

An Archaeological Building Recording at Bay Tree Farmhouse, Rodsley, Derbyshire



View of Bay Tree Farmhouse Rodsley

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Executive Summary

In February 2010 Archaeological Research Services Ltd were commissioned by Jim and Kate Bates to undertake an Archaeological Building Recording at Bay Tree Farmhouse, Rodsley, Derbyshire (Grade II Listed Building), prior to proposed development of the site. This development will consist of the construction of an extension and alterations of the present Farmhouse.

The archaeological investigation and building recording established that Bay Tree Farmhouse contains remains of a Post-Medieval farmhouse dating to the later 16th or early 17th century. The original Post-Medieval remains consist of a single-storey one-bay timber-framed structure composed of four principal posts, a sill and wall plate reinforced with up braces, an almost intact lower section of wall framing and a partially derelict brick chimney stack.

The southern extension of the ground floor was erected in the 18th century, incorporating the timber-framed house as part of the present Farmhouse. This involved the dismantlement of some of the timber-framed walls, their replacement with brick nogging and the disengagement of the original chimney stack. A doorway was inserted on the southern timber-framed wall in order to connect the entire building. The new Farmhouse had a kitchen range under a central chimney stack and a passageway on the western side of the room accessed from the external doorway which would have linked all the rooms.

In the 19th century the Farmhouse was heightened with an upper storey with three dormers on the west elevation. An extension abutting the south elevation appears to have also been erected which may have been used as a bakery. This was later dismantled in latter part of the century.

In the 20th century further alterations included the construction of a brick bench with a salting trough in room G-2 which involved blocking the doorway linking this room with the adjacent room G-3 and the creation of a passageway in the upper floor. Later additions comprised the construction of an external lean-to extension as well as minor internal work such as raising some of the tiled floors, blocking some doorways and windows and removing the remains of a bread oven in room G-4. The current roof structure appears to be a later repair from its primary construction. More recently the Farmhouse has been repaired and re-built with floor boards, plaster boards and new windows.

1 Introduction

Scope of work

- 1.1 A Listed Building application (Derbyshire Dales DD/08/00226/LBALT) for the development of Bay Tree Farmhouse, Rodsley Lane, Rodsley, Derbyshire, has been submitted to the Derbyshire Dales District Council. Bay Tree Farmhouse is a grade II Listed Building (LBS Number: 813100). The development proposes the construction of a single storey extension to the rear of the Farmhouse and some internal alterations to the existing Listed Building.
- 1.2 The Development Control Archaeologist for Derbyshire Dales District Council has advised that a building appraisal and recording should be undertaken to supply information to inform any planning applications involving the building.
- 1.3 The Archaeological Building Recording has been carried out in accordance with government guidance on archaeology and planning (PPG 16), 'The Standards and Guidance for Archaeological Building Recording' (Institute for Archaeologists 2008) and a brief produced by the Development Control Archaeologist for Derbyshire Dales District Council.

Location and topography

- 1.4 The study site is situated along the eastern side of Rodsley Lane in the hamlet of Rodsley, four miles south of Ashbourne, Derbyshire, centred at NGR SK 20194 40236 (Figure 1).
- 1.5 The solid geology of the study site is composed of Mercia Mudstone Groups. The superficial geology consists of Glaciofluvial Deposits (sand and gravel) of the Mid Pleistocene epoch.
- 1.6 The topography of the site itself is relatively flat at approximately 128 metres Above Ordnance Datum (AOD). The eastern side of the farm appears to have been slightly reduced to c. 500mm in order to level a gentle slope towards the east.

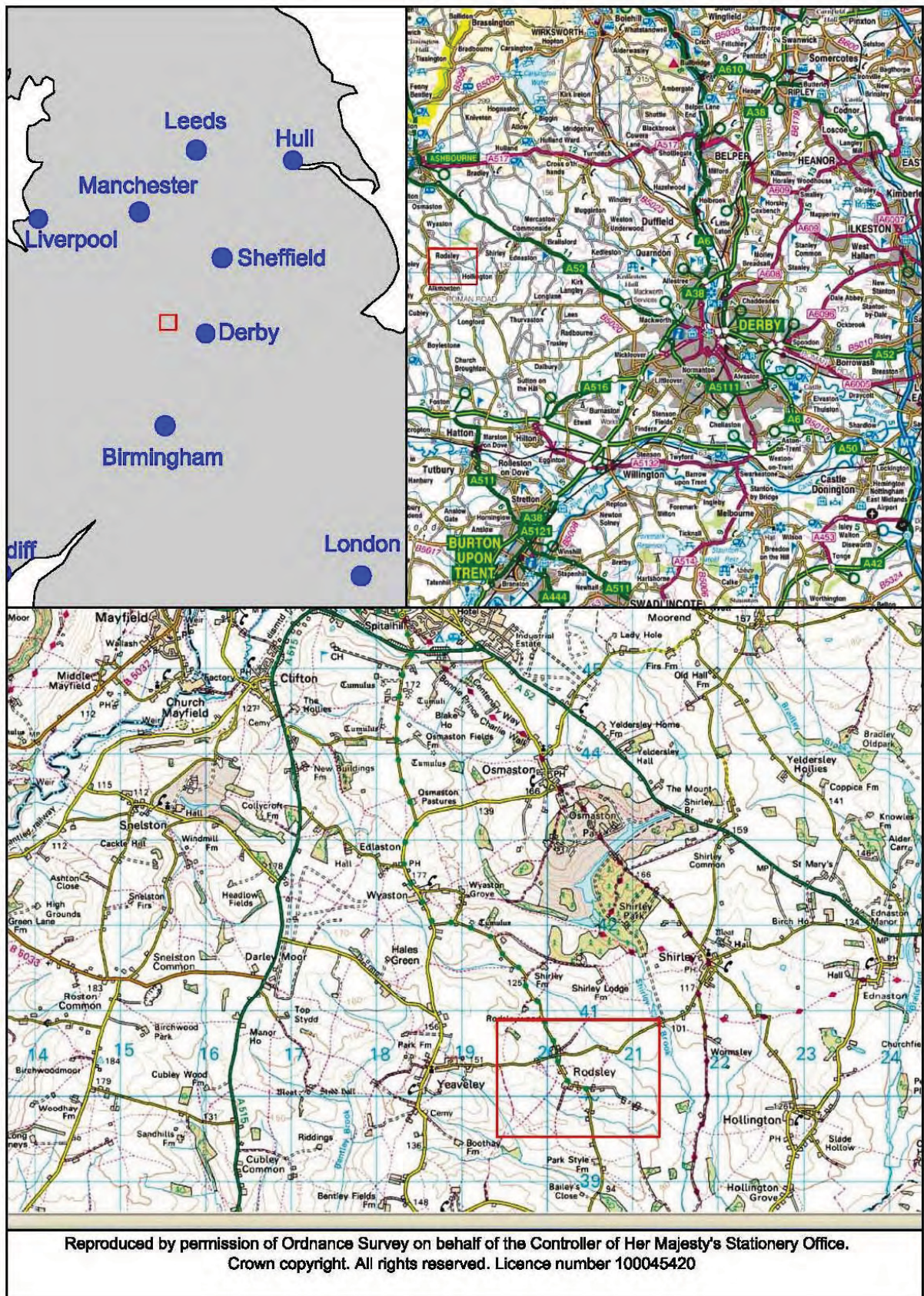


Figure 1: General site location

2 Aims and Objectives

- 2.1 The main objective of the building appraisal was to provide an understanding of the historic character and importance of the building and its surviving elements of historic fabric, and to present a chronological interpretation of the building's development to its current form.
- 2.2 The building appraisal also aimed to assess the impacts on historic fabric of the extension and the proposed alterations. Moreover, it aimed to provide an understanding of the form, function and phasing of the surviving building. It also aimed to identify all fixtures, fixtures and fittings relevant to the original and subsequent uses of the building. This was to be achieved through a building investigation complemented by a drawn, written and photographic record.
- 2.3 The building recording provided an enhanced understanding of the development of the buildings which allows an informed consideration to be given to any listed building consent application.
- 2.4 All aspects of the Building Recording were conducted according to the guidelines in 'Recording Historic Buildings' published by the Royal Commission on the Historical Monuments of England (1996) and 'A Guide to Good Recording Practice' by English Heritage (2006).

3 Methodology

- 3.1 A detailed project design was prepared by Archeological Research Services Ltd. The archaeological building survey was carried out by Alvaro Mora-Ottomano between the 9th and 12th of February 2010. This consisted of the following:
 - A written record of the buildings was carried out by annotating plans and elevations and by completing Archeological Research Services Ltd pro-forma building recording sheets. Descriptions and terms used follow Brunskill (1994 and 2000) and Lynch (1994) wherever possible.
 - A metric survey was undertaken, initially based on elevations and plans drawn by the project's architect which were supplied by the client. These were annotated to include archaeological sequences and architectural features. Further measurements were carried out using tapes and a laser distance meter to increase the accuracy of the available drawings. The drawn survey comprised measured floor plans, elevations and sections at 1:50 scale.
 - A detailed photographic survey composed of 35mm black and white print (400 Ilford HP5 Plus). Photographic survey of general exterior and interior views was conducted using a Canon EOS 3000 N SLR camera fitted with a 28-90mm lens. Moreover, high resolution digital photographs (7.1 megapixels) were also taken using an Olympus 790 SW camera with a 20.1mm lens and a Minolta DIMAGE A1 with a 7.2-50.8mm lens. Where possible, photographs included a graduated scale and cameras were

mounted on tripods for extra stability. Details of the photographs were recorded on pro-forma index sheets, which included location, subject and orientation. The location and direction of the photographs were plotted on scaled plans.

- 3.2 A basic archive survey was also undertaken by Alvaro Mora-Ottomano on the 12th of February 2010 in order to examine the historical and archaeological background of the development site. This included cartographic regression analysis and discussed the results of documentary studies of the historical evolution of the site based on documents located at the Derbyshire Record Office, in Matlock and Derbyshire Local Studies Library in County Hall, Matlock.

4 Results

- 4.1 Bay Tree Farmhouse is a long rectangular one-and-a-half storey brick-built range of three bays running north/south with a pitched roof composed of clay tiles with a ridge tile and a brick chimney stack between the southern and central bays. The roof has projecting eaves with exposed common rafters and cast-iron guttering; and the end gables have plain close verges (Fig. 2).
- 4.2 The present Farmhouse incorporates the remains of an earlier timber-frame single-storey building situated at the northern end of the house which has a partial brick chimney stack on the western wall. The stack has been shortened and is now obsolete, acting only as a buttress. There is a small brick-built lean-to extension abutting the eastern wall of the house.
- 4.3 The overall dimensions of Farmhouse are c. 13.50 metres in length (north/south), 5.70 metres in width (east/west) and 6 metres in height. The Farmhouse is generally in good state of preservation, although some external and internal remedial works have already taken place in order to improve the stability and safety of the building, including recent underpinning work on the northern elevation and the reinforcement of the purlins with steel plates at the northernmost end of the timbers (information provided by the client).
- 4.4 Each elevation of the building was analysed individually. Room names were assigned according to their current use and coded accordingly with their floor level location, which are indicated on plans. The survey drawings are included in Appendix I.

Exterior

West elevation (Appendix I: drawing 3)

- 4.5 This is the main elevation along Rodsley Lane which consists of three bays with one window on each, a doorway on the ground floor and three plain bargeboard dormer windows below the eaves line on the floor above with timber-framed gables and projecting verges (Fig. 3). The northern bay corresponds to an earlier timber-framed

structure (Fig. 4). This bay has two *in-situ* timber posts with flared jowls. The posts are in good state of preservation although the southern post has moderate wet rot damage at the bottom and the top has been slightly truncated. The posts have matching peg holes for the attachment of former braces and a central rail which would have been integral to the timber-framed structure (Fig. 5). This confirms that the current brick infill is a later addition which replaced the original frame. The construction of the brick infill or nogging is very irregular although it seems to be mainly built with orange hand-made bricks (9" x 4" x 2½") bonded with flush, white, medium-coarse lime mortar (up to 10mm thick) and laid mostly to Flemish Garden bond. The base of the northern end of the building has been re-built with concrete which is supporting the timber post. This post has been slightly disfigured with the insertion of three slots carved within it which are supporting the present garden fence (Fig. 6).

- 4.6 The remains of a projecting brick chimney stack can be seen against the wall. It is built with orange hand-made bricks (9" x 4" x 2½") bonded with flush thin coarse mortar and laid to stretcher bond. A dismantled section enables to view the current state of the fire place's cavity which is blocked with secondary bricks (9" x 4¼" x 2½") (Fig. 7). The upper four brick courses of the stack are a later replacement.
- 4.7 There is a small timber casement window with twelve lights which is inserted within a former blocked-up window opening with segmental arched head (Fig. 8). The blocked-up window opening is similar to the existing ones in the central and southern end of the elevation which may suggest that the nogged brick wall, within the timber-framed structure, is contemporary with the main southern extension.
- 4.8 The southern bays were built later with brownish orange hand-made bricks (9" x 4¼" x 2½") bonded with flush, beige, medium-coarse lime mortar (up to 10mm thick) and laid to Flemish bond. There is a central timber doorway with segmental arched head flanked by two window openings with segmental arched heads and stone projecting sills (Fig. 9). There is a former doorway on the southernmost end of the elevation with segmental arched head which is now blocked with bricks (Fig. 10). This former doorway was a secondary addition which may have been associated with a later extension. The extension is no longer standing but its scars are still perceivable on the south elevation. There is a water pump adjacent to the southern bay of this elevation (Fig. 11).
- 4.9 The upper section, from just below the dormers, is clearly a different construction which is built with reddish brown bricks (9" x 4¼" x 3") bonded with flush, beige, medium-coarse lime mortar (up to 10mm thick) and laid to Flemish bond.



Figure 2: General view along the main road (scale 2m)



Figure 3: West elevation (scale 2m)



Figure 4: Northern bay with the remains of a timber-framed building (scale 2m)



Figure 5: Detail of removed pegs (scale 100mm)



Figure 6: Slots in northern post for the present fence



Figure 7: Brick infill inside the former fire place (scale 300mm)

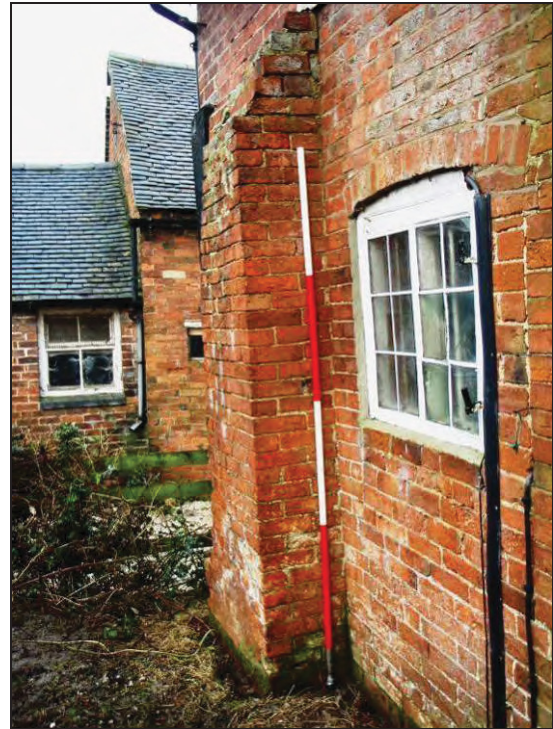


Figure 8: Detail of the chimney and inserted window (scale 2m)



Figure 9: Doorway between the southern and central bay of the west elevation (scale 2m)



Figure 10: Former doorway blocked-up (scale 2m)



Figure 11: Water pump next to the west elevation

East Elevation (Appendix I: drawing 4)

- 4.10 The east elevation is simpler than its counterpart and has a small lean-to extension and an external staircase which leads to a doorway on the northern bay (Fig. 12). This elevation also has a distinct construction break between the lower structure and the additional upper courses of the upper floor which is emphasised with a narrow band of splayed cement. There are several window openings throughout the elevation which are of inconsistent types (Fig. 13). The window on the southernmost end is equivalent to the types on the west elevation but the opening is devoid of projecting sill. This window opening is a later insertion as it is situated within an area of a former oven which is now blocked with bricks (Fig. 14). The oven would have projected outwards and the wall might have contained several openings. One of these opening still survives which consists of a narrow aperture with a segmental arched head (Fig. 15).
- 4.11 The lean-to extension is built with light orange bricks (9" x 4 1/4" x 3") bonded with flush cement (up to 20mm thick) and laid to stretcher bond. It has a corrugated asbestos roof with P.V.C. guttering and an interesting horizontal sliding sash window, often called a 'Yorkshire light' with twenty four lights which appears to date from the 18th century and thus might have been reused (Fig. 16).
- 4.12 The lower section of the entire elevation has a continuous brick plinth supported by stone foundation which is partially exposed on the northern side of the elevation as the ground appears to have been slightly reduced from its original level (Fig. 17).

- 4.13 The northern bay contains the remains of the earlier timber-framed structure consisting of two principal posts which are in moderate condition with wet rot at the base of the posts (Fig. 18). The southern post is mostly covered with cement and the northern is also covered with a soft-wood timber plank attempting to protect the original post from wet rot. However, the plank is slightly rotten and may be causing further damage to the post.
- 4.14 There are two small plain windows within the nogged brick wall and a larger window opening in the middle which is now blocked with bricks. There is a timber door which is accessed from the external staircase made of brick and concrete (Fig. 18).



Figure 12: General view of the east elevation (scale 2m)



Figure 13: East elevation (scale 2m)



Figure 14: Southern bay with bricked-up oven



Figure 15: Detail of former oven (scale 1m)



Figure 16: Lean-to extension with salvaged horizontal sliding sash window (scale 1m)



Figure 17: Exposed rubble stone foundation supporting a brick plinth (scale 2m)



Figure 18: Northern bay with remains of timber-framed building (scale 2m)

South elevation (Appendix I: drawing 5)

- 4.15 The south elevation is rather plain with a central doorway blocked with bricks which would have connected room G-4 with a brick structure abutting this wall of which brick scars are still perceivable (Figs 19 and 20). The former structure is also highlighted with the remains of lime wash in the brick wall. There is no sign of the former structure's roof as the top section of the current wall and gable were added later once the former structure was dismantled.



Figure 19: General view of the south elevation (scale 2m)



Figure 20: South elevation showing a blocked doorway and scars of a demolished structure (scale 2m)

North elevation (Appendix I: drawing 6)

- 4.16 The north elevation is also fairly plain however; it has further *in situ* elements of the original timber-framed house. These consist of the principal posts tenoned in a wall sill, which is highly rotten, and supporting a wall plate reinforced with two straight up braces and two small iron braces (Figs 21 – 23). Both posts have empty peg's holes for a former rail. The wall plate and braces also have peg holes for studs which had been removed and replaced by the current nogged brickwork which is consistent with the side walls of the northern bay. There is a small fixed window within the nogged brick wall.
- 4.17 The plinth supporting the sill is rendered with cement. The stone rubble foundation is partially visible on the north-east corner. It is assumed that the foundation is original although recent underpinning work under this foundation might have modified it slightly.
- 4.18 The upper brick section is consistent with the entire Farmhouse fabric; however the gable has lighter and modern bricks which might have been a later re-build. Indeed, the current roof structure appears to have been repaired and the side purlins have recently been reinforced with steel plates which may have involved the replacement of the gable bricks.



Figure 21: North elevation with timber frame



Figure 22: Detail of timber post, brace and wall plate



Figure 23: Former timber frame building incorporated into the main house (scale 2m)

Interior: Ground floor (Appendix I: Drawings 1, 7 – 9)

Room G-1

- 4.19 Room G-1 is situated on the north-eastern end of the building and is currently used as a kitchen. Its overall dimensions are 4.20 metres in length (north/south), 2 metres in width (east/west) and 2 metres in height. This room has a later north/south brick partition which divides it with the adjacent room G-2, although it used to be a single room with an east/west timber bridging beam from which timber joists project to the north and south walls. There is an east/west half timber beam abutting the southern wall which is carrying the ceiling joists. This beam extends to the adjacent room and is supporting the entire upper brick wall dividing rooms F-1 and F-2.
- 4.20 The timber ceiling is extant and is 1.90 metres in height to the underside of the beam. The beam has wide flat chamfered edges with stepped stop. There is a later corbel supporting the eastern edge of the beam as there had been some movements in the past causing the detachment of some joints.
- 4.21 This room is accessed externally from the doorway on the east wall which has a ledged timber door with iron strap hinges (Fig. 25). The room has a sink supported by brick pillars and a wooden worktop against the northern and eastern walls. The brick walls are painted light green and have a band of white tiles along the work

surface. The ceiling is made of lath-and-plaster between exposed timber joists and the floor is made of blue quarry tiles laid with mortar, although the northern end of the room has a cement screed as a result of recent underpinning work beneath the north wall.

- 4.22 The southern wall has surviving elements of the original timber-framed house consisting of the wall rail and studs which are covered with paint (Fig. 26). The sill is missing and has been replaced with bricks. There is a doorway which leads to room G-3 on the southern wall and another doorway in the partition to room G-2.
- 4.23 Removed peg holes filled with cement can be seen on top of the south-east principal post (Fig. 27). The peg holes might have been the joint of a brace which had been removed. The post is in good condition however it is inclined due to earlier structural movements (Fig. 28).



Figure 24: Southern wall of room G-1 (scale 1m)



Figure 25: Doorway to the eastern side of the farm (scale 1m)



Figure 26: Eastern wall of room G-1 with surviving timber stud and rail (scale 1m)



Figure 27: Surviving brace pegs on the S-E post



Figure 28: Inclined S-E post in room G-2

Room G-2

- 4.24 Room G-2 is situated on the north-western end of the building and is currently used as a disabled toilet. Its overall dimensions are 4.20 metres in length (north/south), 3 metres in width (east/west) and is 2 metres in height. The ceiling is a continuation of the adjacent room G-1 with the east/west timber bridging beam and north/south joists. The south wall also has surviving painted timber rails and studs of the original timber-framed house (Fig. 29). The central rail has a recessed housing for a tension brace and the western end had been cut to accommodate a doorway which is now blocked with bricks. There is a stud detached from the rail as a result of previous structural movement (Fig. 30). The east/west half timber beam abutting the southern wall has a scarf joint which is also slightly separated as a result of former movement.
- 4.25 On the east wall there is a ledged timber door with iron strap hinges. (Fig. 31). The walls, floor and ceiling are the same as room G-1. The room is lit by a single fixed window on the west wall and a small window on the north wall next to the toilet unit.
- 4.26 There is a continuous L-shaped brick bench (500mm high) abutting the south and west walls (Fig. 32). The bench is built with red bricks (9¼" x 4½" x 3") bonded with flush lime mortar (up to 10mm thick) and laid to stretcher bond with the upper course laid to header.
- 4.27 The brick bench has a stone salting trough incorporated into its western side. The construction of the bench involved blocking the former doorway on the south-west corner of the room. The doorway would have connected the adjacent room

G-3 which would have continued in the same alignment to room G-4 through the current passageway in G-3.

- 4.28 The remains of a fire place associated with the external obsolete chimney stack were observed behind a partially decayed plasterwork adjacent to the salting trough (Fig. 33).



Figure 29: Surviving timber frame on the south wall of room G-2 (scale 1m)



Figure 30: Detail of stud detached from rail with later cement infill, looking south (scale 100mm)



Figure 31: Doorway of room G-2 (scale 2m)



Figure 32: View of room G-2 with salting trough on the bench, looking west (scale 1m)



Figure 33: Former fire place next to salting trough, looking west (scale 300mm)

Room G-3

- 4.29 This is the central living room which is accessed externally from a doorway to the front garden area adjacent to the main road. It measures 5 metres in length (east/west), 4 metres in width (north/south) and is 2 metres in height. It has a passageway on the south-western side leading to room G-4 and the main external doorway on the west wall. The ceiling structure is similar to the combined rooms G-1 and G-2, but the bridging beam is orientated north/south and the joists east/west (Fig. 34). The walls are rendered with plaster and partially covered with wall paper. The room is lit by two timber casement windows with rat-tail stay and fastener which are positioned on the west and east walls (Fig. 35).
- 4.30 This room has a staircase along the eastern wall with a storage area beneath it and a central fire place on the southern wall with a *bressummer* beam supporting the south end of the bridging beam (Fig. 36). The fire place conceals a large fire place opening (c. 1.40 metres wide x 1.70 metres high) with segmental arched head which made have comprised a kitchen range (Fig. 37). There is an iron rod with a ring over the arched head and the *bressummer* beam which might have been utilised to hang cooking vessels over the kitchen range (Fig. 38). The fire place is flanked by two built-in cupboards which might have been integral elements of the kitchen range (Figs 39 and 40).
- 4.31 The staircase is a later repair built with soft-wood treads and raisers with a plywood panel on the side (Fig. 41).
- 4.32 The floor level has been raised c. 150mm and is made of red quarry tiles laid with cement over a make-up layer of sand (c. 100-200mm thick). This might have been carried out at a later stage in order to gain greater insulation as the brick walls lack damp proof courses or membrane. Indeed, the original tiles in rooms G-1 and G-2 are laid with mortar but the raised tiles are laid with cement over sand and thus suggest a later date. Moreover, the raised floor has cement skirting throughout the room which is not contemporary with the main construction of the house.
- 4.33 There are two internal doorways to rooms G-1 and G-4. The former is positioned within the north wall and have no door and the latter is situated at the end of the passageway which has a ledged timber door with iron strap hinges (Fig. 42). The basal section of this door has been sawn off reducing its original size which might have been undertaken in order to accommodate the altered level of the current floor. The passageway is built with bricks but has a timber post and mid rail (1.15 metres high). It is possible that the passageway might have extended north towards room G-2, creating a lobby with a doorway for this room as a kitchen division; and leading to room G-2 through the blocked-up doorway.



Figure 34: General view of room G-3, looking north (scale 1m)



Figure 35: Room G-3, looking west (scale 1m)



Figure 36: Room G-3 with staircase on the eastern wall and central fire place on the southern wall (scale 1m)



Figure 37: Detail of the fire place inserted in a larger blocked-up opening of a kitchen range (scale 300mm)



Figure 38: Iron rod with ring over the arched head of a former kitchen range (scale 100mm)



Figure 39: Eastern cupboard (scale 300mm)



Figure 40: Western cupboard (scale 300mm)



Figure 41: Staircase to the upper floor (scale 1m)

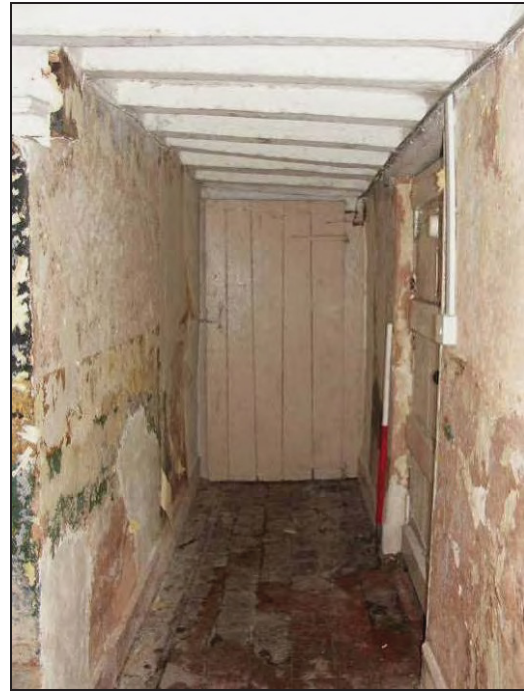


Figure 42: Western passageway (scale 1m)

Room G-4

- 4.34 This room is located on the southern end of the building and might have been used as a parlour. It measures 5.20 metres in length (east/west), 3.50 metres in width (north/south) and is 1.90 metres in height. It has similar fabrics to the adjacent room G-3 although there is no bridging beam as the ceiling joists are aligned north/south supported by the south wall and an east/west *bressummer* timber beam (Fig. 43). It is accessed from a timber ledged door with iron strap hinges which leads to the passageway. It also has a fire place concealing an earlier opening which is partially blocked with bricks. The fire place has a concrete plinth and was decorated with modern tiles which have recently been dismantled (Fig. 44).
- 4.35 The under stairs to the upper floor projects down from the ceiling on the north-east corner of the room (1.40 metres high). This room is lit by two timber casement windows with rat-tail stay and fastener on the eastern and western walls. There are two blocked-up doorways on the southern and western walls which might have been associated with an earlier structure abutting the south elevation which might have been used as a bakery.



Figure 43: Room G-4, looking west (scale 1m)



Figure 44: Fire place on the northern wall of room G-4 (scale 1m)

Room G-5

- 4.36 This room is the lean-to extension which measures 2.60 metres in length (north/south), 2.25 metres in width (east/west) and is 2 metres in height. It is accessed externally from a timber ledge door with iron strap hinges on the eastern side of the farm yard. It is built with bricks rendered with cement and has a concrete floor and corrugated asbestos roof supported by two north/south soft-wood rafters. This room might have been used for storage. The only interesting feature is the ‘Yorkshire light’ window mentioned in the east elevation (Fig. 45).



Figure 45: Detail of horizontal sliding sash window in room G-5, looking east (scale 1m)

Interior: First floor (Appendix I: Drawing 2, 7 – 9)

Staircase and passageway

- 4.37 The upper storey is accessed from room G-3 through a timber straight staircase abutting the internal east wall of the Farmhouse. The staircase has been mostly rebuilt with soft-wood treads and raisers. A timber wall plate of the earlier roof structure can be seen in the brick wall beside the staircase (Fig. 46). There is a landing from which two irregular winders, supported by a newel post, leads to a passageway along the east wall (Fig. 47). The winders are made of reused timber tread and additional boards. They seem to be a later alteration of the original staircase. The newel post is excessively low for the winders suggesting that this is not its primary location or that it has been altered. Instead, it might have been placed downstairs bearing a baluster for the floor above. Indeed, an inspection under the stairs revealed that the post has been somewhat modified to join the winders. The top of the staircase is lit by a timber casement window with rat-tail stay and fastener (Fig. 48). The landing also provides access to room F-3 through a ledged timber door with iron strap hinges (Fig. 49).
- 4.38 The passageway measures 4.60 metres in length (north/south), 1.40 metres in width (east/west) and its maximum height is 2.40 metres. It has soft-wood panelling on the western side which consists of flush rails and panels (Fig. 50). There is another panel along the staircase which is made of plywood and fixed with silicone. There are two doorways in the passageway. One situated in the panelling for room F-2 and another at the northern end which enables access to room F-1 (Fig. 51). The ceiling is made of lath-and-plaster and the floor consists of lime ash cemented screed which appears to be a later replacement of timber boards.



Figure 46: Staircase with timber wall plate (scale 1m)



Figure 47: Detail of newel post (scale 300mm)



Figure 48: Window on the landing (scale 2m)



Figure 49: Doorway to room F-3 (scale 2m)



Figure 50: Panelling along the passageway (scale 2m)



Figure 51: Doorway to room F-1 (scale 2m)

Room F-1

- 4.39 Room F-1 is located in the northern end of the Farmhouse and is a bedroom. It measures 5.20 metres in length (east/west), 4.10 metres in width (north/south) and is 2.36 metres in height. This room is accessed from the passageway through a ledged timber door with iron strap hinges on the south wall (Fig. 52). The entire room has been recently renovated with plaster boards and tongue-and-groove wooden floor (Fig. 53). The ceiling has exposed rafters and angled sides. There is a hatch which allowed inspection of the roof structure which consists of common rafters joint with a ridge board and supported by two tiers of side purlins joint with a collar (Fig. 54). The entire roof structure, including the battens supported by the common rafters, appears to be a later re-build.
- 4.40 The northern end of the side purlins have been recently repaired with bolted steel plates under the timber. The room is lit by a timber casement window with rat-tail stay and fastener situated under the dormer.



Figure 52: Room F-1 with ceiling hatch, looking south (scale 2m)



Figure 53: General view of room F-1 with new plaster board walls and floor boards (scale 2m)



Figure 54: Inside the roof structure, looking south

Room F-2

- 4.41 Room F-2 is located in the centre of the Farmhouse and is another bedroom. It measures 4.60 metres in length (north/south), 3.65 metres in width (east/west) and is 2.40 metres in height. This room is accessed from the passageway through a ledged timber door with iron strap hinges on the eastern wall panelling (Fig. 55). The panelling is covered with wall paper and this side has a muntin reinforcing the vertical rails.
- 4.42 This room has a central fire place incorporated within the brick chimney breast on the south wall (Fig. 56). The brick wall is covered with plaster and wall paper. The ceiling is made of lath-and-plaster with angled sides and the floor consists of lime ash cemented screed which appears to be a later replacement of timber boards.
- 4.43 The room is lit by a timber casement window with rat-tail stay and fastener situated under the dormer (Fig. 57). The fire place has a cast-iron fire grate with fire bricks (Fig. 58). The wall plaster is crumbling in several areas of the northern wall which revealed a former doorway which is now blocked with bricks (Fig. 59). This doorway would have connected this room with the adjacent room F-1 prior to the insertion of the wall panelling creating the current passageway.



Figure 55: Wood panelling with doorway to the passageway, looking east (scale 2m)



Figure 56: Room F-2 with central cast-iron fire grate, looking south (scale 2m)



Figure 57: Western wall with repaired plaster work (scale 1m)



Figure 58: Detail of cast-iron fire grate (scale 300mm)

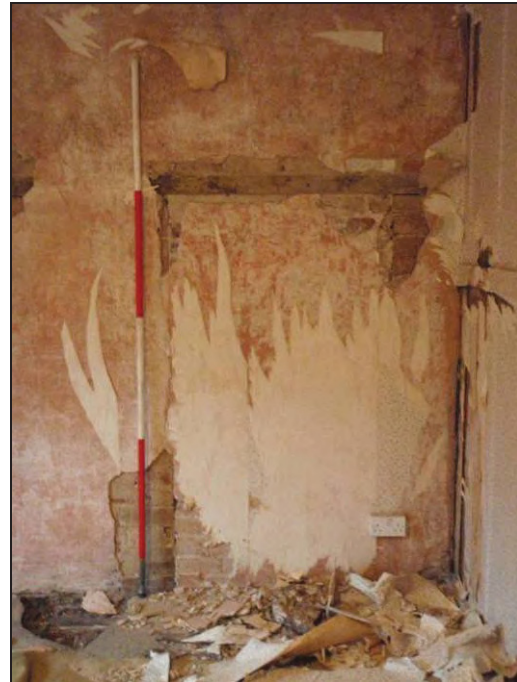


Figure 59: Former doorway on the northern wall

Room F-3

- 4.44 Room F-3 is located in the southern end of the Farmhouse and is also a bedroom. It measures 5.20 metres in length (east/west), 3.70 metres in width (north/south) and is 2.45 metres in height. It has similar structural arrangements and fabrics as the adjacent room F-2 although the walls have been recently rendered with plaster (Fig. 60). The screed floor is in poor condition with several fissures (Fig. 61). The room is lit by a timber casement window with rat-tail stay and fastener situated under the dormer. It has an equivalent central cast-iron fire grate which is part of a back-to-back fire place (Figs 62 and 63).
- 4.45 This room is accessed from the staircase through a ledged timber door with iron strap hinges on the north wall. The staircase has a landing and two steps inside the room which appear to be original (Fig. 64). The landing would have accommodated the movement of a door which would have opened inwards. Thus, the primary access to the adjacent room F-2 might have been from a doorway adjacent to the chimney breast in the same alignment as the blocked-up doorway between rooms F-1 and F-2. However, the wall plaster may be obscuring the putative doorway behind it and thus it cannot be established.



Figure 60: General view of room F-3, looking south-west (scale 2m)



Figure 61: Fissures on the screed floor (scale 300mm)



Figure 62: Central cast-iron fire place, looking north (scale 2m)



Figure 63: Detail of cast-iron fire grate (scale 300mm)

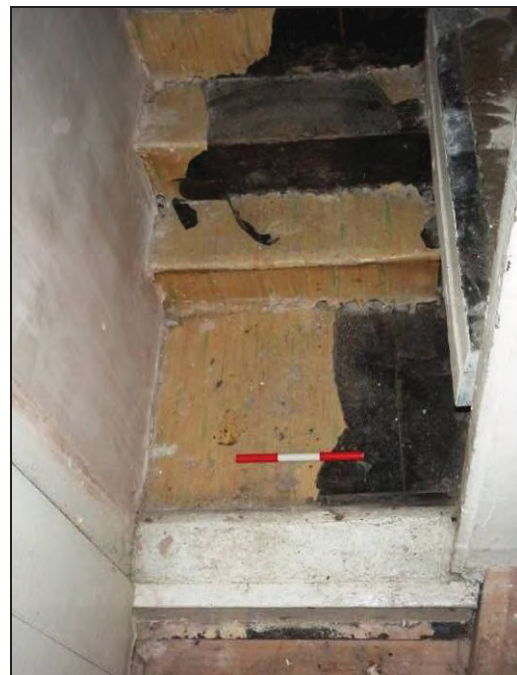


Figure 64: Detail of landing (scale 300mm)

5 Discussion

- 5.1 The result of the historical research together with the archaeological building survey successfully identified clear evidence of different phases of construction. This is represented mainly by changes in the building plan, with additional extensions, and the insertion of building material. Phased plans have been compiled based on the results and are included in Appendix I: drawing 10. The sequential developments of Bay Tree Farmhouse are considered below.

Cartographic regression analysis

17th Century

- 5.2 The cartographic evidence of Rodsley is generally limited as it is a small hamlet which has not been extensively mapped. Some of the maps consulted are not reproduced due to archival restrictions. Speed's 1610 and J. Seller's 1670 maps of Derbyshire do not illustrate the hamlet of Rodsley.

18th Century

- 5.3 P. P. Burdett's 1786 map of Derbyshire (improved by J. Andrews) shows a developed image of Rodsley with buildings in the area where the current Bay Tree Farmhouse lies. Although it was not possible to identify the present Farmhouse, one of the depicted houses may represent the outline of Bay Tree Farmhouse. This map was not possible to reproduce.
- 5.4 Cary's 1787 map of Derbyshire (Fig. 65) depicts the hamlet with houses around the present cross-roads situated *c.* 230 metres north of Bay Tree Farmhouse. This depiction appears to be illustrative only rather than being an accurate plan of the hamlet and thus it may omit further existing buildings such as the Bay Tree Farmhouse or its neighbouring timber-framed Rodsley House, which is regarded to be the oldest structure in Rodsley (Jordan 2002). Therefore, it does not provide evidence of the present Bay Tree Farmhouse.
- 5.5 J. Murray's 1788 map of Derbyshire only includes the name of Rodsley without any illustration of the actual hamlet (Fig. 66). J. Harrison's 1789 map does not name Rodsley and only the cross-roads without buildings is depicted (Fig. 67).

19th Century

- 5.6 Greenwood's 1824 – 1825 map of Derbyshire is very similar to J. Cary's 1787 map which depicts the hamlet with houses around the present cross-roads but no buildings within the footprint of the current Bay Tree Farmhouse or Rodsley House.
- 5.7 The earliest cartographic evidence for Bay Tree Farmhouse is the 1840 Tithe map of Rodsley, which shows the present building with a small extension on the southern side of the building (Fig. 68). The scars of this extension were identified during the

building survey. The former extension might have been a shop associated with a bakery which once existed in Bay Tree Farmhouse (Jordan 2002, 47). Indeed, the remains of an oven can still be seen in the eastern wall adjacent to the former extension and a blocked-up doorway on the south elevation which would have connected the oven area with the extension. The oven (or perhaps ovens) within the Farmhouse might have been demolished sometime after the mid-20th century as ‘The baker’s oven was still in place when Tom and Dorothy Goodall bought the farm with twenty seven acres of land in the 1950s’ (*ibid.*). It is unknown who was the owner of the bakery during the mid 19th century although the 1846 Bagshaw’s Directory of Derbyshire mentions Gillman Wm. as a baker and shopkeeper in Rodsley.

- 5.8 The first edition of the Ordnance Survey (OS) map issued in 1880 shows that the extension had been removed (Fig. 69). This may suggest that the bakery might have ceased or the production no longer required a shop and instead the land was utilised for farming. The OS map also depicts a central path leading to the current doorway along Rodsley Lane.



Figure 65: Extract of J. Cary's 1787 map of Derbyshire, showing Rodsley



Figure 66: Extract of J. Murray's 1788 map of Derbyshire, showing the name of Rodsley



Figure 67: Extract of J. Harrison's 1789 map of Derbyshire, with no reference to Rodsley



Figure 68: Extract of the 1840 Tithe map of Rodsley, showing the development site with an arrow

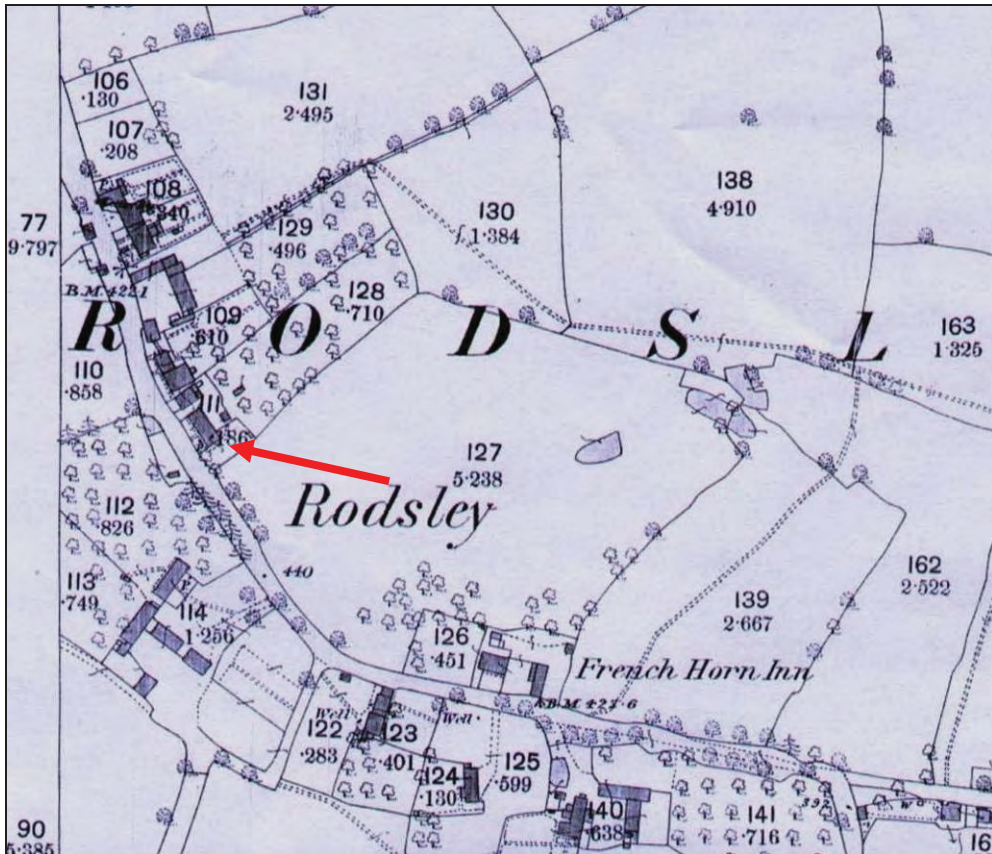


Figure 69: Extract of the 1880 OS map of Rodsley, showing the development site with an arrow

Physical sequential development

Phase 1: 17th century

- 5.9 The earliest phase of Bay Tree Farmhouse is the surviving single-bay timber-framed structure on the ground floor of the northern bay. This earliest part of the building was recorded as the remains of a cruck-framed building in the Derbyshire Historic Environment Records. However, close inspection of the structure reveals that it was originally built as a box-framed single storey building of one bay with two trusses, composed of tie-beams connected to the principal posts and wall plates of the side walls and supporting principal rafters, forming the gable ends at the western and eastern sides of the structure. This construction differs from a cruck-framed building as a true cruck consisted of a pair of timbers, usually but not always curved, which were joined at the apex of the roof and extended downwards to the ground, or to a level well down the side wall. In this way, the load of the roof was transmitted directly to the ground, rather than via the walls, which lose their structural significance and act as weatherproofing only (e.g. Alcock 1981, Brunskill 1994, Grenville 1997 and Harris 2001). The main implication of this misinterpretation is the date of the building. Most of the cruck buildings in the Midlands region are undoubtedly of Medieval date. The cruck-framed method of construction was certainly on the wane by the 16th century (Alcock 1987, 51), whereas the earliest construction of Bay Tree Farmhouse may date to the late 16th or early 17th century instead.
- 5.10 The remains of the timber-framed house at Bay Tree Farmhouse suggest that the walls consisted of square framing. This design predominantly dates to the Post-Medieval period (e.g. Brunskill 1994; Iredale and Barrett 2002; Harris 2001). The surviving frame on the south wall of the ground floor has brick nogging which is a common fabric for square framing; however it is unknown whether wattle-and-daub infills were replaced by the present nogged bricks. It may be possible to examine the original infill material if the present nogging is partially dismantled as stave holes may be observed in the underside of the surviving rail dividing rooms G-1/G-2 and G-3; and stave groves in the upper side of the aforementioned rail as well as the timber sill of the north elevation. However; it is probable that the original infill might have been wattle-and-daub as the surviving frame has a recessed housing for a tension brace, visible in room G-2, which would have created irregular voids to fill with bricks.
- 5.11 The principal posts have flared jowls which served to provide extra strength to the tie-beam joint. Early jowls were usually plain; during the 16th and 17th centuries they were often decorated; and later, the jowls declined until such as feature died out altogether in the 18th century (Swindells 1992, 33).
- 5.12 The western end of the timber-framed structure has a partially dilapidated brick chimney stack which is now obsolete and acts as a buttress. The associated fire place can be seen inside room G-1 although is blocked with bricks. This fire place would have contained cooking arrangements and would have heated the small timber-framed house. Chimneys became a feature of farmhouses in the second half of the 16th century onwards (Harris 2001, 27). The actual position of the chimney stack, i.e. abutting a gable end and slightly off centre is generally a Post-Medieval design (Harris 2001, 50). A good example of this arrangement can be seen from the adjacent timber-framed Roodsley House to the north which has an almost identical chimney stack to

that in Bay Tree Farmhouse. An interpretative illustration of the original timber-framed house has been arranged in order to portray a conjectural appearance of the earliest house (Fig. 70).

Phase 2: 18th century

- 5.13 The house was considerably extended southwards in around the 18th century. The extension consisted of a single-storey and a loft under a roof which may have had a T-shaped plan abutting the timber-framed range on the north. Alternatively, the original roof of the original timber-framed house might have been dismantled and the new north/south roof would have extended over the timber-framed structure. Some of the timber-framed panels would have been partially modified with the dismantlement of rails and studs and their replacement with the current brick nogging. A central chimney stack was also erected with a back-to-back fire place for rooms G-3 and G-4. The original fire place in room G-3 consisted of a large, tall opening which might have contained a cast-iron kitchen range. The incorporation of the timber-framed structure into this later extension might have also involved the disengagement of the earlier chimney stack on the west elevation.
- 5.14 It is not possible to be precise about the 18th century date but the built-in cupboards, flanking the fire place in room G-3, may indicate such a date as built-in cupboards were first introduced in farmhouses from the later 17th century onwards becoming more popular in the 18th century (Brunskill 2000, 146). The chamfer design of the timber bridging beams is also likely to be of late 17th to 18th century in date.
- 5.15 Moreover, there is a horizontal sliding sash window ('Yorkshire light') in the small lean-to extension on the east elevation which may shed light to the date of the main southern extension. Indeed, the window has been clearly reused from an earlier structure as the extension itself is a late 20th century construction whereas this type of window dates to the early to mid Georgian period (e.g. Jackson and Day 2008, 101-102). The dimension of the window fits precisely with the window opening situated on the southernmost bay of the ground floor of the west elevation. Thus the 'Yorkshire light' window may have been extant within the former opening until modern replacements were installed in the 20th century, and the 'Yorkshire light' became conveniently re-utilized within the eastern lean-to extension.

Phase 3: 19th century

- 5.16 The height of the entire building was raised in the 19th century, involving the dismantlement of the former roof structure and the construction of the current upper storey with the roof and dormers. The central chimney stack was also heightened which incorporated two back-to-back fire places on the first floor. The date of this addition is based on the Victorian-style dormer windows and cast-iron guttering. Moreover, the cast-iron fire grates in rooms F-2 and F-3 with arched grates are also typically Victorian, which were first introduced from the second half of the 19th century, as earlier designs were square or rectangular (Jackson and Day 2008, 215).

- 5.17 The southern extension which might have been associated with a bakery shop was also added to the south elevation of the Farmhouse. The remains of a bread oven can be still seen outside room G-4 on the southern bay of the east elevation. This room (G-4) would have been linked to the shop through a doorway on the south elevation which is now blocked with bricks.
- 5.18 The upper brick section of the entire Farmhouse would have been built after 1840. Indeed, the 1840 Tithe map shows the former southern extension, which might have been a shop associated with a bakery. The extension was later removed as shown in the 1880 OS map. Thus, the extension abutting the present south elevation would have left signs of its roof on the wall if the present gable end was already erected. However, the brickwork does not reveal any traces of the roof structure abutting the south elevation except for the former walls (Fig. 20).
- 5.19 The brick type, and particularly its size, can be a tool for dating. The type used in the upper section of the building is consistent with the bricks made after 1803 when a brick tax was levied on larger bricks (after the first tax in 1784) reducing the size to 9” x 4½” x 3” (Cunnington 2002: 147, Iredale and Barrett 2002: 22), whereas the ground floor was built with 18th century hand-made bricks measuring 9” x 4¼” x 2½”.

Phase 4: 20th century

- 5.20 The 20th century additions and alterations of the Bay Tree Farmhouse are not very significant. On the ground floor they consist mainly of replacing the fire grates with tiles, reducing the original openings with later bricks; the insertion of a partition on the northern bay which created the division between rooms G-1 and G-2; the addition of a L-shaped brick bench with a salting through in room G-2; the removal of a bread oven in room G-4 and several minor blocking of window openings. The addition of the brick bench in room G-2 would have involved blocking an inserted doorway which connected this room with the adjacent room G-3, which also led to the current passageway to room G-4. The original passageway may have incorporated a doorway to room G-3, creating a lobby area which would have been entered from the external doorway on the west elevation.
- 5.21 The only main alteration on the first floor was the creation of a passageway linking rooms F-1 and F-2 which were formerly connected through an almost central doorway which is now blocked with bricks. The passageway is accessed from an inserted landing and two winders. The passageway consists of a soft-wood panel which might have been reused from another building as it is clearly a wall panelling which would have been fixed against a wall. The passageway side has flush rails and panels. Its inner side has a central muntin between the upper and the lower sections. The upper section is shorter which may suggest that it has been cut to fit to the existing ceiling height.
- 5.22 The present roof appears to be a replacement of the original structure which might have taken place around the same time. More recent alterations are the current windows which are clearly modern replacement and the addition of plaster boards and floor boards in room F-1.

- 5.23 The tiled floors in rooms G-3 and G-5 appear to have been raised sometime in the mid 20th century in order to improve insulation. The fabric of the lean-to extension suggests that it was probably built in the latter part of the 20th century.

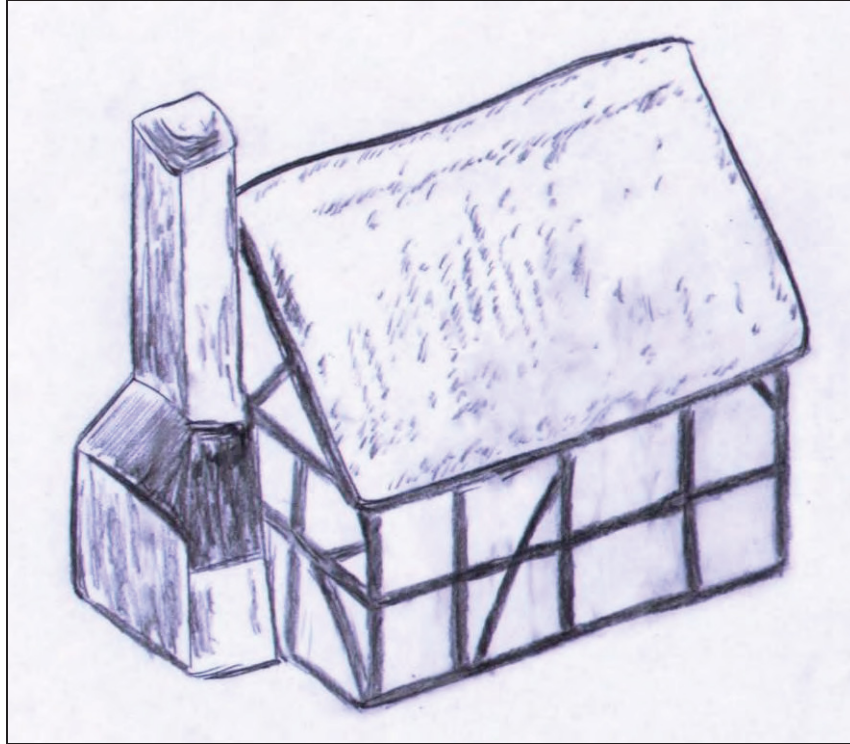


Figure 70: Interpretative illustration of the timber-framed house (Drawn by the author)

Impacts on historic fabric

- 5.24 The proposed development involves the construction of a single storey extension with a staircase for the upper floor situated to the rear eastern elevation. This will not affect significant architectural fabrics. Indeed, the proposed location of the extension consists currently of a lean-to structure built with unsympathetic fabrics (see Figs 12, 13 and 16). Furthermore, the east elevation is of minor architectural merit except for the timber-framed bay which will not be affected. Internally, the current staircase appears to be located in its original position from when it was inserted in the 19th century. However; the fabric of the current internal staircase has been mostly re-built with soft-wood treads and raisers which date from the 20th century.
- 5.25 The remains of the timber-framed structure should be preserved and areas of advanced wet-rot decay restored. The only surviving wall panel on the ground floor between rooms G-1/G-2 and G-3 should also be retained without any alterations. However, the current plaster covering this wall in room G-3 may be causing damp problems to the timber and thus its preservation may be improved with the removal of the plaster and conservation treatment to the timber-framing. This would entail the exposure of the only internal surviving Post-Medieval timber-framed wall which would provide significant historical value and character to the house. The removal of the plaster could also be undertaken inside rooms G-1 and G-2, although the latter

has a 20th century brick bench against the timber-framing. Further internal work should also pay attention to historical features such as fire places.

- 5.26 The development work may reveal further historical features which should be assessed and recorded accordingly. Furthermore, groundworks may also uncover archaeological remains which should be recorded and thus an archaeological watching brief and a recording of features revealed during the development work should be undertaken.

6 Conclusion

- 6.1 The archaeological investigation and building recording established that Bay Tree Farmhouse contains some elements of a Post-Medieval farmhouse dating from the later 16th or early 17th century. The original Post-Medieval remains consist of a single-storey one-bay timber-framed structure composed of four principal posts, a sill and wall plate reinforced with up braces on the north elevation and an almost intact lower section of wall framing between rooms G-1/G-2 and G-3. The remains of a brick chimney stack are also surviving on the west wall of the original structure. These remains are mostly in moderate condition.
- 6.2 A series of later major additions and alterations were identified during the building recording. The ground floor structure was erected in the 18th century, incorporating the timber-framed house as part of the building. This involved the dismantlement of some of the timber-framed walls, their replacement with brick nogging and the disengagement of the original chimney stack. A doorway was inserted on the southern timber-framed wall in order to connect the entire building. The new Farmhouse had a kitchen range under a central chimney stack and a passageway on the western side of the room which was accessed from the external doorway and it would have linked to all the rooms.
- 6.3 In the 19th century the Farmhouse was heightened with an upper storey with three dormers on the west elevation. An extension abutting the south elevation appears to have also been erected which may have been used as a bakery. This was later dismantled in the latter part of the century.
- 6.4 In the 20th century further alterations included the construction of a brick bench with a salting trough in room G-2 which involved blocking the doorway linking this room with the adjacent room G-3 and the creation of a passageway in the upper floor. Later additions comprised the construction of an external lean-to extension as well as minor internal work such as raising some of the tiled floors, blocking some doorways and windows and removing the remains of a bread oven in room G-4. The current roof structure appears to be a later repair from its primary construction. More recently the Farmhouse has been repaired and re-built with floor boards, plaster boards and new windows.
- 6.5 The building survey provides a comprehensive preservation by record and an assessment of the historical fabrics of Bay Tree Farmhouse which, considering its historical development and state of preservation, is considered to be of regional historical significance.

7 Publicity, Confidentiality and Copyright

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

8 Statement of Indemnity

- 8.1 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.

9 Archive Deposition

- 9.1 A digital and paper archive will be prepared by Archaeological Research Services Ltd, consisting of all primary written documents, plans, sections, photographs and electronic data, which will be deposited at the Derby City Museum and Art Gallery (accession number: DBYMU 2009-218) in April 2010.

10 Acknowledgements

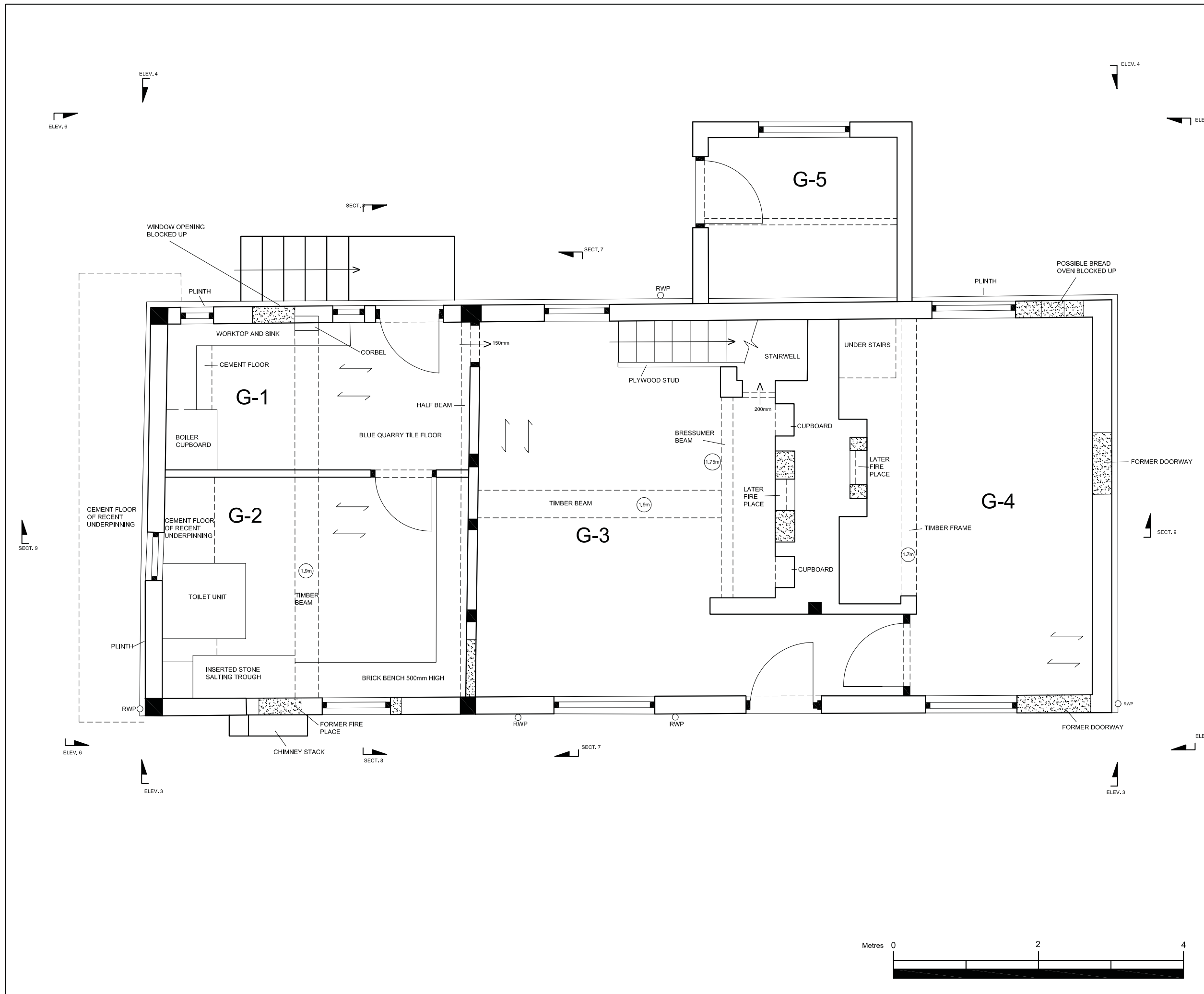
- 10.1 Archaeological Research Services Ltd would like to thank all those involved with the archaeological fieldwork, especially, Jim Bates for all the help and support on site.

11 References

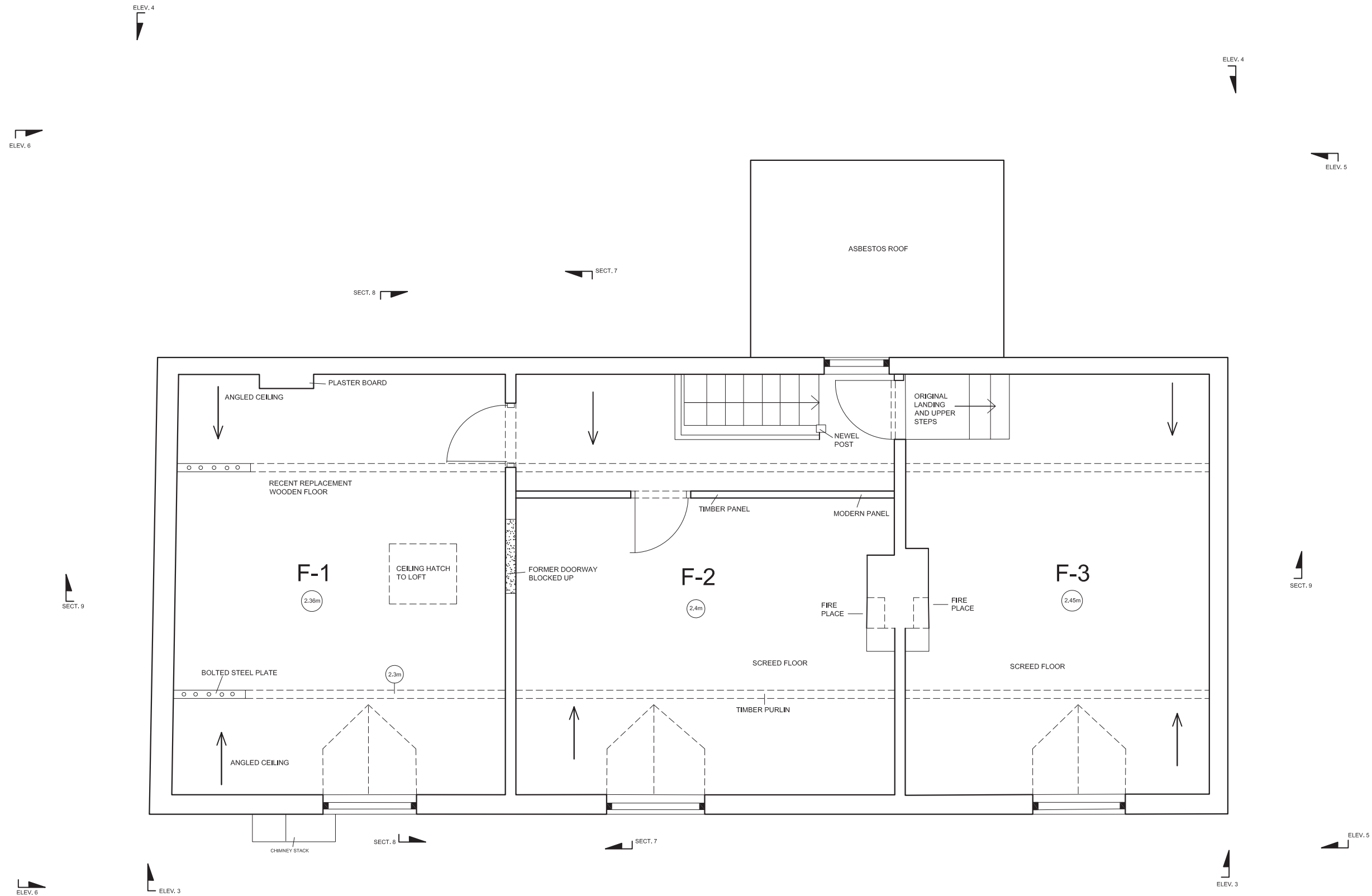
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APPENDIX I: SURVEY DRAWINGS

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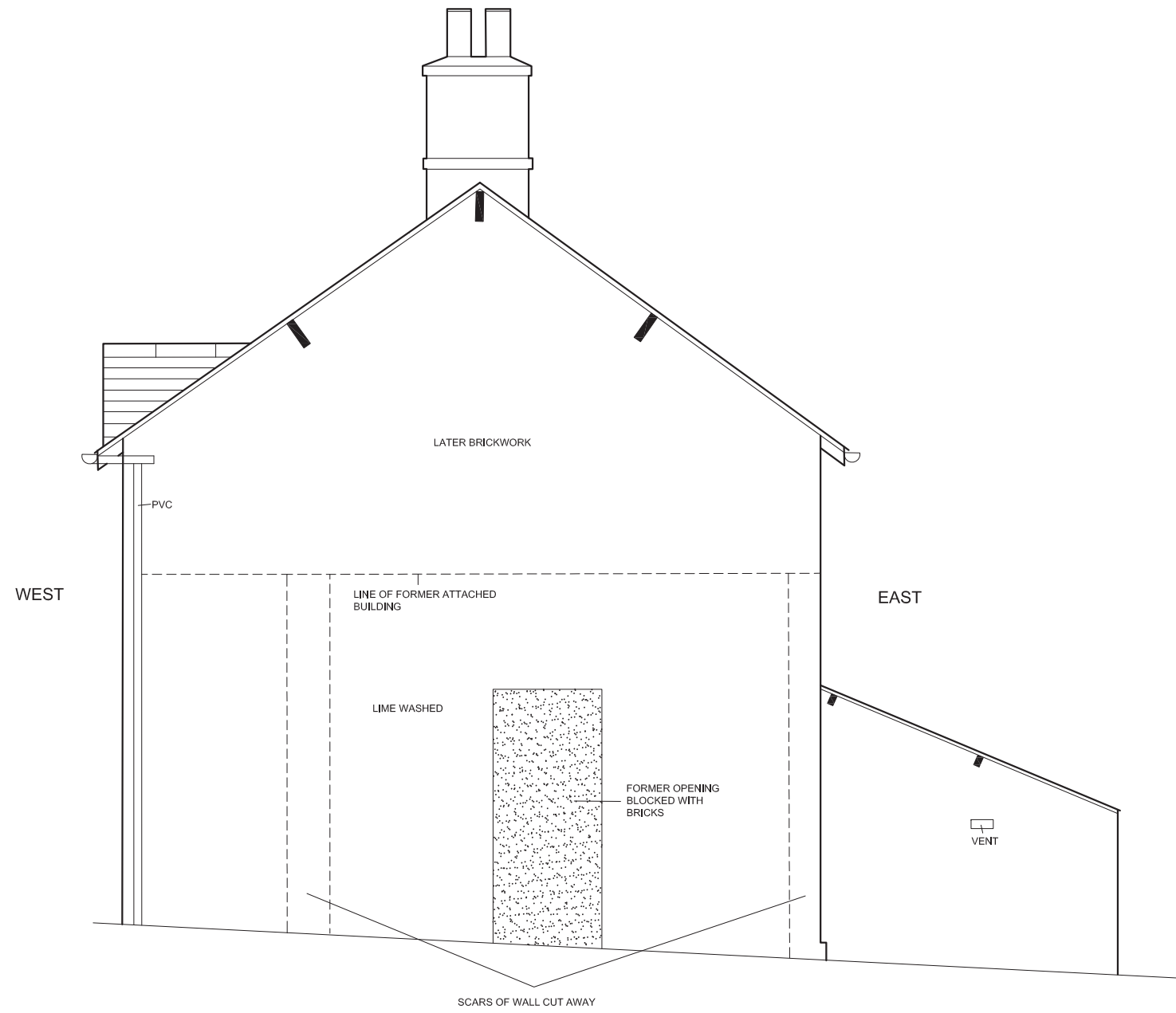


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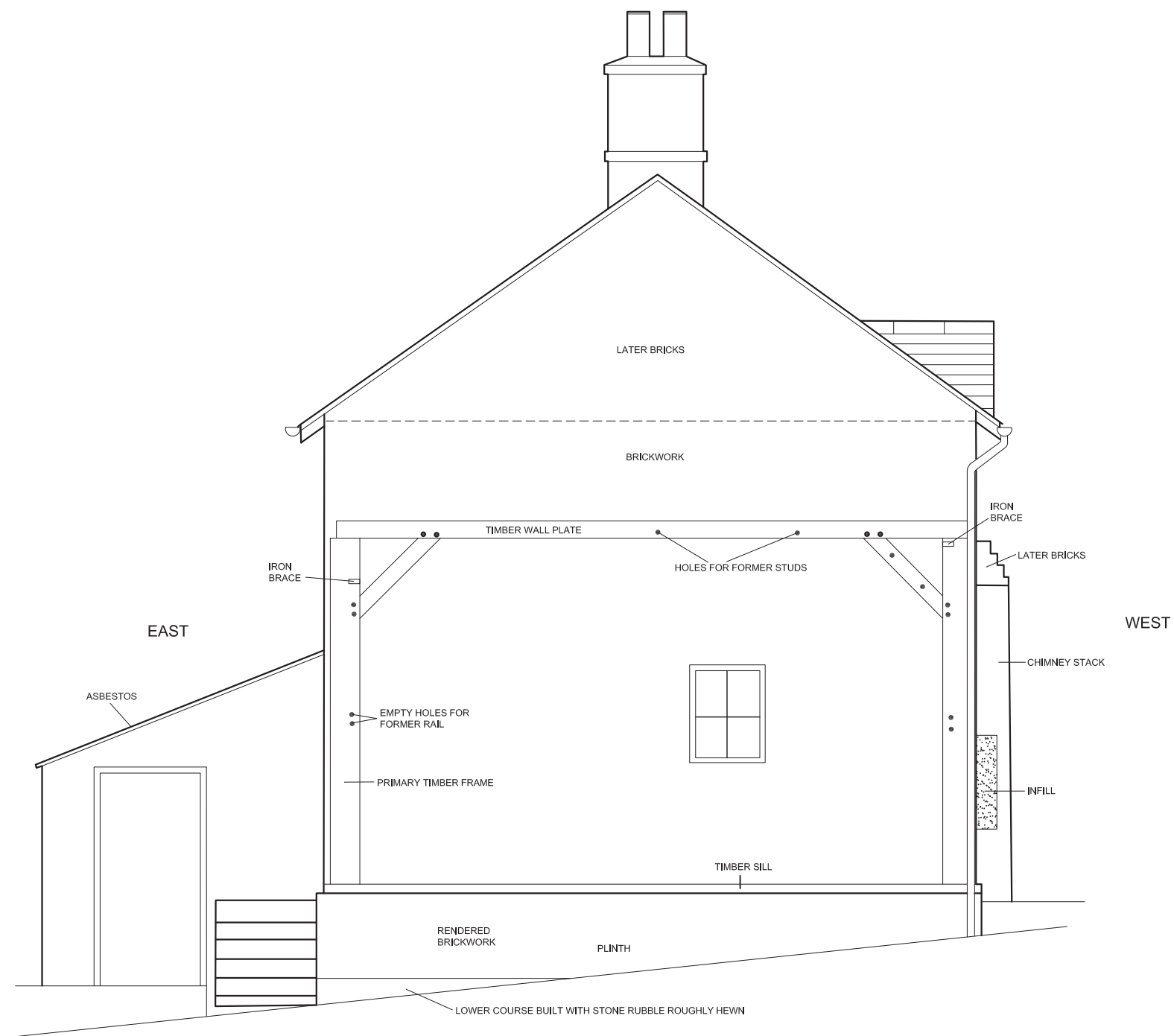


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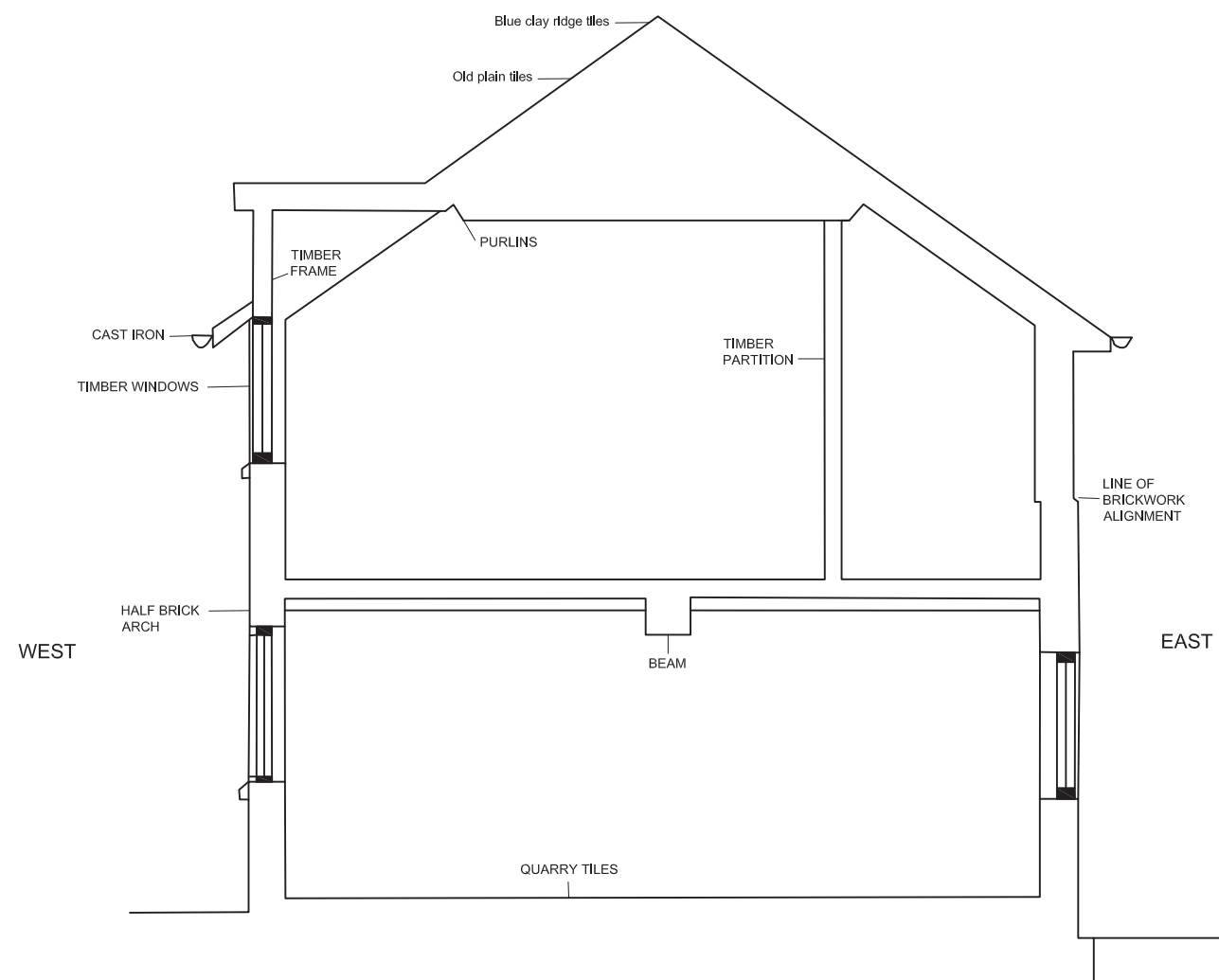


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Bakewell
DE45 1HB

Bay Tree Farm
Date: January/February 2010

Figure 7: South Facing Cross Section
Scale: 1:50 at A3

Key:



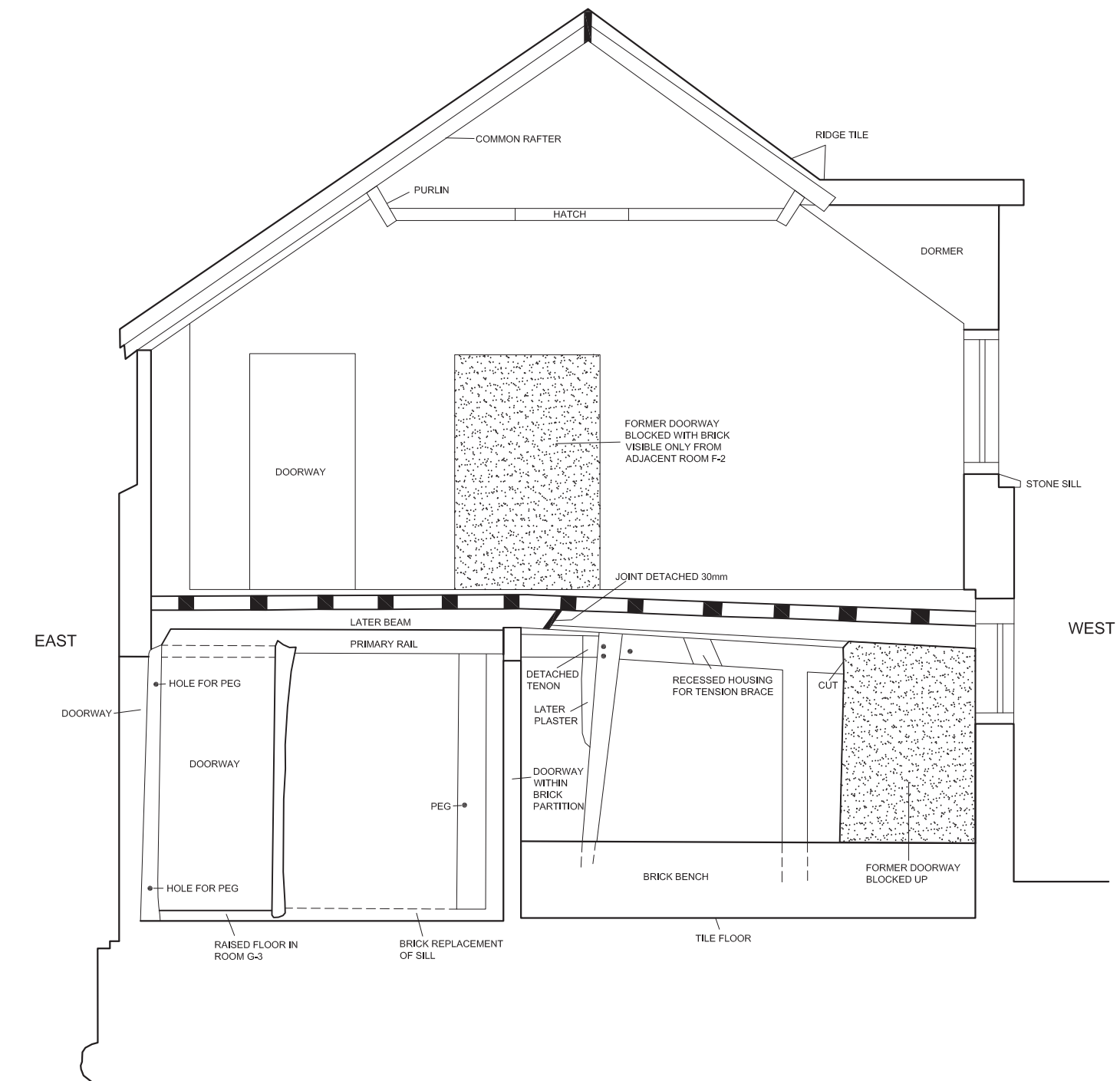
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Figure 8: North Facing Cross Section
Scale: 1:50 at A3

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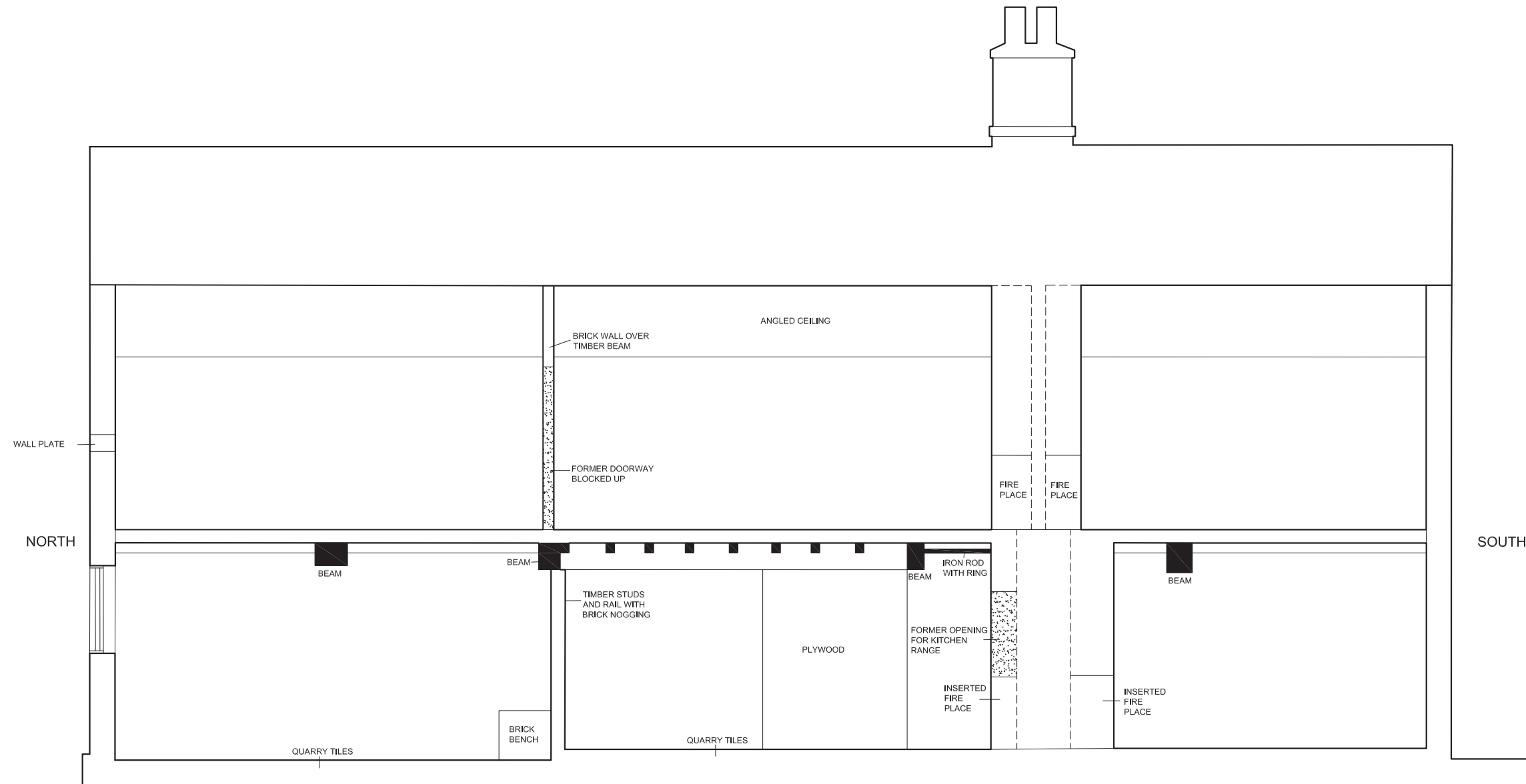
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Bakewell
DE45 1HB

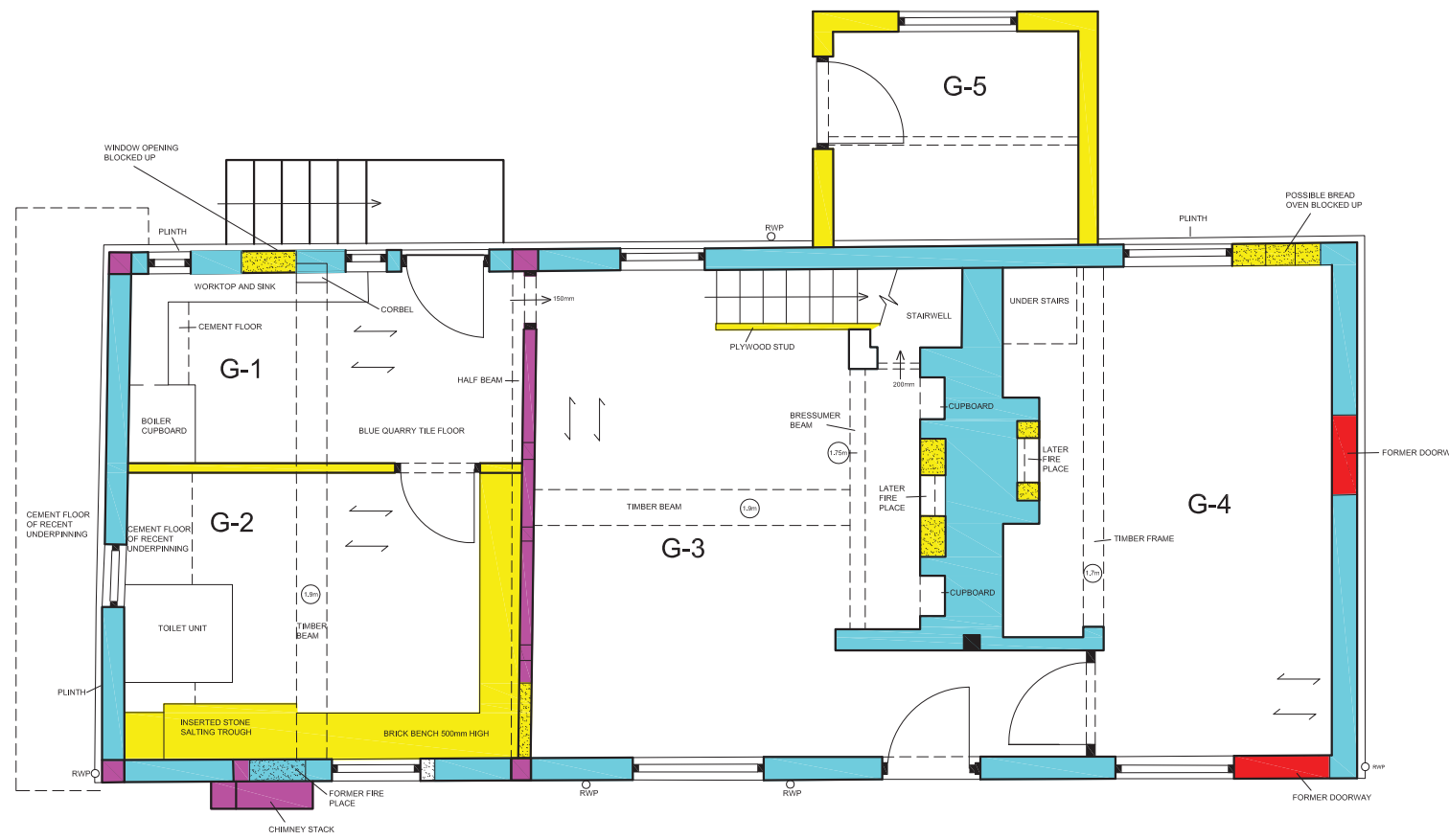
Bay Tree Farm
Date: January/February 2010

Fig. 9: West Facing Longitudinal Section
Scale: 1:50 at A3

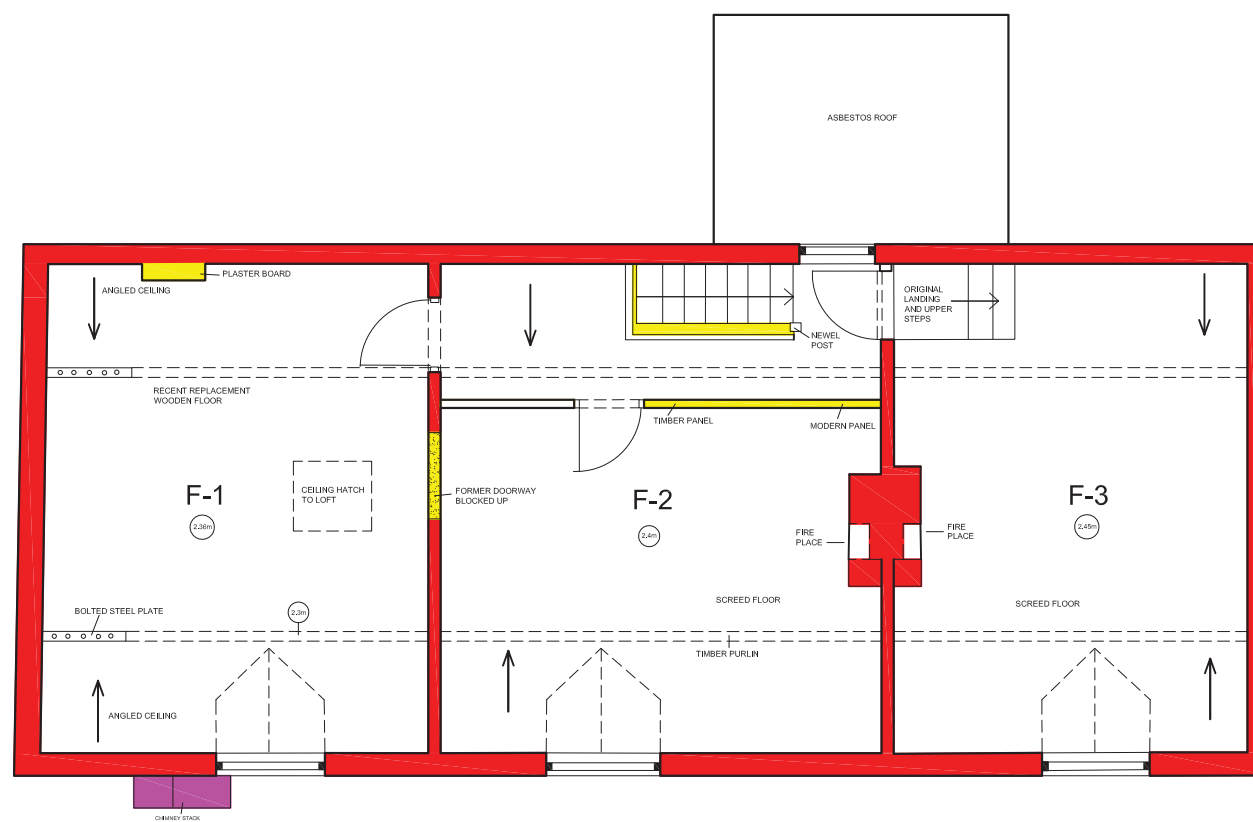
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Ground Floor



First Floor

Key:



- Early 17th Century
- 18th Century
- 19th Century
- 20th Century



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