

ARCHAEOLOGICAL WATCHING BRIEF

Hay Farm, Hay Lane, Ashover

ARS Project N°: 24/103
ARS Report N°:2024/152
OASIS ID: archaeol5-525957



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Archaeological Watching Brief at Hay Farm, Hay Lane, Ashover

ARS LTD PROJECT 2024/103

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Planning Reference: 23/00609/FL
Local Authority: North East Derbyshire District Council
Site central NGR: SK 35979 61283
OASIS ID: archaeol5-525957

EXECUTIVE SUMMARY

Project Name: Watching brief at Hay Farm, Ashover
Site Code: HFA2024
Planning Authority: North East Derbyshire District Council
Planning Reference: 23/00609/FL
Location: Hay Lane Cottage, Hay Lane, Milltown, Ashover, Chesterfield S45 0HF
Parish: Ashover
Hard Geology: Mudstone, siltstone and sandstone - Pennine Lower Coal Measures Formation
Superficial Geology: None recorded
Soil Type: Soilscape 17: *Slowly permeable seasonally wet acid loamy and clayey soils*
NGR: SK 35979 61283
Date of Fieldwork: 12/07/2024 – 23/07/2024
Date of Report: December 2024

A structural watching brief was undertaken of the proposed reconstruction of a former two-storey dwelling house at the site of the former Hay Lane Cottage, Hay Lane, Ashover, Derbyshire, S45 0HF by Archaeological Research Services Ltd on behalf of G. Henshaw in July 2024.

The works were advised by the Derby District Council's Development Control Archaeologist based on the results of a Level II Historic Building Recording report (Wyre, 2024), of which two areas were identified as being of archaeological interest; the remaining internal walls and floor surfaces and external grounds works to the south west and the east. The purpose of the structural watching brief was to record any archaeological remains that survived on the site according to the Written Scheme of Investigation prepared for this work during the removal of the internal and external floors and walls.

The watching brief revealed that the original building was constructed on a manmade terrace cut into the hillside. This terrace provided a level platform for the construction of the dwelling. Findings from the watching brief supported the conclusions of the HBR, indicating that the initial dwelling was rectangular in shape. Subsequent extensions were added to the north, west, and south over at least two separate phases of construction.

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I INTRODUCTION

1.1 Background and Scope of Work

1.1.1 A planning application (23/00609/FL) was submitted by G. Henshaw (the Client) for the proposed reconstruction of a former two storey dwelling at the site of the Former Hay Lane Cottage, Hay Lane, Ashover, Derbyshire (Figure 1), and was granted by Derbyshire County Council, subject to Condition 7:

“No development shall take place until a written scheme of investigation (WSI) for historic building recording and archaeological monitoring has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives; and; The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.”

1.1.2 The proposed development area is considered to have potential to host buried archaeological remains, a programme of archaeological works is required in line with the *National Planning Policy Framework (NPPF)* paragraph 211, to “record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible” (DLUHC 2023).

1.1.3 Archaeological Research Services Ltd (ARS Ltd) was commissioned by the Client to produce a Written Scheme of Investigation (WSI) in accordance with the specification for works (Hetherington and Nelson Viljoen, 2024; Appendix IV). The Historic Building Recording (HBR) was undertaken by ARS Ltd in April 2024. Based on the results of the HBR (Wyre, 2024; Appendix II), it was deemed necessary to undertake a watching brief that comprised the monitoring of the removal of internal wall and floor surfaces as well as the external groundworks to the southwest and east of the current building (Figure 2).

1.1.4 The Watching Brief works were undertaken between 12/07/2024 to 23/07/2024 in accordance with the WSI (Appendix IV) as agreed by Reuben Thorpe, Development Control Archeologist for Derbyshire County Council (DCC).

1.2 Site Location and Description

1.2.1 The proposed development area (PDA) is situated c.155m north of the modern Hay Farm, and lies on the western fringes of Milltown (Figure 1). The village of Woolley Moor lies c.800m to the north east, while the hamlet of Milltown lies c.300m to the west. Milltown Quarry, is located c.1.05km to the north west, and the town of Matlock is located c.5km to the west.

1.2.2 The development area is a rectangular piece of land, approximately 1.01 hectares in size, located adjacent to the east side of Hay Lane, from which it gains access. The site contained the remains of a stone-built building and a privy, and was situated among a network of hedgerows and field systems.

1.3 Geology and Soils

1.3.1 The underlying solid geology of the site is split, with the western section of the PDA consisting of Crawshaw Sandstone – Sandstone. Sedimentary bedrock formed between 319 and 318 million years ago during the Carboniferous period.

1.3.2 The eastern section of the PDA (and much of the site) consists of Pennine Lower Coal Measures Formation – Mudstone, siltstone and sandstone. Sedimentary bedrock formed between 319 and 318 million years ago during the Carboniferous period (BGS 2024).

1.3.3 No superficial deposits are recorded by the British Geological Survey (British Geological Survey 2024).

1.3.4 The soils of the PDA area are classified as *Soilscape* 17 – slowly permeable seasonally wet acid loamy and clayey soils (Cranfield University 2024).

1.4 Archaeological and Historical Background

1.4.1 Archaeological Research Services Ltd (ARS Ltd) previously conducted a Historic Impact Assessment (HIA) for land approximately 1km northwest of the Proposed Development Area (PDA) (Burpoe, 2020). A summary of this assessment is provided here for ease of reference.

1.4.2 As industrialisation intensified toward the late 18th century, the area surrounding the PDA became a focal point for exploration, leading to mineral extraction through various mines scattered throughout the region. Notable mines in the vicinity include Woodhead, Gregory, and the Blythe Grove Shaft, all located to the northwest of the PDA. Also situated northwest of the PDA is Milltown Quarry, historically used for the extraction of limestone and small quantities of fluorspar.

1.4.3 Pre-1900 Ordnance Survey maps label the quarry as “old quarry,” making it difficult to determine precisely when quarrying ceased. However, records indicate that reworking of veins within the quarry resumed in 1911. Despite intermittent operations, quarrying persisted until 1949, when economic constraints led to its permanent closure. By the 1960s, maps show the quarry in its current state, featuring a large settling pond within its footprint.

1.4.4 Tithe apportionments from 1849 (IR 29/8/12) indicate that the land within the PDA was utilised in a manner similar to the proposed development (Table 1). Plot 3284 is described as comprising a “house, outbuildings, yard, garden, and stackyard.” Although the tithe apportionment map does not pinpoint the exact location of this plot, it is likely that the existing building within the PDA corresponds to this entry.

Owner	Occupier	Plot no.	Description	Cultivation	Quantities		
					A	R	P
Thomas Goodall	Thomas Stanley	3281	Rose Tree Croft Lane	Arable		2	20
		3283	Garden	Arable		1	5
		3285	Croft	Arable	1	2	22
		3286	Middle Close	Arable and Meadow	1	2	32

Table 1. 1849 Ashover Tithe Appointment

1.4.5 The 1861 census records show that Thomas Goodall, landowner of land within PDA, was a significant landholder with 30 acres. Upon his death, this property passed to his son, as evidenced

in the 1881 census returns, although the landholding had reduced to 28 acres by that time. Notably, the land currently under the applicant's control, including the PDA, spans approximately 2 acres. While intriguing, there is no documentary evidence to confirm whether the 2-acre reduction in George Goodall's holdings corresponds to the PDA. Consequently, determining when the building fell into disuse remains challenging, as the land itself has experienced little observable change over time.

1.4.6 The earliest available map to clearly depict Ashover is the Ashover Enclosure Map of 1783, held at the Derbyshire Record Office (Burpoe 2020). It is currently uncertain whether this map illustrates Hay Cottage and the surrounding area; however, the Burdett map of 1791 does not show any settlement between the River Amber and Hey-Side (modern Ashover Hay). The Ordnance Survey (OS) map of 1879, however, closely resembles modern aerial imagery, indicating that the current hedgerows and field systems were in use from at least this time. It also clearly depicts the cottage and surrounding enclosure as they appear today. The subsequent 1900 OS map suggests that the layout of the building and surrounding land remained largely unchanged, as evidenced by later OS maps up to the present day.



Site name: Hay Cottage, Ashover
 Date: March 2024
 Drawn by: S Hetherington
 Scale: Varies

 Derbyshire districts
 Site Boundary



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Figure 1:
Site location

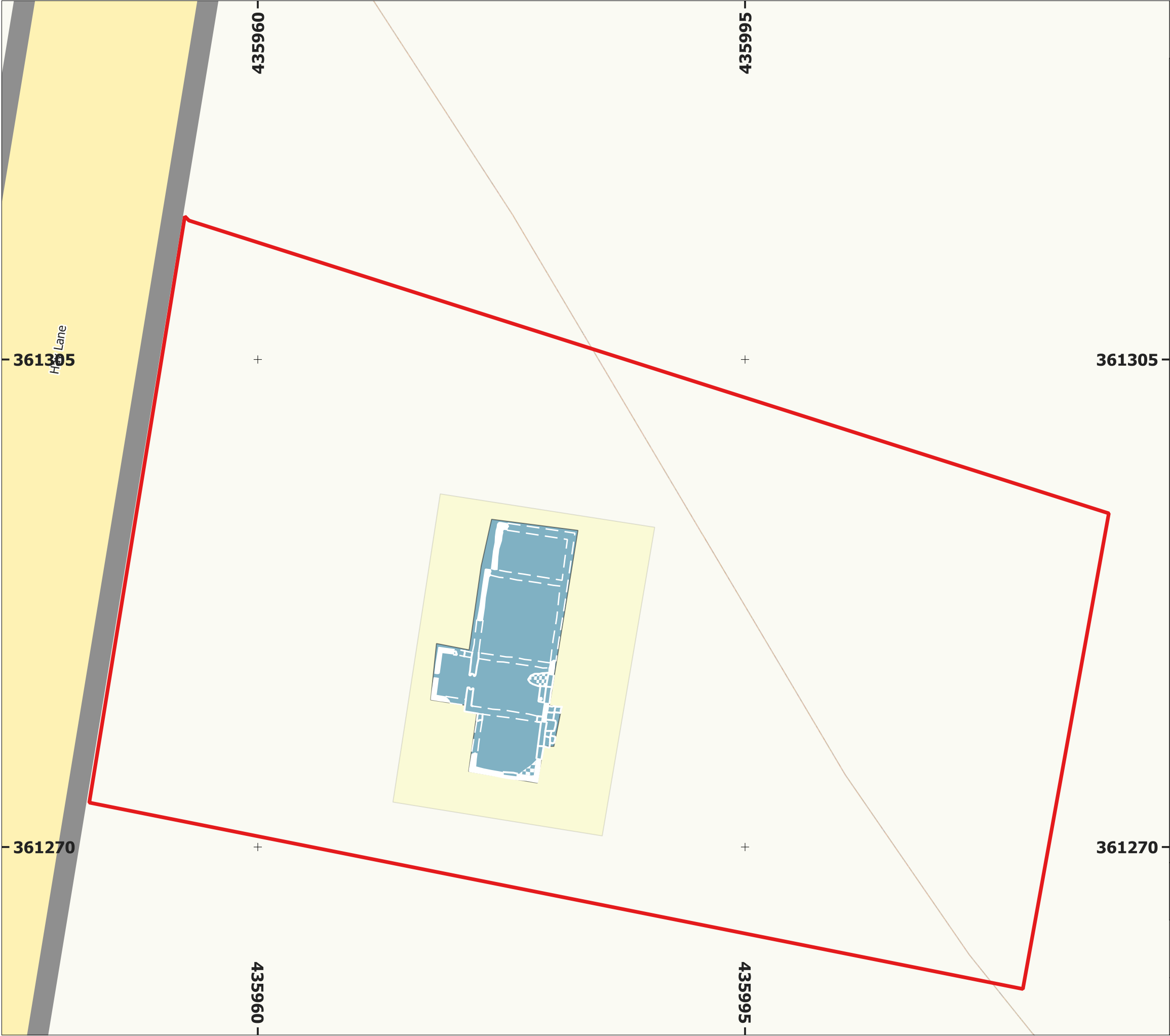


Figure 2: Plan showing watching brief area

 Site Boundary

 Area of Watching Brief

 Area of HBR

0

5

10

15

20 m

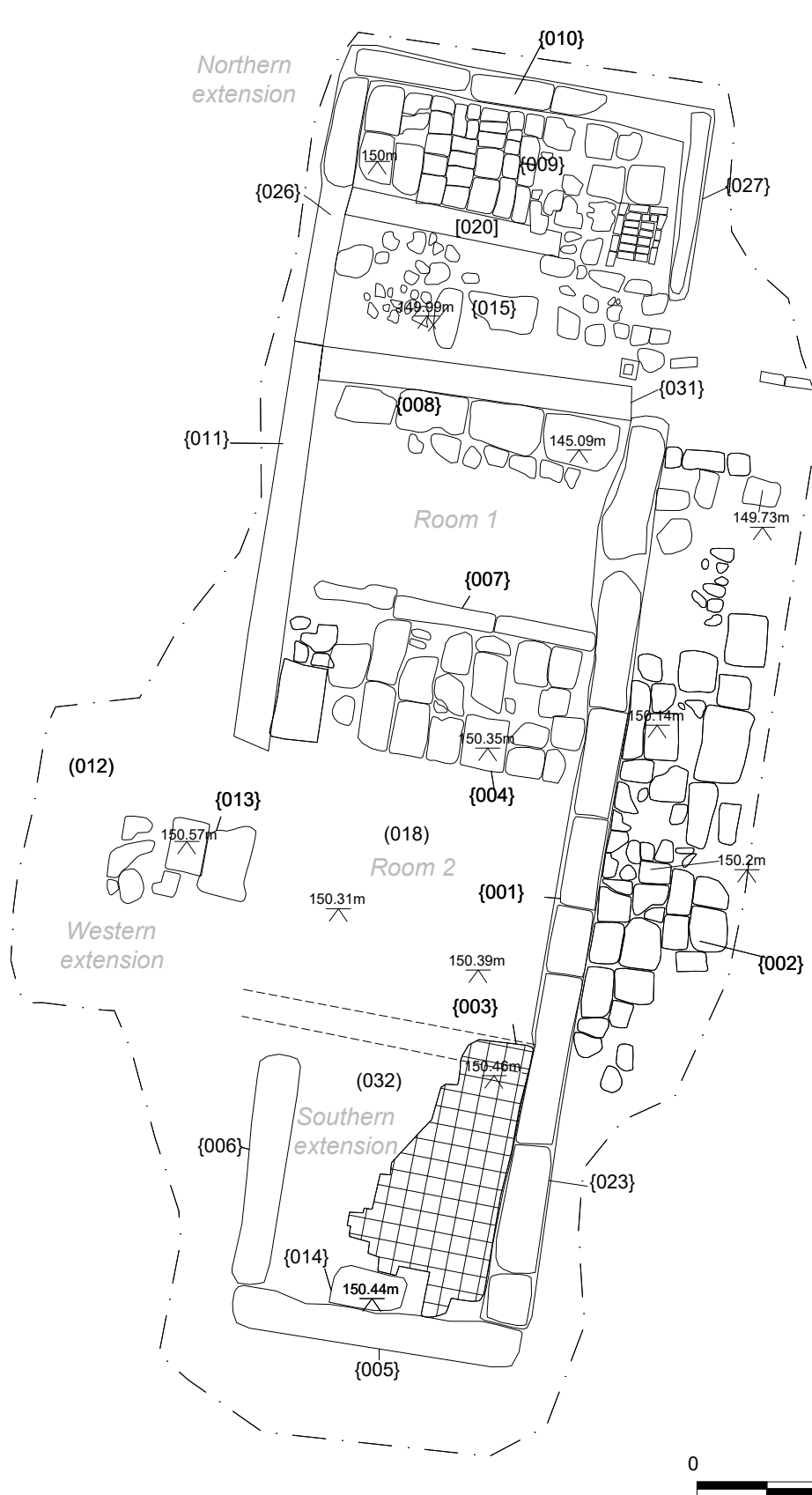


Site name: HayFarm
Date: December 2024
Drawn by: CLH

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Site name: Hay Farm, Ashover
Date: November 2024
Drawn by: CLH

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Figure 3: Site Plan

- Limit of Watching Brief
- Context
- Projected line of southern wall
- Tiled floor

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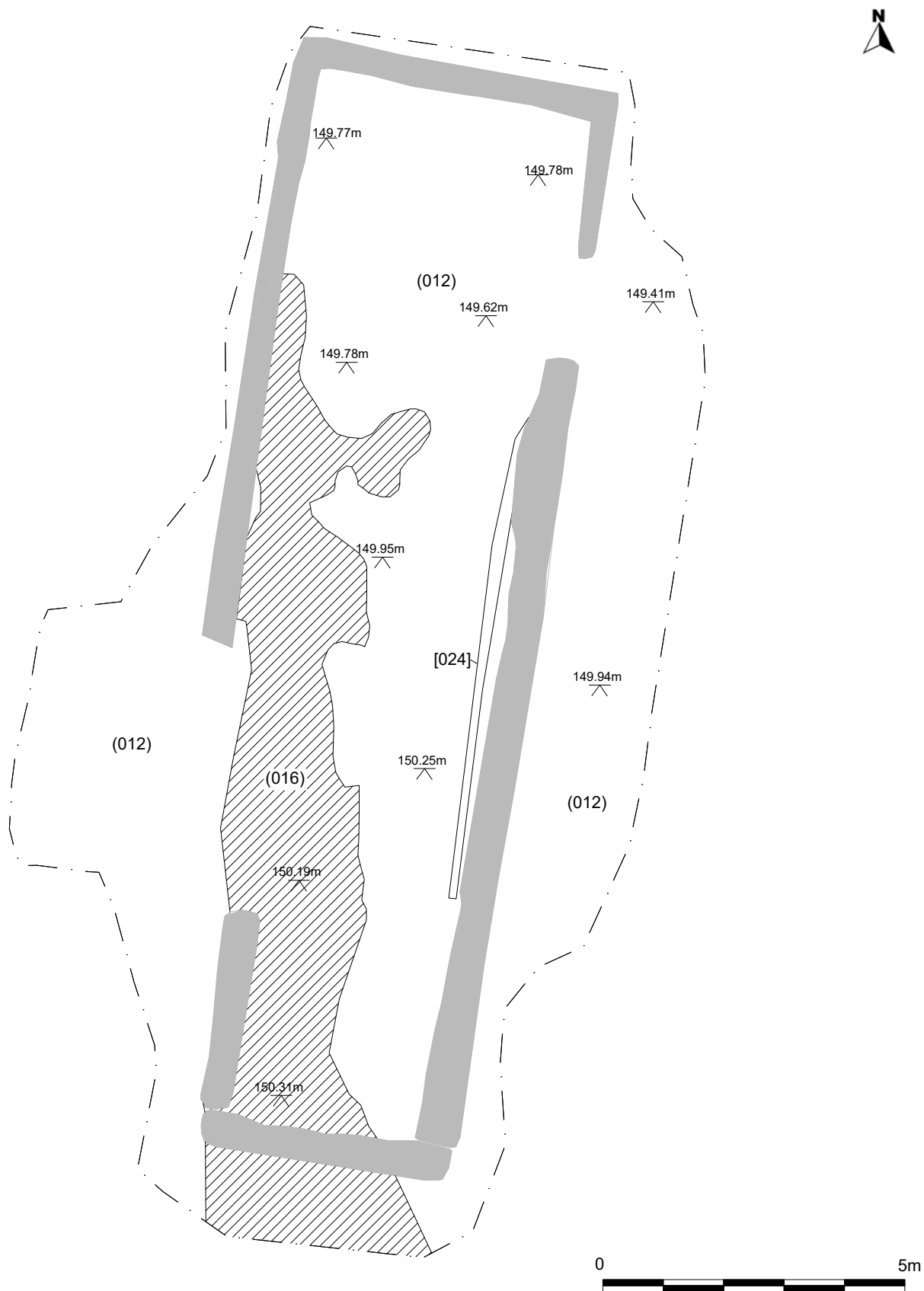
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Site name: Hay Farm, Ashover
Date: December 2024
Drawn by: CLH

Figure 4: Site plan after the removal of the floor surfaces showing the coal seam across the site

-  Limit of Watching Brief
-  Drain
-  Building outline
-  Coal Seam

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2 AIMS AND OBJECTIVES

2.1 Watching brief Aims

2.1.1 The aim of the fieldwork was to ‘to record and enhance understanding of the significance of any heritage assets to be lost during the proposed development in a manner proportional to their importance, and to make this evidence (and any archive generated) publicly accessible.’ (MHCLG 2024)

2.2 Watching Brief Objectives

2.2.1 The specific objectives of the fieldwork were to:

- ◆ monitor closely all development groundwork that may encounter archaeological remains and confer with the archaeological planning advisor to the LPA when archaeological remains have been found;
- ◆ investigate and record any archaeological features/deposits encountered;
- ◆ establish a relative chronological sequence and, if possible, recover datable materials from archaeological deposits and features; and,
- ◆ establish the character, extent, form, function, and likely status of the archaeological remains where found.

2.3 Research Aims and Objectives

2.3.1 The investigations were conducted with the potential to be able to address objectives suggested by the published research priorities set out for the East Midlands Research Framework (Research Frameworks 2024; Cooper 2006) Research priorities that could have become relevant were those that focused upon agriculture and land use, particularly during the post-medieval and modern periods:

- ◆ 8.2.4 - How are tenants and servants reflected in the surviving material culture?
- ◆ 8.4.2: Can we develop as an aid to academic study and conservation management a regional typology of farmhouses, barns and other rural vernacular buildings?
- ◆ 8.4.3: Can we discern intra-regional or temporal variations in the pattern of rural vernacular architecture?
- ◆ 8.4.4: What was the impact of industrialisation upon established settlement patterns and the rural landscape, and how did this vary regionally?
- ◆ 9.6.1: What was the impetus for the development of estate farming and rural agricultural industries, and what has been the landscape impact?
- ◆ 9.6.2: How did parliamentary enclosure and other agricultural improvements (e.g. water management) impact upon the rural landscape?

3 METHOD STATEMENT

3.1 Method

3.1.1 The methodology for the watching brief is set out in detail in the WSI (Appendix IV). All machine excavation was conducted under continuous archaeological supervision and the site was

accurately tied into the national Ordnance Survey Grid with the use of a GPS on site to produce survey data and a site plan.

3.2 Professional Standards

3.2.1 The archaeological fieldwork was undertaken in accordance with the Chartered Institute for Archaeologists' (CIfA's) *Code of Conduct* (2022), *Standard for archaeological monitoring and recording* (2023a) and *Universal guidance for archaeological monitoring and recording* (2023b).

3.3 Health and Safety

3.3.1 All works were undertaken in full compliance with the Health and Safety at Work Act 1974 and with the Management of Health and Safety Regulations 1992.

3.3.2 A risk assessment (No. RA/2024/079) was produced before commencement of the work and was adhered to throughout the course of the fieldwork.

4 RESULTS

4.1 Overview

4.1.1 An overall plan of the watching brief area is provided in Figure 3 and Figure 4. A context description table is included in Appendix I, with a summary text description presented below. Additional digital photographs can be found in the project archive.

4.1.2 The structural watching brief revealed the remains of the 'original' building identified in the HBR (Wyre, 2024), as well as three single-cell wings abutting the building to the north, south, and west. The watching brief works involved monitoring the removal of interior floor surfaces and associated construction deposits, in addition to the removal of an external floor surface to the east.

4.1.3 Following the completion of the HBR, all walls of the former building were reduced to ground level for safety reasons. Any overburden that had accumulated inside the structure was removed, revealing the remains of stone and terracotta floors. The area recorded and monitored covered approximately 0.02 hectares.

4.1.4 This report supplements the HBR undertaken in March 2024 (Wyre, 2024), which is included in Appendix II.

4.2 Results

4.2.1 The 'original' building previously identified in the HBR is rectangular in plan and had been constructed on a manmade terrace [017] which has been cut into the naturally occurring hill side. The construction cut for the terrace cut through the topsoil, subsoil and natural substrate to a maximum depth of 1.9m, from which the main building/cell was constructed.

4.2.2 The main cell of the building, measuring 10.2m by 5.30m, encompassed an area of 54.06m². It was defined to the north by wall {031}, to the east by {001} and to the west by wall {011}. The southern wall had mostly been removed during the southern extension (see 4.2.7) and had been replaced with a brick wall which was identified in the HBR (Wyre, 2024). The foundations

for the main cell of the building were three courses in depth, kick stepped and comprised of roughly hewn sandstone blocks (Figure 5).



Figure 5. View north-east of wall foundations of main building (scale 1 x 0.15m)

4.2.3 The main cell had been divided into two rooms (Figure 3), the most northern room, Room 1 measured 4.26m by 2.98m, and encompassed an area of 12.69m². It was separated from Room 2 by wall {007} (Figure 6). Wall {007} comprised three rectangular stones stood side ways on and had square notches carved into the north facing section, and is presumed to have been reused from elsewhere.

4.2.4 The remains of a stone flagged floor {008} was identified to the north in Room 1, abutting truncated wall {031}. It comprised of two remaining rows of stone flags. One of the stones removed from floor {008} was a possible stone sink base (Figure 8), further supporting the reuse of materials sourced elsewhere.

4.2.5 To the south, Room 2 measured 5.66m by 4.41m, and encompassed an area of 24.96m². The internal floors comprised terracotta tiled floors {030} and stone flagged floors {004}. Terracotta tiled floor {030} was identified in the HBR and overlaid levelling deposit (018). Stone floor {004} was construction on a mid-brownish yellow gritty sand (020) that was laid on the natural substrate (Figure 6 and Figure 7). Evidence of slumping was identified on the western side of the floors close to wall {011}, where it had been built on top of the natural coal seam (Figure 9).



Figure 6. View north-east of stone floor {008} and {004} divided by wall {007} (scale = 1 x 1m in 0.5m graduations)



Figure 7. View north east of stone flagged surface {004} in main part of building and tiled floor {003} in the southern extension (scale = 2 x m1m in 0.5m graduations)



Figure 8. View of re-used stone from {004} (no scale)



Figure 9. Evidence of stone flagged floor {004} slumping. (scale = 1 x 1m in 0.5m graduations)

4.2.6 The extension to the north measured 3.8m by 5.3m wide, and created an additional room with an area of 20.14m², consisting of walls {010}, {026} and {027}, and internal floor surfaces {009} and {015} (Figure 3 and Figure 10). The walls comprised of two courses of roughly hewn limestone blocks bonded by a lime mortar. Internal floor {009} and {015} abutted the walls on their internal faces but were separated from one another by a rubble filled drain [020]. The floors comprised roughly hewn sub square shaped gritstone slabs. There was no evidence of bonding material and these were laid directly onto a made ground deposit (029).



Figure 10. View east of the northern extensions floor surfaces {009}, {015} (scale = 2 x 1m in 0.5m gradations)

4.2.7 The extension to the south, created an additional room, which was defined by walls {023} to the east, {005} to the south and {006} to the west (Figure 3). The room measured 4.5m by 3m, on a north to south alignment and encompassed an area of 13.5m². The walls comprised a single course of roughly hewn sandstone blocks, bonded by a portland cement mortar. The northern wall of the room was defined by the foundation remains of the original wall {025} which had been removed and later re-built using machine made bricks (see HBR, section 6.2.8 - 6.2.12). There was no evidence of foundation trench and the wall appeared to have been directly built on to the natural. Internally, the room contained the truncated remains of a terracotta style checkered floor (003) and a fireplace slab stone {014}, both overlaying levelling deposit (032) (Figure 7).

4.2.8 The instability of the walls and floors that were noted in the HBR, were caused by the structure being built on top of a natural coal seam (016) without substantial foundations (Figure 11 and Figure 4).



Figure 11. View north-east of building after floor removals showing natural (012) and the natural coal seam (scale = 2 x 1m in 0.5m graduations).

4.2.9 To the north west, the partial remains of floor {013} represented the remains of the western extension (Figure 3). It was laid directly on top of natural (012) and was built from a greater height than the other floors by some 0.2m. There was no evidence of the outer walls that were identified in the HBR which likely suggests that there was no substantial foundation, unlike the original/main building to the east.

4.2.10 To the east to the building, a stone courtyard surface {002} extended along the length of the building for 9.55m and measured 2.07m wide (Figure 12). It overlaid a buried topsoil (028) which had a thickness of 0.12m, that in turn overlaid the natural substrate (Figure 13).



Figure 12. View north west of stone courtyard {002} (scale = 1 x 1m in 0.5m graduations)



Figure 13. View of natural after the removal of stone courtyard surface {002} (no scale)

5 CONCLUSION

5.1.1 The structural watching brief has addressed the aims and objectives of the project and has contributed to the descriptive record of the structures observed during the Historic Building Recording.

5.1.2 The main building was constructed on a manmade terrace, that was cut into the hillside to create a level surface for a rectangular structure. The majority of the stone building complex was constructed across two timeframes, from the late 18th to early 19th century (Wyre, 2024), and originally consisting of a two-room building as identified on the 1879 and 1897 OS maps. This structure now forms the central range of the building. As described in the HBR, it remains uncertain whether the building originally had a first and ground floor, and the results of the watching brief do not provide further evidence to confirm this.

5.1.3 The building featured stepped foundations and roughly hewn limestone blocks. Later additions to the north, south, and west were either keyed into or butted up against the initial structure and were built on the levelled terrace without substantial footings. Due to the lack of datable materials, it is not possible to determine the exact sequence of the later additions. However, Wyre (2024) suggests that the final addition was likely the two-storey southern range.

5.1.4 It is noteworthy that the building is located right on top of the change from the Crawshaw Sandstone to the west and Pennine Lower Coal Measures Formation to the east (see Figure 14), with a natural coal seam found during the watching brief oriented north-south along this boundary (see Figure 4). The instability of the ground and remaining structures, as noted in the HBR, is likely due to this geological composition, combined with the lack of substantial footings and foundations.



Figure 14. Hay Farm Cottage overlaid on geological and LiDAR mapping

5.1.5 LiDAR mapping of the site shows a possible area of terracing extending southwards from the building across its curtilage as far as the field boundary to the south, which coincides with the line of the coal seam identified below the building during the watching brief. This raises the possibility that the excavation of the terrace may be related to coal extraction, prior to construction of the cottage. Examples of small scale resource extraction (often of lead) are frequent in Derbyshire, particularly during the 18th century when the presence of many small landowners, supplementing their agricultural income from such mining, is illustrated by the increasing quantity of medium-sized stone-built houses (Derbyshire Dales District Council 2008). Examples of such small-scale, 'informal' coal extraction are rarer, but have been noted during recent excavations around a building at Barrowby Lane towards Leeds, where small pits (possibly 19th century in date) were created to extract coal from a poor quality seam, to depths of c.0.6m below the surface (ARS Ltd, in preparation). If the terrace and coal seam on this site do represent such extraction activity, albeit small-scale and apparently 'informal' in nature, this may shed further light on research objective 8.4.4, outlined above (section 2.3): *What was the impact of industrialisation upon established settlement patterns and the rural landscape, and how did this vary regionally?*

5.1.6 During the course of the structural watching brief, no significant archaeological finds, deposits, or features were identified beneath the existing floors, either internally or externally to the building. Due to the lack of archaeological materials, the results of this watching brief cannot contribute to the other research objectives outlined in section 2.3 of this report.

6 PUBLICITY, CONFIDENTIALITY AND COPYRIGHT

6.1.1 Any publicity will be handled by the client.

6.1.2 ARS Ltd will retain the copyright of all documentary, photographic and video material under the Copyright, Designs and Patent Act (1988).

7 STATEMENT OF INDEMNITY

7.1.1 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.

8 ARCHIVE

8.1.1 As the project produced no archaeologically significant material it is not necessary to deposit an archive with Buxton Museum & Art Gallery.

8.1.2 An OASIS online record <http://ads.ahds.ac.uk/project/oasis/> has been initiated for this work and all parts will be completed for submission to the Historic Environment Record (HER). This will include an uploaded pdf/a version of this report. The site has produced a digital archive which will be deposited, along with a copy of this report, in digital form with Archaeological Data Service (ADS). In addition, a copy of this report will be sent to the HER Officer of the Conservation, Heritage and Design department of Derbyshire County Council.

9 ACKNOWLEDGEMENTS

9.1.1 ARS Ltd would like to thank G. Henshaw for commissioning the archaeological works, Rob Sharpe for facilitating the work on site, and Reuben Thorpe, Development control Archaeologist for Derbyshire District Council, for their guidance and advice throughout the project.

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APPENDIX I CONTEXT DESCRIPTION TABLE

Context No.	Type	Description	Length	Width	Depth	AOD
001	Structure	North north-east to south-south west aligned wall comprised of rectangular sandstone blocks, varying in size from 0.62 x 0.47 x 0.05m to 1.19 x 0.47 x 0.15m. South east facing wall of original building on site.	10.2	0.56	>0.2m	150.44
002	Structure	Floor surface comprised of square and rectangular shaped stone flags. Laid above (028) and measured between 0.3 x 0.2 x 0.05 and 1.04 x 0.67 x 0.10m. No evidence of bonding material. <i>External stone surface to the east of wall {001}</i>	9.55	2.07	0.1	150.28
003	Structure	Small, square ceramic tiles, red or yellow in colour, laid checker board. Tiles measured 150 x 150 x 20mm in size and were bonded by a thin layer of lime mortar. Overlaid made ground (032) <i>Part of the extension to original building. Internal floor surface</i>	4.08	2.15	0.02	150.46
004	Structure	Floor surface comprised of roughly hewn square, rectangular and irregular shaped gritstone measuring between 0.28 x 0.19 x 0.05m and 1.08 x 0.68 x 0.08m in size. Laid on construction deposit (022). <i>Internal floor surface.</i>	4.52	1.19	0.05-0.08	150.35
005	Structure	West to east aligned wall comprised of rectangular shaped, roughly hewn sandstone blocks. Bonded by a thin layer of Portland cement. Very little remains due to the removal of the subsiding wall. Abutted by stone slab {014}. Keyed into walls {006} and {023}. <i>South wall of southern extension.</i>	4.13	0.6	0.1	150.45
006	Structure	North to south aligned wall comprised of rectangular shaped, roughly hewn sandstone blocks. Bonded by a thin layer of portland cement. Very little remains due to the removal of the subsiding walls. Built on top of natural (012). Keyed into wall {005}. <i>Western wall of southern extension.</i>	3.37	0.55	-c.0.10	150.40
007	Structure	A single row of three rectangular shaped limestone slabs. Measuring 1.45x0.6x 0.25m. Stood side ways on and upright. The north facing side of the slabs, contained several post marks, which may mean they have been reutilised from somewhere else. <i>Forms part of an internal wall.</i>	4.07	0.25	0.6	150.56
008	Structure	Floor surface comprised of roughly hewn sub square and sub rectangular shaped gritstone slabs measuring between 0.28 x 0.19 x 0.05 and 1.08 x 0.68 x 0.08m in size. Located to the north of {007} and to the south of {015}. Abutted rubble wall foundation {031}. <i>Internal floor surface</i>	4.29	0.97	-	149.92

Context No.	Type	Description	Length	Width	Depth	AOD
009	Structure	Floor surface comprised of roughly hewn sub square and sub rectangular shaped gritstone slabs measuring between 0.41 - 0.66m in length by 0.25 - 0.46m wide and 0.06-0.08m thick. Located to the north of {015} and butting up against walls {010}, {026} and {027}. Internal floor surface of a later extension to the north.	4.37	1.6	0.6-0.08	150
010	Structure	East south east to west north west aligned wall comprised of rectangular shaped, roughly hewn sandstone blocks, bonded by a portland cement. Keyed into walls {027} and {026}. <i>Northern wall of northern extensions.</i>	4.87	0.38	-	149.80
011	Structure	North north east to south south west aligned wall comprised of rectangular shaped roughly hewn sandstone blocks, bonded by a sandy mortar. <i>Western wall of building</i>	5.8	0.4	-	150.30
012	Deposit	Medium textured, orangish yellow fragmented sandstone. <i>Natural Substrate</i>	-	-	-	150.50
013	Structure	Floor surface comprised of roughly hewn sub square and sub rectangular shaped limestone slabs measuring between 0.36 - 0.76m in length by 0.31- 0.55m wide and 0.06-0.08m thick. Located to the north of floor surface {003} <i>Internal floor surface in the western extension.</i>	1.7	1.22	0.08m	-150.57
014	Structure	Rectangular shaped limestone slab. Identified butting up against wall {005}. Fireplace slab floor.	0.98	0.56	0.06	150.44
015	Structure	Floor surface comprised of roughly hewn sub square and sub rectangular shaped limestone measuring between 0.23 - 1.01m in length by 0.13- 0.46m wide and 0.06-0.08m thick. Located to the north of {008} and south of floor {009}. <i>Internal floor surface</i>	4.45	1.5	0.08	149.99
016	Deposit	Medium textured, black coal. <i>Natural coal seam</i>	16+	2.87	-	150.29
017	Cut	Rectangular shaped cut with a sharp break of slope, vertical cut and flat base. Cut into the natural hillside to create a levelled terrace for which the initial building could be constructed from. <i>Construction of levelled platform.</i>	-	-	-1.9	-
018	Deposit	Fine to medium textured, dark greyish black sandy silt with occasional small stone inclusions. Levelling deposit below floors {030}. <i>Construction deposit?</i>	17.32	4.28	0.05-0.1	-
019	Deposit	Fine to medium textured, dark greyish brown clayey sandy silt with frequent stone inclusions. <i>Levelling up behind western edge of building; wall {011}, {026} and {006}.</i>	11.3	1	0.5+	-
020	Cut	Linear shaped feature aligned east south east to west north west with a sharp break of slope, steep sides and flat base. <i>Construction cut for drain</i>	5.08+	0.39	0.15-0.20	149.95
021	Fill	Coarse textured stoney deposit. <i>Back fill of drain {020}</i>	5.08+	0.39	0.15-0.20	149.95
022	Deposit	Mid brownish yellow gritty sand. Below {004}. <i>Construction deposit</i>	4.52	1.19	0.15	150.30
023	Structure	North north east to south south west aligned wall comprised of roughly hewn sandstone blocks. Two courses remaining. Abutted wall {001}, keyed into wall {005}. <i>Eastern wall of extension.</i>	5.32	0.45	0.3m	150.57

Context No.	Type	Description	Length	Width	Depth	AOD
024	Cut	Linear feature aligned north to south running alongside walls {001} and {023}. Contained a ceramic drain. <i>Service trench</i>	7.78	0.12	0.1	150.46
025	Fill	Fine textured, dark brown clayey silt with a clay drain. Fill of [024]. <i>Service drain.</i>	7.78	0.12	0.1	150.46
026	Structure	North northwest to south south east aligned wall keyed into wall {010}. Comprised of roughly hewn rectangular and square shaped blocks. <i>Western wall of northern extension.</i>	4.30	0.5	-	149.80
027	Structure	North north east to south south west aligned wall keyed in to wall {010}, abutting wall {001}. Comprised of roughly hewn rectangular and square shaped blocks. <i>Eastern wall of northern extensions.</i> Foundations of northern extension eastern wall	4.30	0.5	-	149.46
028	Deposit	Fine textured, dark greyish brown, clayey sandy silt with occasional small stone inclusions. Below stone surface (002), external to the building. <i>Buried topsoil</i>	4.52	1.19	0.12	150.18
029	Deposit	Fine to medium textured, dark greyish black sandy silt with occasional small stone inclusions. Levelling deposit below floors (009) and (015). <i>Construction deposit?</i>	4.37	1.6	-	149.92
030	Structure	Small, square ceramic tiles, red or black in colour, laid checker board. Tiles measured 150 x 150 x 20mm in size and were bonded by a thin layer of lime mortar. Overlaid deposit (018). Part of the extension to original building. Identified in HBR. <i>Internal floor surface at southern end of building.</i>	1+	1+	0.2	150.44
031	Structure	Stone rubble foundation comprised of roughly hewn sandstone blocks. abutted by {008}. <i>Part of the original structure, probably northern wall. .</i>	4.15	0.5	0.20	149.92
032	Deposit	Fine to medium textured, dark grey sandy silt with occasional small stone inclusions. Levelling deposit below floors (003), (014). <i>Construction deposit?</i>	4.08	3	0.12	150.41

APPENDIX II HISTORIC BUILDING RECORDING

HISTORIC BUILDING RECORDING

Hay Lane Cottage, Ashover

ARS Ltd Report No: 2024/86



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HAY LANE COTTAGE, ASHOVER HISTORIC BUILDING RECORDING

ARS LTD REPORT 2024/86



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Prepared on behalf of: Mr George Henshaw
Date of compilation: June 2024
Compiled by: Dr Ian Wyre
Checked by: Lucie McCarthy
Approved for issue by: Lucie McCarthy
Planning Reference: 23/00609/FL
Local Authority: North East Derbyshire District Council
Site central NGR: SK 35979 61283



EXECUTIVE SUMMARY

Project Name: Remains of Hay Lane Cottage, Ashover
Planning Authority: North East Derbyshire District Council
Planning Reference: 23/00609/FL
Location: Hay Lane Cottage, Hay Lane, Milltown, Ashover, Derbyshire, S45 0HF
NGR: SK 35979 61283
Date of Fieldwork: April 2024
Date of Report: June 2024

In 2024 Archaeological Research Services Ltd (ARS Ltd) was commissioned by George Henshaw to complete an Historic Building Recording of the structural remains of Hay Lane Cottage, Hay Lane, Milltown, Ashover, Derbyshire, S45 0HF.

This historic building recording was required prior to the proposed reconstruction of a two storey dwelling house (Application No: 23/00609/FL). A desk-based assessment of the site had been produced in 2020 (Burpoe 2020).

The survey was conducted to Historic England Level II standard recording, using methodology set out in the approved WSI (Hetherington 2024) and provides a descriptive and photographic record, and a comprehensive archive record of the buildings at the time of survey.

Historical mapping and the observed elevational surfaces and core internal arrangement of the buildings suggest that the majority of the stone-built complex was constructed across at least two timeframes: from the late 18th to the early-19th centuries.

The structure appears to have originally been a two-room building that now makes up its central range. A western extension was subsequently built up against the central range and a northern extension was also added. It is not possible to establish which of these occurred first, or if in fact they were contemporary. It is likely that the final addition was the construction of the two-story southern range, at which time the height of the western extension was also raised by almost 1m. It may be the case that the central range was also extended in height at this time, though no evidence for this survives.

The stone built southern gable end of the original central range was apparently removed when the southern range was added and replaced by a brick wall (the remains of which can be seen against the inside of the eastern elevation) to create a partition between. This could have been to create more space or earlier subsidence may have made the existing wall unstable. The same handmade bricks used to create this partition were also found in a pile towards the ruinous northern end of the central range. These may have been cleared from the partition during demolition, or formed part of another structure closer to where they were found, possibly a brick-built fireplace.

It was concluded that the ruinous state of the buildings and their infilling with soil and debris make interpretation of all phases problematic, but it seems likely that the building was altered on at least three occasions, for the most part to expand it. However, the instability of the ground may also suggest that repairs were necessary throughout the life of the building.



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I INTRODUCTION

- 1.1.1 In 2024 Archaeological Research Services Ltd (ARS Ltd) was commissioned by the (the Client), to undertake a programme of historic building recording of the structural remains of Hay Lane Cottage, Hay Lane, Milltown, Ashover, Derbyshire, S45 0HF.
- 1.1.2 This historic building recording was required prior to the proposed reconstruction of a two storey dwelling house. (Application No: 23/00609/FL)

A *Written Scheme of Investigation* (WSI) by ARS Ltd was set out in agreement with the county archaeologist outlining the historic building recording works to be undertaken. This

- 1.1.3 WSI was set out inline with the following advice:

'Hay Lane Cottage is present on the 1835 Sanderson Map and in the submission documents is described originally as a two bay building with 19th century additions. The building is also aligned parallel to Hay Lane sited on what appear to be north to south aligned terraces, which are themselves respected, to the east, by medieval or post-medieval ridge and furrow. I note also from the application documents that ground clearance works in areas adjacent to the structure appears to have been undertaken, and it appears to me, from these photographs, (Figure 7 in the planning and design statement) that there is heritage value in the structure which may be best revealed and the rebuilding of the cottage better informed by appropriate elements of archaeological recording inbuilt into the programme of ground clearance and reconstruction. I note that the proposals for the building are sensitive and the supporting comments of residents attest the craftsmanship of the applicants and their wish to genuinely develop sensitively and sustainably, which is to be wholeheartedly applauded.

Any heritage value could be achieved by the inclusion of a programme of building recording of the extant elements of the standing remains to English Heritage Level II, resulting in a documented interpretation and record of the structural development of the building which should then be augmented by a carefully weighted and appropriate archaeological monitoring brief during reclamation (where necessary) and during any ground lowering (from and below the extants of the 1960's floor level). This work however could be secured, post determination, by the insertion of a suitable condition to planning consent, the wording of which might read.

No development shall take place until a written scheme of investigation (WSI) for archaeological building recording and subsequent archaeological monitoring has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives; and:

The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.'

- 1.1.4 In line with this specification, this report contributes a *Level II Historic Building Recording* of the site, a level in accordance with Historic England's guidance *Understanding Historic Buildings* (Historic England 2016). The on-site historic building recording work was carried out by a specialist historic buildings archaeologist working to the Chartered Institute for Archaeologists' (CIfA) *Code of Conduct* (2022), and *Guidance for archaeological investigation and recording of standing buildings or structures* (2020).

2 SITE LOCATION AND GEOLOGY

2.1 Site Location

- 2.1.1 The site is situated on the east side of Hay Lane, from where it derives its access, which connects onto the B6036 to the north and to the B6014 to the south. It is situated c.155m north of the modern Hay Farm.
- 2.1.2 The site is located to the west of Woolley Moor and to the south-east of Ashover, the nearest main settlements. The village of Woolley Moor lies c.800m to the north east of the PDA, while to the west lies the hamlet of Milltown c.300m distant. More significant is the Milltown Quarry, which is located c.1.05km to the north west of the PDA, whilst c.3.7km to the north east lies the town of Clay Cross serviced by the A61 Main Road. To the southwest c.500m is the hamlet of Ashover Hay, and c. 1.25km southeast lies Ogston reservoir. The town of Matlock is c.5km to the west of the PDA.
- 2.1.3 The site is centred at National Grid Reference NGR: SK 35979 61283 (Figure 1).

2.2 Site Description

- 2.2.1 The following is a description of the site and buildings covered by this survey (as shown in Appendix I, Figure 2).
- 2.2.2 The wider setting of the building remains is characterised as a network of hedgerows and field systems. The site is located approximately 36m adjacent to the east side of Hay Lane, from which it derives its access. This is via a gateway flanked with curved, dry stone walls. An unmade drive extends to the east of the building remains, the remainder of the site being undulating pasture area. The landholding extends to approximately 1.01ha.
- 2.2.3 The site presently comprises the remains of a stone built building, the cottage, set within former areas of gardens or yards, with two separate standing structures on its periphery, a privy and a stone barn. The longest axis of the main former building range, the cottage, runs parallel to Hay Lane, on a north-south axis

2.3 Site Geology

- 2.3.1 The underlying solid geology of the site is split, with the west section of the PDA consisting of Crawshaw Sandstone – Sandstone (Sedimentary bedrock formed between 319 and 318 million years ago during the Carboniferous period) whilst the eastern segment of the PDA (and much of the site) consists of Pennine Lower Coal Measures Formation – Mudstone, siltstone and sandstone (Sedimentary bedrock formed between 319 and 318 million years ago during the Carboniferous period) (BGS 2024).
- 2.3.2 The soils of the proposed development area are classified as *Soilscape 17* – slowly permeable seasonally wet acid loamy and clayey soils (Cranfield University 2024).





Site name: Hay Cottage, Ashover
 Date: March 2024
 Drawn by: S Hetherington
 Scale: Varies

 Derbyshire districts
 Site Boundary



Figure 1:
Site location

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This drawing: © ARS Ltd

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3 AIMS AND OBJECTIVES

3.1 Aims

- 3.1.1 The overarching aim of the project was to carry out a *Level 2* standard photographic, written and drawn survey of the of the Former estate works to a standard as outlined in Historic England's (HE) *Understanding Historic Buildings. A Guide to Good Recording Practice* (2016).
- 3.1.2 The investigations were conducted with a view to addressing objectives suggested by the published research priorities set out for the East Midlands (Research Frameworks 2024).
- 3.1.3 Research priorities that might have become relevant were those that focussed upon agriculture and land use, particularly during the post-medieval and modern periods, for example:
- ◆ *8.2.4: How are tenants and servants reflected in the surviving material culture?*
 - ◆ *8.4.2: Can we develop as an aid to academic study and conservation management a regional typology of farmhouses, barns and other rural vernacular buildings?*
 - ◆ *8.4.3: Can we discern intra-regional or temporal variations in the pattern of rural vernacular architecture?*
 - ◆ *8.4.4: What was the impact of industrialisation upon established settlement patterns and the rural landscape, and how did this vary regionally?*
 - ◆ *9.6.1: What was the impetus for the development of estate farming and rural agricultural industries, and what has been the landscape impact?*
 - ◆ *9.6.2: How did parliamentary enclosure and other agricultural improvements (e.g. water management) impact upon the rural landscape?*

3.2 Objectives

- 3.2.1 The objectives of this project were articulated through the specification produced by ARS Ltd (included in Appendix IV), which outlined the historic building recording works to be undertaken.



4 HISTORIC BUILDING RECORDING METHODOLOGY

4.1 Methodology overview

- 4.1.1 In pursuance of the overall aims and objectives, and in order to meet the project specific objectives outlined above, the following methodological processes were employed.

4.2 Historic Building Recording Methodology

- 4.2.1 The methodology for the historic building recording equates to Historic England's *Level 2 standard* (HE 2016). A Level 2 survey seeks provides both a **descriptive** and visual photographic record, of the structures observed at the time of the survey. The survey consists of a written, drawn and photographic account, as follows:
- ◆ The **written record** provides the precise location of the buildings together with any statutory and non-statutory designations, the date of the survey, and the location of the archive. It also includes a descriptive account of the buildings' form, function, and phasing where possible, together with a summary of the names of its architects, builders, patrons and owners, if known. The historic building recording, along with a study of available historical mapping and any online archives, is subsequently used to inform an analytical and interpretative discussion of the form, function and phasing of the structures concerned .
 - ◆ The **photographic record** includes the settings, exteriors and interiors of the buildings, taken using a Lumix DCG9 digital SLR at 24.7 megapixels minimum, to capture high resolution digital photographs. A two, one or 0.25m ranging rod was included in a selection of general photographs in order that the scale of elements of the buildings can be established sufficiently. The buildings' external appearance were recorded to include a series of oblique views showing all external elevations of the structures and providing an overall impression of their size and shape. Where an individual elevation embodied complex historical information, views at right angles to the plan of the elevation were taken. Similarly, the interiors were captured this way where possible, accounting for any safety and practical restrictions encountered. The photographs contain a graduated photographic scale, where practicable, and the location and direction of each photograph has also been noted on the register and drawn plans of the buildings. The photographic register details (as a minimum) the subject of each photograph; this is included as Appendix II of this report. A set of contact sheets for the archive photography, as well as archive file names for cross-referencing, are included in Appendix III.
 - ◆ The **building recording drawn record** includes a site location plan at a suitable scale indicating the position of the site within the country and a plan of the precise location/outline of the buildings. Plans indicating the position and orientation of photographs/images are included (Appendix I). For the *Level 3* recording, annotated drawings of the building have been included, detailing significant features of interest (Appendix I).
- 4.2.2 An examination and full photographic survey of the site and buildings was carried out on the 7th May 2024. The site work was carried out by Ben Moore of Archaeological Research Services Ltd. The report and archive was prepared by Dr Ian Wyre with oversight provided by Lucie McCarthy, Head of Heritage Consultancy, with project support from Shaun Hetherington, of Archaeological Research Services Ltd.



5 HISTORICAL BACKGROUND

5.1 Overview

- 5.1.1 A search for relevant archives was undertaken along with sourcing historic mapping and images predominantly from online repositories. Parts of the historic overview of the site utilised historic map regression, a selection of the maps consulted included in Appendix IV as a Groundsure report.

5.2 Hay Lane Cottage

- 5.2.1 ARS Ltd previously undertook a historic impact assessment (HIA) on land c. 1km to the northwest of the PDA (Burpoe 2020) and much of the following draws from this work, with a particular emphasis on the post-medieval and industrial periods.
- 5.2.2 As industrialisation increased towards the end of the 18th century, the wider area wherein the PDA lies became the focus of exploration, subsequently leading to mineral exploitation in the form of various mines scattered throughout the local area. These mines include Woodhead, Gregory, and the Blythe Grove Shaft, all of which reside to the northwest of the PDA. Also to the northwest of the PDA lies Milltown Quarry, which was used for the extraction of limestone and small quantities of fluorspar, although before 1900 Ordnance Survey maps depict the quarry as “old quarry”; it is therefore difficult to be certain as to when quarrying ceased at Milltown. Although we know that reworking of veins within the quarry restarted in 1911, and through several stops and starts, quarrying continued until 1949 when due to economic constraints the quarry was finally closed for good. Maps from the 1960s depict the quarry in its current form – with a large settling pond within the footprint.
- 5.2.3 Tithe apportionments dating from 1849 (IR 29/8/12) indicate that the land within the current PDA was used in a similar way to the current proposed development (Table 1 below). Plot 3284 refers to a “house, outbuildings, yard, garden and stackyard”. Although the tithe apportionment map does not indicate where this plot is, it is likely that the current building within the PDA is what this entry in the tithe table is referring to. The 1861 census records show that Thomas Goodall, the owner of the land within the current PDA, was still a significant landholder, with 30 acres to his name. This was passed down to his son on his death, which is evidenced in the 1881 census returns, although the acreage dropped to 28 in this period. Interestingly, the land in control of the applicant (including the PDA) is c. 2 acres in area, although without documentary evidence it would be pure speculation to suggest that the 2 acres George Goodall dropped from his landholdings was the land encompassing the PDA. With this in mind, it is difficult to determine exactly when the building fell into disuse as the land itself has remained unchanged.

Historic Map Regression

- 5.2.4 Parts of the historic investigation of the site utilises a historic map regression, a set of which are referenced geographically and included in Appendix V.
- 5.2.5 Prior establishment if the Ordnance Survey (OS) several plans can be sourced which show the development of the site over time. The earliest map available to clearly illustrate Ashover is the Ashover Enclosure Map of 1783 which is held by the Derbyshire Record Office (Burpoe 2020). At the time of writing it cannot be confirmed whether this particular map illustrates Hay Lane Cottage and the surrounding area or not; the Burdett map of 1791 certainly does not depict any settlement in the area between the River Amber and



Hey-Side (which is the modern Ashover Hay). Hay Lane Cottage is, however, depicted on the 1835 Sanderson map.

- 5.2.6 The Ordnance Survey (OS) map of 1879, however, is strikingly similar to modern aerial images which indicates that the current hedgerows and field systems were in use at least from that time onwards, and clearly shows the cottage and enclosure much the same as it is today. The next OS map to be published, in 1900, suggests that the layout of the building and land adjacent remained unchanged during that period, as do subsequent OS maps up to the modern day.
- 5.2.7 The 1884 publication of 1879 Ordnance Survey shows a rectangular orchard enclosure to the south, a separate outbuilding to north, an access track and enclosed garden area to east and a line of trees defining the southern border.
- 5.2.8 The 1897 OS map shows the cottage enclosed inside a rectangular enclosure. The orchard and line of trees are no longer depicted, but the outbuilding is still in place.
- 5.2.9 No further changes are depicted from 1913/14 until 1936.

Table 1: Tithe Plan of the Township of Ashover, 1840 (IR 29/8/12)

Plot	Owner	Occupier	Name	Description
3285	Thomas Goodall	Thomas Stanley	Croft	Arable
3284	Thomas Goodall	Thomas Stanley	House Outbuildings, yard, Garden and Stackyard	-
3283	Thomas Goodall	Thomas Stanley	Garden	-

Statutory Designations

- 5.2.10 The building remains are not listed and do not fall into any other statutory designations.



6 HISTORIC BUILDING RECORDING

6.1 Introduction

- 6.1.1 This section serves to describe the structures subject to the *Level 2* historic building recording starting with an account of the setting of the structures to be surveyed. The following text description also makes reference to photographs below each corresponding section; these photographs were collated as part of the overall photographic survey of the historic buildings. Each photograph caption also displays a photograph register number for cross-reference with the photographic archive and record of location and orientation depicted on the included building plan drawings (Appendices I, II and III).
- 6.1.2 The axes of the former cottage approximately conform to a standard cardinal alignment. Therefore, for the purposes of this report, building components are referenced in accordance with this alignment i.e., a north facing elevation is designated as the north elevation etc.

6.2 Setting

- 6.2.1 The building remains occupy a rural site, conforming within the general typology of the area. The structures subject to survey are sited on a plot to the east side of Hay Lane, from where it derives its access. The site lies within a wider area of rolling countryside and set into the hillside, affording expansive views from limited angles within the site. The field boundary hedgerows and hedgerow trees that originate from the medieval field pattern provide an amount of visual containment and screening within the surrounding area. As the land falls away to the north and east, the site reveals itself to the wider countryside and it is from these locations that the site is most exposed.
- 6.2.2 The main building remains occupy a sloping and terraced footprint which rises to the south west (**Photograph 1 to 3**). Aside from the trees and hedgerows along the field boundaries, the internal parts of the site are grassed and with few landscape features. Amongst the remains of Hay Farm there is of interest the remains of the stone barn, gateposts and former privy providing evidence of the site's historic use. The remains of a separate building, a privy, is sited to the south west of the main building (**Photograph 4**).
- 6.2.3 The historic building survey covers the structure as denoted in **Photograph 2** below.





Photograph 1: Settings (looking south). (File: HBR_1)



Photograph 2: Settings (indicated). (File: HBR_11)



Photograph 3: Settings. (File: HBR_21)



Photograph 4: Settings (indicated). (File: HBR_6)

- 6.2.4 The main structure, the remains of a cottage, was originally rectangular in plan, with its longest axis on a north to south alignment. This would have presented the principal elevation to the east.
- 6.2.5 The structural make-up of the cottage appears to have been comprised of a main, central range which has been later abutted to the north and south with smaller, single cell wings. In addition, adjoining the centre range to the west, constituting the rear face of the building, was a further, outshut wing.
- 6.2.6 The extant and exposed elevations of the building are constructed of squared and coursed blockwork. The overall structure originally would have extended to a height of two storeys, below what would have been a pitched, slate roof.
- 6.2.7 The building can be attributed a build date from the mid to late-18th century, with evidence of a phased development of construction.



Photograph 5: Overall view of the remains of Hay Lane Cottage (looking north west). (File: HBR_9)

East Elevation (Centre Range and South Wing)

- 6.2.8 The east elevation of the cottage remains partly standing, predominantly its southern extents, encompassing west walls of the south wing and a portion of the centre range (**Photograph 6**). From the remaining material, the east elevation of the cottage was likely arranged with four or five bays, the centre of which incorporated the main entrance.
- 6.2.9 Only the south portion of this wall remains *in-situ* to any significant degree, this belonging to the south wing of the original building, which rises to a height of c. 4m and approximately one and a half storeys (**Photograph 7**). The windows are single block lintels, jambs and cills (**Photograph 8**).
- 6.2.10 The north end of the south wing wall cleanly abuts the south corner of the former centre range. (**Photograph 9**). The remainder of the wall to the right (south) has been reduced to ground level and part-buried. The centre entrance door is marked by its moulded and worn stone step, still in place (**Photograph 11**). A single dressed stone cill remains *in situ* in the east elevation of the centre range (**Photograph 10**)



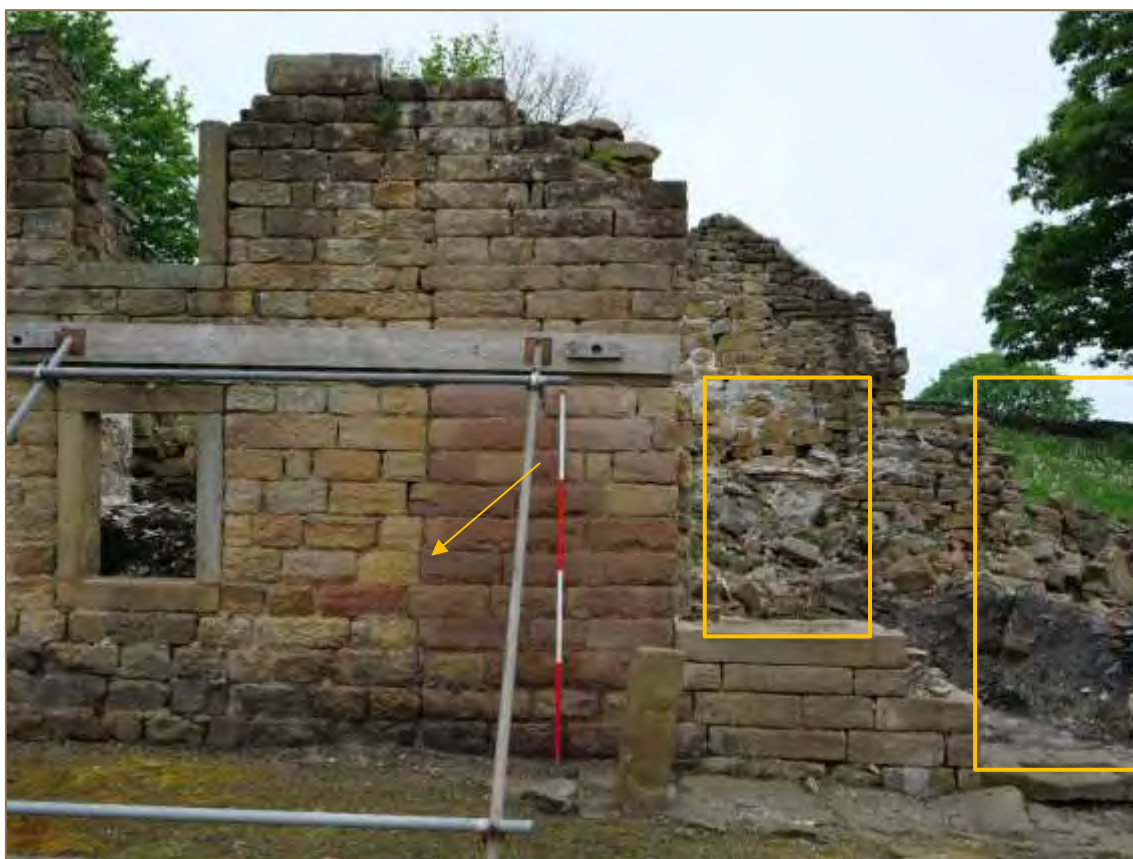
Photograph 6: The east elevation of the remains of Hay Lane Cottage (looking west). (File: HBR_10)



Photograph 7: The east elevation of the remains of Hay Lane Cottage (looking west) Scale 2m. (File: HBR_10)



Photograph 8: Detail of the ground floor window of the east elevation (looking west). (File: HBR_29)



Photograph 9: The east elevation of the centre range (looking west), with construction joint, window and door apertures indicated. Scale 2m. (File: HBR_30)



Photograph 10: The in-situ cill to the centre range aperture. Scale 1m. (File: HBR_112)



Photograph 11: The east elevation with stone step to entrance and paved area to front (looking south), and sink. Scale 1m. (File: HBR_75)



Photograph 12: View showing the approximate north end of the east elevation (to the centre range) indicated (looking west). Scale 1m. (File: HBR_42)

South Elevation (South Wing)

- 6.2.11 The extant south elevation of the building remains constitutes a single bay, gable wall (**Photograph 13 to 15**). The elevation would have been the south facing wall of the south wing of the building after its addition to the central range.
- 6.2.12 The corners of the structure are defined with quoin stones. A degree of ground overburden, sloping upwards to the west, has partly buried the wall. In addition, there has been significant ground movement to this vicinity of the building, the wall being raked downwards to the west. The majority of the elevation has separated from the east facing elevation.
- 6.2.13 The wall incorporates a chimney flue.



Photograph 13: Oblique view of the south elevation (looking north west). (File: HBR_132)



Photograph 14: The south elevation (looking north east). Scale 1m. (File: HBR_18)



Photograph 15: The south elevation of (looking north). Scale 1m. (File: HBR_152)

West Elevation (South wing)

- 6.2.14 A small wing projects outwards from the centre range. The west gable of this wing remains almost to its full height. A change in the roofline can clearly be seen in the west elevation of the extension, raising the height of the gable end from c.2.5 m to 3.2 m. This suggests that this wing was added to the central range before the taller southern range was built. During or after the addition of the southern range, it seems likely that this western wing was raised in height accordingly.



Photograph 16: The west elevation (looking east). Scale 1m. (File: HBR_140)

West Elevation (Centre range)

- In the west elevation/rear of the building, the upper parts of the wall between the north elevation and the north return to the outshut range retain a section of lime render. **(Photograph 16, 17 and 18).**



Photograph 17: The west elevation (looking south). Scale 1m. (File: HBR_152)



Photograph 18: The west elevation (looking east). Scale 1m. (File: HBR_152)

North Elevation

- 6.2.15 The northern aspects of the building were in a particularly ruinous state. From visible remains the north elevation of the centre range could be identified, the footings of which are raised above the height of the adjoining north wing (**Photograph 19**).



Photograph 19: The north elevation (looking west). Scale 1m. (File: HBR_152)

6.3 Interior

- 6.3.1 The interior floor level was built up by soil overburden and collapsed building material. Several internal features of the building remain visible.
- 6.3.2 Adjacent to the east wall, which retains the doorstep to the front entrance doorway, areas of flooring could be seen *in situ*, comprising terracotta 'checkerboard' tiling (**Photograph 20 and 21**).
- 6.3.3 Immediately adjacent to the front entrance was the *in situ* carved stone sink. This abuts an *in situ* cill. The sink has outward curving sides and a corner plug hole (**Photograph 11, 22**).
- 6.3.4 In the north wall was a partially buried fireplace in a dressed stone surround, with lime plaster retained on the wall surface, and a cast metal hearth with a semi-circular head (**Photograph 23 and 24**).
- 6.3.5 The outshut gable retained joist slots which received the beams for supporting the first floor (**Photograph 25**). To the northern extents of the building, part of the demolition rubble contains a quantity of red bricks (**Photograph 26**).



Photograph 20: Interior (looking west). Scale 1m. (File: Interior_54)



Photograph 21: Interior (looking east). Scale 1m.(File: HBR_397)



Photograph 22: Interior (looking east). Scale 1m(File: HBR_71)



Photograph 23: Interior (looking south). Scale 2m. (File: Interior_75)



Photograph 24: The interior (looking south). Scale 1m. (File: HBR_299)



Photograph 25: The interior (looking north), showing beam slots. Scale 1m. (File: HBR_314)



Photograph 26: The interior (looking north). Scale 1m. (File: HBR_5)

7 DISCUSSION AND CONCLUSIONS

- 7.1.1 This historic building recording has equated to Historic England's Level 2 standard (HE 2016). The Level 2 survey has sought to provide a descriptive record of the structures observed at the time of the survey. The survey has consisted of a written, drawn and photographic account, submitted within this document.
- 7.1.2 The following discussion evaluates the origins, development and use of the buildings subject to survey, as presented by the available documentary research and subsequent fieldwork assessment from the results of the historic building recording.
- 7.1.3 This historic building recording provides a descriptive and photographic record of the remains of Hay Lane Cottage and a comprehensive archive record of the building at the time of survey in mitigation of development and re-use of the site.
- 7.1.4 The observed elevational surfaces and core internal arrangement of the buildings suggest that the majority of the stone-built complex was constructed across at least two timeframes: from the late 18th to the early-19th centuries.
- 7.1.5 The earliest map to accurately depict the buildings at Hay Farm is the 1849 Tithe plan of Ashover (IR 20/8/12) which refers to a 'House, outbuildings, yard, garden and stackyard'. The remains of this house and outbuilding are still visible, albeit in a partially ruinous state. Census data suggests that the buildings were still in use as of the 1881 census returns.
- 7.1.6 The first OS map to depict the site is the 1879 OS plan. This plan depicts a rectangular orchard enclosure to the south with a separate outbuilding to the north, an access track and enclosed garden to the east and a line of trees defining the southern border. This OS map shares a similarity with the modern aerial images of the site which possibly indicated that the current hedgerows and field systems were in use from at least the production of the 1879 OS map onwards.
- 7.1.7 The next map to show the site is the 1897 OS plan. This plan depicts the house being enclosed within a rectangular enclosure; the line of trees are no longer present on the mapping. The outbuilding is still extant on the mapping, suggesting that it was still in use. No further changes are depicted in following OS maps.
- 7.1.8 As described above, the structure appears to have originally been a two-room building that now makes up the central range of the house. The remains of the central range are too ruinous for us to be certain that there was a first as well as a ground floor, but this is certainly possible. The western extension was subsequently built up against the central range and the northern extension was also added, although it is not possible to know which of these occurred first, or if in fact they are contemporary. It is likely that the final addition to the building was the two-story southern range. When the southern range was constructed, the height of the western extension was also raised by almost 1m accordingly. It may be the case that the central range was also extended in height at this time, but there is no evidence of this surviving. The fact that the extension was raised only when the southern extension was added suggests that the original central range building may have had only one story.
- 7.1.9 It also seems that the stone built southern gable end of the original central range was removed when the southern range was added and was replaced by a brick wall (the remains of which can be seen against the inside of the eastern elevation) to create a partition between the two. This could have been to create more space or earlier



subsidence may have made the existing wall unstable. The same handmade bricks used to create this partition were also found in a pile towards the ruinous northern end of the central range. These may have been cleared from the partition during demolition, or formed part of another structure closer to where they were found, possibly a brick-built fireplace.

- 7.1.10 In conclusion, the ruinous state of the buildings and their infilling with soil and debris make interpretation of all phases problematic, but it seems likely that the building was altered on at least three occasions, for the most part to expand it. However, the instability of the ground may also suggest that repairs were necessary throughout the life of the building.

8 PUBLICITY, CONFIDENTIALITY AND COPYRIGHT

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

9 STATEMENT OF INDEMNITY

- 9.1.1 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 ARCHIVE DEPOSITION

- 10.1.1 This report will be submitted digitally to the National Trust. in the first instance.
- 10.1.2 Consultation advice will be sought from the client for the long term repository of the projects digital archive including the photographic survey images.

11 ACKNOWLEDGEMENTS

- 11.1.1 Archaeological Research Services Ltd would like to thank George Henshaw for commissioning this report.

12 REFERENCES

Maps

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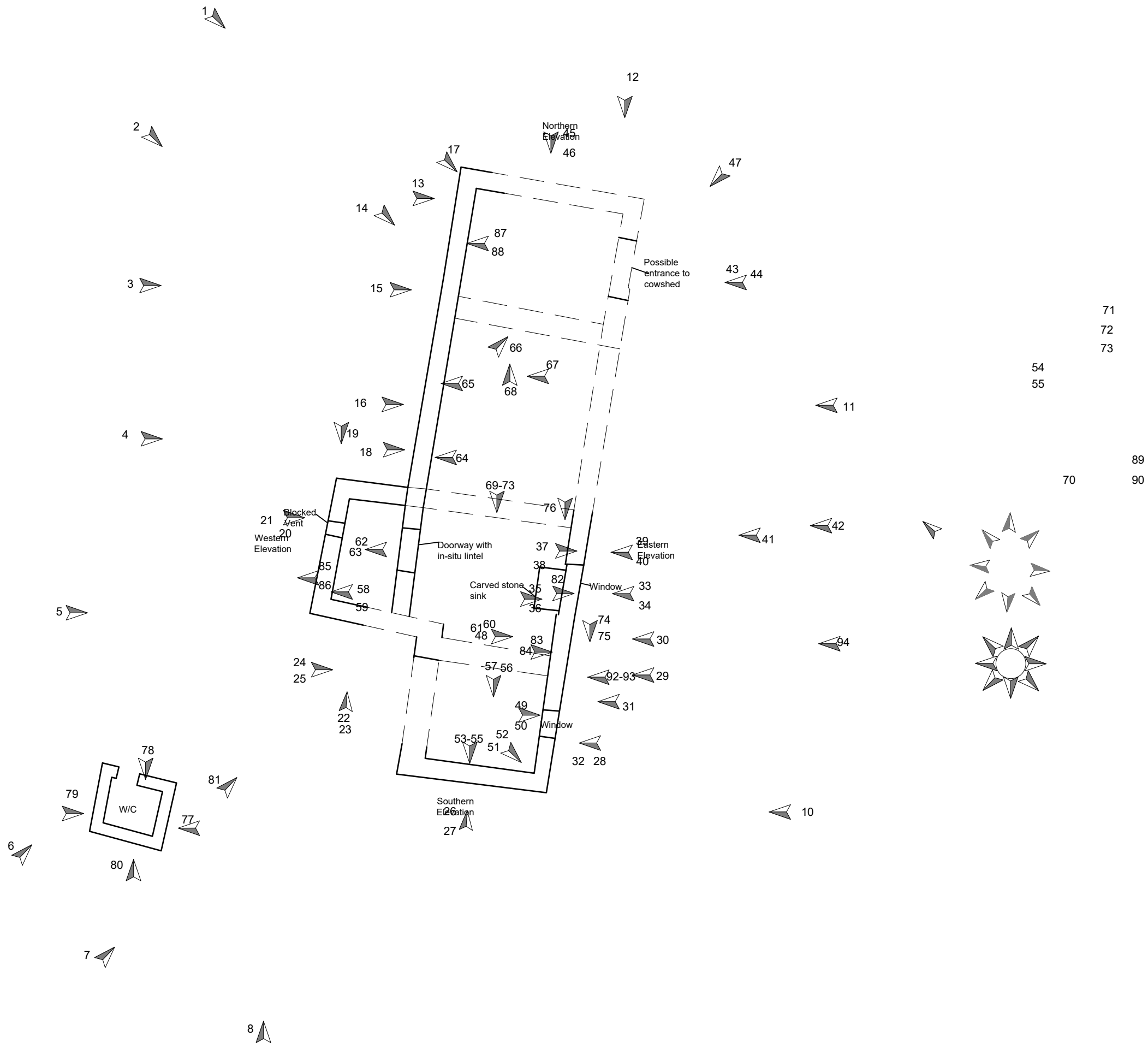


APPENDIX I DRAWINGS



Drawing 1 : Historic Building Recording
Photo Location Plan
Hay Farm, Ashover

--- Projected/section



Grid Ref.: SK 35979 61283
Date: June 2024
Drawn by: JM

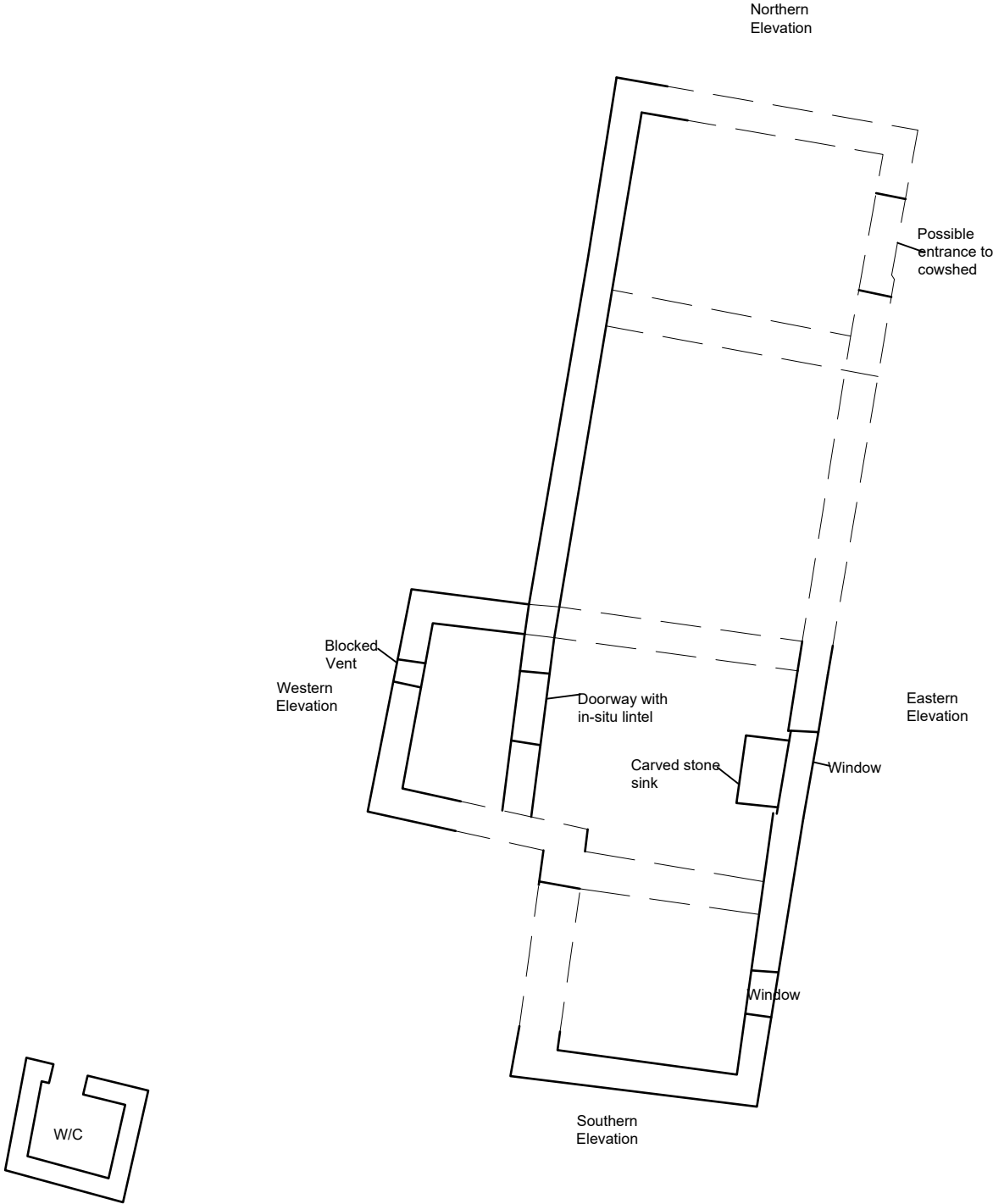
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Drawing 2: Historic Building Recording
Plan with annotations
Hay Farm, Ashover

--- Projected/section



Grid Ref.: SK 35979 61283
Date: June 2024
Drawn by: JM

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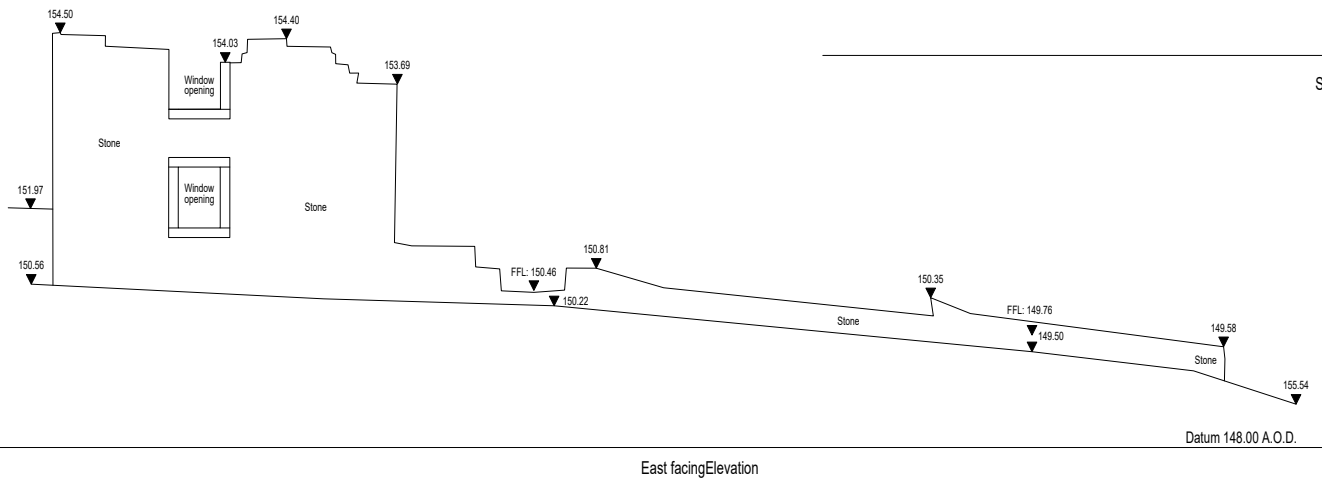
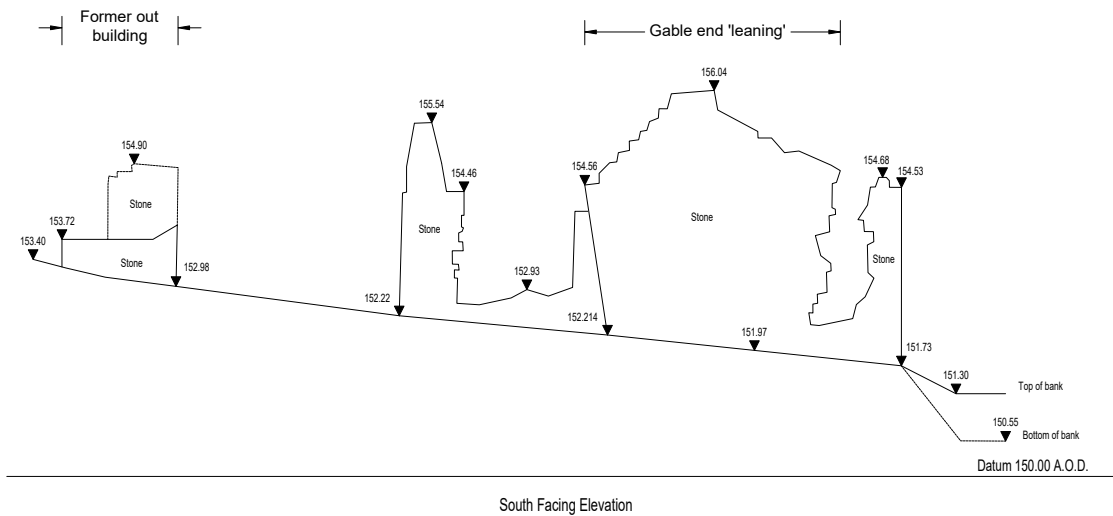
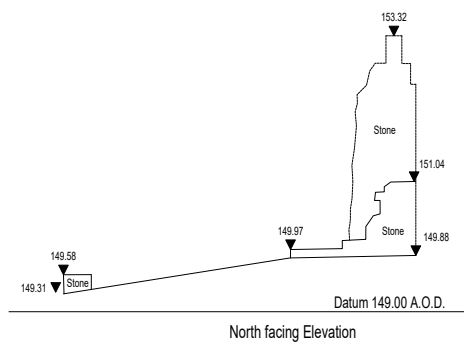
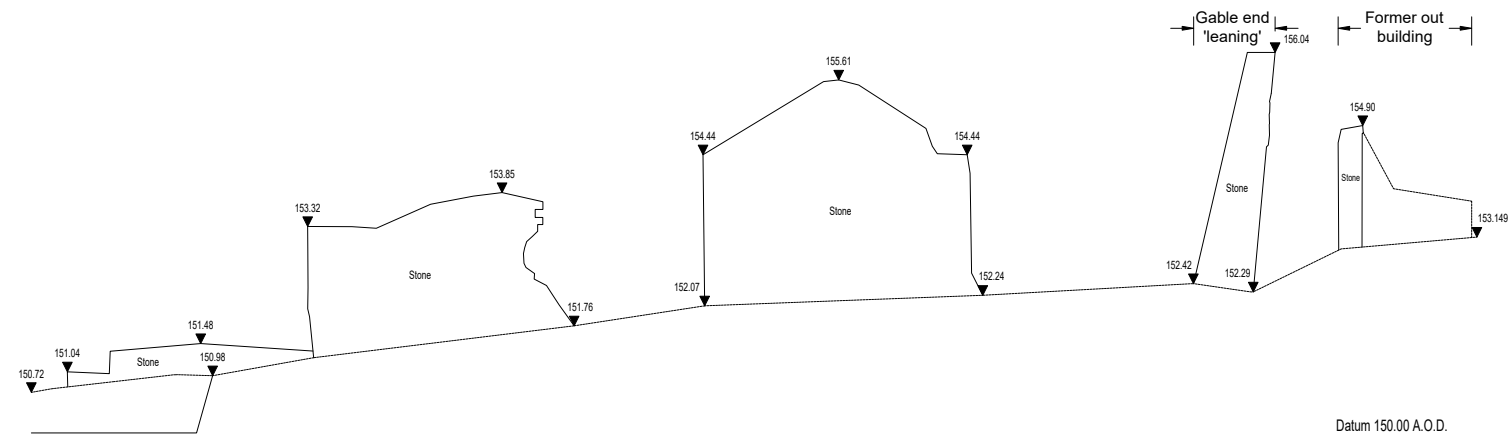


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Drawing 3: Historic Building Recording Elevation
Plan with annotations
Hay Farm, Ashover

--- Projected/section



Grid Ref.: SK 35979 61283
Date: June 2024
Drawn by: JM

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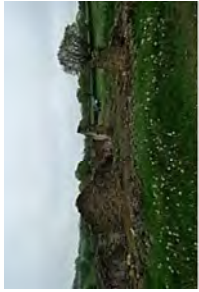


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APPENDIX II PHOTOGRAPHIC SURVEY CONTACT SHEETS



Hay Farm-4



Hay Farm-5



Hay Farm-6



Hay Farm-7



Hay Farm-8



Hay Farm-9



Hay Farm-10



Hay Farm-11



Hay Farm-12



Hay Farm-13



Hay Farm-14



Hay Farm-15



Hay Farm-16



Hay Farm-17



Hay Farm-18



Hay Farm-19



Hay Farm-20



Hay Farm-21



Hay Farm-22



Hay Farm-23



Hay Farm-24



Hay Farm-25



Hay Farm-26



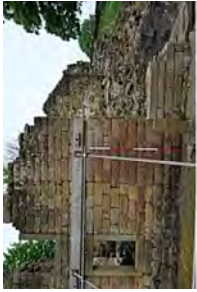
Hay Farm-27



Hay Farm-28



Hay Farm-29



Hay Farm-30



Hay Farm-31



Hay Farm-32



Hay Farm-33



Hay Farm-34



Hay Farm-35



Hay Farm-36



Hay Farm-37



Hay Farm-38





Hay Farm-74



Hay Farm-75



Hay Farm-76



Hay Farm-77



Hay Farm-78



Hay Farm-79



Hay Farm-80



Hay Farm-81



Hay Farm-82



Hay Farm-83



Hay Farm-84



Hay Farm-85



Hay Farm-86



Hay Farm-87



Hay Farm-88



Hay Farm-89



Hay Farm-90



Hay Farm-91



Hay Farm-92



Hay Farm-93



Hay Farm-94



Hay Farm-1



Hay Farm-2



Hay Farm-3

APPENDIX III PHOTOGRAPHIC SURVEY REGISTERS

Site:	Former Hay Lane Cottage		
Date:	NGR: SE 71135 71198		
Officer:	07/05/2024		
Cameras:	BM		
	Panasonic DC-G9		
Photo No.	Description		Located on drawing
Image prefix:			
Hay Lane -			
1	1 Settings, general view 1 facing east		✓
2	2 Settings, general view		✓
3	3 Settings, general view		✓
4	4 Settings, general view		✓
5	5 Settings, general view		✓
6	6 Settings, general view facing north east		✓
7	7 Settings, general view facing Northeast		✓
8	8 Settings, general view facing North		✓
9	9 Settings, general view facing Northwest		✓
10	10 facing west		✓
11	11 facing south west		✓
12	12 facing south		✓
13	13 N. end of West elevation		✓
14	14 N. end of West elevation		✓
15	15 middle of West elevation		✓
16	16 middle of West elevation		✓
17	17 N. end of middle of West elevation		✓
18	18 S. end of middle of West elevation		✓
19	19 W. end of Southern elevation main house		✓
20	20 facing elevation Gable end showing change in roof line		✓
21	21 W. facing elevation Gable end showing change in roof line		✓
22	22 S. facing elevation of West extension		✓
23	23 S. facing elevation of West extension		✓
24	24 W elevation of main house with internal East wall of main house in background		✓

25	25 W. elevation of main house with internal East wall of main house in background	✓
26	26 S. facing elevation of main house	✓
27	27 S. facing elevation of main house	✓
28	28 E. facing elevation of main house	✓
29	29 E. facing elevation of main house	✓
30	30 E. facing elevation of main house	✓
31	31 E. facing elevation of main house	✓
32	32 close-up of ground floor window in East elevation of main house	✓
33	33 upstanding stone outside of East elevation of main house stone sink built into the wall behind it	✓
34	34 upstanding stone outside of East elevation of main house stone sink built into the wall behind it	✓
35	35 stone sink up against East wall of main house and stone windowsill beyond it facing east	✓
36	36 stone sink up against East wall of main house and stone windowsill beyond it facing east	✓
37	37 stone doorstep through Eastern wall of main house facing east	✓
38	38 stone doorstep through Eastern wall of main house facing east	✓
39	39 doorway in East elevation and tiled floor beyond it facing west	✓
40	40 doorway in East elevation and tiled floor beyond it facing west	✓
41	41 collapsed northern end of eastern elevation with internal face of Weston elevation in the background	✓
42	42 collapsed northern end of eastern elevation with internal face of Weston elevation in the background	✓
43	43 E. elevation of possible northern extension to main house facing west	✓
44	44 E. elevation of possible northern extension to main house facing west	✓
45	45 northern elevation of possible Northern extension to main house, possibly barn	✓
46	46 northern elevation of possible Northern extension to main house, possibly barn	✓
47	47 Single stone gate post facing Southwest to north east of Northern extension/barn	✓
48	48 internal face of eastern elevation facing east I've got	✓

49	49 windows in eastern elevation internally		✓	
50	50 windows in eastern elevation internally		✓	
51	51 S. East internal corner of main house showing tile floor and wall plaster.		✓	
52	52 S. East internal corner of main house showing tile floor and wall plaster.		✓	
53	53 cast iron fireplace with stone lintel traces of green paint on fireplace traces of red paint on plaster of wall in southern internal elevation		✓	
54	54 cast iron fireplace with stone lintel traces of green paint on fireplace traces of red paint on plaster of wall in southern internal elevation		✓	
55	55 cast iron fireplace with stone lintel traces of green paint on fireplace traces of red paint on plaster of wall in southern internal elevation		✓	
56	56 internal face of southern elevation fireplace at the bottom wall plaster clearly visible		✓	
57	57 internal face of southern elevation fireplace at the bottom wall plaster clearly visible		✓	
58	58 internal face of West elevation showing wall of west extension potentially keyed into or up against The Southern wall of West extension		✓	
59	59 internal face of West elevation showing wall of west extension potentially keyed into or up against The Southern wall of West extension		✓	
60	60 internal face of eastern elevation Showing and of stone East West wall since collapsed and below it a brick partition with plaster coating to the south bricks are handmade.		✓	
61	61 internal face of eastern elevation Showing and of stone East West wall since collapsed and below it a brick partition with plaster coating to the south bricks are handmade.		✓	
62	62 beam over doorway in West elevation of main house into the west extension, internal face of west elevation of West extension in background		✓	
63	63 beam over doorway in West elevation of main house into the west extension, internal face of west elevation of West extension in background		✓	
64	64 internal face of west elevation of building plasterwork visible at base possible doorway to south.		✓	
65	65 internal face of west elevation of building plasterwork visible at base possible doorway to south.		✓	

66	66 possible collapsed brick built fireplace originally in northern elevation of main building facing North and west		✓	
67	67 possible collapsed brick built fireplace originally in northern elevation of main building facing North and west		✓	
68	68 collapsed fireplace with collapsed North extension beyond. Facing North.		✓	
69	69 interior of house facing south		✓	
70	70 interior of house facing south		✓	
71	71 interior of house facing south		✓	
72	72 interior of house facing south		✓	
73	73 interior of house facing south		✓	
74	74 flagstones outside Door in eastern elevation		✓	
75	75 flagstones outside Door in eastern elevation		✓	
76	76 slate roof tiles within main building		✓	
77	77 E. elevation of outhouse		✓	
78	78 N. elevation of outhouse and doorway		✓	
79	79 interior of outhouse facing east		✓	
80	80 S. elevation of outhouse		✓	
81	81 general shot facing Northeast		✓	
82	1 Settings, general view 1 facing east		✓	
83	2 Settings, general view		✓	
84	3 Settings, general view		✓	
85			✓	
86			✓	
87			✓	
88			✓	
89			✓	
90			✓	
91			✓	
92			✓	
93			✓	
94				

APPENDIX IV HISTORIC MAPPING - GROUNDSURE

Site Details:

Hay Farm, Hay Lane

Client Ref: 2024078
Report Ref: GS-C8L-KDP-RYQ-49B
Grid Ref: 435982, 361285

Map Name: County Series

Map date: 1880

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1880
 Revised 1880
 Edition N/A
 Copyright N/A
 Levelled N/A

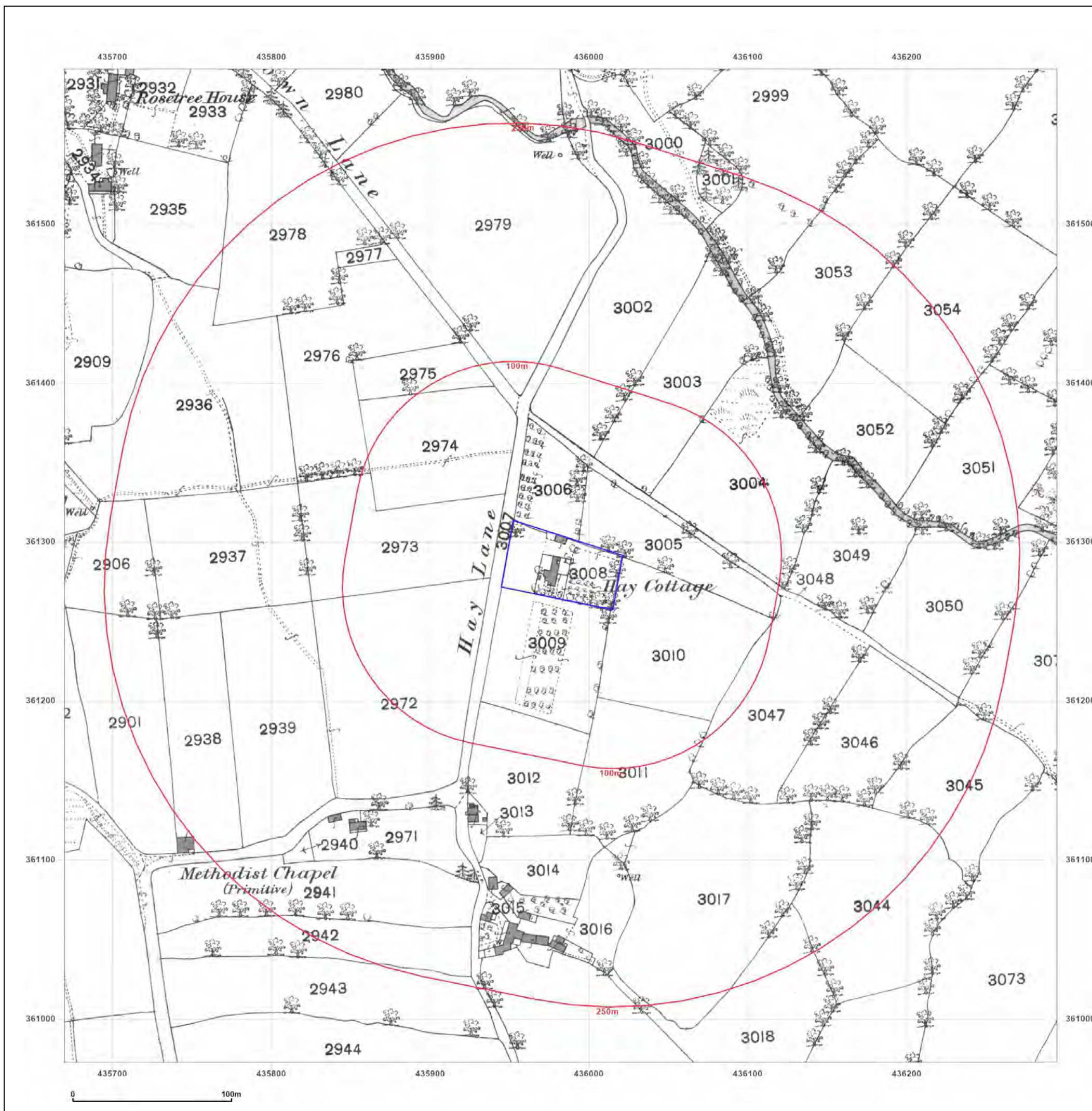


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Site Details:

Hay Farm, Hay Lane

Client Ref: 2024078
Report Ref: GS-C8L-KDP-RYQ-49B
Grid Ref: 435982, 361285

Map Name: County Series

Map date: 1899

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1899
 Revised 1899
 Edition N/A
 Copyright N/A
 Levelled N/A

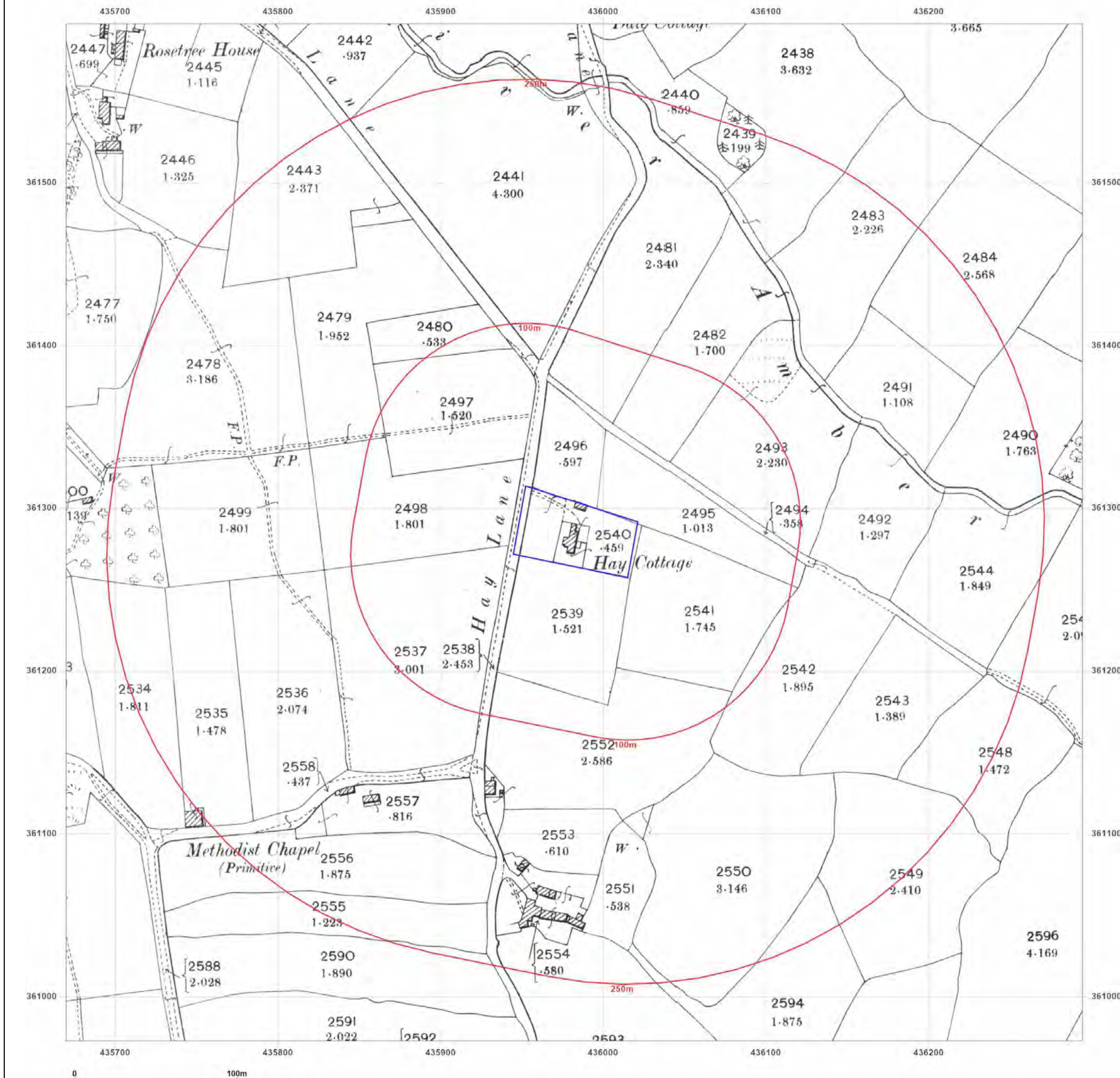


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Site Details:

Hay Farm, Hay Lane

Client Ref: 2024078
Report Ref: GS-C8L-KDP-RYQ-49B
Grid Ref: 435982, 361285

Map Name: County Series

Map date: 1917

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1917
 Revised 1917
 Edition N/A
 Copyright N/A
 Levelled N/A

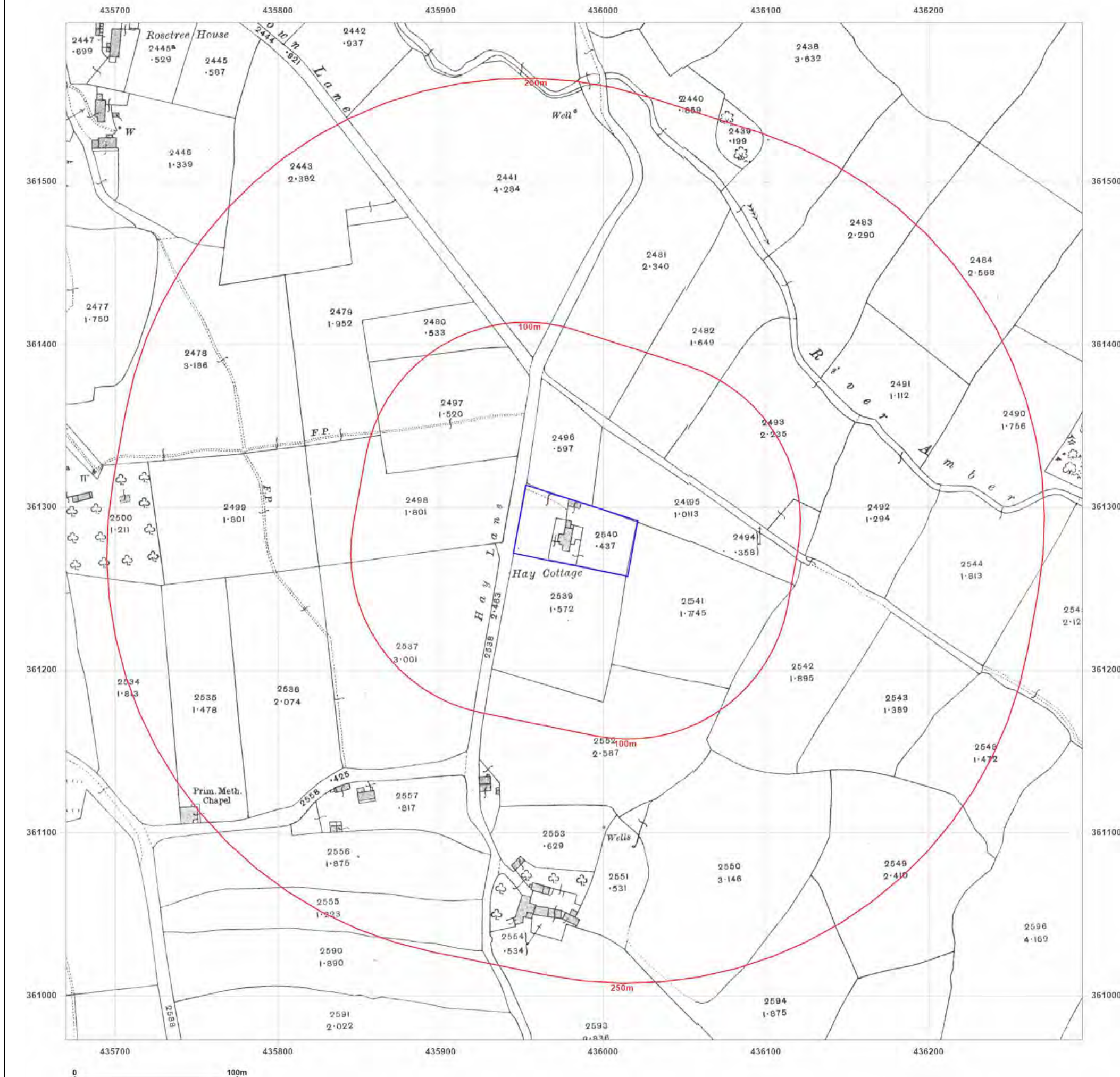


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Site Details:

Hay Farm, Hay Lane

Client Ref: 2024078
Report Ref: GS-C8L-KDP-RYQ-49B
Grid Ref: 435982, 361285

Map Name: National Grid

Map date: 1961-1962

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1962
 Revised 1962
 Edition N/A
 Copyright 1964
 Levelled 1962

Surveyed 1961
 Revised 1961
 Edition N/A
 Copyright 1962
 Levelled 1957

Surveyed 1961
 Revised 1961
 Edition N/A
 Copyright 1963
 Levelled 1957

Surveyed 1961
 Revised 1961
 Edition N/A
 Copyright 1962
 Levelled 1957

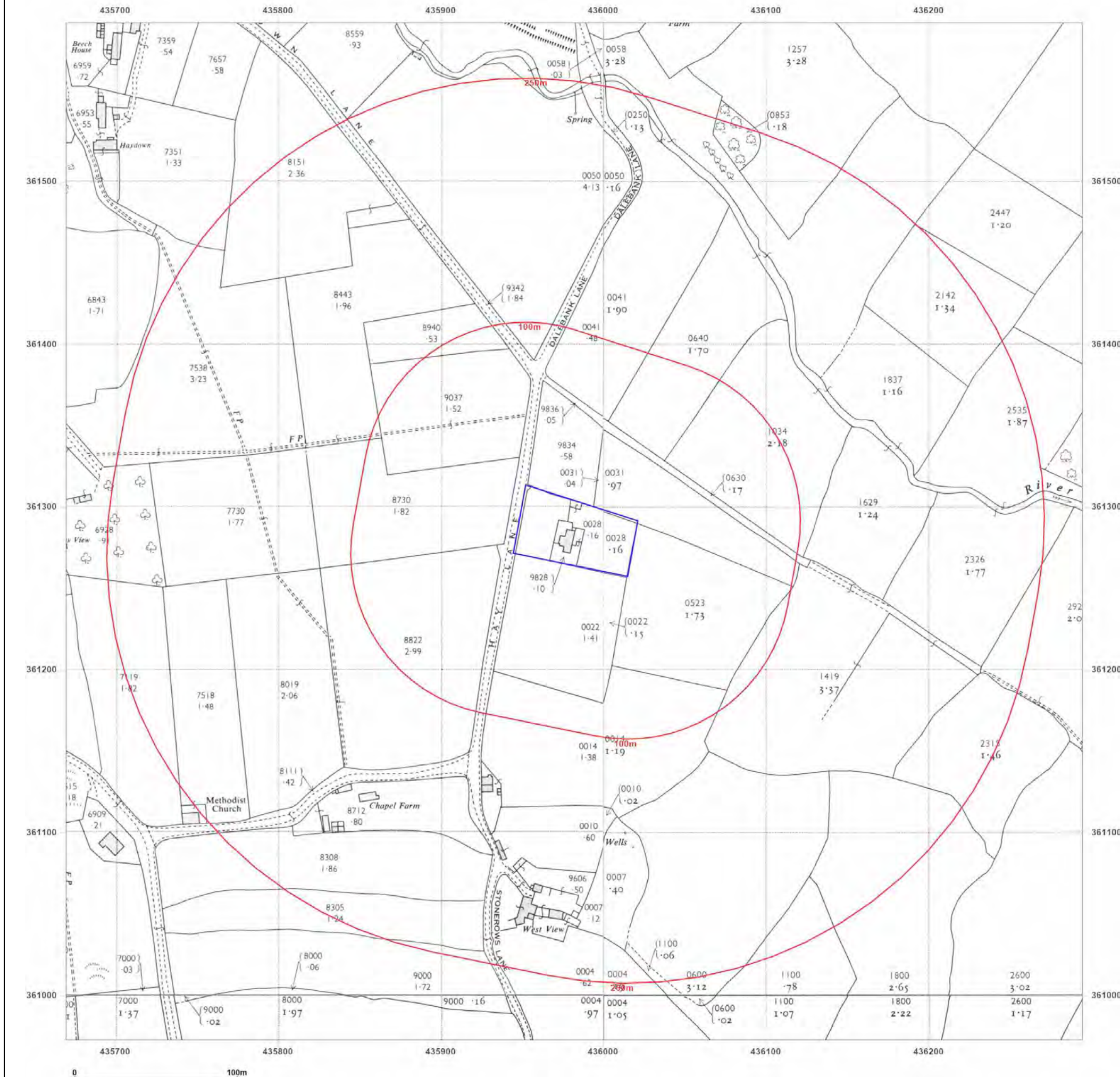


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Site Details:

Hay Farm, Hay Lane

Client Ref: 2024078
Report Ref: GS-C8L-KDP-RYQ-49B
Grid Ref: 435982, 361285

Map Name: National Grid

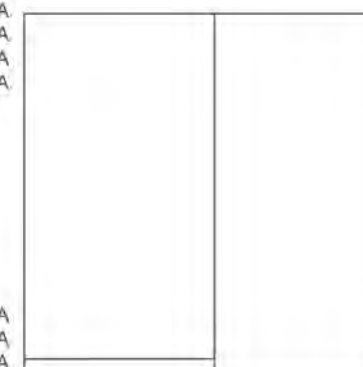
Map date: 1963-1964

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A



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Site Details:

Hay Farm, Hay Lane

Client Ref: 2024078
Report Ref: GS-C8L-KDP-RYQ-49B
Grid Ref: 435982, 361285

Map Name: National Grid

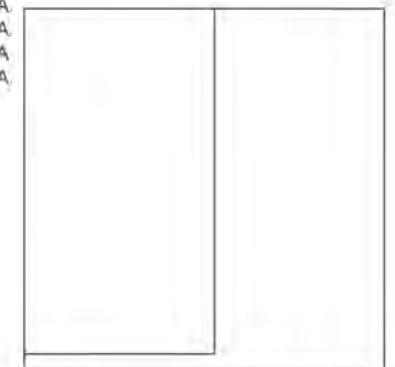
Map date: 1964

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A

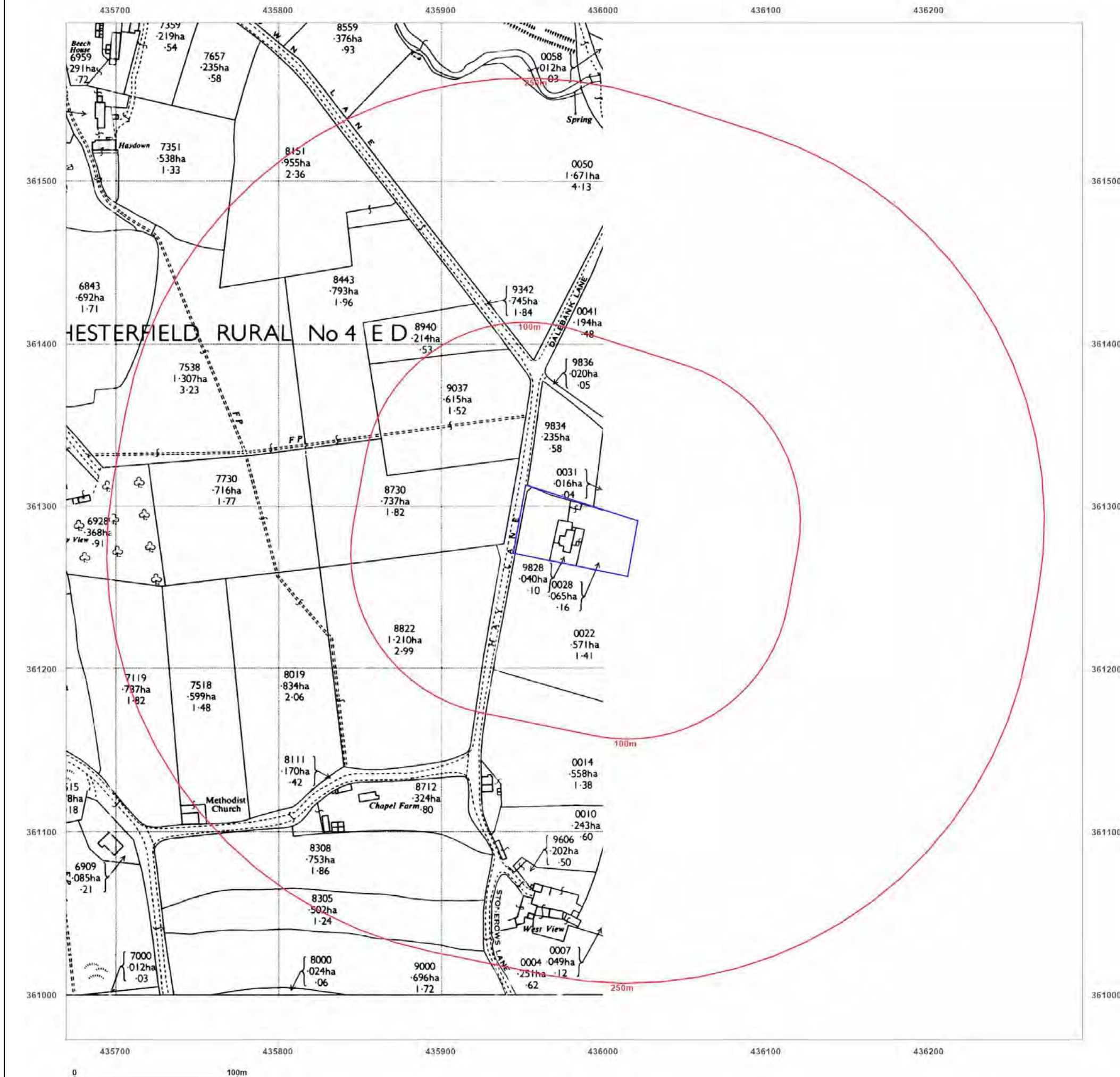


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Site Details:

Hay Farm, Hay Lane

Client Ref: 2024078
Report Ref: GS-C8L-KDP-RYQ-49B
Grid Ref: 435982, 361285

Map Name: National Grid

Map date: 1986

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1961
 Revised 1982
 Edition N/A
 Copyright 1986
 Levelled 1961

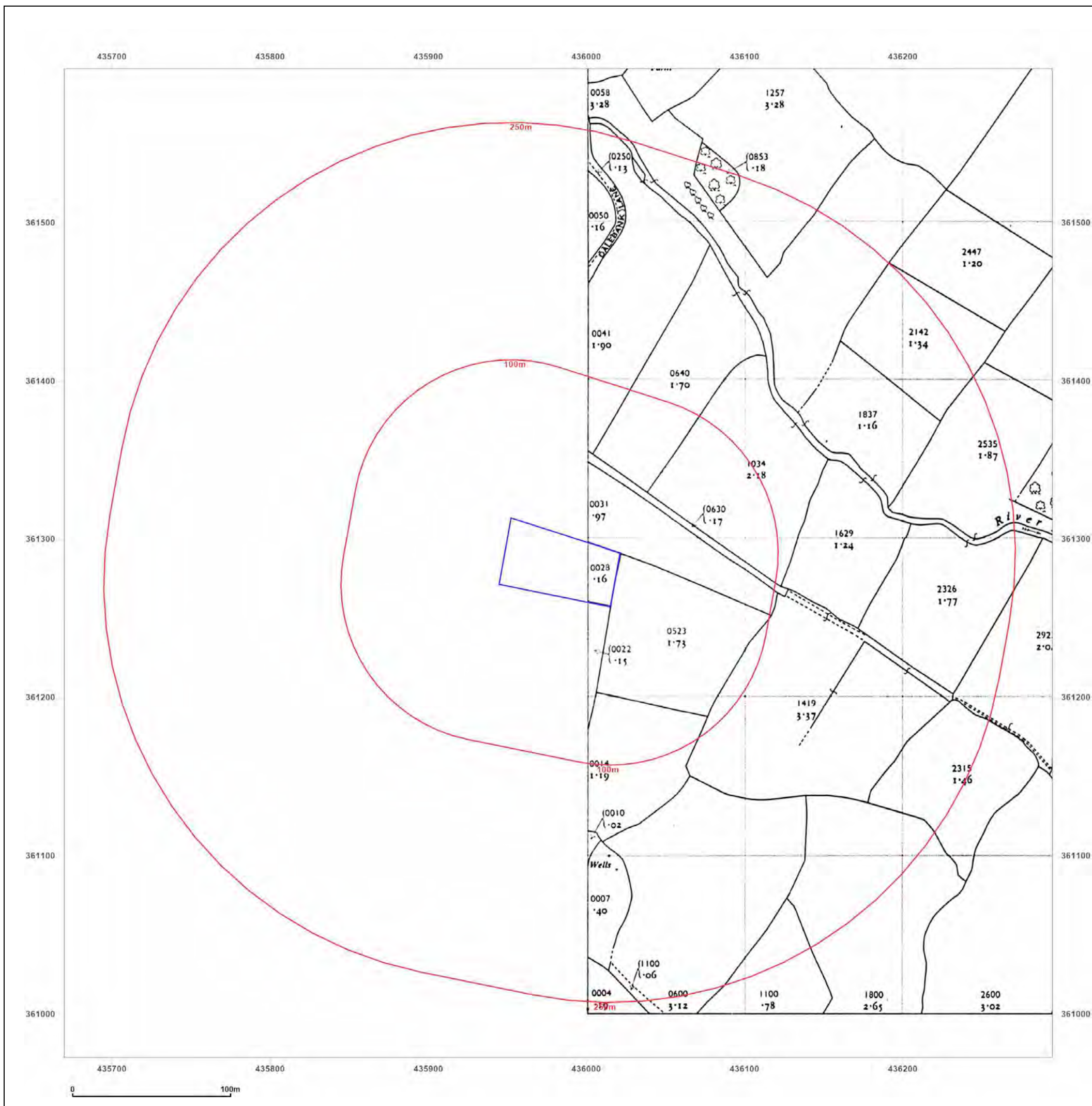


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Site Details:

Hay Farm, Hay Lane

Client Ref: 2024078
Report Ref: GS-C8L-KDP-RYQ-49B
Grid Ref: 435982, 361285

Map Name: National Grid

Map date: 1993

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1993
 Levelled N/A

Surveyed 1993
 Revised N/A
 Edition N/A
 Copyright 1993
 Levelled N/A

Surveyed 1993
 Revised N/A
 Edition N/A
 Copyright 1993
 Levelled N/A

Surveyed 1993
 Revised N/A
 Edition N/A
 Copyright 1993
 Levelled N/A

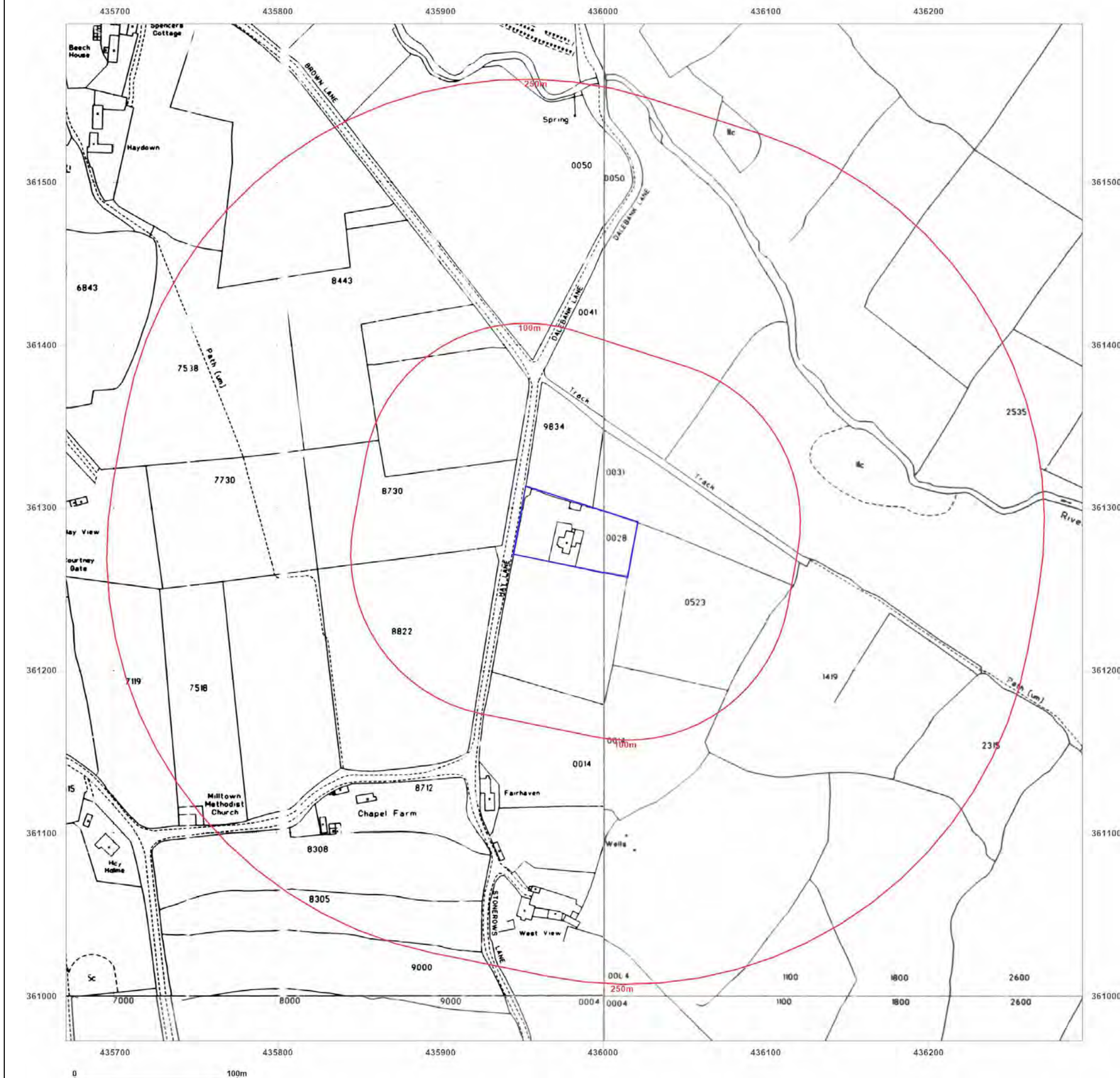


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Site Details:

Hay Farm, Hay Lane

Client Ref: 2024078
Report Ref: GS-C8L-KDP-RYQ-49B
Grid Ref: 435982, 361285

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250

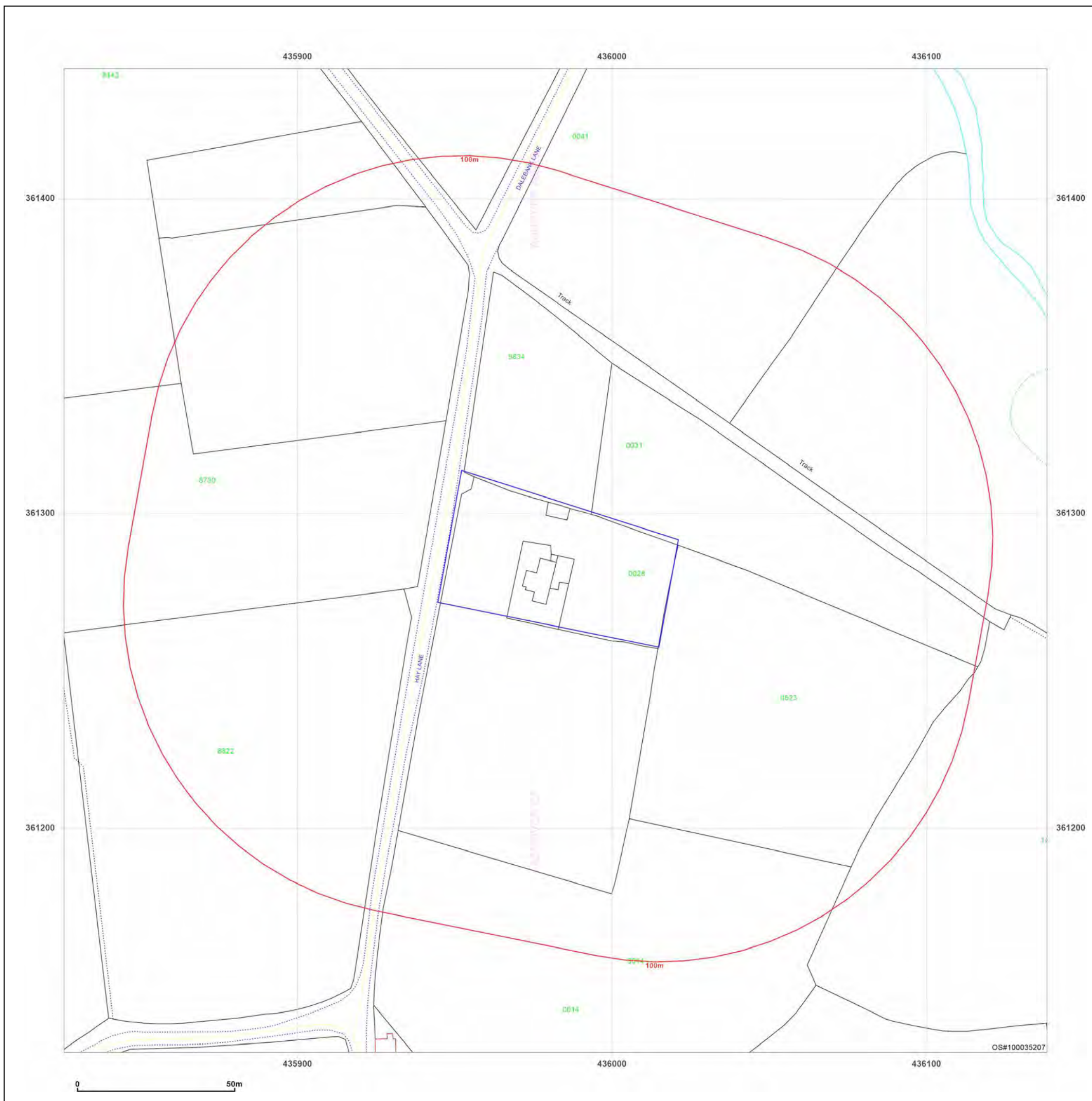


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Site Details:

Hay Farm, Hay Lane

Client Ref: 2024078
Report Ref: GS-C8L-KDP-RYQ-49B
Grid Ref: 435982, 361285

Map Name: County Series

Map date: 1879

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1879
 Revised 1879
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1879
 Revised 1879
 Edition N/A
 Copyright N/A
 Levelled N/A

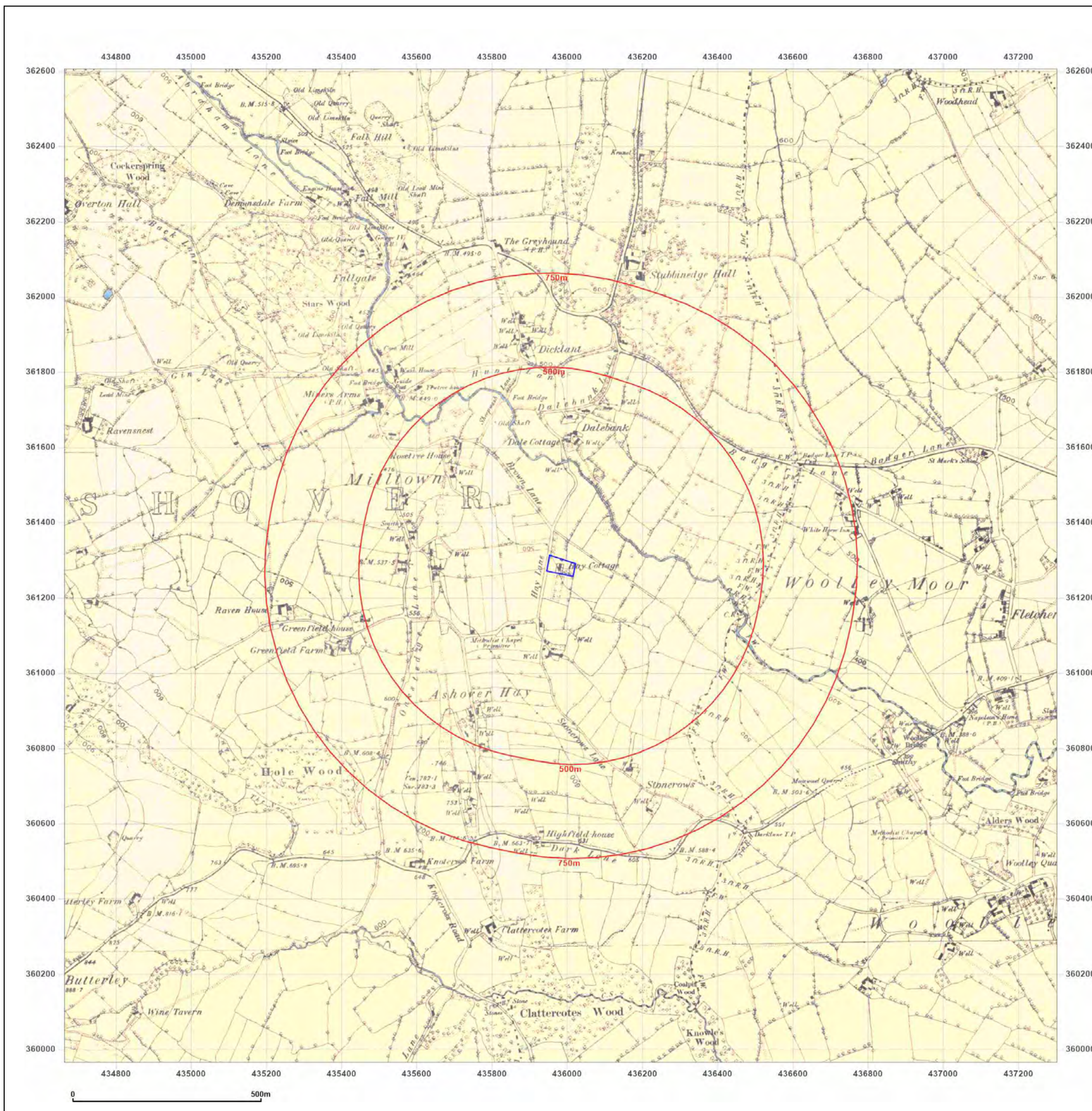


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Site Details:

Hay Farm, Hay Lane

Client Ref: 2024078
Report Ref: GS-C8L-KDP-RYQ-49B
Grid Ref: 435982, 361285

Map Name: County Series

Map date: 1897-1898

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1879
 Revised 1897
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1879
 Revised 1898
 Edition N/A
 Copyright N/A
 Levelled N/A

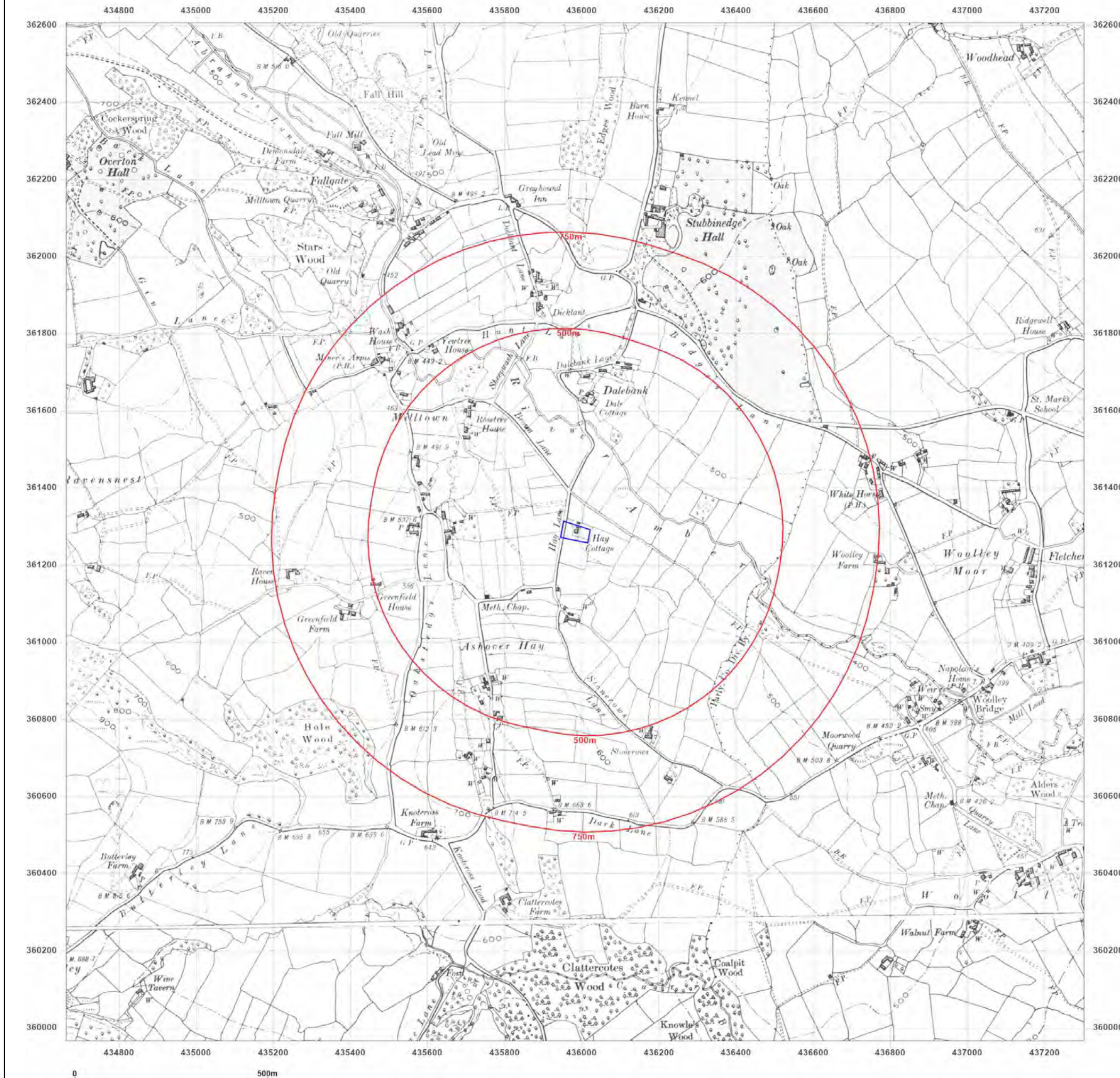


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Site Details:

Hay Farm, Hay Lane

Client Ref: 2024078
Report Ref: GS-C8L-KDP-RYQ-49B
Grid Ref: 435982, 361285

Map Name: County Series

Map date: 1921

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1876
Revised 1921
Edition 1921
Copyright N/A
Levelled N/A

Surveyed 1877
Revised 1921
Edition N/A
Copyright N/A
Levelled N/A

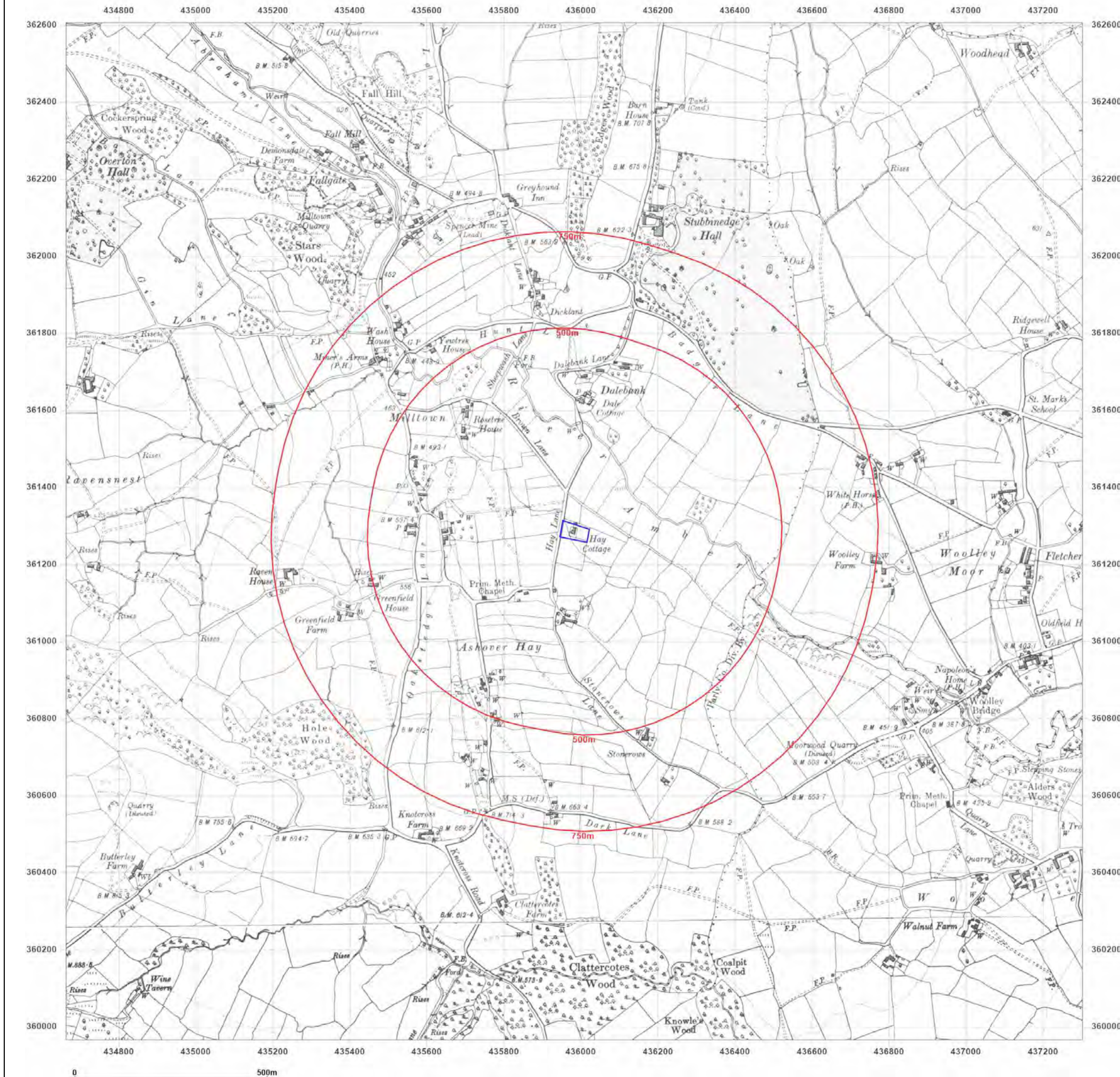


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Site Details:

Hay Farm, Hay Lane

Client Ref: 2024078
Report Ref: GS-C8L-KDP-RYQ-49B
Grid Ref: 435982, 361285

Map Name: County Series

Map date: 1921

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1876
Revised 1921
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1877
Revised 1921
Edition 1921
Copyright N/A
Levelled 1915

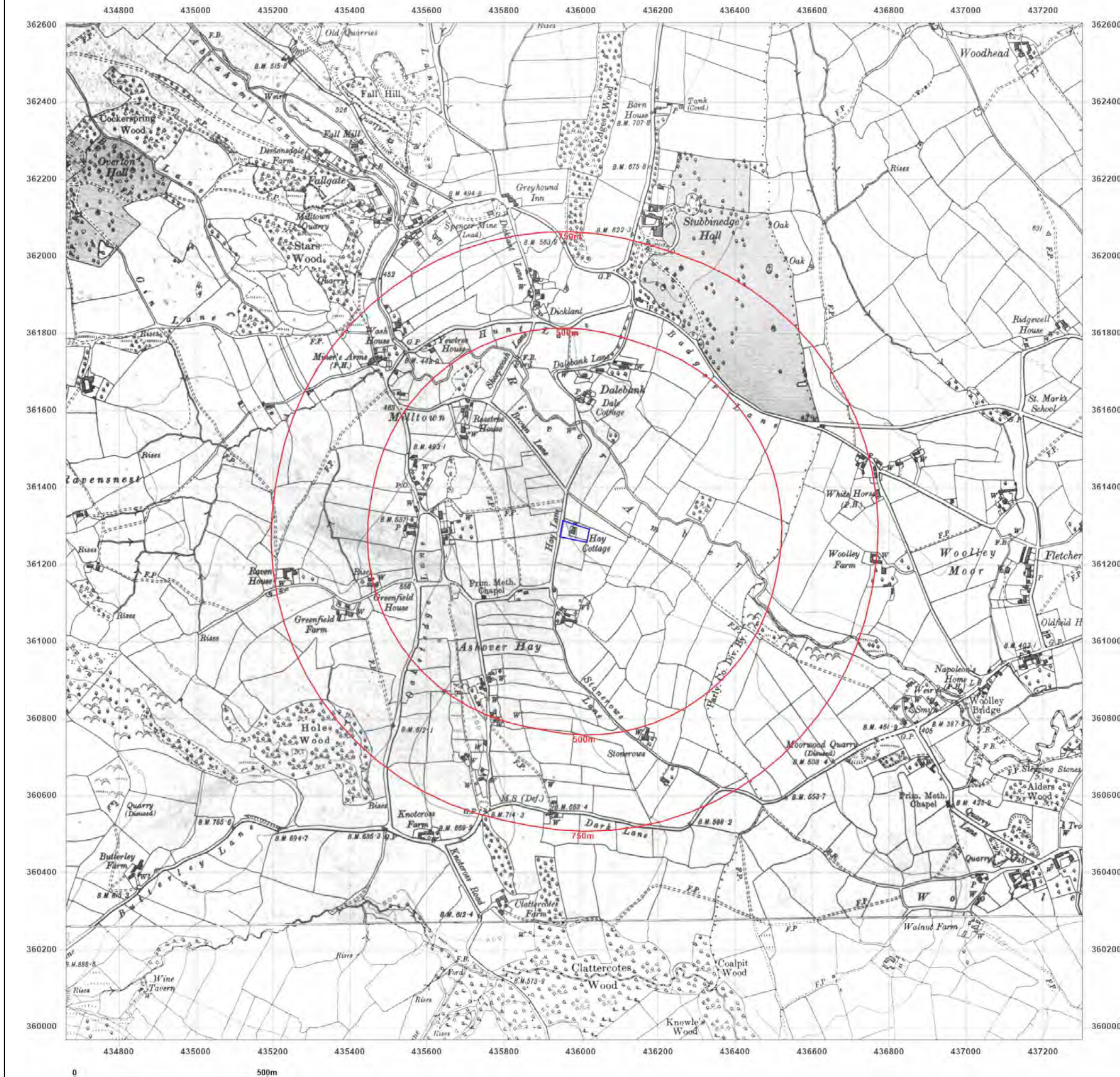


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Site Details:

Hay Farm, Hay Lane

Client Ref: 2024078
Report Ref: GS-C8L-KDP-RYQ-49B
Grid Ref: 435982, 361285

Map Name: County Series

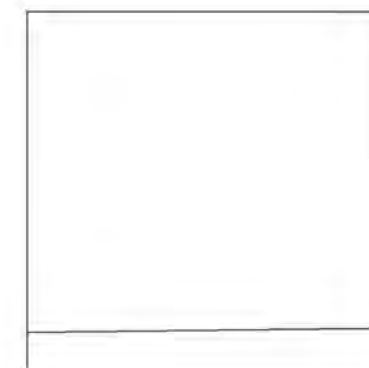
Map date: 1921

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1876
 Revised 1921
 Edition 1921
 Copyright N/A
 Levelled 1915

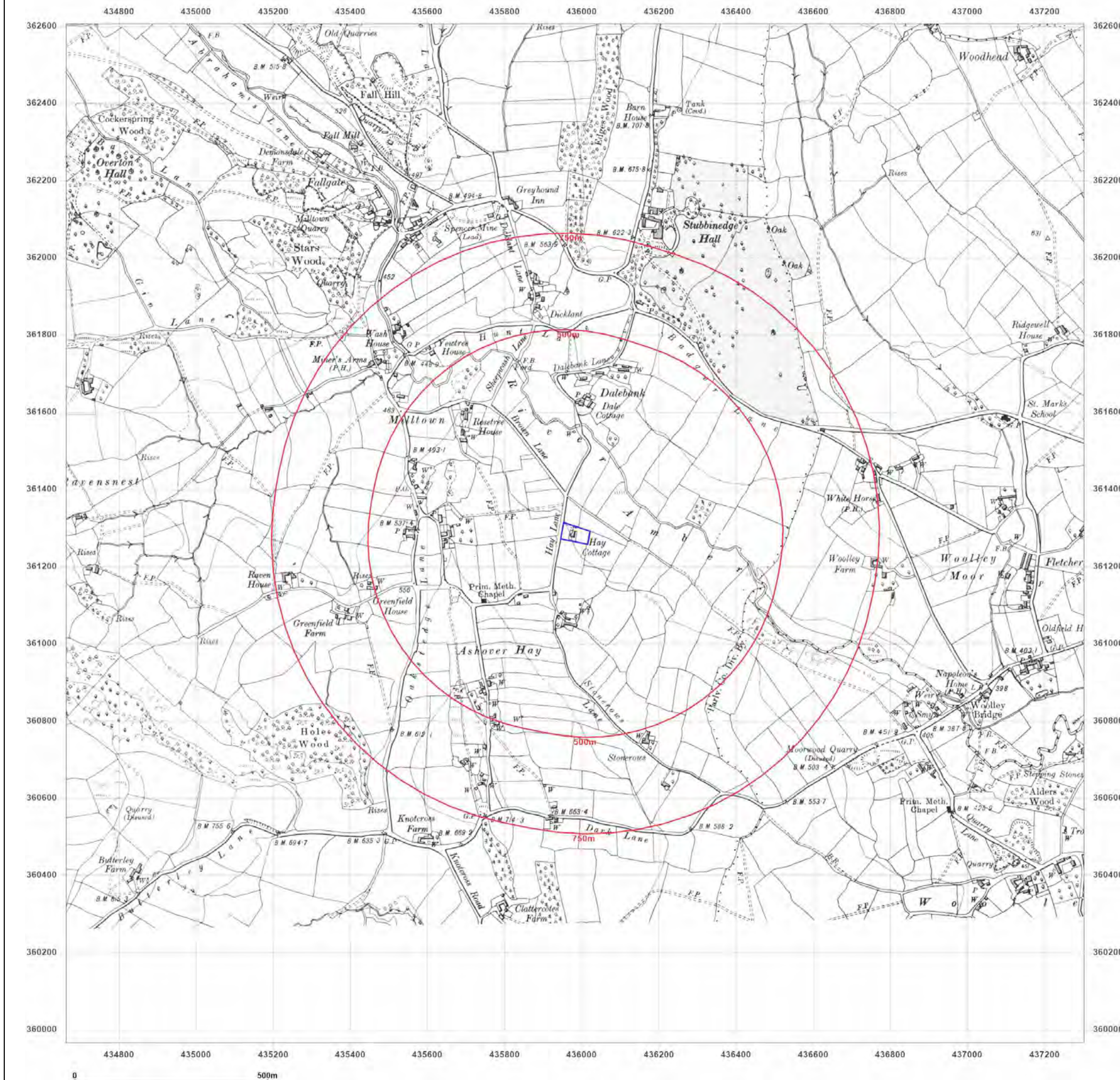


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Site Details:

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Client Ref: 2024078
Report Ref: GS-C8L-KDP-RYQ-49B
Grid Ref: 435982, 361285

Map Name: Provisional

Map date: 1955

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised 1954
Edition 1955
Copyright N/A
Levelled N/A

Surveyed N/A
Revised 1954
Edition N/A
Copyright 1955
Levelled N/A

Surveyed N/A
Revised 1954
Edition N/A
Copyright 1955
Levelled N/A

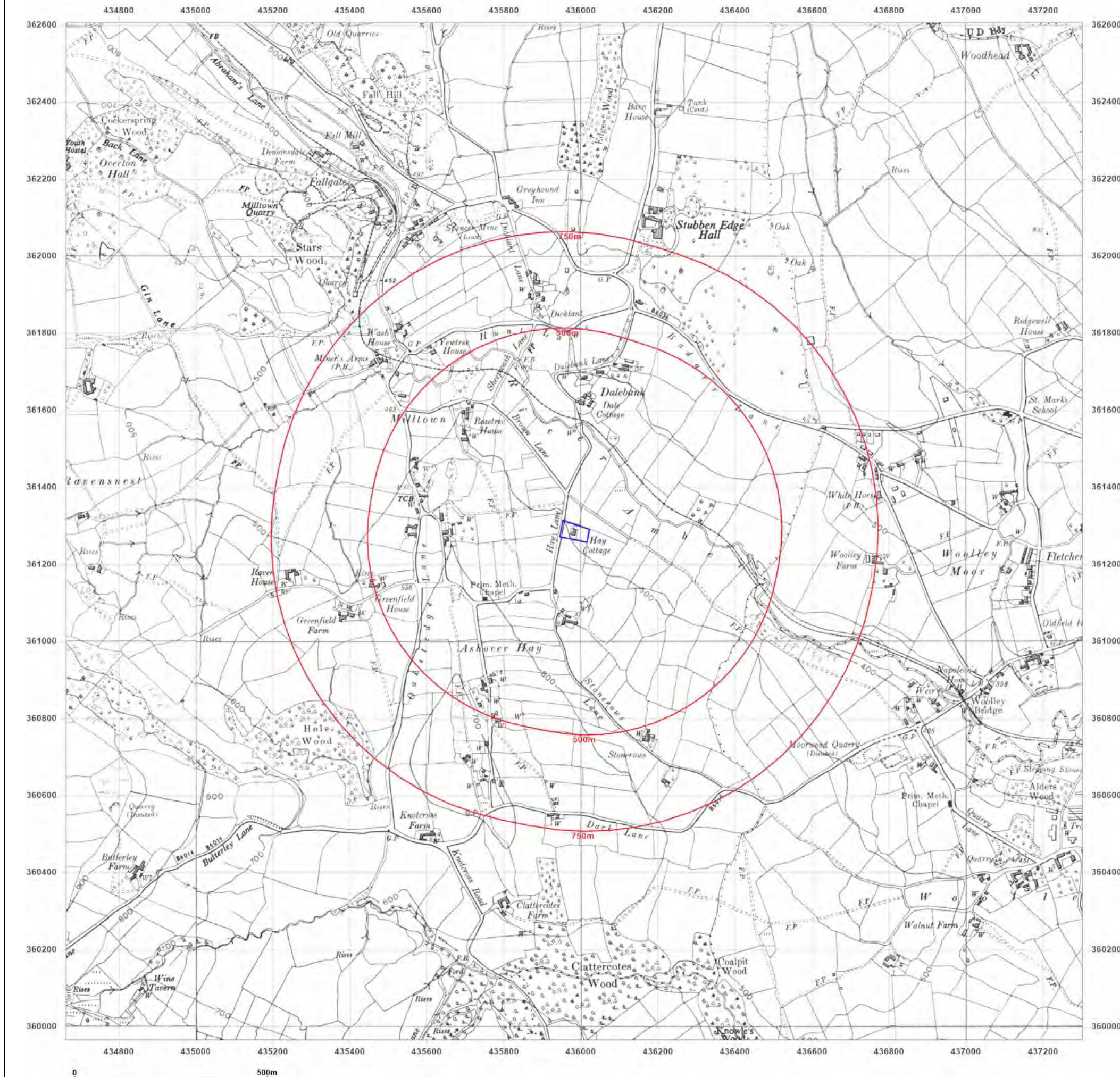


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Site Details:

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Client Ref: 2024078
Report Ref: GS-C8L-KDP-RYQ-49B
Grid Ref: 435982, 361285

Map Name: Provisional

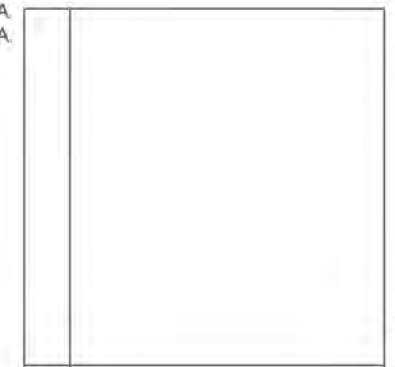
Map date: 1967-1968

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1968
Revised 1968
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1967
Revised 1967
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1967
Revised 1967
Edition N/A
Copyright N/A
Levelled N/A

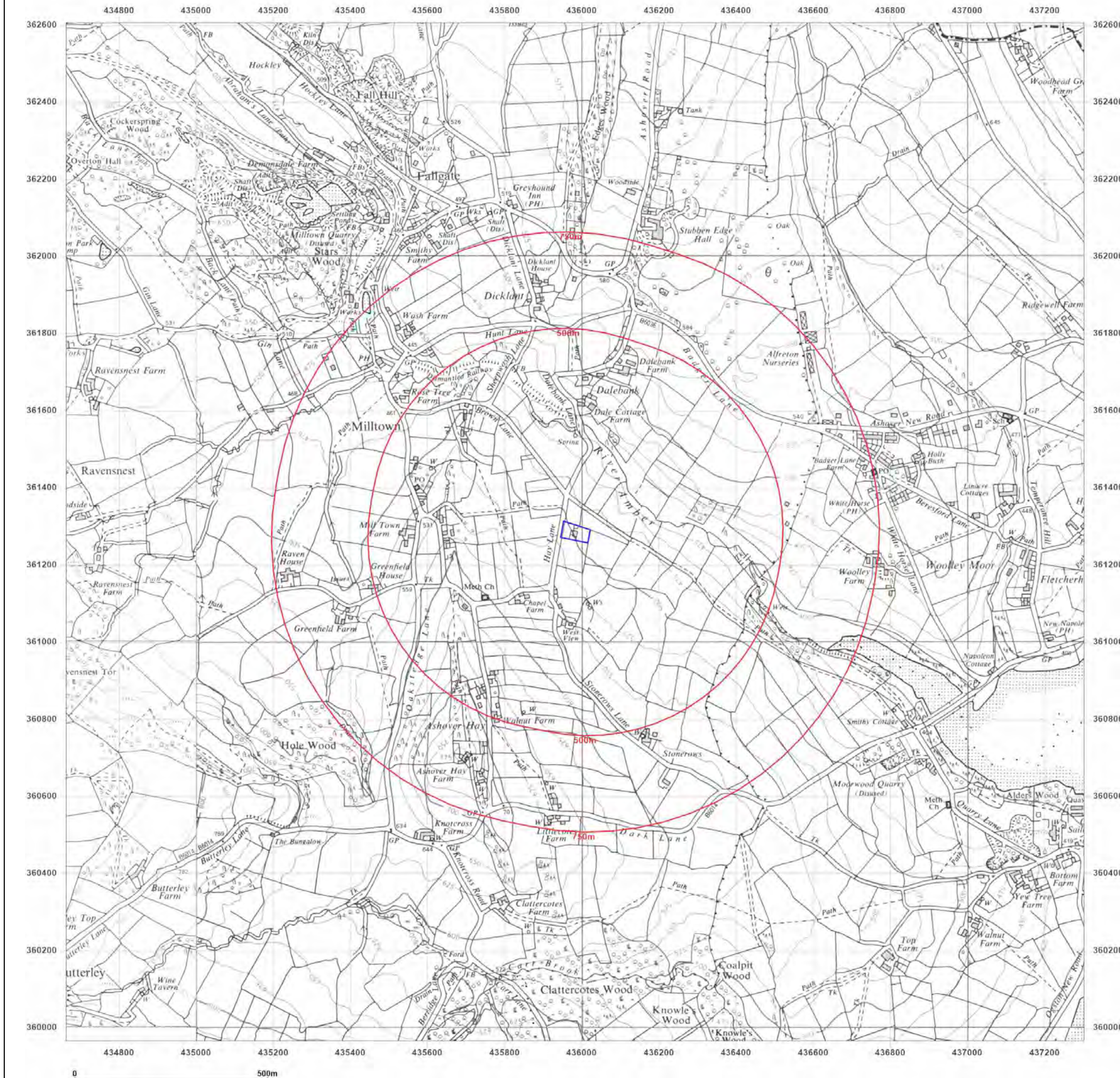


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Site Details:

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Client Ref: 2024078
Report Ref: GS-C8L-KDP-RYQ-49B
Grid Ref: 435982, 361285

Map Name: National Grid

Map date: 1977

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1971
Revised 1977
Edition N/A
Copyright N/A
Levelled N/A

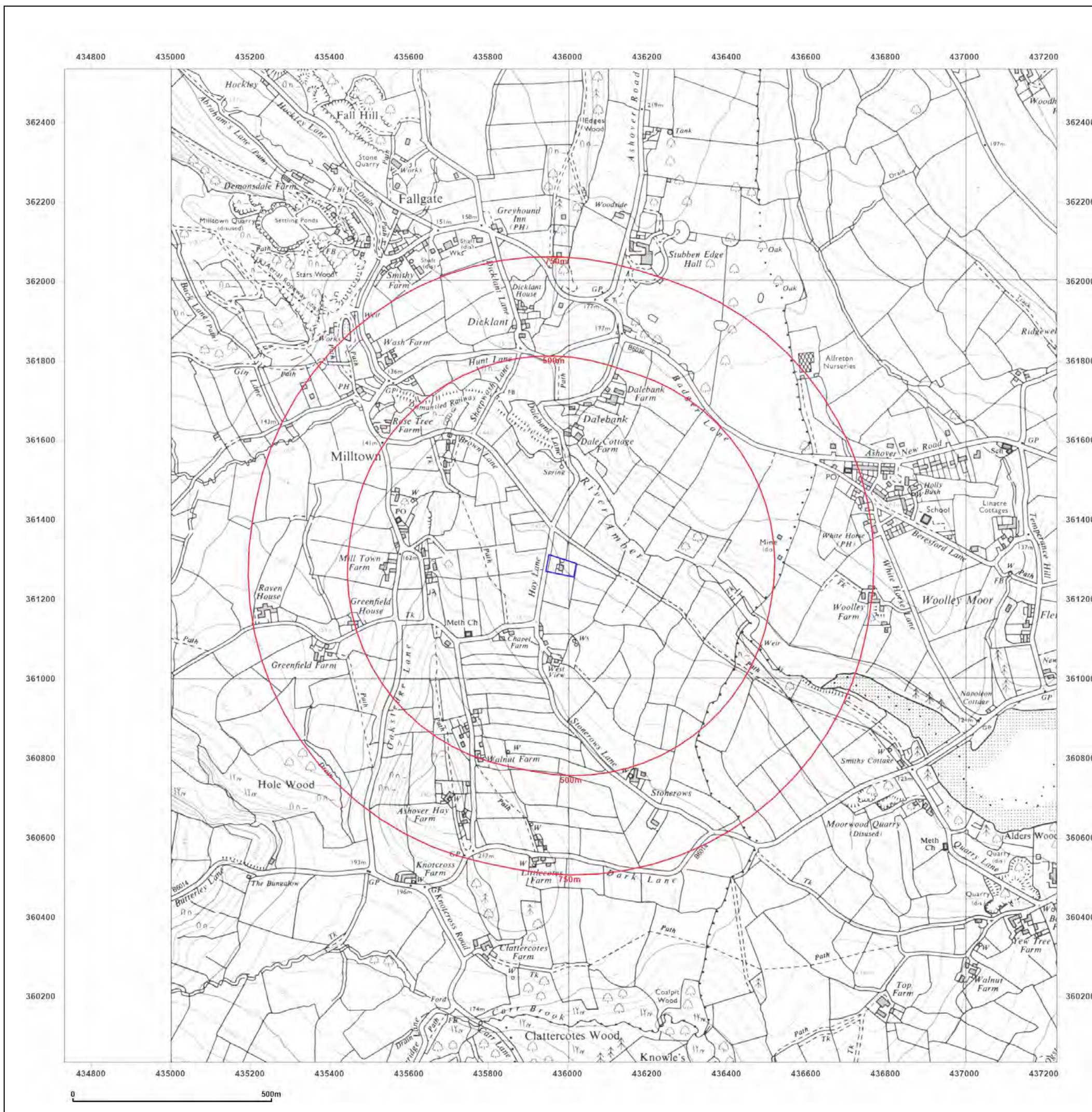


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Site Details:

Hay Farm, Hay Lane

Client Ref: 2024078
Report Ref: GS-C8L-KDP-RYQ-49B
Grid Ref: 435982, 361285

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000

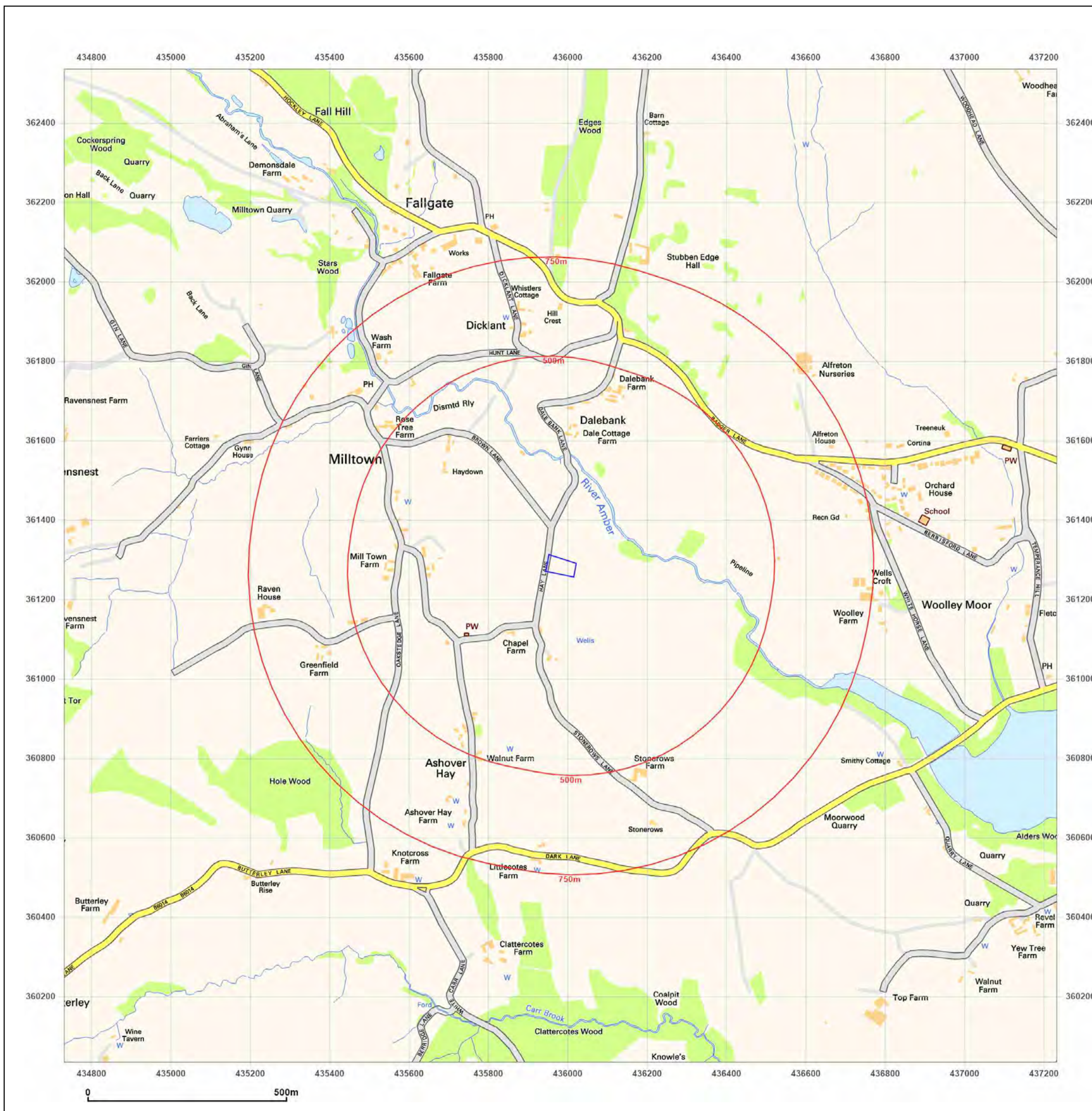


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Site Details:

Hay Farm, Hay Lane

Client Ref: 2024078
Report Ref: GS-C8L-KDP-RYQ-49B
Grid Ref: 435982, 361285

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

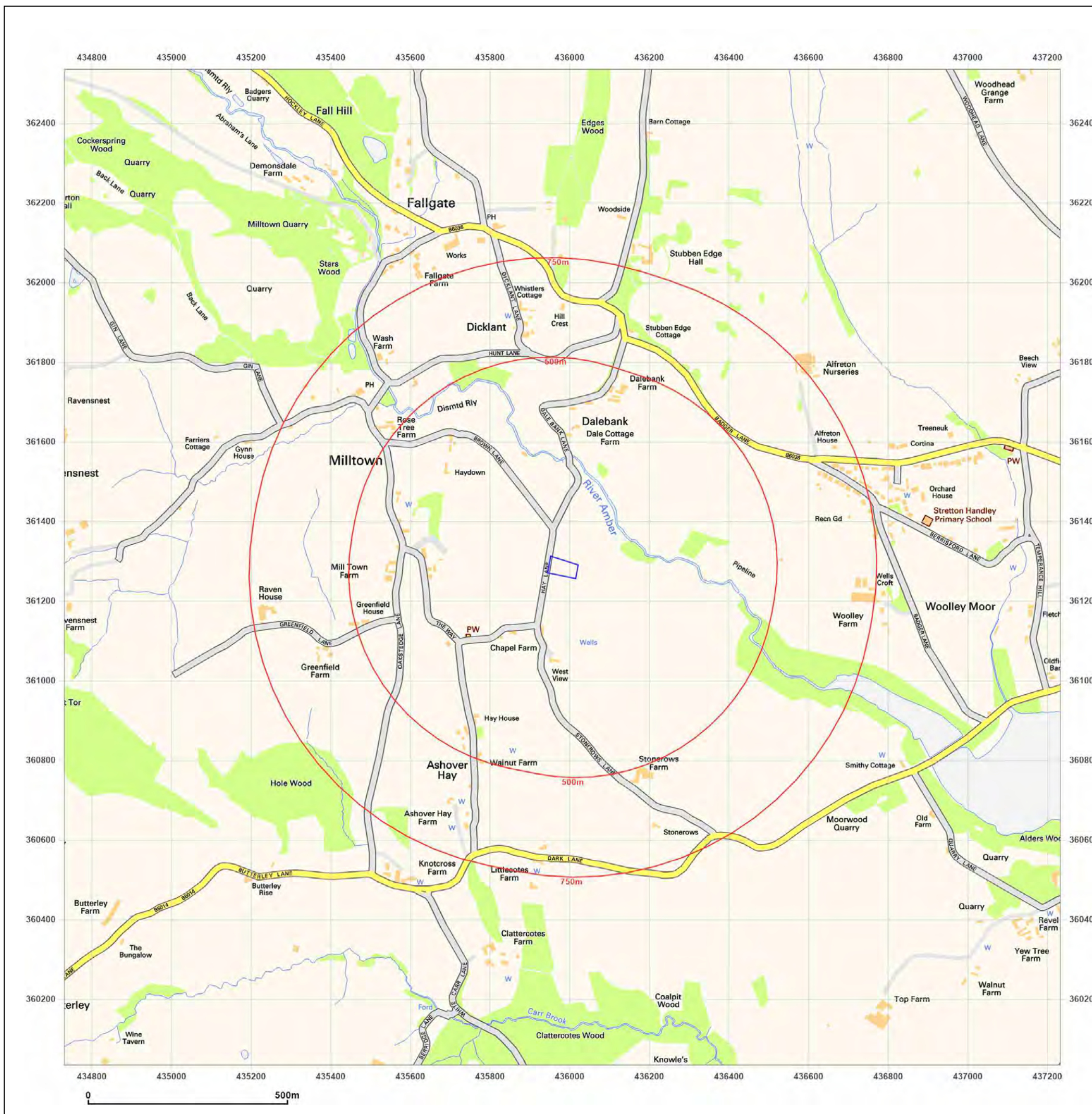


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Site Details:

Hay Farm, Hay Lane

Client Ref: 2024078
Report Ref: GS-C8L-KDP-RYQ-49B
Grid Ref: 435982, 361285

Map Name: National Grid

Map date: 2024

Scale: 1:10,000

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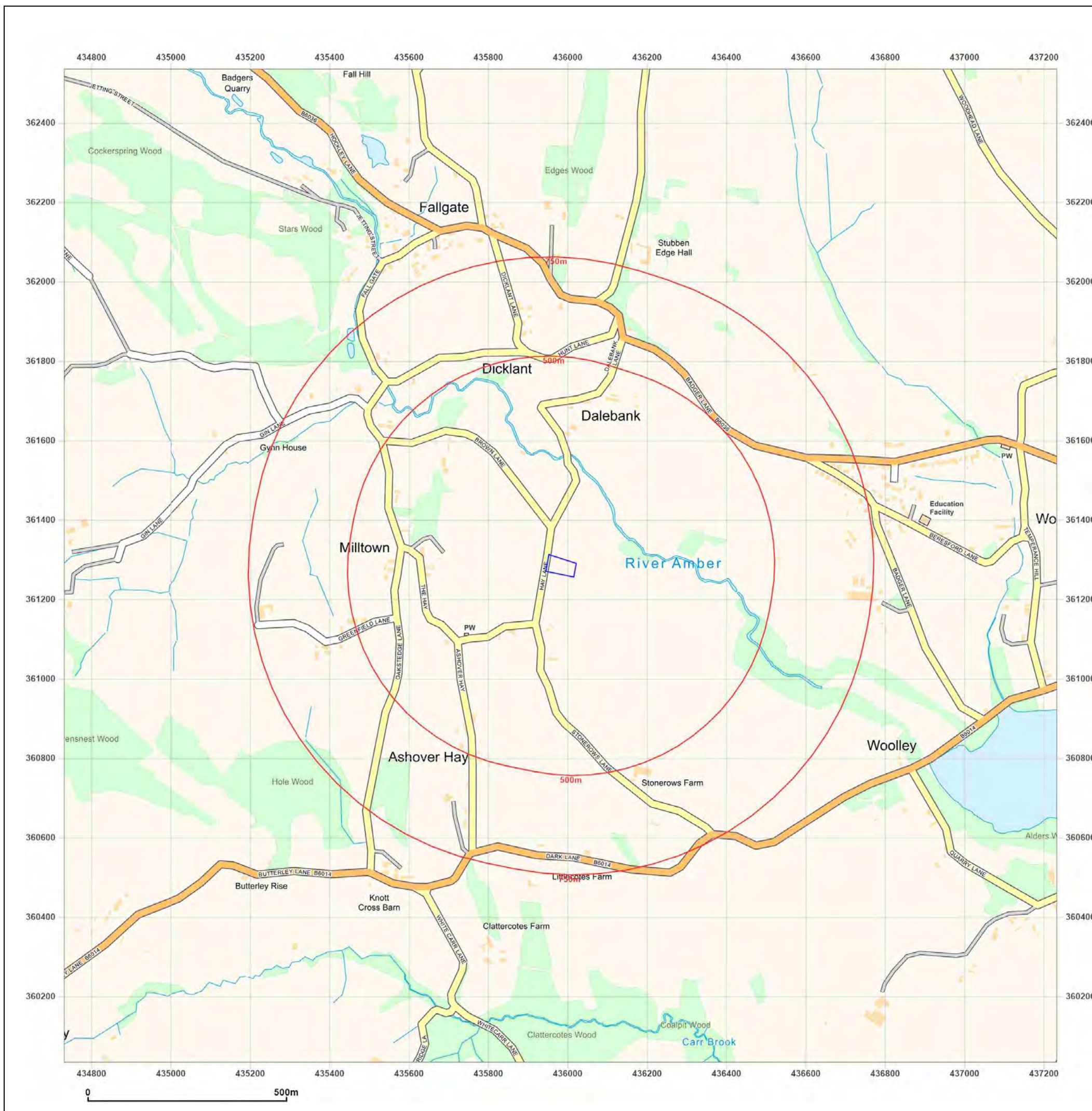


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APPENDIX V WRITTEN SCHEME OF INVESTIGATION

WRITTEN SCHEME OF INVESTIGATION

Hay Farm, Ashover

Historic Building Recording and Archaeological Watching Brief



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Written Scheme of Investigation: Historic Building Recording and Archaeological Watching Brief at Hay Farm, Hay Lane, Ashover



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Issue	Author	Checked by	Approved by	Date approved	Reason for issue
1	Shaun Hetherington	Lucie McCarthy	Lucie McCarthy	28/03/2024	Initial draft for consultation

Prepared on behalf of: George Henshaw
Planning Reference: 23/00609/FL
Local Authority: North East Derbyshire District Council
Site central NGR: SK 35979 61283



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I INTRODUCTION

1.1 Project and Planning Background

1.1.1 The Written Scheme of Investigation (WSI) has been prepared by Archaeological Research Services Ltd (ARS Ltd) on behalf of George Henshaw (the Client). It details a scheme of historic building recording and archaeological monitoring in support of a planning application for the proposed reconstruction of a former two-storey dwelling house at the site of the former Hay Lane Cottage, Hay Lane, Ashover, Derbyshire, S45 0HF (Application Ref. No.23/00609/FL). Planning permission for the development has been granted by Derbyshire County Council, subject to Condition 7.

“7. No development shall take place until a written scheme of investigation (WSI) for historic building recording and archaeological monitoring has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives; and; The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.”

1.1.2 The aim of the programme of works is in line with the *National Planning Policy Framework (NPPF)* paragraph 211, to “record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible” (DLUHC 2023).

1.1.3 Any variations to this scope of works will be by agreement of the Client and the archaeological planning advisor to the Local Planning Authority (LPA) and would need to be formally approved by the Local Planning Authority in writing. Should discoveries be made of local or greater importance, this may lead to further requirements being issued by the LPA. If a further stage of work is necessary it would require an addendum to this WSI and additional scope of works. Prior to work commencing or to any subsequent alterations or additional required works, the WSI or changes to it must be approved by the Local Planning Authority, potentially via a formal application for a partial discharge of the condition.

1.1.4 To secure the work, a historic building recording (HBR) to English Heritage Level 2 standards is to be undertaken, in addition to an above and below ground archaeological watching brief to record information of heritage value which has survived.

1.1.5 The archaeological watching brief will be undertaken during reclamation and ground clearance undertaken in advance of reconstruction work.

1.1.6 Upon completion of the watching brief, the report will be submitted to Derbyshire HER and the archive offered to Buxton Museum.

1.2 Site Location

1.2.1 The proposed development area (PDA) is situated c. 155m north of the modern Hay Farm, running parallel to Hay Lane on a north-south axis approximately 36m offset from the road, amongst a network of hedgerows and field systems. The village of Wooley Moor lies c. 800m to the northeast of the PDA, while to the west lies the hamlet of Milltown c. 300m distance. More significant is the Milltown Quarry, which is located c. 1.05km to the northwest of the PDA, whilst c. 3.7km to the northeast lies the town of Clay Cross serviced by the A61 Main Road. To the southwest c. 500m is



the hamlet of Ashover Hay, and c. 1.25km southeast lies Ogston reservoir. The town of Matlock is c. 5km to the west of the PDA.

1.3 Geology and Soils

1.3.1 The underlying solid geology of the site is split, with the west section of the PDA consisting of Crawshaw Sandstone – Sandstone. Sedimentary bedrock formed between 319 and 318 million years ago during the Carboniferous period. Whilst the eastern segment of the PDA (and much of the site) consists of Pennine Lower Coal Measures Formation – Mudstone, siltstone and sandstone. Sedimentary bedrock formed between 319 and 318 million years ago during the Carboniferous period (BGS 2024).

1.3.2 The soils of the proposed development area are classified as *Soilscape* 17 – slowly permeable seasonally wet acid loamy and clayey soils (Cranfield University 2024).





Site name: Hay Cottage, Ashover
 Date: March 2024
 Drawn by: S Hetherington
 Scale: Varies

 Derbyshire districts
 Site Boundary



Figure 1:
Site location

Archaeological Research Services Ltd

Angel House
 Portland Square
 Bakewell
 Derbyshire
 DE45 1HB



Tel: 01629 814540

www.archaeologicalresearchservices.com

This drawing: © ARS Ltd

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2 HISTORICAL BACKGROUND

2.1.1 ARS Ltd previously undertook a historic impact assessment (HIA) on land c. 1km to the northwest of the PDA (Burpoe, 2020) and much of the following draws from this work, with a particular emphasis on the post-medieval and industrial periods.

2.1.2 As industrialisation increased towards the end of the 18th century, the wider area wherein the PDA lies became the focus of exploration, subsequently leading to mineral exploitation in the form of various mines scattered throughout the local area. These mines include Woodhead, Gregory, and the Blythe Grove Shaft – all of which reside to the northwest of the PDA. Also to the northwest of the PDA lies Milltown Quarry, which was used for the extraction of limestone and small quantities of fluorspar, although before 1900 Ordnance Survey maps depict the quarry as “old quarry” – it is therefore difficult to be certain on when quarrying ceased at Milltown. Although we know that reworking of veins within the quarry restarted in 1911, and through several stops and starts, quarrying continued until 1949 when due to economic constraints the quarry was finally closed for good. Maps from the 1960s depict the quarry in its current form – with a large settling pond within the footprint.

2.1.3 Tithe apportionments dating from 1849 (IR 29/8/12) indicate that the land within the current PDA was used in a similar way to the current proposed development (Table 1 below). Plot 3284 refers to a “house, outbuildings, yard, garden and stackyard” – although the tithe apportionment map does not indicate where this plot is, it is likely that the current building within the PDA is what this entry in the tithe table is referring to. The 1861 census records show that Thomas Goodall, the owner of the land within the current PDA, was still a significant landholder, with 30 acres to his name. This was passed down to his son on his death, which is evidenced in the 1881 census returns – although the acreage dropped to 28 in this period. Interestingly, the land in control of the applicant (including the PDA) is c. 2 acres in area, although without documentary evidence it would be pure speculation to suggest that the 2 acres George Goodall dropped from his landholdings was the land encompassing the PDA. With this in mind, it is difficult to determine exactly when the building fell into disuse as the land itself has remained unchanged.

Table 1: 1849 Ashover Tithe Apportionment

Owner	Occupier	Plot no.	Description	Cultivation	Quantities		
					A	R	P
Thomas Goodall	Thomas Stanley	3281	Rose Tree Croft Lane	Arable		2	20
		3283	Garden	Arable		1	5
		3285	Croft	Arable	1	2	22



		3286	Middle Close	Arable and Meadow	1	2	32
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2.1.4 The earliest map available to clearly illustrate Ashover is the Ashover Enclosure Map of 1783 which is held by the Derbyshire Record Office (Burpoe 2020). At the time of writing it cannot be confirmed whether this particular map illustrates Hay Cottage and the surrounding area or not – the Burdett map of 1791 certainly does not depict any settlement in the area between the River Amber and Hey-Side (which is the modern Ashover Hay). The Ordnance Survey (OS) map of 1879, however, is strikingly similar to modern aerial images which indicates that the current hedgerows and field systems were in use at least from that time onwards, and clearly shows the cottage and enclosure much the same as it is today. The next OS map to be published, in 1900, suggests that the layout of the building and land adjacent remained unchanged during that period, as do subsequent OS maps up to the modern day.

3 AIMS AND OBJECTIVES

3.1 Historic Building Recording Aims and Objectives

3.1.1 The aim of the building recording is to provide a descriptive and visual record of the former dwelling house prior to reclamation and reconstruction works taking place.

3.1.2 The objectives of the building recording are as follows.

- ◆ To produce a formal description of the standing buildings, including their elevations, floor plan, 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 exterior and interior of the outbuildings with all photographs descriptively captioned and cross referenced to a plan(s) clearly showing the viewing position, direction and photographic image reference.
- ◆ To produce measured and annotated survey drawings where appropriate showing the location of features of historic interest.
- ◆ To produce an account of the buildings' origins, development and use.
- ◆ The historic building recording will comply with a Level 2 standard as outlined in the Historic England volume *Understanding Historic Buildings. A Guide to Good Recording Practice* (Historic England 2016) with an emphasis on the photographic record of the building.

3.2 Archaeological Watching Brief Aims and Objectives

3.2.1 The aim of the archaeological watching brief is to *'to record and enhance understanding of the significance of any heritage assets to be lost during the proposed development in a manner proportional to their importance, and to make this evidence (and any archive generated) publicly accessible.'* (DLUHC 2023, para 211).

2.2.1 The objectives of the fieldwork are:

- ◆ To monitor the groundworks that may encounter archaeological remains and inform the archaeological planning advisor to the LPA when archaeological remains have been found;



- ◆ To investigate and record any archaeological features/deposits encountered;
- ◆ To establish a relative chronological sequence and, if possible, recover datable materials from archaeological deposits and features; and,
- ◆ To establish the character, extent, form, function, and likely status of the archaeological remains where found.

3.3 Relevant Research Aims and Objectives

3.3.1 The investigations will be conducted with a view to addressing objectives suggested by the published research priorities set out for the East Midlands (Research Frameworks 2023).

3.3.2 Research priorities that might become relevant are those that focus upon agriculture and land use, particularly during the post-medieval and modern periods, for example:

- ◆ *8.2.4 - How are tenants and servants reflected in the surviving material culture?*
- ◆ *8.4.2: Can we develop as an aid to academic study and conservation management a regional typology of farmhouses, barns and other rural vernacular buildings?*
- ◆ *8.4.3: Can we discern intra-regional or temporal variations in the pattern of rural vernacular architecture?*
- ◆ *8.4.4: What was the impact of industrialisation upon established settlement patterns and the rural landscape, and how did this vary regionally?*
- ◆ *9.6.1: What was the impetus for the development of estate farming and rural agricultural industries, and what has been the landscape impact?*
- ◆ *9.6.2: How did parliamentary enclosure and other agricultural improvements (e.g. water management) impact upon the rural landscape?*



4 STRATEGY - HISTORIC BUILDING RECORDING

4.1 Coverage

4.1.1 Historic Building Recording will be undertaken of the former dwelling house at Hay Lane, Ashover, prior to conversion works taking place, and is depicted on **Figure 2**.

4.2 Methodology

4.2.1 The building will be placed in its historical context with an overall interpretation and phasing provided.

4.2.2 Any stored materials will be emptied from inside the building, and all vegetation and other obstructions to the exterior elevations will be cleared away prior to the building recording being undertaken. Adequate lighting for internal record photographs will be provided, including the use of portable lighting powered by a battery or generator if required.

4.2.3 The archaeologist on site will, where health and safety constraints allow, carefully examine all parts of each building prior to the commencement of the photographic and drawn 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.

4.2.4 The building recording drawn record will include the following:

- ◆ Site location plans at suitable scales (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 i.e. 1:50).
- ◆ A plan(s) indicating the position and orientation of photographs/images included in the report.
- ◆ A set of detailed measured survey drawings including floor plans and elevations with annotations and conventions following Historic England standards (2016). These will be based on architect's drawings of the site provided by the client, but it is the responsibility of the archaeological contractor to check the drawings supplied and to make any necessary adjustments or corrections.

4.2.5 High resolution digital photographs (16 megapixels) will be taken using a digital single lens reflex camera (a Nikon L810).

4.2.6 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. The location and direction of the photographs will be plotted on scaled plans forming part of the general archive.

4.2.7 The photographic record will cover as a minimum:

- ◆ Photographs of the interior, exterior and setting of the buildings. 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 external appearance of each building is to be recorded. Typically a series of oblique views will show all external elevations of the structures 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.
- ◆ The overall appearance of principal rooms and circulation areas for all rooms and areas that are accessible.
- ◆ Photographs of any internal or external detail, structural or decorative, which is relevant to the building's design, development or use and which does not show adequately on general views.
- ◆ Photographs of any internal or external fixtures, fittings or machinery relevant to the building's use or development.
- ◆ Copies of maps, drawings, views, photographs, dates, inscriptions, or contents present in the building and illustrating its development/use, or that of its site.

4.3 Report

4.3.1 The report will contain 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
- ◆ A discussion of published sources relating to the buildings and their setting, an account of its history and an analysis of historic map evidence, including an element of additional archival research to supplement the information produced in the original building appraisal
- ◆ 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

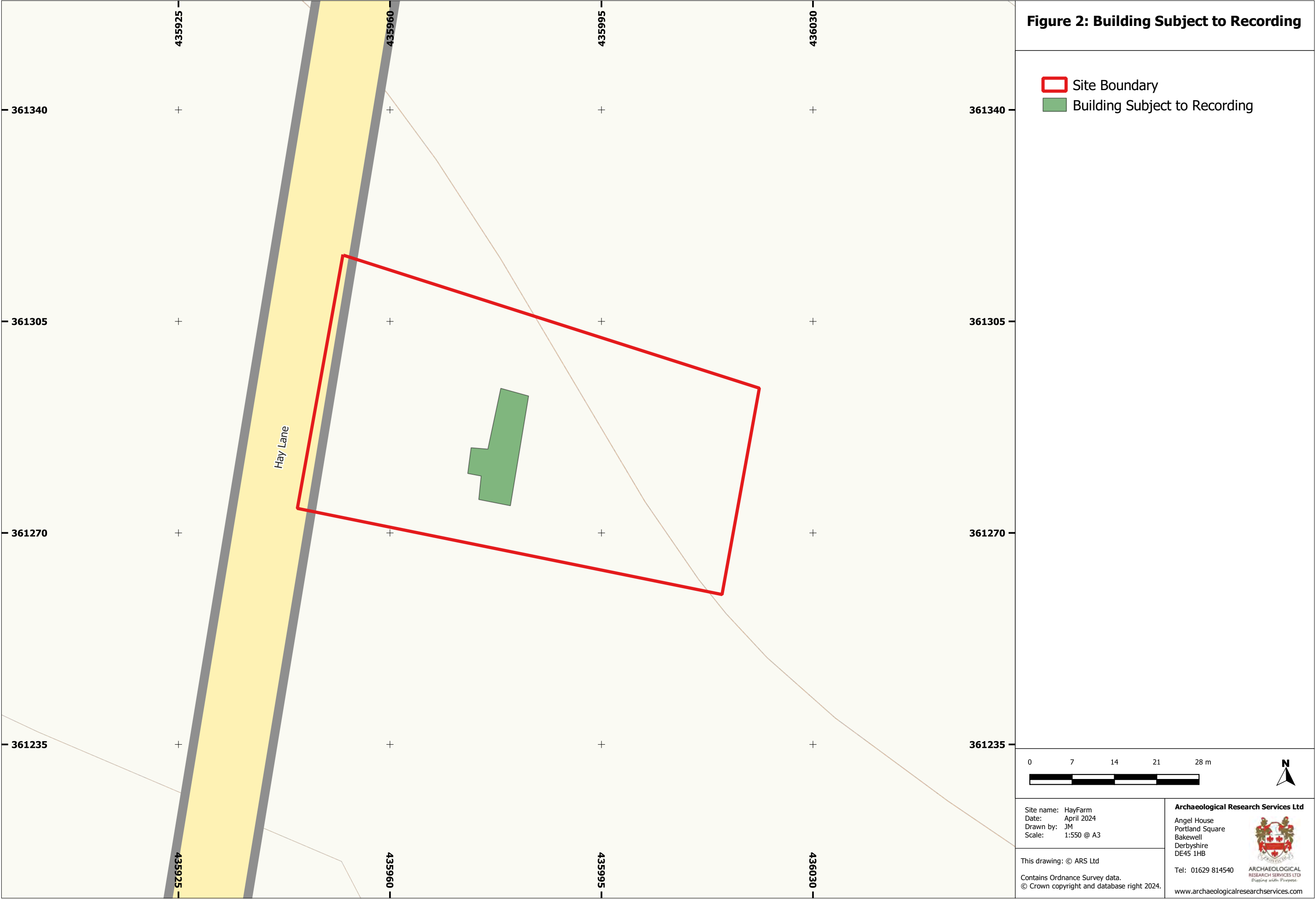


4.3.2 The report illustrations will contain the following as a minimum.

- ◆ A location map at not less than 1:2500 over a detailed “OS VectorMap Local” plan
- ◆ A site plan at not less than 1:500 identifying the structure(s) recorded
- ◆ Photographs used to illustrate all key points
- ◆ Extracts from relevant historic maps will also be included within the report with the building(s) 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 draft report will be submitted to the archaeological planning advisor for agreement and comment before being issued as a planning document to the client.





5 STRATEGY - WATCHING BRIEF

5.1 Coverage

5.1.1 The area subject to the watching brief is depicted in **Figure 2** and is focused on the associated groundworks and landscaping for the development. The works also make provision for an in-conversion structural watching brief, based upon the results of the historic building recording.

5.1.2 The fieldwork will comprise the continuous monitoring of all groundworks within the mitigation area required to prepare the site for development of the extension (**Figure 2**). Key phases would include clearance, topsoil and subsoil stripping, ground reduction, excavation of foundations, inserting utilities/drains, landscaping and tree planting. Attendance will be required as appropriate to monitor the groundworks and to clean, excavate and record any archaeological remains encountered. Intermittent monitoring will not be permitted without agreement of the archaeological planning advisor to the LPA.

5.1.3 Sufficient time should be allowed for in the Clients' programme for archaeological recording to avoid impact on the overall delivery of groundworks.

5.1.4 Should human remains, structures or deposits of archaeological interest be uncovered during the fieldwork, the archaeological planning advisor to the LPA will be consulted on the acceptable course of action. It is anticipated that this will entail the archaeological investigation, recording and recovery of artefacts/samples and other remains.

5.2 Methodology

Archaeological Watching Brief

5.2.1 All excavation will be conducted under archaeological supervision. The archaeologist will be given the opportunity to stop excavation to investigate potential archaeological features/deposits where they arise, and adequate time will be allowed for recording any such remains.

5.2.2 There is to be no disturbance of archaeological remains until archaeological investigation and recording has been undertaken, and the archaeologist confirms that this has been completed.

5.2.3 As a minimum (*i.e.* where no archaeology is found) there will be an accurate site plan and photographic record. The stratigraphy of the site will be recorded even where no archaeological deposits have been identified.

5.2.4 The site will be accurately tied into the National Ordnance Survey Grid and located at a suitable scale. Survey data of features will be collected using survey grade equipment typically providing accuracy of $\pm 0.05\text{m}$ (Historic England 2016). Digital data will be surveyed with equipment using Real Time Kinematic (RTK) corrections from a Global Navigation Satellite System (GNSS) network. The same equipment will be used to record known points on drawn plans and sections and to take spot heights to supplement other available planning/survey techniques as applicable.

Architectural/Structural Watching Brief

5.2.5 Provision has been made for an architectural watching brief during conversion works based upon the results of the historic building recording. Following the pre-conversion works, the project



archive will be shared with the Derbyshire County Council Planning Archaeologist for approval, and to determine the targets areas for the in-conversion watching brief. The duration of the works will be dictated by the length and scope of the conversion works for the target areas. Consultation between the client, ARS Ltd and the Derbyshire County Council Planning Archaeologist will be required on completion of the works to ensure that any archaeological remains affected by the development works have been adequately recorded.

5.2.6 The on-site archaeologist will be given the opportunity to stop work in order to investigate potential structural building elements, and those newly exposed, and adequate time will be allowed for recording any such features.

5.2.7 A written, drawn and photographic record will be maintained during the watching brief and all significant structural building elements will be recorded. A photographic survey of the building will be conducted using high resolution digital photography (minimum of 16 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.

5.2.8 For any brick structures, the record will include details of brick dimensions and type (handmade/machine-made, plain/frogged), mortar (colour, composition, hardness) and the extent of structures (number of courses, thickness in skins).

5.2.9 Upon completion of the structural watching brief, the results of the works will be added to the historic building recording report.

Machine Excavation

5.2.10 Excavation will be undertaken by a suitable mechanical excavator fitted with a toothless ditching bucket or by hand. Where excavation requires digging through hard standing or tarmac, a breaker will be used. No machinery will track over areas that have previously been stripped until investigation and recording has been undertaken.

5.2.11 Machine excavation will seek to avoid disturbing, breaking, or grubbing out large foundations or tree stumps that may damage the surrounding archaeological remains. Where these are found they will be left *in situ* until recorded and then, if removal is necessary, broken up in manner to avoid disturbing any other surviving remains.

5.2.12 Excavation areas will be machined cleanly, sufficient to identify and establish the extent of any archaeological features present. Photographs will be taken during the machine works to record the process.

5.2.13 Machine operations will cease if unexpected, complex, or undated archaeological remains are encountered, the Client will be informed, and the archaeological planning advisor will be consulted to discuss and agree proportionate requirements.

Investigation and Recording

5.2.14 All archaeological features and deposits will be sample excavated to achieve the mitigation objectives where they are exposed in plan during the monitoring of groundworks:



- ◆ Isolated discrete features such as individual pits, postholes, or scattered features without clear associations, will be half sectioned.
- ◆ Where pits/postholes form structural features or are representative of industrial activities they will be fully excavated and recorded in association with each other.
- ◆ If features contain deposits of particular value or significant artefactual or environmental assemblages, these may be fully excavated and sampled.
- ◆ Archaeological linear features, such as ditches and gullies that are not of a structural nature will be sample excavated at dispersed intervals. Where possible, interventions will be a minimum of 1m in width, and incorporating a minimum of 20% of the total length. All junctions and terminal will be investigated.
- ◆ Where repetitious features occur in abundance, such as a pit alignment or stakeholes/postholes in their hundreds, then a sample of such remains will be selected for excavation in discussion with the archaeological planning advisor.

5.2.15 If the features are exposed in section only (*i.e.* they are in the side of a foundation trench), then the sectional profile of the foundation trench will be recorded and its location/extent surveyed.

5.2.16 Features requiring more specialist attention such as burials, kilns, wells, buildings, structures, floor levels and other significant industrial or domestic features or deposits will be cleaned, planned, and photographed in the first instance but will be left *in situ*, and will be protected/fenced off pending a suitable form of mitigation.

5.2.17 Deep features such as well or ponds will not be investigated by under the scope of these works. An augur may be employed to establish the anticipated full depth of a well or pond. Further excavation would be by consultation with the archaeological planning advisor and Client (as deep excavations may affect foundation designs).

5.2.18 Area deposits, such as buried soils and former land surfaces, will be investigated by hand during the process of machining. Once the deposit is understood and has been recorded, provided that it represents a non-structural layer, machine excavation will be allowed to proceed.

5.2.19 All excavated spoil will be visually scanned to retrieve any artefacts. Artefacts will be collected by hand and retained, provided they are uncontaminated, receiving appropriate care prior to removal from site (CIfA 2020c; Walker 1990; Watkinson & Neal 2001). No contaminated finds or samples will be retained. Unstratified animal bones and modern material will not be collected. Selected examples of material that comprise a large quantity of a standard product, such as brick or tile, will be retained for assessment by a specialist.

5.2.20 Archaeological features will be recorded on an all-features plan at a scale of 1:50 or 1:100, appropriate to their complexity. Sometimes it will be possible to use the developers site plan to achieve this in relation to the foundation layout or design. Sections or profiles through features and stratigraphic sequences will normally be drawn at a scale of 1:10, or 1:20 for long sections. All levels will be related to Ordnance Datum.

5.2.21 All archaeological deposits and artefacts encountered during the investigation will be fully recorded. Recording will follow the Company's field recording practices appropriate to the archaeology under investigation (ARS Ltd 2020). All archaeological features will be given a separate



context number. Deposits will be described on *pro-forma* context sheets. The information given will include details of the context, its relationships, interpretation and a checklist of associated finds and samples. Stratigraphic matrices will be compiled where archaeological sequences can be discerned.

5.2.22 Digital photographs will form the principal photographic record for report purposes and will follow the standards of Historic England where applicable (Historic England 2015a). Digital photographs will form the principal photographic record for report purposes. A photographic record will be maintained by high resolution digital photography. Overall images of the site will be taken prior to excavation. Detailed images of individual features will be recorded. All photographs, except general site images or specific images for publication, will include a north arrow and suitable photographic scale.

Soil Samples

5.2.23 Should environmental deposits be encountered that appear appropriate for sampling, the Client and archaeological planning advisor will be consulted. One or two bulk soil samples may be collected for rapid assessment by agreement of the Client. Only deposits of clear archaeological origin, with the potential to provide paleoenvironmental evidence, industrial residues, small animal/fish bones, datable charred remains and micro artefacts significant to the site will be considered.

5.2.24 Sampling methods will typically follow guidelines issued by Historic England (Campbell *et al.* 2011) and will be targeted in order to assess the quality of organic preservation that may be present.

5.2.25 Typically, bulk environmental samples will be collected from contexts that have potential for further analysis. Bulk sample sizes will be 40 litres per context or the entire excavated portion of smaller features if less than 40 litres and collected and stored in sealable buckets.

5.2.26 The application of specialist sampling techniques such as column sampling, geoarchaeological sampling, or samples for scientific dating purposes will be considered where appropriate. If such a variation is required by the LPA, advice from the Historic England Regional Scientific Advisor (RSA) may be sought. Close attention will be paid to retrieve samples that have the potential to contribute to the proposed mitigation objectives.

Human Remains

5.2.27 If any human remains are encountered, they will be investigated sufficiently to confirm identification and then left *in situ*. They will not be exposed, disturbed, cleaned, or recorded in detail. The Client, local Coroner and the archaeological planning advisor will be informed immediately upon discovery of human remains by the Project Manager.

5.2.28 If removal is deemed necessary and appropriate on the requirement of the LPA it will be completed following the issue of the relevant Ministry of Justice license in accordance with the relevant legislation and according to the conditions set out therein. Any exhumation will be undertaken following current best practice guidelines (APABE/Historic England 2017; Mitchell and Brickley 2017).

Treasure

5.2.29 Finds coming under the definition of 'treasure' as defined by the Treasure Act 1996 will be reported to the Portable Antiquities Finds Liaison Officer within 48 hours of discovery by the Project



Manager and dealt with under the procedures of the Treasure Act and Code of Practice (DCMS 2008). This includes both precious metals and base metals where they are of prehistoric date. Suitable measures will be taken to ensure their security where removal cannot take place (*e.g.* they are within a human burial).

5.2.30 The archaeological planning advisor will also be notified and, if necessary, a meeting arranged to determine if further investigation in the vicinity of the find spot is required.

6 MONITORING ARRANGEMENTS

6.1.1 Notice is given prior to commencement of the archaeological works upon submission of this WSI to the archaeological planning advisor. The proposed start date will be a minimum of 10 working days from submission. Work will not commence until the WSI has been approved.

6.1.2 If the start date is not known, then the archaeological planning advisor will be kept informed of progress and will be notified when a start date has been set within 5 working days, assuming that the WSI has already been approved and there have been no changes to the proposal.

6.1.3 The archaeological planning advisor for the LPA is Steve Baker, Archaeologist, Derbyshire County Council.

6.1.4 ARS Ltd will consult with the archaeological planning advisor at regular intervals throughout the course of the work. The client will afford reasonable access to the archaeological planning advisor for the LPA or representative officers, for the purposes of monitoring the archaeological work.

7 VARIATIONS TO THE SCOPE OF WORKS

7.1.1 If an archaeological discovery is made for which the resources allocated to the project itself are not sufficient to support treatment to a satisfactory and proper standard then work in the relevant area will cease until the client and local planning authority's archaeological advisor have been consulted and appropriate resource put in place to meet the necessary disbursements. On occasion this may require a new WSI or an addendum to the approved WSI.

7.1.2 Any variations to the coverage, methodology or scope of works will be made in agreement with the Client and the archaeological planning advisor.

7.1.3 Variations prior to the commencement of works will be agreed in writing by updating and resubmitting the WSI or an addendum. Variations on site will be tracked by the Project Manager as part of the course of monitoring the works.

7.1.4 Additional works that trigger contingency items or extra overs will be notified to the Client and agreed before they are implemented. Where no contingency agreement exists such works will only be implemented where they are reasonably practicable with the resources already available, or unless the Client grants further resource.

8 TIMETABLE, STAFFING AND RESOURCES

8.1.1 ARS Ltd is a Chartered Institute for Archaeologists (CIfA) Registered Organisation. Registered Organisations are regularly assessed to ensure that high standards of work, processes and training



are embedded in the organisation, in line with the professional *Code of Conduct* (CIfA 2021) and the Chartered Institute's Standards and Guidance documents.

8.1.2 The Project Manager for the historic building recording will be Lucie McCarthy of ARS Ltd. The Project Manager for the watching brief will be Jim Brown of ARS Ltd. The fieldwork will be supported by a team of archaeological staff and assistants, as necessary.

8.1.3 All staff employed on the project will be suitably qualified and experienced for their respective project roles and will be briefed on the archaeological context of the area and the work required by this specification.

8.1.4 It is expected that archaeological investigation can proceed at a rate that will allow for monitoring and sign off of completed trenches promptly with minimal delay to backfill.

8.1.5 All artefact and sample processing will be undertaken swiftly following the completion of fieldwork, whilst archive consolidation and post-excavation analysis of the plans and records are brought together.

8.1.6 Information will be provided to specialists by context and site location, appropriate to the relevant assemblages.

8.1.7 Specialist analysis will be undertaken by suitable specialists where required. Sufficient time will be given for adequate specialist assessment of the materials recovered, and the production of the accompanying specialist reports.

8.1.8 Reporting on any medieval and post medieval pottery found during the course of the watching brief will reference the Derbyshire type series.

Timetable

Task	Est. duration	Est. start date	Est. end date
Historic Building Recording on-site	1 day	TBC	TBC
Historic Building Recording report preparation	5days	Immediately following site work	TBC
Historic Building Recording archive preparation, completion and deposition	1 day	Following approval of report and to be completed within 12 months	TBC
Watching Brief on-site	TBC	TBC	TBC
Post-excavation assessment	TBC	Immediately following fieldwork	TBC
Reporting	TBC	Immediately following assessment	TBC
Archiving	TBC	Immediately following completion of report and to be completed within 12 months	TBC

9 FINDS AND SAMPLE PROCESSING

9.1.1 All finds processing, conservation work and storage of finds will be conducted in accordance with the *Standard and guidance for the collection, documentation, conservation, and research of*



archaeological materials (ClfA 2020c) and the *Guidelines for the preparation of archives for long-term storage* (Walker 1990).

9.1.2 Artefact collection and discard policies will be appropriate to the contextual and stratigraphic circumstances of the material identified, its quality as a resource and the practicality of retention (*e.g.* stone gate posts would be photogrammetrically recorded and not retrieved).

9.1.3 Bulk finds worthy of retention will be washed and marked. Bone will only be marked where required by the receiving repository. Marking and labelling will be indelible and irremovable by abrasion. Bulk finds will be appropriately bagged, boxed, and recorded.

9.1.4 All small finds will be recorded and appropriately packaged according to context (*e.g.* lithics in self-sealing plastic bags, ceramic in acid-free tissue paper *etc.*). Vulnerable objects will be specially packaged and textile, painted glass and coins stored in appropriate specialist systems. Ceramics will be bagged by context, whereas small finds such as chipped lithics, coins *etc.* will be recorded as individual finds by context.

9.1.5 Bulk soil samples taken for environmental purposes will be sieved and scanned during processing by ARS Ltd using the flotation technique to retrieve botanical macrofossils, charcoal and mollusc remains. All the resultant residues will then be hand sorted to retrieve any other items such as bone, flint, and other finds.

9.1.6 During and after the fieldwork, all objects will be stored in appropriate materials and storage conditions to ensure minimal deterioration and loss of information. ARS Ltd undertake controlled storage, correct packaging, regular monitoring, and immediate selection for conservation of vulnerable material as part of the archive process. All storage will have appropriate security provision.

9.1.7 All retained artefacts and ecofacts will be cleaned and packaged in accordance with the requirements of the recipient museum which in this case is likely to be Lancashire County Museum Service.

10 PROVISIONS FOR DISSEMINATION

10.1.1 A digital copy of the final reports for both the Historic Building Recording and Evaluation will be deposited with the Historic Environment Record (HER). A copy of the reports will also be uploaded as part of the OASIS record and a hard copy included in the physical archive.

10.1.2 Any publication requirements contained within the archaeological planning brief will be reviewed between the Project Manager, client, and archaeological planning advisor prior to preparation of the site report. In general, the publication of an evaluation would appear as a short note in an appropriate journal.

10.1.3 As a minimum publication would be as a c.300-word summary of the project with, if appropriate, selected illustration for inclusion in the annual round-up of fieldwork within the region, for example in *Post Medieval Archaeology*. More significant sites may warrant a light article in a relevant county or period journal with, if appropriate, selected illustrations and photographs.



11 PROJECT ARCHIVE

11.1 Archive Selection Strategy

11.1.1 Selection of the working project archive will be guided by the aims and objectives of the project, as set out in this Written Scheme of Investigation.

11.2 Documentary Archive

11.2.1 All original documentary material created and collected during the archaeological works will be selected according to the ARS Ltd Retentions and Discard Policy for inclusion in the final archive. Any duplicates (including photocopies) of original documents will not be included in the final archive.

11.3 Digital Archive

11.3.1 All digital data created over the course of this project will be collected, stored, and selected for final deposition in line with the project's Data Management Plan.

11.3.2 The key types of digital data produced will include:

Type	Data
Text	Digital copies of the WSI and final report
Images	Site photographs, scans of site drawings, report illustrations, digital drawings
Finds data	Finds reports and tables, conservation records, images

11.3.3 Only the final copies of any digital data will be selected and deposited in the final project archive.

11.3.4 Digital data to be included in the final archive will be reviewed during the post-excavation and archiving phase of works. Digital photographs will be assessed and selected in line with Historic England guidelines (Cole and Backhouse 2015). Any data to be excluded from the archive will be removed in accordance with the ARS Ltd Retention and Discard Policy. Should the archive produced be digital-only (i.e. if no significant finds are recovered) then the archive would be deposited with the Archaeology Data Service (ADS) in place of a recipient museum (see section 10.5 below).

11.4 Material Archive

11.4.1 The selection of material finds for final deposition in the archaeological archive will be decided in line with the ARS Ltd Retention and Discard Policy during the post-excavation phase. This policy draws on guidance provided by the Chartered Institute for Archaeologists (CIfA 2019). Any items for deselection and disposal will be based on specialist advice and with agreement of the archaeological planning advisor.

11.4.2 In general, all digital and paper records, drawings, photographs and surveys will be retained together with their background supporting documentation. Artefacts and samples collected in the field will be from secure contexts able to inform the archaeological development of the site. No artefact assemblages will be discarded without following specialist assessment and recommendation to do so. Sieved residues will be discarded following acceptance of the report.



11.4.3 The planned deposition of artefacts will be agreed with the legal owner prior to the works taking place. All finds except treasure trove are the property of the landowner.

11.4.4 No material will be discarded without processing and recording. Deselected material may be retained as part of a handling or teaching collection, returned to the landowner, or discarded.

11.5 Archive Deposition

11.5.1 The archaeological archive will be deposited with an appropriate museum dependent on the results of the work. Most likely the recipient museum for documentary archives relating to historic building recording would be Derbyshire Record Office. Most likely the recipient museum for any archaeological finds resulting from the watching brief would be Buxton Museum and Art Gallery. Should the archaeological works produce no archaeologically significant finds, then it is not deemed necessary to deposit an archive with the repository museum(s). ARS Ltd will contact the museum(s) and the archaeological planning advisor following the quantification and assessment of the archive to confirm and finalise archiving requirements.

11.5.2 Archaeologically significant finds and project archives will be prepared for deposition by ARS Ltd. The archive will comprise the primary record and synthetic works arising from the project, including documents, plans, sections, photographs, and electronic data and an accompanying metadata statement.

11.5.3 High resolution digital photographs will typically 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 (ADS/Digital Antiquity 2011; Archaeological Data Service 2022).

11.5.4 The archive will be deposited in line with industry standards and best practice guidelines (SMA 1993; Brown 2011; ClfA 2020c). In addition, the recommendations of the receiving repository will be adhered to (e.g. LCCMS & LRO 2022). The archive will be deposited at the next available opportunity agreed with the museum after completion of the report.

11.5.5 All projects have an Online Access to the Index of Archaeological Investigations (OASIS) registration form within the report. All parts of the OASIS online form will be completed for submission to the Historic Environment Record (HER). This will include an uploaded PDF/A version of the entire report. Upon final completion of the project, a final copy of the report will be deposited with the county HER in an agreed format.

12 PUBLICITY, ENGAGEMENT AND COPYRIGHT

12.1.1 The Client will manage any publicity. ARS Ltd will not undertake media engagement except where approved and directed by the Client.

12.1.2 Any form of public community engagement, presentations, exhibitions or otherwise lie outside the scope of this WSI. Any such opportunities will be by separate agreement with the Client.

12.1.3 ARS Ltd will retain the copyright of all documentary, photographic and video material under the Copyright, Designs and Patent Act (1988).

13 PROFESSIONAL STANDARDS



13.1.1 The project will be managed according to the Historic England guidance for research projects (Historic England 2015c).

13.1.2 As a Registered Organisation Archaeological Research Services Ltd follows the Chartered Institute for Archaeologists (CIfA) *Code of conduct* (2022). All archaeological works will follow the CIfA *Standard and guidance for archaeological field evaluation* (2020a) and *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (2020b).

I4 HEALTH AND SAFETY

14.1.1 All works will be undertaken in full compliance with the Health and Safety at Work Act 1974 and with the Management of Health and Safety at Work Regulations 1999 and any other relevant legislation.

14.1.2 A risk assessment will be produced before commencement of the work that will be updated and adhered to throughout the course of the project.



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APPENDIX VI OASIS

OASIS Summary for archaeol5-525957

OASIS ID (UID)	archaeol5-525957
Project Name	Historic Building Recording at Hay Lane Cottage, Ashover
Sitename	Hay Lane Cottage, Ashover
Sitecode	
Project Identifier(s)	ARS24-103
Activity type	Building Survey
Planning Id	23/00609/FL
Reason For Investigation	Planning: Between application and determination
Organisation Responsible for work	Archaeological Research Services Ltd
Project Dates	07-May-2024 - 07-May-2024
Location	Hay Lane Cottage, Ashover NGR : SK 35979 61283 LL : 53.14748012315586, -1.463516713265486 12 Fig : 435979,361283
Administrative Areas	Country : England County/Local Authority : Derbyshire Local Authority District : North East Derbyshire Parish : Ashover
Project Methodology	his historic building recording was required prior to the proposed reconstruction of a two storey dwelling house, rebuilding of external WC and construction of new domestic outbuilding to form a tractor store and workshop. The survey was conducted to Historic England Level II standard recording, using methodology set out in the approved WSI and provides a descriptive and photographic record, and a comprehensive archive record of the buildings at the time of survey.

Project Results	The structure appears to have originally been a two-room building that now makes up its central range. A western extension was subsequently built up against the central range and a northern extension was also added. It is not possible to establish which of these occurred first, or if in fact they were contemporary. It is likely that the final addition was the construction of the two-story southern range, at which time the height of the western extension was also raised by almost 1m. It may be the case that the central range was also extended in height at this time, though no evidence for this survives. The stone built southern gable end of the original central range was apparently removed when the southern range was added and replaced by a brick wall (the remains of which can be seen against the inside of the eastern elevation) to create a partition between. This could have been to create more space or earlier subsidence may have made the existing wall unstable. The same handmade bricks used to create this partition were also found in a pile towards the ruinous northern end of the central range. These may have been cleared from the partition during demolition, or formed part of another structure closer to where they were found, possibly a brick-built fireplace. It was concluded that the ruinous state of the buildings and their infilling with soil and debris make interpretation of all phases problematic, but it seems likely that the building was altered on at least three occasions, for the most part to expand it. However, the instability of the ground may also suggest that repairs were necessary throughout the life of the building
Keywords	Building - POST MEDIEVAL - FISH Thesaurus of Monument Types
Funder	Private individual
HER	Derbyshire County Council - unRev - STANDARD
Person Responsible for work	Lucie McCarthy
HER Identifiers	
Archives	

APPENDIX III OASIS FORM

OASIS Summary for archaeol5-525957

OASIS ID (UID)	archaeol5-525957
Project Name	Historic Building Recording and Watching Brief at Hay Lane Cottage, Ashover
Sitename	Hay Lane Cottage, Ashover
Sitecode	
Project Identifier(s)	ARS24-103
Activity type	Building Survey, Watching Brief
Planning Id	23/00609/FL
Reason For Investigation	Planning: Post determination
Organisation Responsible for work	Archaeological Research Services Ltd
Project Dates	07-May-2024 - 23-Jul-2024
Location	Hay Lane Cottage, Ashover NGR : SK 35979 61283 LL : 53.14748012315586, -1.463516713265486 12 Fig : 435979,361283
Administrative Areas	Country : England County/Local Authority : Derbyshire Local Authority District : North East Derbyshire Parish : Ashover
Project Methodology	Historic Building Recording was required prior to the proposed reconstruction of a two storey dwelling house, rebuilding of external WC and construction of new domestic outbuilding to form a tractor store and workshop. The survey was conducted to Historic England Level II standard recording, using methodology set out in the approved WSI and provides a descriptive and photographic record, and a comprehensive archive record of the buildings at the time of survey. Based on the results of the HBR, two areas were identified as being of archaeological interest - the remaining internal walls and floor surfaces and external grounds works to the south west and the east. A structural watching brief was therefore required to record any archaeological remains that survived on the site according to the an updated WSI prepared for this work during the removal of the internal and external floors and wall. All machine excavation was conducted under continuous archaeological supervision and the site was accurately tied into the national Ordnance Survey Grid with the use of a GPS on site to produce survey data and a site plan.

Project Results	Historic Building Recording: The structure appears to have originally been a two-room building that now makes up its central range. A western extension was subsequently built up against the central range and a northern extension was also added. It is not possible to establish which of these occurred first, or if in fact they were contemporary. It is likely that the final addition was the construction of the two-story southern range, at which time the height of the western extension was also raised by almost 1m. It may be the case that the central range was also extended in height at this time, though no evidence for this survives. The stone built southern gable end of the original central range was apparently removed when the southern range was added and replaced by a brick wall (the remains of which can be seen against the inside of the eastern elevation) to create a partition between. This could have been to create more space or earlier subsidence may have made the existing wall unstable. The same handmade bricks used to create this partition were also found in a pile towards the ruinous northern end of the central range. These may have been cleared from the partition during demolition, or formed part of another structure closer to where they were found, possibly a brick-built fireplace. It was concluded that the ruinous state of the buildings and their infilling with soil and debris make interpretation of all phases problematic, but it seems likely that the building was altered on at least three occasions, for the most part to expand it. However, the instability of the ground may also suggest that repairs were necessary throughout the life of the building Structural Watching Brief: The watching brief revealed that the original building was constructed on a man-made terrace cut into the hillside. This terrace provided a level platform for the construction of the dwelling. Findings from the watching brief supported the conclusions of the HBR, indicating that the initial dwelling was rectangular in shape. Subsequent extensions were added to the north, west, and south over at least two separate phases of construction. he building featured stepped foundations and roughly hewn limestone blocks. Later additions to the north, south, and west were either keyed into or butted up against the initial structure and were built on the leveled terrace without substantial footings. Due to the lack of datable materials, it is not possible to determine the sequence of the later additions. The instability of the ground and remaining structures, as noted in the HBR, is likely due to the geological composition, which includes limestone and a natural coal seam, combined with the lack of substantial footings and foundations. No significant archaeological finds, deposits, or features were identified beneath the existing floors, either internally or externally to the building.
Keywords	Building - POST MEDIEVAL - FISH Thesaurus of Monument Types
Funder	Private individual
HER	Derbyshire County Council - unRev - STANDARD
Person Responsible for work	Cindy Nelson-Viljoen, Lucie McCarthy
HER Identifiers	
Archives	Digital Archive - to be deposited with Archaeology Data Service Archive;

APPENDIX IV WRITTEN SCHEME OF INVESTIGATION

See Appendix V of Historic Building Recording (above, Appendix II of this report)