

HISTORIC BUILDING RECORDING

Barn at Hill Top Farm, Aldwark, Derbyshire

ARS Ltd Report No: 2025/021

Oasis id: archaeol5- 532514



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**HISTORIC BUILDING RECORDING:
BARN AT HILL TOP FARM, ALDWARK, DERBYSHIRE**

ARS LTD REPORT 2025/021



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Issue	Author	Checked by	Approved by	Date approved	Reason for issue
1	Dr Ian Wyre	Jenny Doole	Will Throssel	February 2025	First version
2	Will Throssel	Will Throssel	Will Throssel	July 2025	Amended following PDNPA comments

Prepared on behalf of: Jill Harrison
Planning Reference: NP/DDD/0921/0951
Local Authority: Peak District National Park Authority
Site central NGR: SK 22856 57287

EXECUTIVE SUMMARY

Project Name: Historic Building Recording: Barn at Hill Top Farm, Aldwark, Derbyshire
Planning Authority: Peak District National Park Authority
Planning Reference: NP/DDD/0921/0951
Location: Hill Top Farm, Aldwark, Derbyshire Dales, Derbyshire, East Midlands, DE4 4HW
NGR: SK 22856 57287
Date of Fieldwork: December 2024
Date of Report: February 2025

In 2024 Archaeological Research Services Ltd (ARS Ltd) was commissioned by Jill Harrison (the Client), to undertake a programme of historic building recording to Historic *England's Level 2 Standard* of a barn at Hill Top Farm, Aldwark, Derbyshire Dales, Derbyshire, East Midlands, DE4 4HW prior to proposed development work on the site.

Hill Top Farm is included on the *Derbyshire Historic Environment Record* (Ref: MDR20479. The entry describes the farm it as 'partially extant', but is in fact virtually complete. The site of a medieval farmstead, immediately south west of Hill Top is also included on the DHER (Ref: MDR2826), suggesting evidence of occupation in the 13th and 14th centuries, possibly suggestive of village shrinkage. Hill Top farmhouse appears externally to be predominantly 19th century construction, but the historic mullioned window in the gable end suggests that it has evolved from something older. Equally, the old farm houses in Aldwark, at Lidgate Farm and Green Farm, are attributed as 17th century in date.

The barn at Hill Top Farm has potential to be contemporary with these earlier buildings. The building, through its observed elevational surfaces and core structural arrangement, suggests that the core of the stone built barn was built over a single timeframe with subsequent phases of alteration and repair. The structure originates as a four cell, combination barn, which historically provided stabling and cow house functions to the ground floor with an oversailing feed/hayloft above accessed via the external stair, and north and south pitching doors. The courses of structural tie stones for the double skin walls reflects that the building would have been constructed to a high standard, which also aligns with the extended use of the building. The large opening in the east gable latterly accommodated cattle, with a modern trough and cow drinker being *in-situ*, although this may have served as a cart store prior alterations to the arrangement to the south perimeter. These later alterations may have also impacted the ground levels in this area, necessitating installation of the brick piers to support this end of the building.

The fabric remains of the present building suggest the rectangular plan form of the barn has remained consistent since it was shown on the late-19th century mapping. The 1884 *Ordnance Survey* (surveyed 1877 to 1879), shows a building on site which aligns with the present building, however building fabric evidence suggest the structure has much earlier origins. By the time of the 1898 OS plan, the shape of the farmyard has been altered, with the addition of the small square structure, the stable with loft over, towards the south east corner of the farmyard depicted. During the 20th century the single storey addition was added to the west gable with further alteration of the enclosures to the periphery of the barn. The drop in ground level adjacent the east gable of the barn may have required stabilising with the addition of the red brick piers during this time. The machine cut trusses and rafter beams also likely date to this later phase. More modern mapping indicates the great change in livestock management which would take place over time, with a large, metal frame and corrugated sheet cow shed being built to abut the barn to the south – likely demoting the latter to a more subsidiary role i.e. feed and equipment storage. The present clay tile roof of the building

appears to be a replacement from the late 20th or early 21st century, its fabric likely contemporaneous with the adjacent former agricultural building, now adapted for use as holiday accommodation. This factor, along with the dismantling of the modern cow-shed, shows how historic buildings such as those at Hill Top Farm are altered for new uses, and reflect changes in the rural economy and management.

This historic building recording provides a descriptive and photographic record of the barn at Hill Top Farm and provides a comprehensive archive record of the building at the time of survey in mitigation of development and re-use of the site.

CONTENTS

1	Introduction	1
2	Site Location and Geology	2
2.1	Site Location	2
2.2	Site Description.....	2
2.3	Site Geology.....	2
3	Aims and Objectives.....	4
3.1	Historic Building Recording Aim and Objectives	4
3.2	Research Aims and Objectives.....	4
4	Historic Building Recording Methodology	5
4.1	Methodology overview.....	5
4.2	Historic Building Recording Methodology.....	5
5	Historical Background	6
5.1	Overview.....	6
5.2	Aldwark.....	6
5.3	Hill Top Farm.....	6
6	Historic Building Recording.....	9
6.1	Introduction.....	9
6.2	Setting.....	9
6.3	Exterior	15
6.4	Interior	31
7	Discussion and Conclusions	46
8	Publicity, Confidentiality and Copyright	47
9	Statement of Indemnity	47
10	Project Archive	47
10.1	Archive Selection Strategy.....	47
10.2	Documentary Archive	47
10.3	Digital Archive.....	47
10.4	Archive Deposition	48
11	Acknowledgements.....	48
12	References.....	48
APPENDIX I	Drawings	50
APPENDIX II	Photographic Survey Contact Sheets	55
APPENDIX III	Photographic Survey Register	68
APPENDIX IV	Written Scheme of Investigation	75
APPENDIX V	Archive Quantification	124
APPENDIX VI	Oasis	125

LIST OF PHOTOGRAPHS

Photograph 1. View approaching Hill Top Farm from Aldwark village, with the barn to the centre (looking south). (File: HBR_1)	10
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Photograph 2. View of the barn and its settings, approaching the farmyard entrance from the north (looking south). (File: HBR_7)	10
Photograph 3. Overall view of the barn and its settings from the centre of the farmyard (looking south). (File: HBR_4)	11
Photograph 4. View of the converted farm building adjacent the barn (left), from the east side of the farmyard (looking west). (File: HBR_6)	11
Photograph 5. View of the barn and its settings from the south gate of the farmyard (looking west). (File: HBR_7)	12
Photograph 6. Overall view of the barn and its setting from south area of the wider farmyard (looking north west). Scale 2m. (File: HBR_8)	12
Photograph 7. View of the barn and its settings from south perimeter of the farmyard (looking north). Scale 2m. (File: HBR_11)	13
Photograph 8. View of the eastern end of the barn and its settings from the western enclosure (looking east). Scale 2m. (File: HBR_13)	13
Photograph 9. Overall view of the barn (looking south west). Scale 2m. (File: HBR_16)	15
Photograph 10. Perpendicular view of the barn's north elevation (looking south) which forms the south side of the farmyard. Scale 2m. (File: HBR_17)	16
Photograph 11. View of the westernmost ground floor doorway in the north elevation (looking south west). Note the adjacent building and steps conforming to the rising topography. Scale 2m. (File: HBR_21)	17
Photograph 12. Perpendicular view of the western bays of the barn's south elevation (looking south). Scale 2m. (File: HBR_27)	17
Photograph 13. View of the centre bay and doorways in the barn's north elevation (looking south). Scale 2m. (File: HBR_24)	18
Photograph 14. View of the eastern extent of the barn's north elevation, (looking south west). Scale 2m. (File: HBR_18)	18
Photograph 15. Detail view of the pitching door in the the barn's north elevation (looking south). Scale 2m. (File: HBR_42)	19
Photograph 16. View of to the barn's eastern bay in the north elevation (looking south west). Scale 2m. (File: HBR_58)	19
Photograph 17. Oblique view of the barn's east elevation (looking south west). Scale 2m. (File: HBR_70)	20
Photograph 18. Perpendicular view of the barn's east elevation (looking west). Scale 2m. (File: HBR_69)	21
Photograph 19. View of the left hand brick pier on the east elevation of the barn (looking south west). Scale 2m. (File: HBR_114)	21
Photograph 20. Detail view of the wide livestock entrance aperture in the east elevation of the barn (looking west). Scale 2m. (File: HBR_106)	22
Photograph 21. Detail view of the upper extent with arrangement of protruding tie stones on the east elevation of the barn (looking west). (File: HBR_105)	22
Photograph 22. Detail of the gable with the bird perches and opening on the east elevation of the barn (looking west). (File: HBR_74)	23
Photograph 23. Detail of the east elevation archway and internal timberwork arrangement (looking west). Scale 2m. (File: HBR_97)	23
Photograph 24. Overall oblique view of the barn's south elevation (looking north west). Scale 2m. (File: HBR_119)	24
Photograph 25. View of the barn and lean-to addition (looking north west). Scale 2m. (File: HBR_124)	25
Photograph 26. View of the westernmost doorway in the barn's south elevation (looking north). Scale 2m. (File: HBR_119)	25
Photograph 27. View of the easternmost doorway in the barn's south elevation (looking north). Scale 2m. (File: HBR_124)	26
Photograph 28. View of the single window aperture in the barn's south elevation (looking north). Scale 2m. (File: HBR_338)	26
Photograph 29. View of the single window aperture in the barn's south elevation (looking north). Scale 2m. (File: HBR_165)	27
Photograph 30. View of the blocked aperture (indicated) in the barn's south elevation (looking north). Scale 2m. (File: HBR_149)	27
Photograph 31. View of the barn's south elevation, eastern extents (looking north) (File: HBR_106)	28
Photograph 32. View of the barn's south east corner with (looking north west). Scale 2m. (File: HBR_107) ..	28
Photograph 33. Oblique view of the barn's west elevation (looking east). (File: HBR_131)	29

Photograph 34. Oblique view of the barn's west elevation (looking south east). (File: HBR_127)	30
Photograph 35. View of the barn's west elevation (looking east). Scale 1m. (File: HBR_128)	30
Photograph 36: View of the ground floor interior of the barn (G1), towards the wide opening in the east wall (looking east). Scale 1m. (File: HBR_80)	32
Photograph 37: View of the south wall of the ground floor room (G1) of the barn with modern cow trough (looking south). Scale 1m. (File: HBR_83)	32
Photograph 38: View of the west wall of the ground floor room (G1) of the barn (looking west). Scale 1m. (File: HBR_83)	33
Photograph 39: View of the north wall of the ground floor room (G1) of the barn (looking north). Scale 1m. (File: HBR_89)	33
Photograph 40: View of the ceiling structure above the barn's easternmost ground floor room (G1) (looking north east). (File: HBR_173)	34
Photograph 41: View of the ground floor room G2, with blocked aperture features observed in the west wall (looking south). (File: HBR_134)	34
Photograph 42: View of the ground floor room G2, with the single window aperture in the south wall (looking south). Scale 2m. (File: HBR_136)	35
Photograph 43: View of G3/F3, with detail of apertures on the south wall (looking south east). Scale 2m. (File: HBR_167)	35
Photograph 44: View of G3/F3, with detail of apertures on the south wall (looking south west). Scale 2m. (File: HBR_169)	36
Photograph 45: View of G3/F3, with detail of apertures on the north wall (looking north west). Scale 2m (File: HBR_158)	36
Photograph 46: View of G3/F3, with detail of the west wall, featuring blocked first floor joist slots with doorway above (looking north west). Scale 2m. (File: HBR_153)	37
Photograph 47: View of G3/F3, with detail of the east dividing wall, featuring blocked first floor doorway above the plastering at ground level. Other structural features are indicated (looking north east). (File: HBR_164)	37
Photograph 48: View of the barn's ground floor, westernmost room (G4) which has been renovated for modern communal use (looking south). Scale 2m. (File: HBR_138)	38
Photograph 49: View of the barn's ground floor, westernmost room (G4) which has been renovated for modern communal use (looking north). Scale 2m. (File: HBR_199)	38
Photograph 50: View of the barn's ground floor westernmost, room (G4) which has been renovated for modern communal use (looking west). Scale 2m. (File: HBR_143)	39
Photograph 51: View of the barn's ground floor westernmost room (G4) showing the remaining first floor joists (looking south). Scale 2m. (File: HBR_139)	39
Photograph 52: Internal view of the east gable wall within the first floor of the barn. Note the bricked-up aperture formerly in the east elevation (looking south east). (File: HBR_255)	41
Photograph 53: View of the poultry/pigeon loft accessed via the east gable wall within the first floor of the barn (F1) (looking south). (File: HBR_257)	41
Photograph 54: View of west dividing wall with access to the adjoining room (F2) on the first floor of the barn. (File: HBR_252)	42
Photograph 55: View of the roof structure over the first floor hayloft (F1) of the barn (looking south west). (File: HBR_258)	42
Photograph 56: View of the plywood flooring of the first floor hayloft (F1) of the barn and through into the next room (F2) (looking south west). (File: HBR_254)	43
Photograph 57: View of the east dividing wall of the barn's non-extant first floor level, F3, inside G3 (looking east). Scale 2m. (File: HBR_164)	43
Photograph 58: View of the north wall of the barn's ground and non-extant first floor level (G3/F3) (looking north). Scale 2m. (File: HBR_157)	44
Photograph 59: View of the west wall of the barn's non-extant first floor level (G3/F3) (looking west). (File: HBR_155)	44
Photograph 60: Restricted view of the barn's first floor eastern wall from the ground floor room (G4/F4)(looking east). (File: HBR_149)	45
Photograph 61: Restricted view of the barn's first floor eastern and southern wall from the ground floor room (G4/F4)(looking south east). (File: HBR_151)	45

LIST OF FIGURES & DRAWINGS

Figure 1: Site Location	3
Figure 2: Hill Top Farm as shown on the 1899 Ordnance Survey. 1:2500 Derbyshire XXXIII.8 Revised: 1897, Published: 1899. Reproduced with the permission of the National Library of Scotland. CC-BY. https://www.nls.uk/	7
Figure 3: Hill Top Farm as shown on the 1922 Ordnance Survey. 1:2500 Derbyshire XXXIII.8 Revised: 1920, Published: 1922. Reproduced with the permission of the National Library of Scotland. CC-BY. https://www.nls.uk/	7
Figure 4: Historic Building Recording Site Layout	14
Drawing 1: Historic Building Recording - Plan with exterior photograph locations	51
Drawing 2: Historic Building Recording - Plan with interior photograph locations	52
Drawing 3: Historic Building Recording - Elevations with annotation	53
Drawing 4: Historic Building Recording - Phased plan with annotation	54

I INTRODUCTION

- 1.1.1 In 2024 Archaeological Research Services Ltd (ARS Ltd) was commissioned by Jill Harrison (the Client), to undertake a programme of historic building recording to Historic England's *Level 2 Standard* of a barn at Hill Top Farm, Aldwark, Derbyshire Dales, Derbyshire, East Midlands, DE4 4HW.
- 1.1.2 This historic building recording is in advance of works required prior to commencement of a scheme of development for the conversion of the existing non-Designated Heritage asset to form a three bedroom holiday let.
- 1.1.3 A previous planning application (NP/DDD/0820/0793) for a similar scheme to convert the barn was refused by the PDPNA due to a lack of submitted evidence against which to assess the application. A *Heritage Statement* was subsequently produced in 2021 in order to help rectify this lack of information (Heath 2021).
- 1.1.4 The subsequent planning application (NP/DDD/0921/0951) was conditionally approved. On the advice of the Senior Conservation Archaeologist at the PDNPA, a planning condition requiring archaeological mitigation has been attached to the decision notice as follows:
- '3 a) No development shall take place until a Written Scheme of Investigation for a programme of historic building recording, the equivalent of a Level 2 building, has been submitted to and approved by the local planning authority in writing. The Written Scheme of Investigation shall include an assessment of significance and research questions; and*
- 1. The programme and methodology of site investigation and recording.*
 - 2. The programme and provision for post-investigation analysis and reporting*
 - 3. Provision to be made for publication and dissemination of the analysis and records of the site investigation*
 - 4. Provision to be made for archive deposition of the analysis and records of the site investigation*
 - 5. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation.*
- b) No development shall take place until all on-site elements of the approved scheme have been completed to the written satisfaction of the local planning authority. c) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under part 3(a) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.'*
- 1.1.5 A *Written Scheme of Investigation* (WSI) by ARS Ltd was set out in agreement with the Senior Conservation Archaeologist at the PDNPA outlining the historic building recording works to be undertaken. Therefore, in line with this condition, this report contributes a *Level 2 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

2 SITE LOCATION AND GEOLOGY

2.1 Site Location

- 2.1.1 The proposed development is located in the southern part of the small village of Aldwark, Derbyshire (SK 22856 57287). Aldwark is a small upland village and parish in the Derbyshire Dales district of Derbyshire, England, c.5 miles west south west of Matlock. The village is just inside the boundary of the Peak District National Park.
- 2.1.2 The barn is centred at National Grid Reference NGR: SK 22856 57287 (Figure 1, below).

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 Hill Top Farm is approached from a now Tarmacadam track originating southwards from the village centre. This track rises to reach levelled area where the former farmyard sits. The northern boundary of the site is accessed via a gated entrance, with the farmhouse to the left and former agricultural structures, enclosing the western side of the farmyard, to the right. The barn at Hill Top Farm encloses the southern side of the farmyard, on its north side. A gate between the east end of the barn and the former stable (now converted for residential use) leads to a further yard area historically having seen mixed farm use. The wider site is surrounded by farming fields, with a low drystone boundary walls forming an arrangement of enclosures around the perimeter.
- 2.2.3 The barn, up until fairly recently, was abutted on its south side by a large, modern agricultural barn however at the time of survey this was no longer extant. To its western extents the barn is built into the adjacent hillside. Here, a single storey 'lean-to' type building has been attached to its western gable end.
- 2.2.4 The village of Aldwark is a conservation area which is characterised by a handful of farms grouped around a central open space. None of the buildings at Hill Top Farm are listed, but the farm is included on the Derbyshire Historic Environment Record (DHER) as entry no. MDR20479.

2.3 Site Geology

- 2.3.1 The underlying solid geology of the site comprises limestone of the Monsal Dale Limestone Formation which is sedimentary bedrock formed between 330.9 and 329 million years ago during the Carboniferous period (British Geological Survey 2025).
- 2.3.2 The soils are recorded by the Cranfield Soil and Agrifood Institute as Soilscape 7, which is '*freely draining slightly acid but base-rich soils*' (Cranfield University 2025).



Site name: Hill Top Farm
 Date: Amended September 2024
 Drawn by: JDoole
 Scale: Varies

- Site boundary
- Site location
- Barn Boundary
- Peak District National Park



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Figure 1:
Site location

3 AIMS AND OBJECTIVES

3.1 Historic Building Recording Aim and Objectives

- 3.1.1 The aims of this project were articulated through the specification set out in agreement with the Senior Conservation Archaeologist for the Peak District National Park, which outlined the historic building recording works to be undertaken by ARS Ltd.
- 3.1.2 The objectives of this project were articulated through the specification produced by ARS Ltd (included in Appendix VI), which outlined the historic building recording works to be undertaken by ARS Ltd.
- 3.1.3 In this case, the overarching aim of the project was to carry out a *Level 2* standard photographic, written and drawn survey of the of the former agricultural building to a standard as outlined in Historic England's (HE) *Understanding Historic Buildings. A Guide to Good Recording Practice* (2016).

3.2 Research Aims and Objectives

- 3.2.1 The investigations were conducted with a view to addressing objectives suggested by the published research priorities set out for the *East Midlands Historic Environment Research Framework* (Research Frameworks 2025).
- 3.2.2 Research priorities relevant were those that focusses upon agriculture and land use, particularly during the post-medieval and modern periods, for example:
 - ♦ 9.2.1: *Can we establish a typology of modern buildings, particularly the twentieth century, and how does this vary regionally?*
 - ♦ 9.6.5: *What changes and improvements have occurred in animal husbandry and use (e.g. new breeds, traction and traded animal products)?*

4 HISTORIC BUILDING RECORDING METHODOLOGY

4.1 Methodology overview

- 4.1.1 In pursuance of the aforementioned aims and objectives, to meet the project specific objectives outlined above, the following methodological processes were implemented.

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 standard* provides 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 Nikon D3200 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 III 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 2* 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 5th December 2024. The site work, report and archive was implemented by Dr Ian Wyre of ARS Ltd, with project oversight provided by Will Throssel, Chief Operating Officer, ARS Ltd.

5 HISTORICAL BACKGROUND

5.1 Overview

- 5.1.1 The following background is predominantly taken from the *Heritage Statement* produced in 2021 (Heath 2021). This has been supplemented by a search of relevant archives and historic mapping and images, mainly from online repositories. Parts of the historic overview of the site utilise historic map regression, with a selection of the maps consulted included where relevant.

5.2 Aldwark

- 5.2.1 Aldwark is a small and secluded upland agricultural village. A designated conservation area, it is characterised by a handful of farms grouped around a central open space.
- 5.2.2 The site of a medieval farmstead immediately south-west of Hill Top is included on the DHER as site MDR2826, with evidence of occupation in the 13th and 14th centuries, possibly suggestive of village shrinkage.
- 5.2.3 Farmhouses in Aldwark, at Lidgate Farm and Green Farm, are of 17th century date.

5.3 Hill Top Farm

- 5.3.1 None of the buildings at Hill Top Farm are listed, but the farm is included on the Derbyshire Historic Environment Record (DHER) as entry no. MDR20479. The DHER entry describes it as “partially extant”, but in fact it appears to be virtually complete.
- 5.3.2 The farmhouse at Hill Top Farm appears outwardly to be largely of 19th century construction, but there is an old mullioned window in one gable end, indicating it may have evolved from an older building. The house closes the north side, and a 19th century building, seemingly a cowhouse, closes the west side. On the east side, a smaller building looks like a stable with loft over. It is late 19th century, and Ordnance Survey evidence confirms that it was built between 1880 and 1897.
- 5.3.3 The farm, of 102 acres, was formerly part of the Duke of Rutland’s Haddon estate, and was put up for sale as part of an extensive auction of estate property on 15th – 19th March, 1920. The purchaser was Mrs. Ann Wagstaff (c.1831-1925), who bought it as a sitting tenant at the age of nearly ninety. She died aged 94, after being confined to her bed for several years.
- 5.3.4 The farm was owned in 1927 by Mrs. Jane James, Mr. Francis Wagstaff and Mr. Henry Wagstaff. Records show that some of the land was sold off in lots in 1976.
- 5.3.5 Of the buildings in the farm yard at Hill Top, the structure which is the subject of the development proposal and the historic building recording appears to be one of the oldest, and encloses the south side of the yard.

Historic Map Regression

- 5.3.6 Part of the historic investigation of the site utilised historic map regression, extracts of which are included below.

- 5.3.7 Prior to the establishment of the *Ordnance Survey* (OS), cartographic images could not be sourced. Available OS mapping from 1897 onwards show the building subject to survey was *in-situ* by this time with development of the wider site taking place over subsequent editions.

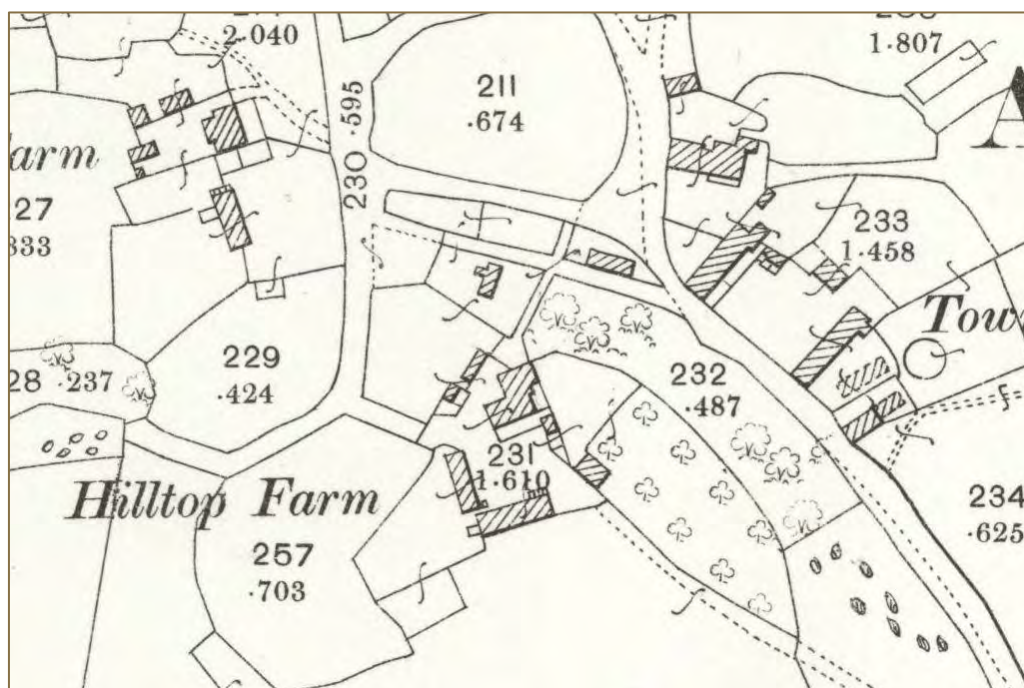


Figure 2: Hill Top Farm as shown on the 1899 Ordnance Survey. 1:2500 Derbyshire XXXIII.8 Revised: 1897, Published: 1899. Reproduced with the permission of the National Library of Scotland. CC-BY. <https://www.nls.uk/>

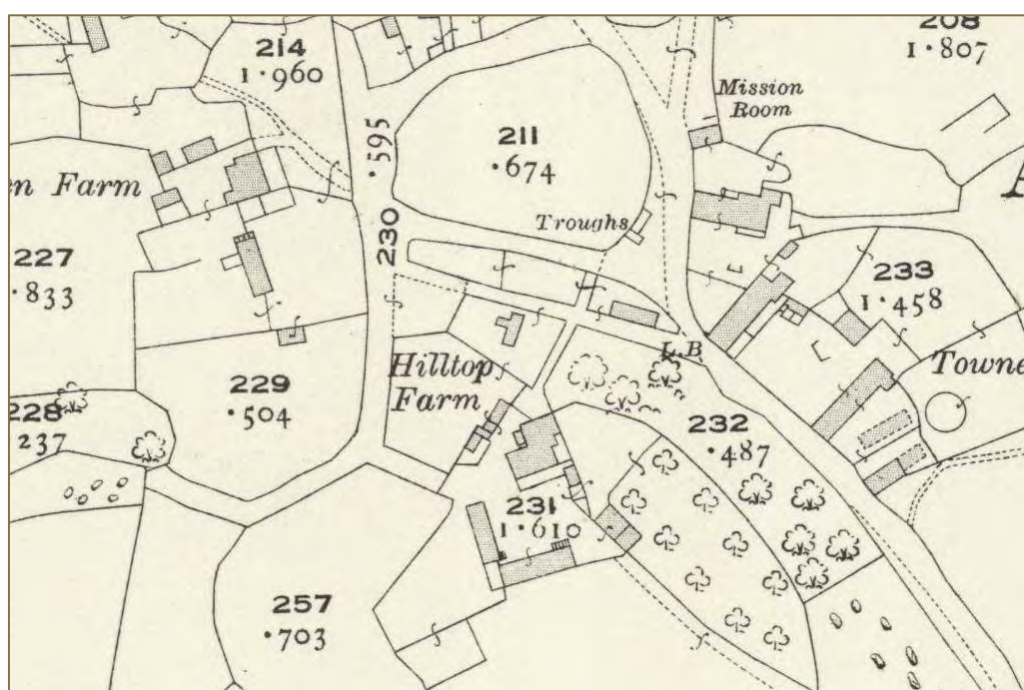


Figure 3: Hill Top Farm as shown on the 1922 Ordnance Survey. 1:2500 Derbyshire XXXIII.8 Revised: 1920, Published: 1922. Reproduced with the permission of the National Library of Scotland. CC-BY. <https://www.nls.uk/>

- 5.3.8 The earliest map consulted, published 1899, showing a building on the site is the 1880 *Ordnance Survey* (OS) plan. This plan depicts a long narrow rectangular structure aligned west to east; on its north side an adjacent building encloses the western side of the farmyard. The farmhouse itself is shown in the northeastern corner of the farmyard, and further small structures along its eastern edge.
- 5.3.9 From Google Earth aerial imagery the building itself appears to have remained largely unchanged throughout the late-20th and 21st century. This imagery does however show alterations of the surround farm buildings, particularly the large modern cowshed which adjoined the barn to the south.

6 HISTORIC BUILDING RECORDING

6.1 Introduction

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

6.2 Setting

- 6.2.1 Hill Top Farm is approached from a now Tarmacadam track originating southwards from the village centre. This track rises to reach levelled area where the former farmyard sits (**Photograph 1 and 2**). The northern aspect of the site is accessed via a gated entrance, with the farmhouse to the left and former agricultural structures, enclosing the western side of the farmyard, to the right.
- 6.2.2 The barn at Hill Top Farm encloses the southern side of the farmyard (**Photograph 3**). An adjacent stone built building, now converted for domestic use, on its north side encloses the western side of the farmyard (**Photograph 4**).
- 6.2.3 A gate between the east end of the barn and the former stable (now converted for residential use) leads to a further yard area historically having seen mixed farm use (**Photograph 4**). The wider site is surrounded by farming fields, with a low drystone boundary walls forming an arrangement of enclosures around the perimeter. The building occupies a sloping and terraced footprint which rises to the west. The barn, up until fairly recently, was abutted on its south side by a large, modern agricultural barn however at the time of survey this was no longer extant (**Photograph 7**).
- 6.2.4 The western, eastern and southern settings of the site encompasses a wider area of rolling countryside, affording expansive views of the landscape. The field boundary originates from the historic field pattern. To its western extents, the barn is built into the adjacent hillside. Here, a single storey 'lean-to' type building has been attached to its western gable end (**Photograph 8**).
- 6.2.5 The historic building survey covers the structure as denoted in **Figure 4** below.



Photograph 1. View approaching Hill Top Farm from Aldwark village, with the barn to the centre (looking south). (File: HBR_1)



Photograph 2. View of the barn and its settings, approaching the farmyard entrance from the north (looking south). (File: HBR_7)



Photograph 3. Overall view of the barn and its settings from the centre of the farmyard (looking south). (File: HBR_4)



Photograph 4. View of the converted farm building adjacent the barn (left), from the east side of the farmyard (looking west). (File: HBR_6)



Photograph 5. View of the barn and its settings from the south gate of the farmyard (looking west). (File: HBR_7)



Photograph 6. Overall view of the barn and its setting from south area of the wider farmyard (looking north west). Scale 2m. (File: HBR_8)



Photograph 7. View of the barn and its settings from south perimeter of the farmyard (looking north). Scale 2m. (File: HBR_11)



Photograph 8. View of the eastern end of the barn and its settings from the western enclosure (looking east). Scale 2m. (File: HBR_13)

Figure 4: Plan of site with building subject to survey



Building subject to recording



Site name: Hill Top
Date: 03/25
Drawn by: ICW

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6.3 Exterior

Overview

- 6.3.1 The barn is a two storey gabled building rectangular in plan, its longest axis aligned on an approximate canted east to west alignment (**Photograph 9**). The two storey building envelope has an adjoining one storey lean-to component to the west, utilised as a communal service building for the converted farm buildings on the site.
- 6.3.2 The barn is predominantly constructed of roughly coursed rubble limestone, quarry faced, with a quantity of finer dressed gritstone used for some exterior features—for example aperture lintels and quoins. The array of tie-stones used in the construction protrude from the faces of the stone elevations. A mix of lime and cementitious mortars are used throughout the fabric of the building. The roof of the barn is of late 20th century or early 21st century clay tile, with four roof lights having been incorporated into the north facing pitch.
- 6.3.3 From historic mapping, the building can be seen to have been *in situ* from the mid-19th century, however some of the building fabric can be attributed a build date possibly from the late 18th century or earlier, with evidence of the barn having had a phased development of construction.
- 6.3.4 The single storey addition adjoining the west elevation is also constructed with stone walls and is built into the adjoining embankment. This structure has a mono-pitched, slate roof which slopes to the west.



Photograph 9. Overall view of the barn (looking south west). Scale 2m. (File: HBR_16)

North Elevation

- 6.3.5 The north elevation of the barn in part encloses most of the south of the now graveled farmyard, alongside a short section of drystone perimeter wall and a gate to the adjoining enclosure to the south (where more modern farm buildings were historically sited)(**Photograph 10**). Obscuring the western portion of the target barn's north elevation is a perpendicularly aligned agricultural building (now converted into a residence). Here also, the western end of building and single storey element is built into the rising topology to the west (**Photograph 11**).
- 6.3.6 The north elevation of the barn is built overall of roughly coursed rubble stonework and presents four bays. The elevation comprises, at ground level, three personnel or narrow livestock doorway apertures (**Photograph 11 to 15**). Large, ashlar lintels are employed above each of these doorways, the type of gritstone, level of erosion and dressing style subtly different across each example, but these are mainly quarry and/or sparrow pecked (punched) faced with a margined surround. The jambs of the doorways are formed via a mix of larger quoins and regularly sized blocks observed in the stonework courses of the wall. Set within wooden frames, the door apertures retain a mix of timber plank doors of differing ages and styles. The easternmost example appears the most historic, this having a split, stable-type form, painted blue, with apparent later 'touch-up' finishes in a light primer. The doors generally have strap hinges and Suffolk latch locks. The pitching aperture at first floor level features a timber plank door with a double layered ashlar lintel above and stone jambs with sparrow pecked (punched) facings and margined surrounds. Adjacent the easternmost doorway there is a single former high cilled window opening now blocked with rubble limestone (**Photograph 15**). To east is a set stone steps to access a personnel door at first floor level (**Photograph 16**).



Photograph 10. Perpendicular view of the barn's north elevation (looking south) which forms the south side of the farmyard. Scale 2m. (File: HBR_17)



Photograph 11. View of the westernmost ground floor doorway in the north elevation (looking south west). Note the adjacent building and steps conforming to the rising topography. Scale 2m. (File: HBR_21)



Photograph 12. Perpendicular view of the western bays of the barn's south elevation (looking south). Scale 2m. (File: HBR_27)



Photograph 13. View of the centre bay and doorways in the barn's north elevation (looking south). Scale 2m. (File: HBR_24)



Photograph 14. View of the eastern extent of the barn's north elevation, (looking south west). Scale 2m. (File: HBR_18)



*Photograph 15. Detail view of the pitching door in the the barn's north elevation (looking south).
Scale 2m. (File: HBR_42)*



*Photograph 16. View of to the barn's eastern bay in the north elevation (looking south west).
Scale 2m. (File: HBR_58)*

East Elevation

- 6.3.7 The east elevation of the barn comprises a single bay, gable wall which at ground level is punctuated by a single, wide cart or livestock opening (**Photograph 17 and 18**). The archway is formed from rough, quarry stone voussoirs sprung on jambs of rough-hewn stone blocks. The jambs retain vestiges of mortar, and possible sockets in the stonework courses, indicating a timber gate or door may have been in place at some point in the past.
- 6.3.8 Flanking this opening are slanting support piers constructed from red brick laid in English garden wall bond (**Photograph 19 and 20**).
- 6.3.9 Above the arched, ground floor opening the upper extents of the wall feature an arrangement of tie stones (**Photograph 21**). Also set into the wall are a row of brick headers; these relate to a blocked opening at first floor level, the aperture being blocked with stone externally whilst internally brick has been used. Set into the apex of the gable is a small pigeon/dove aperture with two protruding perch stones below (**Photograph 22**).
- 6.3.10 Visible behind at the apex of the arch of the entrance are beams supporting the first floor hayloft (**Photograph 23**).



Photograph 17. Oblique view of the barn's east elevation (looking south west). Scale 2m. (File: HBR_70)



Photograph 18. Perpendicular view of the barn's east elevation (looking west). Scale 2m. (File: HBR_69)



Photograph 19. View of the left hand brick pier on the east elevation of the barn (looking south west). Scale 2m. (File: HBR_114)



Photograph 20. Detail view of the wide livestock entrance aperture in the east elevation of the barn (looking west). Scale 2m. (File: HBR_106)



Photograph 21. Detail view of the upper extent with arrangement of protruding tie stones on the east elevation of the barn (looking west). (File: HBR_105)



Photograph 22. Detail of the gable with the bird perches and opening on the east elevation of the barn (looking west). (File: HBR_74)



Photograph 23. Detail of the east elevation archway and internal timberwork arrangement (looking west). Scale 2m. (File: HBR_97)

South Elevation

- 6.3.1 The south elevation of the stone barn had been historically abutted by a large 20th century cowshed structure, now no longer extant (**Photographs 24 and 25**). The south elevation is again largely built of coursed rubble stonework and is arranged across three bays. The wall appears in a poorer condition than that to the north, having had sections of modern blockwork inserted over the doorways and abutting the western extents of the building (predominantly the area pertaining to the single storey section of the building).
- 6.3.2 At ground level, the south elevation has two personnel/livestock type entrance apertures. The west doorway retains its timber plank door (the reverse, interior side of the door is presented in this case)(**Photograph 11 to 15**). The eastern doorway does not retain a door. Below modern blockwork, wooden lintels are employed above each of these doorways. The jambs of the doorways are roughly formed from the stonework courses of the wall, except for the westernmost jamb which is supplemented by the adjoining modern blockwork wall. The extant door has strap hinges and a Suffolk latch lock.
- 6.3.3 A single window aperture punctuates the easternmost bay, which formerly had a timber fixed casement with a three over three glazed lights; only portion of the right hand and horizontal glazing bars remain (**Photograph 28**).
- 6.3.4 To the left of this is a former window or feeding aperture with single stone lintel, jambs and cill, latterly blocked with masonry (**Photograph 30 and 31**).



*Photograph 24. Overall oblique view of the barn's south elevation (looking north west). Scale 2m.
(File: HBR_119)*



Photograph 25. View of the barn and lean-to addition (looking north west). Scale 2m. (File: HBR_124)



Photograph 26. View of the westernmost doorway in the barn's south elevation (looking north). Scale 2m. (File: HBR_119)



*Photograph 27. View of the easternmost doorway in the barn's south elevation (looking north).
Scale 2m. (File: HBR_124)*



*Photograph 28. View of the single window aperture in the barn's south elevation (looking north).
Scale 2m. (File: HBR_338)*



Photograph 29. View of the single window aperture in the barn's south elevation (looking north). Scale 2m. (File: HBR_165)



Photograph 30. View of the blocked aperture (indicated) in the barn's south elevation (looking north). Scale 2m. (File: HBR_149)



Photograph 31. View of the barn's south elevation, eastern extents (looking north) (File: HBR_106)



Photograph 32. View of the barn's south east corner with (looking north west). Scale 2m. (File: HBR_107)

West Elevation

- 6.3.5 The west elevation of the building constitutes a single bay, gable wall relatively devoid of architectural features (**Photograph 33 and 34**). The coursed rubble limestone of the barn and the cap of the gable appears to have been recently repointed. At ground floor level extents of the barn's west elevation are obscured by the single storey addition with its mono-pitch slate roof (**Photograph 35**). Set into the first floor portion of the elevation there is a stone lintel, likely associated with the building's hay loft function prior construction of the western, single storey addition. The lintel has a sawn or smooth finish set within margined edges. The jambs, where visible, are formed from the surrounding stone coursing. The aperture is blocked in similar stone courses.
- 6.3.6 This elevation faces onto a raised area with an arrangement of surrounding enclosures set within a drystone boundary walls, with a gateway and farm fields to the west. The western elevation of the lean-to below its modern slate roof has an application of cement render and features modern plastic rainwater goods.



Photograph 33. Oblique view of the barn's west elevation (looking east). (File: HBR_131)



Photograph 34. Oblique view of the barn's west elevation (looking south east). (File: HBR_127)



Photograph 35. View of the barn's west elevation (looking east). Scale 1m. (File: HBR_128)

6.4 Interior

Overview

- 6.4.1 The interior of the barn is arranged over two storeys, to form two levels of four subdivided spaces, designated for this report G1 to G4 and F1 to F4, east to west respectively. However, not all of the upper levels retain floors and so are open to the room below. Internally, the building features modern poured concrete floors to all the ground rooms. The interior walls of the building mostly feature bare stone walls with a heavy accretion of limewash and some rough areas of lime plasterwork attributed to livestock housing. The roof structure has undergone renovation in recent times. Some access for survey was restricted due to health and safety requirements and/or spaces in use for storage.

Ground floor

- 6.4.2 The easternmost ground floor space, G1, is accessed from the wide, arched opening flanked either side by the brick piers which punctuates the east elevation. (**Photograph 36**). At the base of the south wall, there is a modern concrete trough feature, along with a cow drinker built into the north west corner (**Photograph 37 and 38**). These were likely associated with the building's livestock function. The ceiling of the ground floor room is formed from heavy machine cut timber joists, although supplemented with a live tree joist, orientated north to south, supporting the modern plywood first floor of the hayloft above.
- 6.4.3 Moving west, next is a self-contained room (G2) accessed from the most easterly ground floor door in the north elevation of the barn. This doorway has a ledge and braced timber plank stable door with strap hinges (**Photograph 42**). The window formerly had a timber fixed casement with a three over three glazed lights; only portion of the right hand and horizontal glazing bars remain. The west dividing wall appears to display additional structural features, which may comprise former feed hole openings with the adjoining room to the west (G3). The room was in use for storage, obscuring further assessment.
- 6.4.4 Next, moving west, is a room accessed from doors in the north and south elevations of the barn (G3). In the central upper portions of the south wall, above the doorway there appears to be a former opening now filled with aggregate blockwork—likely a pitching door (**Photograph 43 and 44**). The north wall contains a similar arrangement of features however these are retained in their original form complete with timber plank doors (**Photograph 47**). The room is open to the roof, however blocked joist sockets visible in the west wall (the east wall having a layer of modern plaster obscuring the corresponding sockets) confirm the room had a first floor (F3) and a continuation of the barn's hayloft. (**Photograph 46 and 47**). For accessing the former first floor space there are remains of doorways in the east and west dividing walls, the west remaining open whilst the east has been blocked with modern material (with an un-worked timber lintel). In the east wall there are additional straight joints in the fabric, possibly associated with a former opening to the right, and a diagonal mortar line to the left—potentially indicative of an earlier roof layout.
- 6.4.5 The western, ground floor (G4) room of the barn is mostly devoid of historical features having been altered to serve as a modern communal service space. The barn's north and south ground floor walls feature ledged and braced timber plank door with metal straps, serving as a pass through from the north to the south areas of the farmyard (**Photographs 48 and 49**). To the west is a modern timber plank door leading to the single storey addition adjoining the western gable (**Photograph 51**). The room is open to the roof space but the first floor beams are extant in this case (**Photograph 51**). These beams are machine cut.



Photograph 36: View of the ground floor interior of the barn (G1), towards the wide opening in the east wall (looking east). Scale 1m. (File: HBR_80)



Photograph 37: View of the south wall of the ground floor room (G1) of the barn with modern cow trough (looking south). Scale 1m. (File: HBR_83)



*Photograph 38: View of the west wall of the ground floor room (G1) of the barn (looking west).
Scale 1m. (File: HBR_83)*



*Photograph 39: View of the north wall of the ground floor room (G1) of the barn (looking north).
Scale 1m. (File: HBR_89)*



Photograph 40: View of the ceiling structure above the barn's easternmost ground floor room (G1) (looking north east). (File: HBR_173)



Photograph 41: View of the ground floor room G2, with blocked aperture features observed in the west wall (looking south). (File: HBR_134)



Photograph 42: View of the ground floor room G2, with the single window aperture in the south wall (looking south). Scale 2m. (File: HBR_136)



Photograph 43: View of G3/F3, with detail of apertures on the south wall (looking south east). Scale 2m. (File: HBR_167)



*Photograph 44: View of G3/F3, with detail of apertures on the south wall (looking south west).
Scale 2m. (File: HBR_169)*



*Photograph 45: View of G3/F3, with detail of apertures on the north wall (looking north west).
Scale 2m (File: HBR_158)*



Photograph 46: View of G3/F3, with detail of the west wall, featuring blocked first floor joist slots with doorway above (looking north west). Scale 2m. (File: HBR_153)



Photograph 47: View of G3/F3, with detail of the east dividing wall, featuring blocked first floor doorway above the plastering at ground level. Other structural features are indicated (looking north east). (File: HBR_164)



Photograph 48: View of the barn's ground floor, westernmost room (G4) which has been renovated for modern communal use (looking south). Scale 2m. (File: HBR_138)



Photograph 49: View of the barn's ground floor, westernmost room (G4) which has been renovated for modern communal use (looking north). Scale 2m. (File: HBR_199)



Photograph 50: View of the barn's ground floor westernmost, room (G4) which has been renovated for modern communal use (looking west). Scale 2m. (File: HBR_143)



Photograph 51: View of the barn's ground floor westernmost room (G4) showing the remaining first floor joists (looking south). Scale 2m. (File: HBR_139)

First floor

- 6.4.6 The first floor of the barn presents an open, long rectangular space, approximating five bays in length and one bay in width. Access was limited due to health and safety requirements implemented during survey due to the unknown structural condition of the building.
- 6.4.7 The easternmost first floor hayloft space (G1) is accessed via the stone stairs at the north east corner of the building. The stone east gable wall internally has a brick blocked window aperture (**Photograph 52**). Above, is a pigeon/poultry loft constructed from timber (**Photograph 53**). The un-plastered north and south walls of barn interior feature the structural tie stones observed externally. The first floor space across the whole of the building is open to the roof, which features rafters sat on purlins, some with collars, comprised of machine cut timbers (**Photographs 54**). These repair timbers support the later 20th or early 21st century clay tile roofing and waterproof membrane sheeting above. The west, internal dividing wall had a doorway adjoining the next room (leading to F2 which could not be accessed due to the condition of the floor). The flooring of the first floor is comprised of marine plywood. (**Photograph 55**).
- 6.4.8 Moving west, the next two first floor spaces (F3 and F4) were devoid of flooring—indeed the easternmost retained no flooring or joists at all. Infilled joist slots however could be observed in the east and west walls along with a clear delineation of the wall surfaces finishes between the levels. In the upper portions of the eastern first floor wall there is an internal doorway blocked with modern, cement blocks (**Photograph 57**). Equally, this wall retains further indications of having undergone some alteration over time. The northernmost first floor wall of the space comprises a central pitching door, with ledged and braced timber plank door (**Photographs 58**). The opposite, south wall is devoid of architectural features. The eastern, first floor wall of the space features an open doorway aperture, with timber frame, to the westernmost room (F4)(**Photograph 59**).
- 6.4.9 The westernmost first floor room of the barn (F4) again did not retain a floor but unlike the previous space, machine cut timber joists remained *in situ*. Again, these areas of the building had undergone modern repair. The eastern wall of the barn at first floor level features a central timber framed doorway aperture, with internal timber lintel, open to the next room (F3)(**Photograph 60 and 61**).

Lean-to interior

- 6.4.10 The interior of the lean-to is comprised of a single, ground floor space. This structure had undergone renovation and had no features of historical interest.



Photograph 52: Internal view of the east gable wall within the first floor of the barn. Note the bricked-up aperture formerly in the east elevation (looking south east). (File: HBR_255)



Photograph 53: View of the poultry/pigeon loft accessed via the east gable wall within the first floor of the barn (F1) (looking south). (File: HBR_257)



Photograph 54: View of west dividing wall with access to the adjoining room (F2) on the first floor of the barn. (File: HBR_252)



Photograph 55: View of the roof structure over the first floor hayloft (F1) of the barn (looking south west). (File: HBR_258)



Photograph 56: View of the plywood flooring of the first floor hayloft (F1) of the barn and through into the next room (F2) (looking south west). (File: HBR_254)



Photograph 57: View of the east dividing wall of the barn's non-extant first floor level, F3, inside G3 (looking east). Scale 2m. (File: HBR_164)



Photograph 58: View of the north wall of the barn's ground and non-extant first floor level (G3/F3) (looking north). Scale 2m. (File: HBR_157)



Photograph 59: View of the west wall of the barn's non-extant first floor level (G3/F3) (looking west). (File: HBR_155)



Photograph 60: Restricted view of the barn's first floor eastern wall from the ground floor room (G4/F4)(looking east). (File: HBR_149)



Photograph 61: Restricted view of the barn's first floor eastern and southern wall from the ground floor room (G4/F4)(looking south east). (File: HBR_151)

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, to meet the aims and objectives of the project as outlined in Section 3. The survey has consisted of a written, drawn and photographic account, submitted within this document.
- 7.1.2 The record also serves to address objectives suggested by the published research priorities set out for the *East Midlands Historic Environment Research Framework* (Research Frameworks 2025). Research priorities relevant were those that focus on agriculture and land use, particularly during the post-medieval and modern periods, for example: 9.2.1: *Can we establish a typology of modern buildings, particularly the twentieth century, and how does this vary regionally?* And 9.6.5: *What changes and improvements have occurred in animal husbandry and use (e.g. new breeds, traction and traded animal products)?*
- 7.1.3 In respect to these objectives, the following discussion evaluates the origins, development and use of the buildings subject to survey, and as presented by the available documentary research and subsequent assessment of the results of the historic building recording.
- 7.1.4 Hill Top Farm is included on the *Derbyshire Historic Environment Record* (Ref: MDR20479). The entry describes the farm it as '*partially extant*', but it is in fact virtually complete. The site of a medieval farmstead, immediately south west of Hill Top is also included on the DHER (Ref: MDR2826), suggesting evidence of occupation in the 13th and 14th centuries, possibly suggestive of village shrinkage. Hill Top farmhouse appears externally to be predominantly 19th century construction, but the historic mullioned window in the gable end suggests that it has evolved from something older. Equally, the old farm houses in Aldwark, at Lidgate Farm and Green Farm, are attributed as 17th century in date.
- 7.1.5 The barn at Hill Top Farm has potential to be contemporary with these earlier buildings. The building, through its observed elevational surfaces and core structural arrangement, suggests that the core of the stone built barn was built over a single timeframe with subsequent phases of alteration and repair. The structure originates as a four cell, combination barn, which historically provided stabling and cow house functions to the ground floor with an oversailing feed/hayloft above accessed via the external stair, and north and south pitching doors. The courses of structural tie stones for the double skin walls reflects that the building would have been constructed to a high standard, which also aligns with the extended use of the building. The large opening in the east gable latterly accommodated cattle, with a modern trough and cow drinker being *in-situ*, although this may have served as a cart store prior alterations to the arrangement to the south perimeter. These later alterations may have also impacted the ground levels in this area, necessitating installation of the brick piers to support this end of the building.
- 7.1.6 The fabric remains of the present building suggest the rectangular plan form of the barn has remained consistent since it was shown on the late-19th century mapping. The 1884 *Ordnance Survey* (surveyed 1877 to 1879), shows a building on site which aligns with the present building, however building fabric evidence suggest the structure has much earlier origins. By the time of the 1898 OS plan, the shape of the farmyard has been altered, with the addition of the small square structure, the stable with loft over, towards the south east corner of the farmyard depicted. During the 20th century the single storey addition was added to the west gable with further alteration of the enclosures to the periphery of the barn. The drop in ground level adjacent the east gable of the barn may have required stabilising with the addition of the red brick piers during this time. The machine cut

trusses and rafter beams also likely date to this later phase. More modern mapping indicates the great change in livestock management which would take place over time, with a large, metal frame and corrugated sheet cow shed being built to abut the barn to the south – likely demoting the latter to a more subsidiary role i.e. feed and equipment storage. The present clay tile roof of the building appears to be a replacement from the late 20th or early 21st century, its fabric likely contemporaneous with the adjacent former agricultural building, now adapted for use as holiday accommodation. This factor, along with the dismantling of the modern cow-shed, shows how historic buildings such as those at Hill Top Farm are altered for new uses, and reflect changes in the rural economy and management.

- 7.1.7 This historic building recording provides a descriptive and photographic record of the barn at Hill Top Farm and provides a comprehensive archive record of the building at the time of survey in mitigation of development and re-use of the site.

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 PROJECT ARCHIVE

10.1 Archive Selection Strategy

- 10.1.1 Selection of the working project archive will be guided by the aims and objectives of the project, as set out in the *Written Scheme of Investigation*. It was suggested that all work arising from the various stages of work on the site be archived together as they form a single record.

10.2 Documentary Archive

- 10.2.1 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.

10.3 Digital Archive

- 10.3.1 All digital data created over the course of this project has been collected, stored, and selected for final deposition in line with the project's *Data Management Plan*.
- 10.3.2 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

- 10.3.3 Only the final copies of any digital data will be selected and deposited in the final project archive.
- 10.3.4 Digital data to be included in the final archive will be reviewed during the post-excavation/survey 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*.

10.4 Archive Deposition

- 10.4.1 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 2025).
- 10.4.2 The archive will be deposited in line with industry standards and best practice guidelines (SMA 1993; Brown 2011; ClfA 2020b). In addition, the recommendations of the receiving repository will be adhered to. The archive will be deposited at the next available opportunity agreed with the museum after completion of the report.
- 10.4.3 All projects have an *Online Access to the Index of Archaeological Investigations* (OASIS) registration form within the report (Ref: 532514). 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.

11 ACKNOWLEDGEMENTS

- 11.1.1 Archaeological Research Services Ltd would like to thank everyone who contributed to the outcome of this project. In particular, we would like to thank the client Jill Harrison for commissioned the historic building and ensuring access to the building for the photographic survey.

12 REFERENCES

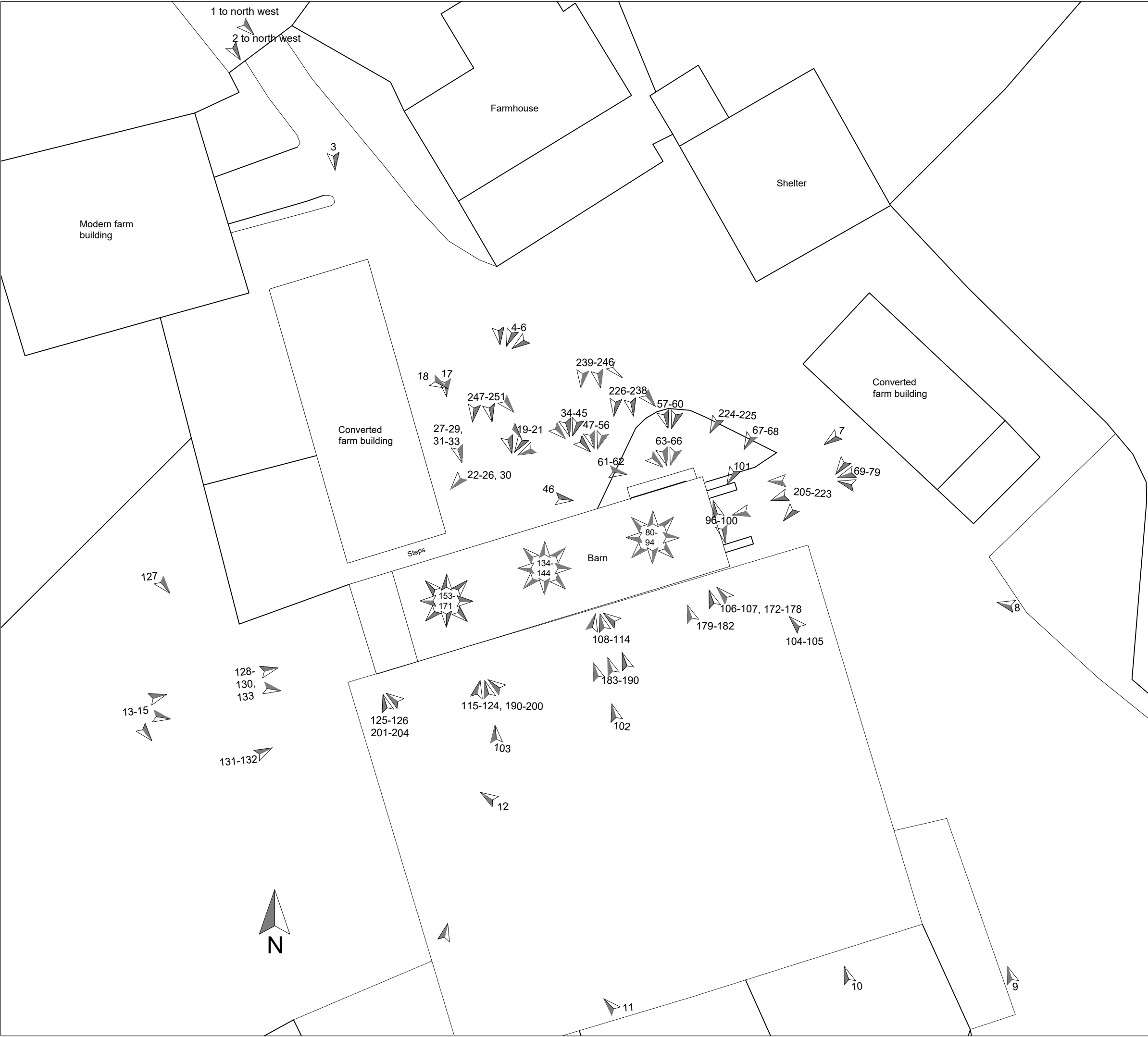
Maps

- 1884 Ordnance Survey. County Series. Scale: 1:10560
- 1899 Ordnance Survey. County Series. Scale: 1:2500 (*included*)
- 1922 Ordnance Survey. County Series. Scale: 1:2500 (*included*)

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APPENDIX I DRAWINGS



**Drawing 1: Historic Building Recording
Plan with exterior photograph locations**

Site: Barn, Hill Top Farm, Aldwark, Derbyshire

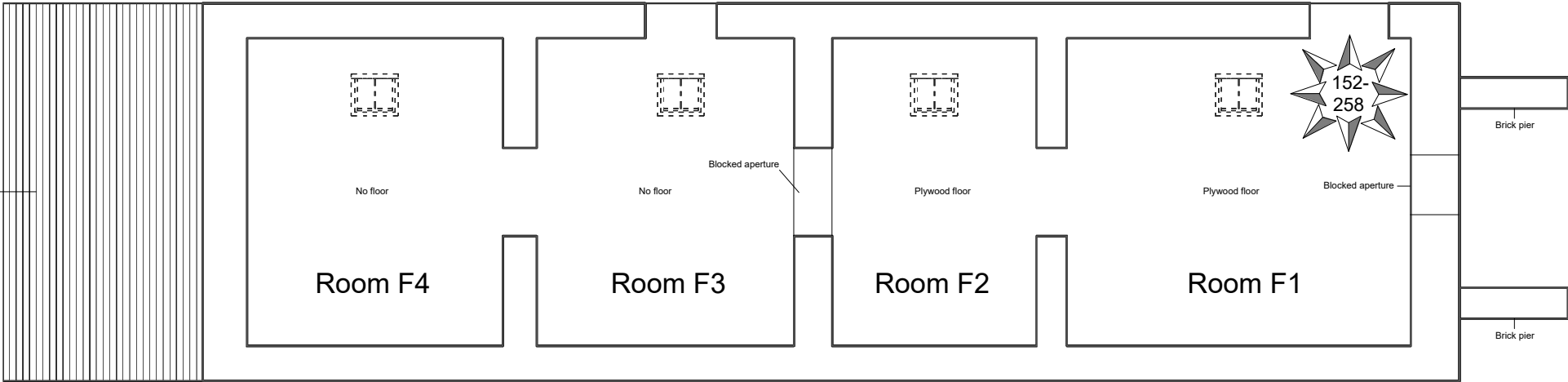
Drawing 1 of 1

001  Photograph of
detail/feature and
direction/location

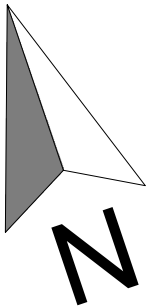


Photograph group
according to room
no.

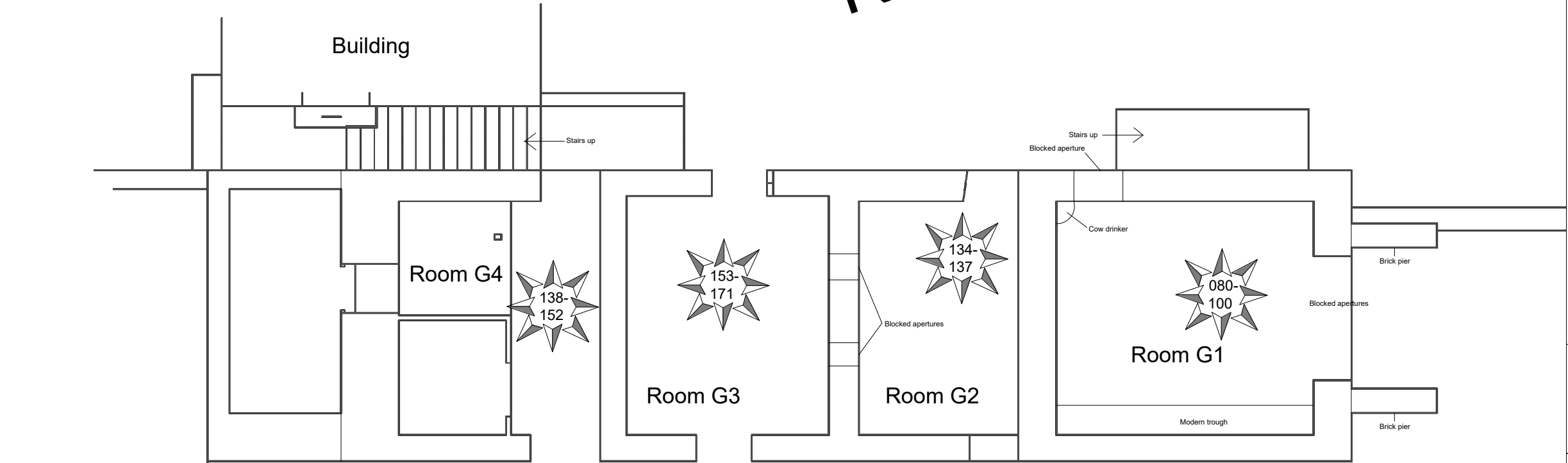
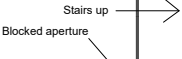
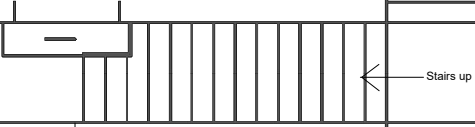
Lean-to roof



Barn: First floor plan



Building



Barn: Ground floor plan

Grid Ref.: SK 22856 57287
Date: 02/2025
Drawn by: ICW

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Angel House
Portland Square
Bakewell
Derbyshire
DE45 1HB

Tel: 01629 814540

www.archaeologicalresearchservices.com

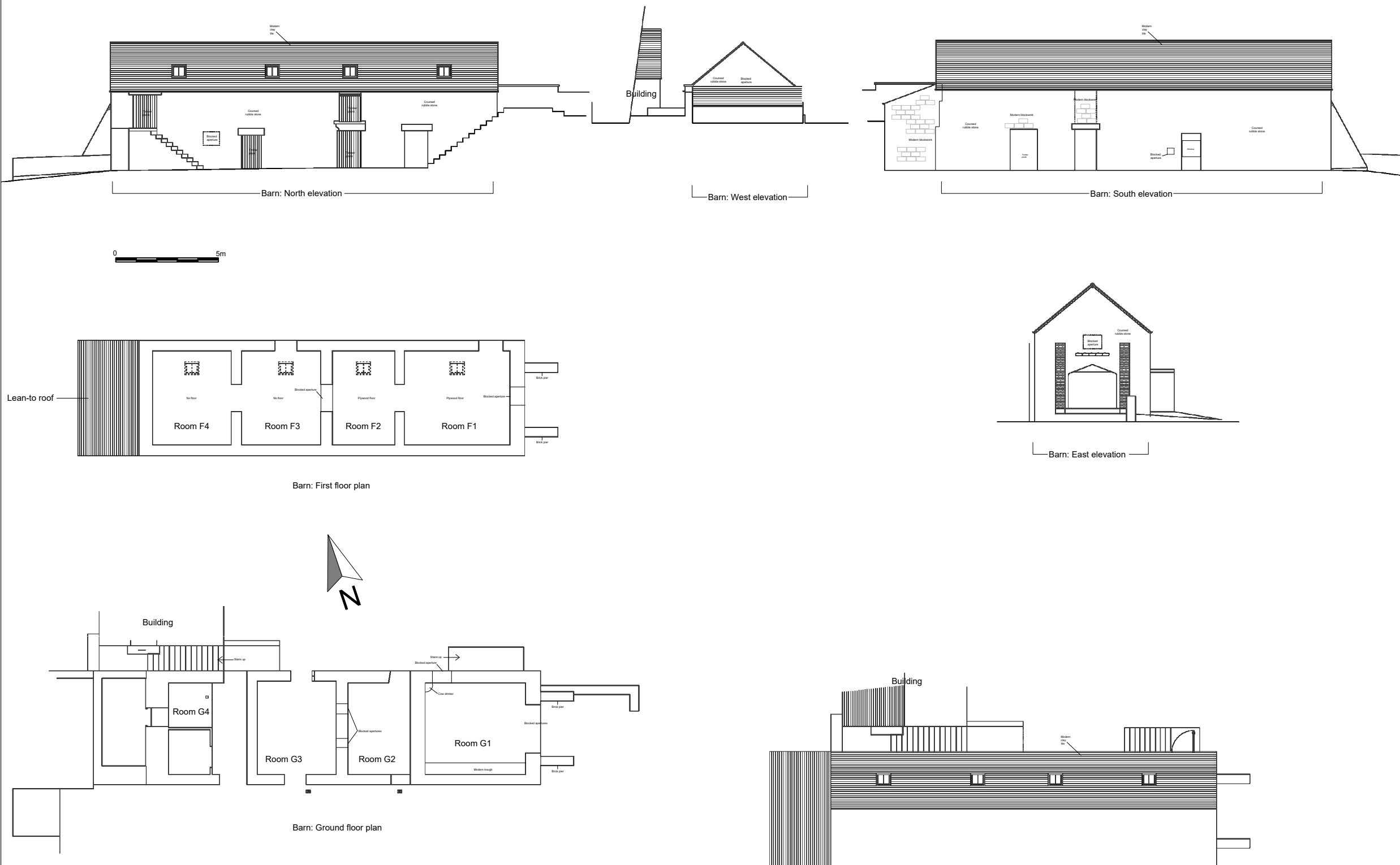


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Drawing 3 : Historic Building Recording Elevations with annotations

Site: Barn at Hill Top Farm, Aldwark, Derbyshire

Drawing 1 of 1



Grid Ref.:	SK 22856 57287
Date:	03/2025
Drawn by:	ICW

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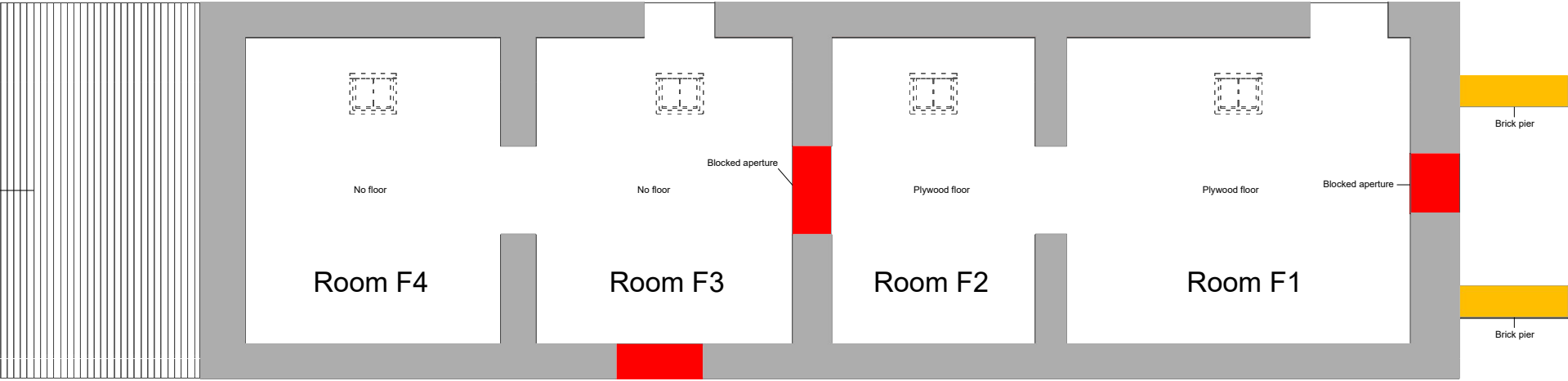
www.archaeologicalresearchservices.com

Drawing 4: Historic Building Recording
Phased plan with annotation

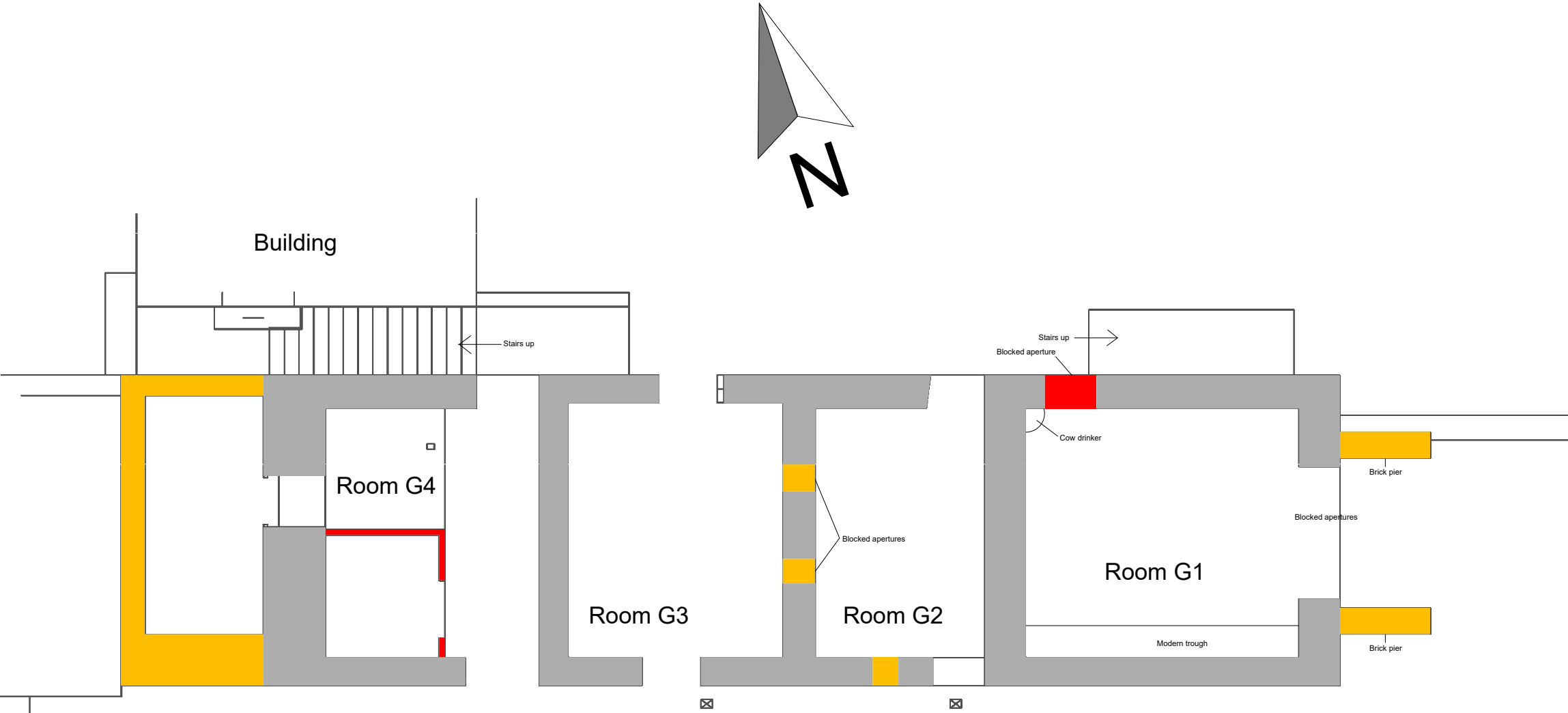
Site: Barn, Hill Top Farm, Aldwark, Derbyshire

Drawing 1 of 1

- Phase 1
- Phase 2
- Phase 3



Barn: First floor plan



Barn: Ground floor plan

Grid Ref.: SK 22856 57287
Date: 02/2025
Drawn by: ICW

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APPENDIX II PHOTOGRAPHIC SURVEY CONTACT SHEETS



Hill_Top_Aldwark_1



Hill_Top_Aldwark_2



Hill_Top_Aldwark_3



Hill_Top_Aldwark_4



Hill_Top_Aldwark_5



Hill_Top_Aldwark_6



Hill_Top_Aldwark_7



Hill_Top_Aldwark_8



Hill_Top_Aldwark_9



Hill_Top_Aldwark_10



Hill_Top_Aldwark_11



Hill_Top_Aldwark_12



Hill_Top_Aldwark_13



Hill_Top_Aldwark_14



Hill_Top_Aldwark_15



Hill_Top_Aldwark_16



Hill_Top_Aldwark_17



Hill_Top_Aldwark_18



Hill_Top_Aldwark_19



Hill_Top_Aldwark_20



Hill_Top_Aldwark_21



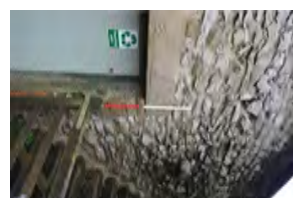
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Hill_Top_Aldwark_23



Hill_Top_Aldwark_24



Hill_Top_Aldwark_25



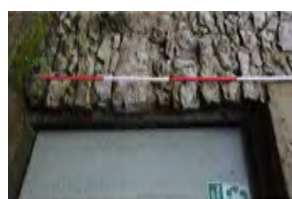
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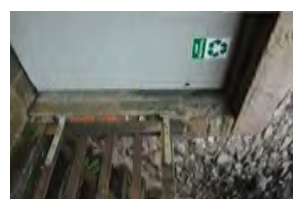
Hill_Top_Aldwark_27



Hill_Top_Aldwark_28



Hill_Top_Aldwark_29



Hill_Top_Aldwark_30



Hill_Top_Aldwark_31



Hill_Top_Aldwark_32



Hill_Top_Aldwark_33



Hill_Top_Aldwark_34



Hill_Top_Aldwark_35



Hill_Top_Aldwark_36



Hill_Top_Aldwark_37



Hill_Top_Aldwark_38



Hill_Top_Aldwark_39



Hill_Top_Aldwark_40



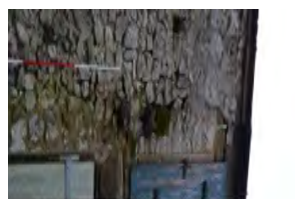
Hill_Top_Aldwark_41



Hill_Top_Aldwark_42



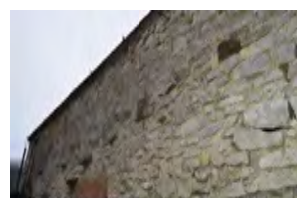
Hill_Top_Aldwark_43



Hill_Top_Aldwark_44



Hill_Top_Aldwark_45



Hill_Top_Aldwark_46



Hill_Top_Aldwark_47



Hill_Top_Aldwark_48



Hill_Top_Aldwark_49



Hill_Top_Aldwark_50



Hill_Top_Aldwark_51



Hill_Top_Aldwark_52



Hill_Top_Aldwark_53



Hill_Top_Aldwark_54



Hill_Top_Aldwark_55



Hill_Top_Aldwark_56



Hill_Top_Aldwark_57



Hill_Top_Aldwark_58



Hill_Top_Aldwark_59



Hill_Top_Aldwark_60



Hill_Top_Aldwark_61



Hill_Top_Aldwark_62



Hill_Top_Aldwark_63



Hill_Top_Aldwark_64



Hill_Top_Aldwark_65



Hill_Top_Aldwark_66



Hill_Top_Aldwark_67



Hill_Top_Aldwark_68



Hill_Top_Aldwark_69



Hill_Top_Aldwark_70



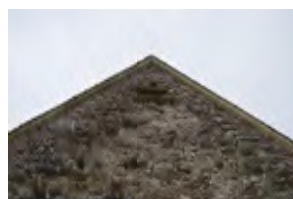
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Hill_Top_Aldwark_72



Hill_Top_Aldwark_73



Hill_Top_Aldwark_74



Hill_Top_Aldwark_75



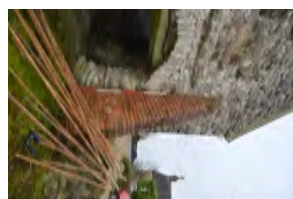
Hill_Top_Aldwark_76



Hill_Top_Aldwark_77



Hill_Top_Aldwark_78



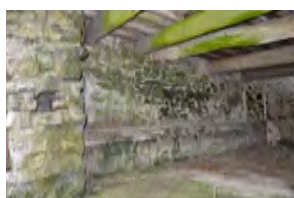
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Hill_Top_Aldwark_80



Hill_Top_Aldwark_81



Hill_Top_Aldwark_82



Hill_Top_Aldwark_83



Hill_Top_Aldwark_84



Hill_Top_Aldwark_85



Hill_Top_Aldwark_86



Hill_Top_Aldwark_87



Hill_Top_Aldwark_88



Hill_Top_Aldwark_89



Hill_Top_Aldwark_90



Hill_Top_Aldwark_91



Hill_Top_Aldwark_92



Hill_Top_Aldwark_93



Hill_Top_Aldwark_94



Hill_Top_Aldwark_95



Hill_Top_Aldwark_96



Hill_Top_Aldwark_97



Hill_Top_Aldwark_98



Hill_Top_Aldwark_99



Hill_Top_Aldwark_100



Hill_Top_Aldwark_101



Hill_Top_Aldwark_102



Hill_Top_Aldwark_103



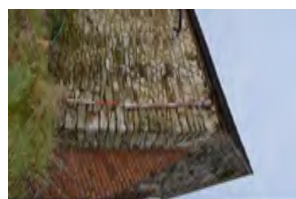
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Hill_Top_Aldwark_105



Hill_Top_Aldwark_106



Hill_Top_Aldwark_107



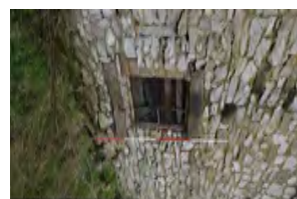
Hill_Top_Aldwark_108



Hill_Top_Aldwark_109



Hill_Top_Aldwark_110



Hill_Top_Aldwark_111



Hill_Top_Aldwark_112



Hill_Top_Aldwark_113



Hill_Top_Aldwark_114



Hill_Top_Aldwark_115



Hill_Top_Aldwark_116



Hill_Top_Aldwark_117



Hill_Top_Aldwark_118



Hill_Top_Aldwark_119



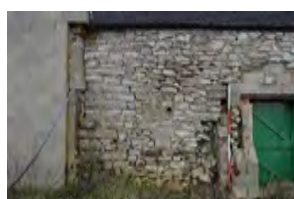
Hill_Top_Aldwark_120



Hill_Top_Aldwark_121



Hill_Top_Aldwark_122



Hill_Top_Aldwark_123



Hill_Top_Aldwark_124



Hill_Top_Aldwark_125



Hill_Top_Aldwark_126



Hill_Top_Aldwark_127



Hill_Top_Aldwark_128



Hill_Top_Aldwark_129



Hill_Top_Aldwark_130



Hill_Top_Aldwark_131



Hill_Top_Aldwark_132



Hill_Top_Aldwark_133



Hill_Top_Aldwark_134



Hill_Top_Aldwark_135



Hill_Top_Aldwark_136



Hill_Top_Aldwark_137



Hill_Top_Aldwark_138



Hill_Top_Aldwark_139



Hill_Top_Aldwark_140



Hill_Top_Aldwark_141



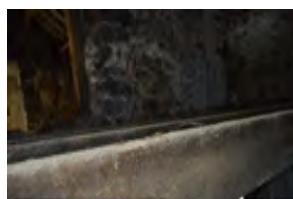
Hill_Top_Aldwark_142



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Hill_Top_Aldwark_144



Hill_Top_Aldwark_145



Hill_Top_Aldwark_146



Hill_Top_Aldwark_147



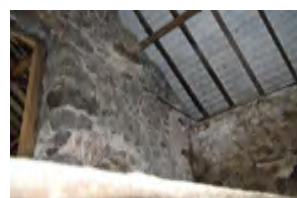
Hill_Top_Aldwark_148



Hill_Top_Aldwark_149



Hill_Top_Aldwark_150



Hill_Top_Aldwark_151



Hill_Top_Aldwark_152



Hill_Top_Aldwark_153



Hill_Top_Aldwark_154



Hill_Top_Aldwark_155



Hill_Top_Aldwark_156



Hill_Top_Aldwark_157



Hill_Top_Aldwark_158



Hill_Top_Aldwark_159



Hill_Top_Aldwark_160



Hill_Top_Aldwark_161



Hill_Top_Aldwark_162



Hill_Top_Aldwark_163



Hill_Top_Aldwark_164



Hill_Top_Aldwark_165



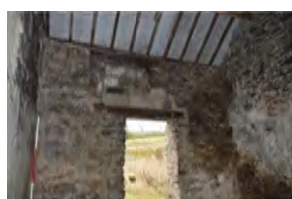
Hill_Top_Aldwark_166



Hill_Top_Aldwark_167



Hill_Top_Aldwark_168



Hill_Top_Aldwark_169



Hill_Top_Aldwark_170



Hill_Top_Aldwark_171



Hill_Top_Aldwark_172



Hill_Top_Aldwark_173



Hill_Top_Aldwark_174



Hill_Top_Aldwark_175



Hill_Top_Aldwark_211



Hill_Top_Aldwark_212



Hill_Top_Aldwark_213



Hill_Top_Aldwark_214



Hill_Top_Aldwark_215



Hill_Top_Aldwark_216



Hill_Top_Aldwark_217



Hill_Top_Aldwark_218



Hill_Top_Aldwark_219



Hill_Top_Aldwark_220



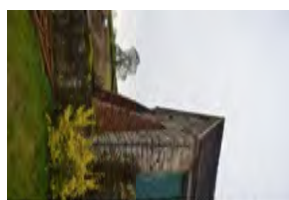
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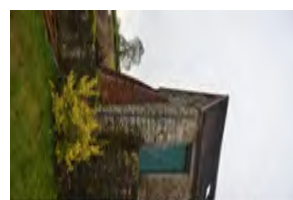
Hill_Top_Aldwark_222



Hill_Top_Aldwark_223



Hill_Top_Aldwark_224



Hill_Top_Aldwark_225



Hill_Top_Aldwark_226



Hill_Top_Aldwark_227



Hill_Top_Aldwark_228



Hill_Top_Aldwark_229



Hill_Top_Aldwark_230



Hill_Top_Aldwark_231



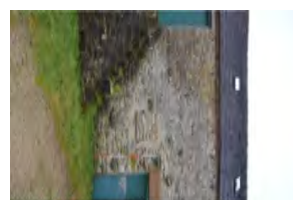
Hill_Top_Aldwark_232



Hill_Top_Aldwark_233



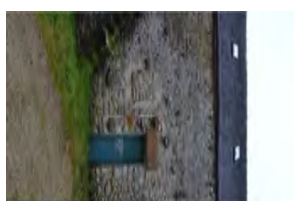
Hill_Top_Aldwark_234



Hill_Top_Aldwark_235



Hill_Top_Aldwark_236



Hill_Top_Aldwark_237



Hill_Top_Aldwark_238



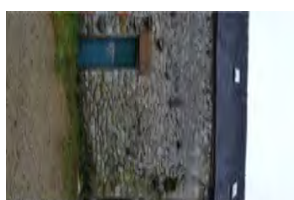
Hill_Top_Aldwark_239



Hill_Top_Aldwark_240



Hill_Top_Aldwark_241



Hill_Top_Aldwark_242



Hill_Top_Aldwark_243



Hill_Top_Aldwark_244



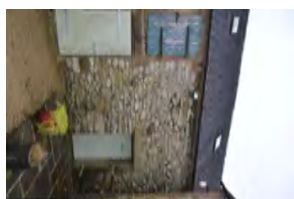
Hill_Top_Aldwark_245



Hill_Top_Aldwark_246



Hill_Top_Aldwark_247



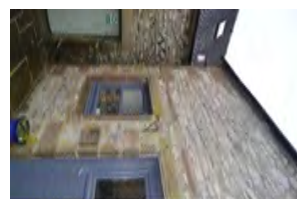
Hill_Top_Aldwark_248



Hill_Top_Aldwark_249



Hill_Top_Aldwark_250



Hill_Top_Aldwark_251



Hill_Top_Aldwark_252



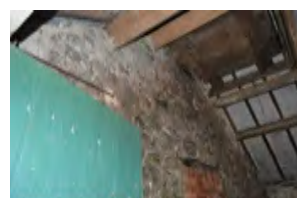
Hill_Top_Aldwark_253



Hill_Top_Aldwark_254



Hill_Top_Aldwark_255



Hill_Top_Aldwark_256



Hill_Top_Aldwark_257



Hill_Top_Aldwark_258

APPENDIX III PHOTOGRAPHIC SURVEY REGISTER

Site:	Barn at Hill Top Farm, Aldwark, Derbyshire
NGR:	SK 22856 57287
Date:	05/12/2024
Officer:	IW
Camera:	DSLR Nikon D3200
Image prefix:	Hill_Top_Aldwark_...

HBR Photo No.	Description	Located on drawing
1	Settings, view of farm from bottom of NW entrance, looking S	✓
2	Settings, view of farm from the middle of the NW entrance, NW side of barn is visible, looking S	✓
3	Settings, view of farm from NW entrance, NW side of barn is visible, looking S	✓
4	General view of the NW side of barn, looking SSE from courtyard	✓
5	General oblique view of barn looking SW from courtyard	✓
6	Settings, view of NEE side of residential barn on the W of barn, NW side of barn visible, looking WSW from courtyard	✓
7	Settings, view of E entrance to barn, residential barn in the background, looking WSW	✓
8	Settings, SE view of barn, main house and courtyard in background, looking NWW	✓
9	Settings, SE view of barn, main house in background, rubble pile in foreground, looking NW from S field	✓
10	Settings, SE side of barn, out buildings NE of barn are visible, looking NWN from S field	✓
11	Settings, SE side of barn, out buildings NE of barn are visible, looking NE from S field	✓
12	Settings, NE view of barn, residential barn and outbuildings visible in background, looking NE from S field	✓
13	Settings, WSW side of barn, W side of residential barns in foreground, looking ENE from SW field	✓
14	Settings, WSW side of barn, E view of field S of barn	✓
15	Settings, SE view of fields behind barn.	✓
16	General oblique view of barn, looking SW from courtyard	✓
17	General view of barn, looking SSE from courtyard	✓
18	Oblique, NW side of barn, looking SE from courtyard	✓
19	Close up, three doors, SE side of barn, looking SSE	✓
20	Close up, three doors, SE side of barn, looking SW	✓
21	Close up, stairs between NW side of barn and S end of residential barn, facing W	✓
22	Close up, stairs between NW side of barn and S end of residential barn, facing WSW	✓
23	Close up, stairs between NW side of barn and S end of residential barn, facing WSW	✓
24	Close up, stairs between NW side of barn and S end of residential barn, facing WSW	✓
25	Close up, stairs between NW side of barn and S end of residential barn, facing WSW	✓

HBR Photo No.	Description	Located on drawing
26	Close up, stairs between NW side of barn and S end of residential barn, facing WSW	✓
27	Close up, three doors, NW side of barn, looking SSE	✓
28	Close up, door, NW side of barn, looking S	✓
29	Close up, door, NW side of barn, looking SE	✓
30	Close up, door, NW side of barn, looking SW	✓
31	Close up, lintel above door, NW side of barn, looking SSE	✓
32	Close up, lintel above door, NW side of barn, looking SSE	✓
33	Close up, wall above lintel, NW side of barn, looking ESE	✓
34	Close up, doors, NW side of barn, looking SSE	✓
35	Close up, doors, NW side of barn, looking SSE	✓
36	Close up, doors, NW side of barn, looking WSW	✓
37	Close up, doors, NW side of barn, looking ESE	✓
38	Close up, doors and lintel, NW side of barn, looking SSE	✓
39	Close up, upper door, NW side of barn, looking SSE (upwards)	✓
40	Close up, upper door, NW side of barn, looking ESE (upwards)	✓
41	Close up, upper door, NW side of barn, looking WSW (upwards)	✓
42	Close up, wall between doors, NW side of barn, looking WSW	✓
43	Close up, doors, NW side of barn, looking SSE	✓
44	Close up, doors, NW side of barn, looking SSE	✓
45	Close up, NW side of barn, looking ESE (upwards)	✓
46	Close up, NW side of barn, looking ESE (upwards)	✓
47	NW side of barn, looking SSE	✓
48	Close up, middle of wall, NW side of barn, looking SSE	✓
49	Close up, middle of wall, NW side of barn, looking SSE	✓
50	Close up, door, NW side of barn, looking SSE	✓
51	Close up, door, NW side of barn, looking ESE	✓
52	Close up, door, NW side of barn, looking SSE	✓
53	Close up, lintel above door, NW side of barn, looking SSE	✓
54	Close up, NW side of barn, looking SSE	✓
55	Close up, wall detail, NW side of barn, looking ESE	✓
56	NW side of barn, door, looking SSW	✓
57	NW side of barn, stairs, looking WSW	✓
58	NE corner of barn, stairs, looking WSW	✓
59	Oblique, NW side of barn, stairs, looking WSW	✓
60	Stairs, NW side of barn, looking WSW	✓
61	Stairs, NW side of barn, looking ESE	✓
62	Stairs, NW side of barn, looking ESE	✓
63	Close up, door above stairs, NW side of barn, looking ESE	✓
64	Close up, door above stairs, NW side of barn, looking WSW	✓
65	Close up, door above stairs, NW side of barn, looking ESE	✓
66	Close up, NW side of barn, looking ESE (upwards)	✓
67	SE corner of barn, looking WSW	✓
68	Close up, SE corner of barn, looking WSW	✓
69	E entrance to barn, metal gate, looking WSW	✓
70	Oblique, E entrance to barn, metal gate, looking SSW	✓

HBR Photo No.	Description	Located on drawing
71	Oblique, E entrance to barn, metal gate, looking WNW	✓
72	E end of barn, brick lean-to-columns, looking WSW	✓
73	E end of barn, brick lean-to-columns, looking WSW (upwards)	✓
74	Close up, E end of barn, looking WSW (upwards)	✓
75	Close up, E entrance to barn, brick lean-to-column, looking WSW	✓
76	Close up, E end of barn, brick lean-to-columns, looking WSW (upwards)	✓
77	Close up, E end of barn, looking WSW (upwards)	✓
78	E entrance of barn, brick lean-to-pillar, looking SSE	✓
79	E entrance of barn, brick lean-to-pillar, looking NNW	✓
80	Inside barn, G1, E entrance, wooden beams, outbuildings in background, looking WNW	✓
81	Inside barn, G1, E entrance, wooden beams, outbuildings in background, looking ENE	✓
82	Inside barn, G1, SE wall, wooden beams, looking SSW	✓
83	Inside barn, G1, SE wall, wooden beams, looking SSE	✓
84	Inside barn, G1, SE wall, looking SSW	✓
85	Inside barn, G1, back wall, wooden beams, looking ENE	✓
86	Inside barn, G1, SW corner, looking SW	✓
87	Inside barn, G1, NW corner, looking NW	✓
88	Close up, G1, inside barn, NW corner, looking NW	✓
89	Inside barn, G1, NW wall, wooden beams, looking NNW	✓
90	Inside barn, G1, NW corner, looking NNW	✓
91	Inside barn, G1, underside of upper floor, wooden beams, looking NNW (upwards)	✓
92	Inside barn, G1, underside of upper floor, wooden beams, looking NE (upwards)	✓
93	Inside barn, G1, NW wall, wooden beams, looking, WNW	✓
94	Inside barn, G1, NE corner, entry arch, looking NE	✓
95	Close up, inside upper NE corner of barn, looking ENE	✓
96	Close up, NE stone entry arch, looking NNW	✓
97	Close up, top of NE stone entry arch, looking WSW	✓
98	Close up, NE stone entry arch, looking NNW	✓
99	Close up, top of NE stone entry arch, looking WSW	✓
100	Close up, NE stone entry arch, looking SSE	✓
101	Close up, stone gate wall, brick lean-to-column, E entry arch, looking WSW	✓
102	SE side of barn, looking NNE	✓
103	SE side of barn, looking NNW	✓
104	Oblique, SE side of barn, brick lean-to-column, looking WNW	✓
105	Oblique, SE side of barn, brick lean-to-column, looking WNW	✓
106	SE corner of barn, brick lean-to-column, looking NNW	✓
107	SE corner of barn, brick lean-to column, looking NW	✓
108	SE side of barn, window, looking NNW	✓
109	Close up, SE window detail, looking NNW	✓
110	Close up, SE window detail, looking WNW	✓
111	Close up, SE window detail, looking NNE	✓
112	Close up, SE window detail, looking NNW	✓
113	Close up, SE wall detail, looking NNW	✓

HBR Photo No.	Description	Located on drawing
114	Close up, SE wall detail, looking NNW	✓
115	SE side of barn, entrance, window, NNW	✓
116	SE side of barn, wooden door, SE entrance, looking NNW	✓
117	Close up, SE entrance of barn, looking WNW	✓
118	Close up, SE entrance of barn, looking NNE	✓
119	SE side of barn, wooden door, SE entrance, looking NNW	✓
120	SE side of barn, wooden door, looking NNW	✓
121	Close up, SE side of barn, door and wall detailing, looking NNW	✓
122	Close up, SE side of barn, door and wall detailing, looking NNE	✓
123	SE side of barn, modern extension, door, looking NNW	✓
124	SE side of barn, modern extension, door, looking WNW	✓
125	Close up, SW corner of barn, modern extension, looking NW	✓
126	SW corner of barn, modern extension, looking NNW	✓
127	Oblique, W end of barn, looking SE	✓
128	W end of barn, modern extension, looking ENE	✓
129	Close up, W end of barn, stone roof, looking NE	✓
130	Oblique, W end of barn, looking NE	✓
131	Oblique, W end of barn, looking NE	✓
132	Setting, field behind barn, looking ENE	✓
133	W end of barn, stone roof wall, looking NE	✓
134	Inside barn, G2, walls, upper wooden beams, window, looking SSW	✓
135	Inside barn, G2, walls, upper wooden beams, looking SSW	✓
136	Inside barn, G2, walls, upper wooden beams, window, looking S	✓
137	Inside barn, G2, walls, upper wooden beams, window, looking SSE	✓
138	Inside barn, G4, modern wall, door, looking SSE	✓
139	Inside upper barn, G1, wooden beams, looking N (upwards)	✓
140	Inside barn, G4, modern walls, door, upper floor beams, looking NNW	✓
141	Inside upper barn, G1, wooden beams, looking N (upwards)	✓
142	Inside barn, G4, modern walls, door, upper floor beams, looking NNW	✓
143	Inside barn, G4, modern walls and door, looking W	✓
144	Inside barn, G4, modern walls, looking E	✓
145	Inside upper barn, G4, wooden beams, looking E (upwards)	✓
146	Inside barn, G4, upper doorway, looking E (upwards)	✓
147	Inside barn, G4, upper doorway, looking E (upwards)	✓
148	Inside upper barn, G4, looking E (upwards)_	✓
149	Inside upper barn, G4, looking E (upwards)_	✓
150	Inside barn, G4, upper doorway, looking E (upwards)	✓
151	Inside barn, G4, upper doorway, looking E (upwards)	✓
152	Inside upper barn, G4, wooden beams, looking SE (upwards)	✓
153	Inside barn, G3, walls, looking W	✓
154	Inside barn, G3/F3, upper doorway, looking WNW (upwards)	✓
155	Inside barn, G3, walls, looking WNW	✓
156	Inside barn, G3/F3, upper doorway, looking ESE (upwards)	✓
157	Inside barn, G3/F3, door and window/pitching door detailing, looking NNW	✓
158	Inside barn, G3/F3, door and window/pitching door detailing, looking NNW	✓

HBR Photo No.	Description	Located on drawing
159	Inside barn, G3/F3, door and window/pitching door detailing, looking NNW	✓
160	Inside barn, G3/F3, door and window/pitching door detailing, looking NNW	✓
161	Inside barn, G3/F3, door and window/pitching door detailing, looking NNE	✓
162	Inside barn, G3/F3, first floor doorway, looking E (upwards)	✓
163	Inside barn, G3, lower wall, looking E (upwards)	✓
164	Inside barn, G3/F3, upper wall detail, looking E (upwards)	✓
165	Inside barn, G3, lower wall, looking SE (upwards)	✓
166	Inside barn, G3/F3, upper wall detail, looking SSE (upwards)	✓
167	SE entrance, G3/F3, inside walls, looking SSE	✓
168	SE entrance, G3/F3, inside walls, looking SSE	✓
169	SE entrance, G3/F3, inside walls and ceiling, looking SSE	✓
170	SE entrance, G3/F3, inside walls, looking SSE	✓
171	SE entrance, G3/F3, inside walls, looking SSE	✓
172	SE corner of barn, brick lean-to columns, main house in background, looking NW	✓
173	SE corner of barn, brick lean-to columns, main house in background, looking NW	✓
174	SE corner of barn, brick lean-to columns, main house in background, looking NW	✓
175	SE corner of barn, brick lean-to columns, main house in background, looking NW	✓
176	SE side of barn, brick lean-to columns, looking NW	✓
177	SE side of barn, brick lean-to columns, looking NW	✓
178	SE side of barn, brick lean-to columns, looking NW	✓
179	SE side of barn, brick lean-to columns, looking NW	✓
180	SE side of barn, looking NW	✓
181	SE side of barn, looking NW	✓
182	SE side of barn, looking NW	✓
183	SE side of barn, window detail, looking NNW	✓
184	SE side of barn, window detail, looking NNW	✓
185	SE side of barn, window detail, looking NNW	✓
186	SE side of barn, window detail, looking NNW	✓
187	SE side of barn, window detail, looking NNW	✓
188	SE side of barn, window detail, looking NNW	✓
189	SE side of barn, window detail, looking NNW	✓
190	SE side of barn, window detail, looking NNW	✓
191	SE side of barn, entrance detail, looking NNW	✓
192	SE side of barn, entrance detail, looking NNW	✓
193	SE side of barn, entrance detail, looking NNW	✓
194	SE side of barn, door and entrance details, looking NNW	✓
195	SE side of barn, door and entrance details, looking NNW	✓
196	SE side of barn, door and entrance details, looking NNW	✓
197	SE side of barn, door and entrance details, looking NNW	✓
198	SE side of barn, door detail, looking NNW	✓
199	SE side of barn, door detail, looking NNW	✓

HBR Photo No.	Description	Located on drawing
200	SE side of barn, door detail, looking NNW	✓
201	SE side of barn, modern brick extension, looking NNW	✓
202	SE side of barn, modern brick extension, looking NNW	✓
203	SE side of barn, modern brick extension, looking NNW	✓
204	SE side of barn, modern brick extension, looking NNW	✓
205	SE corner of barn, brick lean-to column, looking WSW	✓
206	SE corner of barn, brick lean-to column, looking WSW	✓
207	SE corner of barn, brick lean-to column, E entrance arch, looking WSW	✓
208	E entrance arch, brick lean-to column, looking WSW	✓
209	E entrance arch, brick lean-to column, looking WSW	✓
210	E entrance arch, brick lean-to columns, looking WSW	✓
211	E entrance arch, brick lean-to columns, looking WSW	✓
212	E entrance arch, brick lean-to columns, looking WSW	✓
213	E entrance arch, brick lean-to columns, looking WSW	✓
214	E entrance arch, brick lean-to columns, looking WSW	✓
215	E entrance arch, brick lean-to columns, residential barn in background, looking WSW	✓
216	E entrance arch, brick lean-to columns, stone gate wall, residential barn in background, looking WSW	✓
217	E entrance arch, brick lean-to column, stone gate wall, residential barn in background, looking WSW	✓
218	E entrance arch, brick lean-to column, stone gate wall, residential barn in background, looking WSW	✓
219	E entrance arch, NE corner of barn, brick lean-to column, stone gate wall, residential barn in background, looking WSW	✓
220	NE corner of barn, brick lean-to column, stone gate wall, residential barn in background, looking WSW	✓
221	NE corner of barn, brick lean-to column, stone gate wall, residential barn in background, looking WSW	✓
222	NE corner of barn, brick lean-to column, stone gate wall, stone staircase, wooden door, looking WSW	✓
223	NE corner of barn, brick lean-to column, stone gate wall, stone staircase, wooden door, looking WSW	✓
224	NE corner of barn, brick lean-to column, stone gate wall, stone staircase, wooden door, looking WSW	✓
225	NE corner of barn, brick lean-to column, stone gate wall, stone staircase, wooden door, looking SSW	✓
226	NE corner of barn, brick lean-to column, stone gate wall, stone staircase, wooden door, looking SSW	✓
227	NE corner of barn, brick lean-to column, stone gate wall, stone staircase, wooden door, looking SSW	✓
228	NW side of barn, brick lean-to column, stone staircase, wooden door, looking SSW	✓
229	NW side of barn, brick lean-to column, stone staircase, wooden door, looking SSW	✓
230	NW side of barn, brick lean-to column, stone staircase, wooden door, looking SSW	✓

HBR Photo No.	Description	Located on drawing
231	NW side of barn, brick lean-to column, stone staircase, wooden door, looking SSW	✓
232	NW side of barn, brick lean-to column, stone staircase, wooden door, looking SSW	✓
233	NW side of barn, stone staircase, wooden door, looking SSW	✓
234	NW side of barn, stone staircase, wooden door, looking SSW	✓
235	NW side of barn, stone staircase, wooden doors, looking SSW	✓
236	NW side of barn, stone staircase, wooden doors, looking SSW	✓
237	NW side of barn, stone staircase, wooden door, looking SSW	✓
238	NW side of barn, stone staircase, wooden door, looking SSW	✓
239	NW side of barn, stone staircase, wooden door, looking SSW	✓
240	NW side of barn, wooden door, looking SSW	✓
241	NW side of barn, wooden door, looking SSW	✓
242	NW side of barn, wooden door, looking SSW	✓
243	NW side of barn, wooden door, looking SSW	✓
244	NW side of barn, wooden doors, looking SSW	✓
245	NW side of barn, wooden doors, looking SSW	✓
246	NW side of barn, wooden doors, looking SSW	✓
247	NW side of barn, wooden doors, looking SSW	✓
248	NW side of barn, wooden doors, looking SSW	✓
249	NW corner of barn, wooden door, SE corner of residential barn, pavestones, looking SW	✓
250	NW corner of barn, wooden door, SE corner of residential barn, pavestones, looking SW	✓
251	NW corner of barn, wooden door, SE corner of residential barn, pavestones, looking SW	✓
252	First floor of barn, F1, inside doorway, looking SW	✓
253	First floor of barn, F1, inside wall and floor, looking S	✓
254	First floor of barn, F1, inside floor, looking SW	✓
255	First floor of barn, F1, inside wall, brick detailing, looking S	✓
256	First floor of barn, F1, inside wall and ceiling, looking S (upwards)	✓
257	First floor of barn, F1, inside ceiling beams, looking S (upwards)	✓
258	First floor of barn, F1, inside ceiling beams, looking SW (upwards)	✓

APPENDIX IV WRITTEN SCHEME OF INVESTIGATION

WRITTEN SCHEME OF INVESTIGATION

Hill Top Farm, Aldwark, Grange Mill, Derbyshire

Historic Building Recording



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Written Scheme of Investigation for Historic Building Recording at Hill Top Farm, Aldwark, Grange Mill, Derbyshire

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Issue	Author	Checked by	Approved by	Date approved	Reason for issue
1	James Danter ACIfA	Lucie McCarthy	Lucie McCarthy	15/03/2024	Initial draft for consultation

Prepared on behalf of: Jill Harrison
Planning Reference: NP/DDD/0921/0951
Local Authority: PDNPA
Site central NGR: SK 22856 57287

CONTENTS

1	Introduction	1
1.1	Project and Planning Background.....	1
1.2	Site Location and Description.....	4
1.3	Geology and Soils.....	4
1.4	Archaeological and Historical Background	4
2	Aims and Objectives.....	5
2.1	Historic Building Recording Aim and Objectives	5
2.2	Relevant Research Aims and Objectives	5
3	Strategy - Historic Building Recording.....	6
3.1	Coverage.....	6
3.2	Methodology	6
3.3	Report.....	7
4	Monitoring Arrangements.....	8
5	Variations to the scope of works.....	8
6	Timetable, staffing and resources.....	9
7	Provisions for Dissemination.....	9
8	Project Archive	9
8.1	Archive Selection Strategy.....	9
8.2	Documentary Archive	10
8.3	Digital Archive.....	10
8.4	Archive Deposition	10
9	Publicity, Engagement and Copyright	10
10	Professional Standards.....	11
11	Health and Safety	11
	Bibliography	12

LIST OF FIGURES

Figure 1. Site location	3
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I INTRODUCTION

1.1 Project and Planning Background

1.1.1 This is a Written Scheme of Investigation (WSI) for a scheme of Historic Building Recording prepared by Archaeological Research Services Ltd (ARS Ltd) on behalf of Jill Harrison.

1.1.2 The WSI sets out a scheme of work to mitigate against the impact of development at Hill Top Farm, Aldwark, Grange Mill, Derbyshire, comprising the conversion of a barn into a three-bedroom holiday let (NP/DDD/0921/0951).

1.1.3 A previous planning application (NP/DDD/0820/0793) for a similar scheme to convert the barn was refused by the PDPNA due to a lack of submitted evidence against which to assess the application. A Heritage Statement was subsequently produced in 2021 in order to help rectify this lack of information (Heath 2021).

1.1.4 Archaeological mitigation is required in accordance with *National Planning Policy Framework (NPPF)*. "...Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation" (MHCLG 2022, para 194). Under NPPF it is necessary 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" (MHCLG 2022, para 205).

1.1.5 On the advice of the Senior Conservation Archaeologist at the PDNPA, a planning condition to secure archaeological mitigation has been attached to the decision notice.

1.1.6 3 a) No development shall take place until a Written Scheme of Investigation for a programme of historic building recording, the equivalent of a Level 2 building, has been submitted to and approved by the local planning authority in writing. The Written Scheme of Investigation shall include an assessment of significance and research questions; and

1. The programme and methodology of site investigation and recording.

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

b) No development shall take place until all on-site elements of the approved scheme have been completed to the written satisfaction of the local planning authority. c) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under part 3(a) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

1.1.7 The scope of this WSI is therefore to record the historic building on site before it is converted, and to undertake additional recording through watching brief where necessary during groundworks.

1.1.8 Any variations to this scope of works will be by agreement of the Client and the Development Control Archaeologist to the Local Planning Authority (LPA). Should discoveries be made of local or greater importance, this may lead to further requirements being issued by the LPA for the purpose of mitigation in accordance with the NPPF (MHCLG 2022, para 205). If a further stage of work is necessary it would require an addendum to this WSI or a separate WSI and scope of works.



Site name: Hill Top Farm
Date: Amended September 2024
Drawn by: JDoole
Scale: Varies

Site boundary ● Site location
 Barn Boundary Peak District National Park



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Figure 1:
Site location

1.2 Site Location and Description

1.2.1 The proposed development is located in the southern part of the small village of Aldwark, Derbyshire (SK 22856 57287). The barn at Hill Top Farm is abutted on its south side by a modern agricultural barn, on its north-east side by the farmyard, on its north-west side by a stone-built building, and on its west side by a modern lean-to building attached to its western gable end.

1.3 Geology and Soils

1.3.1 The underlying solid geology of the site consists limestone of the Monsal Dale Limestone Formation which is sedimentary bedrock formed between 330.9 and 329 million years ago during the Carboniferous period (BGS 2024).

1.3.2 The soils are characterised by the Cranfield Soil and Agrifood Institute as *Soilscape 7*, which are freely draining slightly acid but base-rich soils (Cranfield University 2024).

1.4 Archaeological and Historical Background

1.4.1 The following background is taken from the Heritage Statement conducted in 2021 (Heath 2021).

1.4.2 Hill Top Farm is in the small and secluded agricultural village of Aldwark, a conservation area which is characterised by a handful of farms grouped around a central open space. None of the buildings at Hill Top are listed, but the farm is included on the Derbyshire Historic Environment Record (DHER) as entry no. MDR20479. The DHER entry describes it as “partially extant”, but in fact it appears to be virtually complete. The site of a medieval farmstead immediately south-west of Hill Top is also included on the DHER as site MDR2826, with evidence of occupation in the 13th and 14th centuries, possibly suggestive of village shrinkage.

1.4.3 The house appears externally to be largely of 19th century construction, but there is an old mullioned window in one gable end, sufficient to suggest that it has evolved from something older. The old farm houses in Aldwark at Lidgate Farm and Green Farm are of 17th century date.

1.4.4 Of the buildings in the farm yard, the subject of the present proposal appears to be the oldest, and encloses the south side of the yard. The house closes the north side, and a 19th century building, seemingly a cowhouse, closes the west side. On the east side, a smaller building looks like a stable with loft over. It is late 19th century, and Ordnance Survey evidence confirms that it was built between 1880 and 1897.

1.4.5 The farm, of 102 acres, was formerly part of the Duke of Rutland’s Haddon estate, and was put up for sale as part of an extensive auction of estate property on 15th – 19th March, 1920. The purchaser was Mrs. Ann Wagstaff (c. 1831-1925), who bought it as a sitting tenant at the age of nearly ninety. She died aged 94, after being confined to her bed for several years.

1.4.6 The farm was owned in 1927 by Mrs. Jane James, Mr. Francis Wagstaff and Mr. Henry Wagstaff. Some of the land was sold off in lots in 1976.

2 AIMS AND OBJECTIVES

2.1 Historic Building Recording Aim and Objectives

2.1.1 The aim of the building recording is to provide a descriptive, visual and analytical record of the barn building at Hill Top Farm, Aldwark, Grange Mill, prior to any alteration or demolition taking place.

2.1.2 The objectives of the building recording are as follows.

- ◆ To produce a formal description of the standing buildings, including their floor plan, elevations, roof structure, flooring, internal layout and spaces, detailing, form and fabric, and evidence for phasing and development.
- ◆ To produce a full visual photographic record with photographic scales of the 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).

2.2 Relevant Research Aims and Objectives

2.2.1 The investigations will be conducted with a view to addressing objectives suggested by the published research priorities set out for the Modern period in the *East Midlands Historic Environment Research Framework* (Knight *et al* 2012; 2024). Questions which may prove relevant include:

- ◆ 9.2.1: Can we establish a typology of modern buildings, particularly the twentieth century, and how does this vary regionally?
- ◆ 9.6.5: What changes and improvements have occurred in animal husbandry and use (e.g. new breeds, traction and traded animal products)?

2.2.2 If project results can contribute to the online research framework, provision will be made for this to be updated.

3 STRATEGY - HISTORIC BUILDING RECORDING

3.1 Coverage

3.1.1 Historic Building Recording will be undertaken of the barn at Hill Top Farm, Aldwark, Grange Mill, Derbyshire to Level 2 Standard.

3.2 Methodology

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

3.2.2 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.

3.2.3 The archaeologist on site will, where health and safety constraints allow, carefully examine all parts of the 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.

3.2.4 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, elevations and, if accessible, one cross section through each identified building and one long section through each range (with a contingency allowance for an additional cross-section and an additional long-section, as required) 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.

3.2.5 High resolution digital photographs (24.7 megapixels) will be taken using a digital single lens reflex camera (a Nikon D3200).

3.2.6 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.

3.2.7 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.

3.3 Report

3.3.1 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 set of detailed measured survey drawings including floor plans, elevations, and sections with annotations and conventions following Historic England standards (2016a) to ensure they are informative
- ◆ 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, and a quantified archive deposition statement detailing content, quantity, format of archive elements
- ◆ A copy of the WSI and OASIS form

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

- ◆ A location map at not less than 1:2500
- ◆ A site plan at not less than 1:500
- ◆ Photographs used to illustrate all key points and a complete set of site drawings, at an appropriate scale, executed to publication standard
- ◆ 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.

3.3.3 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.

4 MONITORING ARRANGEMENTS

4.1.1 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.

4.1.2 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.

4.1.3 The archaeological planning advisor for the LPA is Natalie Ward, Senior Conservation Archaeologist for the PDNPA.

4.1.4 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.

5 VARIATIONS TO THE SCOPE OF WORKS

5.1.1 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.

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

5.1.3 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.

5.1.4 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.

6 TIMETABLE, STAFFING AND RESOURCES

6.1.1 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 2022) and the Chartered Institute's Standards and Guidance documents.

6.1.2 The fieldwork will be managed and conducted by a suitably qualified Project Manager and Team Leader, supported by a team of archaeological staff and assistants, as necessary.

6.1.3 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.

6.1.4 A timetable for prompt completion of the report will be confirmed following completion of on-site recording.

7 PROVISIONS FOR DISSEMINATION

7.1.1 One bound copy of the final report (if required) and a digital copy of the report in PDF/A format will be deposited with the PDNPA HBSMR and the Derbyshire Historic Environment Record (HER). A copy of the report will be uploaded as part of the OASIS record, and a hardcopy will be included in the physical archive.

7.1.2 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.

7.1.3 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 or 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.

8 PROJECT ARCHIVE

8.1 Archive Selection Strategy

8.1.1 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. It is suggested that all work arising from the various stages of work on the site be archived together as they form a single record.

8.2 Documentary Archive

8.2.1 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.

8.3 Digital Archive

8.3.1 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.

8.3.2 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

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

8.3.4 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.

8.4 Archive Deposition

8.4.1 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 2024).

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

8.4.3 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.

9 PUBLICITY, ENGAGEMENT AND COPYRIGHT

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

9.1.2 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.

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

I 0 PROFESSIONAL STANDARDS

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

10.1.2 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 an archaeological watching brief* (2020b), and *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (2020c).

I I HEALTH AND SAFETY

11.1.1 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 Regulations 1992.

11.1.2 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 V ARCHIVE QUANTIFICATION

Type	Description	Quantity	File Type	Current Location	Intended Repository
Photographs	Photographs taken during the Historic Building Recording of Former Barn at Hill top Farm, Aldwark	258	.JPG	Archaeological Research Service Ltd Server	Archaeological Data Service
Site Plan	Digitised site plan of the Approved of Former Barn at Hill top Farm, Aldwark, including structure floor plan with internal and external features	1	.DWG	Archaeological Research Service Ltd Server	Archaeological Data Service
Report	Approved report of the Historic Building Recording of Former Barn at Hill top Farm, Aldwark	1	.PDF	Archaeological Research Service Ltd Server	Archaeological Data Service (via OASIS) HER: Peak District National Park Authority Historic Buildings, Sites and Monuments Record (PDNPA HBSMR) OASIS (archaeol5-532514)

OASIS Summary for archaeol5-532514

OASIS ID (UID)	archaeol5-532514
Project Name	Descriptive Buildings Record (level 2) at Barn at Hill Top Farm, Aldwark, Derbyshire
Sitename	Barn at Hill Top Farm, Aldwark, Derbyshire
Sitecode	
Project Identifier(s)	Historic Building Recording: Barn at Hill Top Farm, Aldwark, Derbyshire
Activity type	Descriptive Buildings Record (level 2)
Planning Id	NP/DDD/0820/0793
Reason For Investigation	Planning requirement
Organisation Responsible for work	Archaeological Research Services Ltd
Project Dates	05-Dec-2024 - 05-Dec-2024
Location	Barn at Hill Top Farm, Aldwark, Derbyshire NGR : SK 22856 57287 LL : 53.112282611161945, -1.660003049307074 12 Fig : 422856,357287
Administrative Areas	Country : England County/Local Authority : Derbyshire Local Authority District : Derbyshire Dales Parish : Aldwark
Project Methodology	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, to meet the aims and objectives of the project as outlined in Section 3. The survey has consisted of a written, drawn and photographic account, submitted within this document. The record also serves to address objectives suggested by the published research priorities set out for the East Midlands Historic Environment Research Framework (Research Frameworks 2025).

Project Results	Hill Top Farm is included on the Derbyshire Historic Environment Record (Ref: MDR20479. The entry describes the farm it as 'partially extant', but it is in fact virtually complete. The site of a medieval farmstead, immediately south west of Hill Top is also included on the DHER (Ref: MDR2826), suggesting evidence of occupation in the 13th and 14th centuries, possibly suggestive of village shrinkage. Hill Top farmhouse appears externally to be predominantly 19th century construction, but the historic mullioned window in the gable end suggests that it has evolved from something older. Equally, the old farm houses in Aldwark, at Lidgate Farm and Green Farm, are attributed as 17th century in date. The barn at Hill Top Farm has potential to be contemporary with these earlier buildings. The building, through its observed elevational surfaces and core structural arrangement, suggests that the core of the stone built barn was built over a single timeframe with subsequent phases of alteration and repair. The structure originates as a four cell, combination barn, which historically provided stabling and cow house functions to the ground floor with an oversailing feed/hayloft above accessed via the external stair, and north and south pitching doors. The courses of structural tie stones for the double skin walls reflects that the building would have been constructed to a high standard, which also aligns with the extended use of the building. The large opening in the east gable latterly accommodated cattle, with a modern trough and cow drinker being in-situ, although this may have served as a cart store prior alterations to the arrangement to the south perimeter. These later alterations may have also impacted the ground levels in this area, necessitating installation of the brick piers to support this end of the building. The fabric remains of the present building suggest the rectangular plan form of the barn has remained consistent since it was shown on the late-19th century mapping. The 1884 Ordnance Survey (surveyed 1877 to 1879), shows a building on site which aligns with the present building, however building fabric evidence suggest the structure has much earlier origins. By the time of the 1898 OS plan, the shape of the farmyard has been altered, with the addition of the small square structure, the stable with loft over, towards the south east corner of the farmyard depicted. During the 20th century the single storey addition was added to the west gable with further alteration of the enclosures to the periphery of the barn. The drop in ground level adjacent the east gable of the barn may have required stabilising with the addition of the red brick piers during this time. The machine cut trusses and rafter beams also likely date to this later phase. More modern mapping indicates the great change in livestock management which would take place over time, with a large, metal frame and corrugated sheet cow shed being built to abut the barn to the south – likely demoting the latter to a more subsidiary role i.e. feed and equipment storage. The present clay tile roof of the building appears to be a replacement from the late 20th or early 21st century, its fabric likely contemporaneous with the adjacent former agricultural building, now adapted for use as holiday accommodation. This factor, along with the dismantling of the modern cow-shed, shows how historic buildings such as those at Hill Top Farm are altered for new uses, and reflect changes in the rural economy and management. This historic building recording provides a descriptive and photographic record of the barn at Hill Top Farm and provides a comprehensive archive record of the building at the time of survey in mitigation of development and re-use of the site.
Keywords	
Funder	Private individual
HER	
Person Responsible for work	Ian Wyre
HER Identifiers	
Archives	