 Red brick toilet and black tiled floor outside back door

6.5 Exterior of Red brick extension to farmhouse (Area Three)

6.5.1 *North-east elevation*

The extension abuts the south-east elevation of the original farmhouse and stands at approximately 4.5m high. The wall was constructed in Flemish garden bond, laid with three courses in stretcher bond between courses of irregular, but generally, bonded with two stretchers followed by a header. The guage of the height of bricks for most of the 19th century was three inches (75mm). As the bricks used to construct this extension were 65mm in height, this suggests that the building may pre-date c. 1840.



Fig. 40 North-east elevation of Area Three



Fig. 41 Cellar grate located underneath the north-east elevation of Area Three

6.5.2 The north-east elevation did not contain any windows or doors (Fig. 40). The wall was finished to the eaves with a cornice comprised of an off-set string of stretchers with dentils over, supporting a second layer in stretcher bond (Fig. 40).