



making sense of heritage

Staveley Works Area Chesterfield, Derbyshire

Desk-based Assessment



Ref: 108210.02
May 2015



**Staveley Works Area
Staveley
Derbyshire**

Archaeological Desk-based Assessment

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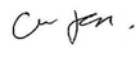

May 2015

108210.01



Quality Assurance

Project Code	108210	Accession Code		Client Ref.	
Planning Application Ref.		Ordnance Survey (OS) national grid reference (NGR)	441551, 374893		

Version	Status*	Prepared by	Checked and Approved By	Approver's Signature	Date
v01	I	AR	AG		05/05/15
File:	S:\PROJECTS\108210_Reports\V1				
V02	I	AR	CJRH		06/05/15
File:	S:\PROJECTS\108210_Reports\V2				
V03	E	AR	AG		13/05/2015
File:	S:\PROJECTS\108210_Reports\V3				
File:					
File:					

* I = Internal Draft; E = External Draft; F = Final

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Summary

Wessex Archaeology was commissioned by the Chatsworth Settlement Trust to prepare an archaeological desk-based assessment for the Staveley Works Area, Staveley, Derbyshire. This study will support an outline planning application for the construction of a mixed use development within the Site and will act as a technical appendix to a subsequent Environmental Statement chapter.

The recorded historic environment resource within a 1km study area around the site was considered in order to provide the context for the discussion and interpretation of the known and potential resource. Additionally, a Zone of Theoretical Visibility was created within a 5km radius from the site, within which designated heritage assets of national importance were identified.

This assessment has established that there is an archaeological interest within the Site relating to features associated with the 19th century iron works, colliery, brick and tile works and railways known to have been present within the Site. In addition there is a general potential for prehistoric remains due to the presence of alluvium across much of the Site which has potentially buried earlier deposits. There are also four standing structures within the Site associated with the iron works which should be considered as heritage assets.

Due to the unknown scale and preservation of remains from the former iron works, a programme of evaluation trenching targeted over areas identified as having the highest potential for archaeological remains, targeting specific buildings identified from historic mapping is recommended, the scale of which should be agreed in consultation with the Development Control Archaeologist at Derbyshire County Council. Additionally, due to the general potential for prehistoric remains to be preserved within the areas of alluvium present within the Site it is recommended that a geoarchaeological assessment of the Site be carried out in order to clarify the scale of this potential. Following on from the assessment, further investigations may be required which could be encompassed within the proposed programme of evaluation trenching.

This assessment has determined that two Grade II Listed Buildings, 1-3 Cavenish Place and the Barrow Hill Primary School, and the Barrow Hill Conservation Area are visible from the Site which forms an intrinsic element of their historic setting. If the remaining undesignated assets within the Site associated with the former iron works are to all be removed, the final extant remnants of the historic character of the Barrow Hill assets will have been removed. The preservation of these assets will also reduce any adverse impact the development may have on the setting of heritage assets within the Barrow Hill Village by retaining the historic link between that settlement and the former works which formed an intrinsic part of their historic setting. If these features are to be altered in any way, an appropriate level of building recording and monitoring should be undertaken which will mitigate against any change to the assets through preservation by record.

The proposed coal extraction operation has the potential to have a negative impact on the setting of the assets within Barrow Hill through increased noise, dust, vibration and traffic, although the scale of this impact is currently unknown. Any impact the operation has on the assets would be temporary and reversible with the addition of the subsequent mixed use development potentially



resulting in a positive impact on the setting of the assets. At present it is not possible to provide a mitigation strategy for the proposed coal extraction operations within the Site. An additional assessment of the impact of these operations is likely to be required.

It is considered that the potential indirect impacts of the proposed development upon The Hagge and West Handley Hall to the north of the Site, and to the assets within Barrow Hill, could be alleviated through the implementation of appropriate design measures. The provision of vegetation within the Site would soften any potential visual impact the proposed development may have on the assets to the north resulting in a very limited alteration to their setting. Additionally, a sensitively designed development, taking into consideration the historic character of the area may result in a positive impact on the setting of the heritage assets in Barrow Hill compared to the hardstanding and scrubland occupying the Site at present. Such a development would also prove to be less intrusive on the historic setting of the The Hagge and West Handley Hall to the north than the previous large industrial buildings.

The need for, scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities.



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Acknowledgements

This project was commissioned by the Chatsworth Settlement Trust and Wessex Archaeology is grateful to Will Kemp in this regard. Wessex Archaeology would also like to thank Derbyshire County Council for supplying the Historic Environment Record data and Derbyshire Record Office.

The report was researched, compiled and illustrated by Andrew Reid with additional illustrations prepared by Alix Sperr. Alexandra Grassam managed the project on behalf of Wessex Archaeology.



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Archaeological Desk-based Assessment

1 INTRODUCTION

1.1 Project background

- 1.1.1 Wessex Archaeology was commissioned by the Chatsworth Settlement Trust to prepare an archaeological desk-based assessment for the Staveley Works Area, Staveley Derbyshire (hereafter 'the Site', **Figure 1**), centred on National Grid Reference (NGR) 441551, 374893.
- 1.1.2 This study will support an outline planning application for which there are currently two prospective proposals, the first of which comprises the extraction of remaining coal deposits within the Site followed by the construction of a mixed use development within the Site. The second prospective proposal comprises the construction of the mixed use development only.
- 1.1.3 This study will also act as a technical appendix to a subsequent Environmental Statement chapter.

1.2 The Site

- 1.2.1 The Site is located approximately 1.5km west of the town of Staveley and approximately 4.6km north-east of the town of Chesterfield.
- 1.2.2 The Site comprises an irregular parcel of land approximately 28 hectares mainly covered by areas of hardstanding, gravel and grass/scrub.
- 1.2.3 Through the Site runs the route of the River Rother and 'Works Road' whilst the route of the Chesterfield Canal runs immediately to the south of the Site. There are also two standing buildings within the Site, known as the 'Clock Tower Business Centre' (**Plate 1**) and the 'Devonshire Buildings' (**Plate 2**) which are both currently in use, whilst a railway bridge (**Plate 3**) and probable former mineshaft (**Plate 4**) are also extant within the Site.
- 1.2.4 The Site is located on a relatively flat area of land lying at approximately 62m above Ordnance Datum (aOD). The lowest point in the Site is situated in the Rother's river valley at approximately 60m aOD whilst the highest point of the Site is within the central area lying approximately 64m aOD. The underlying geology of the Site is split between the Pennine Lower and Middle Coal Measures Formation with superficial deposits of Alluvium present across the Site likely associated with the route of the River Rother (British Geological Survey: Sheet 100 – Sheffield).



2 METHODOLOGY

2.1.1 The methodology employed for the preparation of this assessment, including the study areas, sources and assessment methods as well as terminology used in the report, is described in detail in **Appendices 1 and 2**.

2.1.2 In summary, the recorded historic environment resource within a 1km Study Area around the Site was considered in order to provide the context for the discussion and interpretation of the known and potential resource. Additionally, a Zone of Theoretical Visibility (ZTV) was created within a 5km radius from the site, within which designated heritage assets of highest significance were identified.

2.2 Scope of document

2.2.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the historic environment and to assess the potential impact of development on the heritage assets that embody that significance.

2.3 Aims

2.3.1 The specific aims of this assessment are to:

- *outline the known and potential heritage assets within the Site based on a review of existing information within a Study Area extending 1km from the site boundary;*
- *identify additional known designated heritage assets of specified classes within the ZTV;*
- *assess the significance of known and potential heritage assets through weighted consideration of their valued components;*
- *assess the impact of potential development or other land changes on the significance of the heritage assets and their setting; and*
- *make recommendations for strategies to mitigate potential adverse impacts arising from the proposed development.*

3 PLANNING BACKGROUND

3.1 Introduction

3.1.1 There is national legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

3.1.2 The following section provides details of the national, regional and local planning and legislative framework governing the treatment of archaeological remains within the planning process.

3.2 National Planning Policy Framework

3.2.1 The National Planning Policy Framework (NPPF) was published by the Department for Communities and Local Government (DCLG) in March 2012, replacing Planning Policy Statement 5.



- 3.2.2 NPPF Section 12: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process.
- 3.2.3 The aim of NPPF Section 12 is to ensure that Local Planning Authorities, developers and owners of heritage assets adopt a consistent and holistic approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.
- 3.2.4 To summarise, government guidance provides a framework which:
- *recognises that heritage assets are an irreplaceable resource;*
 - *requires applicants to provide proportionate information on the significance of heritage assets affected by the proposals and an impact assessment of the proposed development on that significance;*
 - *takes into account the desirability of sustaining and enhancing the significance of heritage assets and their setting;*
 - *places weight on the conservation of designated heritage assets;*
 - *requires developers 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 impact, and to make this evidence (and any archive generated) publicly accessible.*

3.3 Local Plan

- 3.3.1 The Site is situated within the administrative boundaries of Chesterfield Borough Council. The Council adopted its Local Plan; Core Strategy on the 24th July 2013 (Chesterfield Borough Council 2013). The Local Plan includes policies which relate to the historic environment and oversee its consideration within the planning process.

Supplementary Planning Guidance

- 3.3.2 Within the Study Area lies the Barrow Hill Conservation Area (Chesterfield Borough Council 2008) whilst the Staveley Conservation Area (Chesterfield Borough Council 2010) lies within the wider landscape of the Site, and within the Site's ZTV.
- 3.3.3 A Conservation Area is defined as an 'area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance'. Conservation Areas can be designated for architectural or historic interest or both. Whilst they are normally associated with historic areas it may also be appropriate to consider designation for architectural interest alone where the character of that area is sufficiently special.
- 3.3.4 Conservation areas demand recognition of the area's historical value in the planning of any development which might affect its character or setting.
- 3.3.5 Policies relating to heritage which are relevant to the present scheme are presented in **Appendix 3**.



4 BASELINE RESOURCE

4.1 Introduction

4.1.1 The following section provides a brief summary of the archaeological and historical development of the Site and the Study Area, compiled from sources listed in **Appendix 1**. The aim is to establish the known and potential resource which could be affected by the development.

4.1.2 All heritage assets identified are listed in **Appendix 4**. The Derbyshire Historic Environment Record (DHER) and National List entries are listed by number within the text:

4.1.3 Entries are given a **WA** prefix in the text for ease of reference. An overall illustration of the identified heritage assets is provided in **Figure 1**.

4.2 Previous studies

4.2.1 There have been numerous archaeological desk-based assessments carried out within the Study Area with no intrusive investigations recorded.

4.2.2 A full list of archaeological investigations carried out within the Study Area is included as **Appendix 6**.

4.3 Statutory and local heritage designations

4.3.1 The designated heritage assets are illustrated in **Figure 1**.

Site

4.3.2 There are no designated heritage assets within the Site itself.

Study Area

4.3.3 The designated heritage assets within the Study Area comprise four Grade II Listed Buildings all of which were constructed in the 19th century, 1-3 Cavendish Place (**WA 15**), Barrow Hill Engine Shed (**WA 13**), Barrow Hill Primary School (**WA 30**) and Ringwood Hall (**WA 20**).

4.3.4 There is one Conservation Area within the Study Area located within the Barrow Hill model village (Chesterfield Borough Council 2008). The appraisal document for the Conservation Area notes it 'provides an example of surviving mid-nineteenth century company housing...which documents the enduring industrial relations policies of the mining industry in the nineteenth century.'

4.3.5 The appraisal also notes that 'the character of the area is characterised by buildings of good example of Victorian company housing' which are 'reflective of the development and evolution of the area through the nineteenth century' (Chesterfield Borough Council 2008).

Wider context

4.3.6 A considerable number of additional designated heritage assets are located within the Site's wider context, within 5km radius. These assets were subject to the Viewshed Analysis.

4.3.7 The nationally significant designated heritage assets within the ZTV are illustrated in **Figure 11** and listed in **Appendix 5**.



- 4.3.8 The Viewshed Analysis identified that some of these assets were located within the ZTV. These assets are discussed below. However, those designated heritage assets identified in the Viewshed Analysis as **not visible** have been scoped out from further discussion.
- 4.3.9 The eligible designated assets within the Site's wider context which have been identified as theoretically visible from the Site, and thus meriting further assessment, comprising four Grade II* Listed Buildings.
- 4.3.10 The designated heritage assets within the ZTV are therefore highlighted as theoretically sharing intervisibility with the Site. However, potential intervisibility does not necessarily indicate that the Site forms part of the setting(s) of these designated assets.
- 4.3.11 No World Heritage Sites, Historic Battlefields or Grade I and II* Registered Parks and Gardens were identified by the Viewshed Analysis within the ZTV.

4.4 Archaeological and historical context

- 4.4.1 The following section provides a brief summary of the archaeological and historical development of the Site and the Study Area, compiled from the sources listed above. The potential for the likelihood of as yet unrecorded archaeological remains within the Site is informed by the consideration of the known heritage assets recorded within the 1km Study Area surrounding the Site, in conjunction with the geology and topography of the area.
- 4.4.2 The archaeological records obtained from the DHER and other sources are listed in **Appendix 4**.

Prehistoric

- 4.4.3 There is little evidence for human occupation within the Study Area from the prehistoric period. In general terms, the Site likely represents an area where resources were procured from the vicinity of the River Rother and taken away to another location, rather than an area of permanent settlement.
- 4.4.4 The position of the Site on the banks of the River Rother with a superficial riverine geology across sections of the Site suggests a general potential for the preservation, albeit potentially deeply stratified, of prehistoric remains.

Romano-British

- 4.4.5 The DHER records only two undesignated heritage assets from the Romano-British period in the Study Area. The course of a Roman Road (**WA 2**) is located approximately 980m north of the Site, with its projected route bringing it within approximately 750m of the Site to the west. The road has been noted on both aerial and ground surveys as a parchmark preserved within the parkland around Hagge Farm. A section through the road revealed three separate surfaces.
- 4.4.6 Also within the Study Area is the single findspot of a Roman coin (**WA 1**), the exact location of which is unknown due to its recovery in the 18th century, although the DHER places it approximately 880m north-east of the Site.
- 4.4.7 The closest evidence for Roman occupation is the fort at Chesterfield, located approximately 5km to the south-west of the Site, which is thought to have been laid out around 54-55 AD and was possibly of the standard rectangular plan (Hart 1981, 87). The fort was probably located along the route of the Roman Road known as Rykneld Street. A second phase of the fort is represented by a curving ditch added to the south-east corner



in addition to a number of internal timber structures (ibid.). The fort was rebuilt around 100 AD but had been abandoned by 140 AD and not reoccupied by a garrison force (ibid.). The East Midlands Archaeological Research Framework (Myers 2006, 11) notes that a more detailed understanding of the fort at Chesterfield, and its civilian settlement, is required alongside evidence of the rural settlement within the northern coal measures.

- 4.4.8 In general terms, the lack of prehistoric or Romano-British finds does not necessarily preclude the potential for uncovering such remains in the future; rather it suggests an overall lack of intrusive archaeological investigation within the Study Area.

Anglo- Saxon and medieval

- 4.4.9 The town of Staveley is recorded in the Domesday Book suggesting its formation prior to the survey carried out after the Norman Conquest in 1066. The name Staveley comes from the Old English for 'Stave-wood clearing' (University of Nottingham 2015). The Domesday Book records Staveley as having 'a priest, a church and one mill' and was worth £6 in value to the lord in 1086, Hascoit Musard.
- 4.4.10 The Domesday Book also records a very small settlement of Brimington, to the south-west of the Site, which is mentioned in conjunction with several other small settlements clustered around Chesterfield.
- 4.4.11 The DHER records only one feature from the medieval period within the Study relating to the purported boundaries of a medieval deer park (**WA 3**), a small section of which lies within the northern section of the Site.
- 4.4.12 Given the Site's position in relation the settlements at Staveley and Brimington, it is likely the character of the Site during the medieval period was rural with the land used for agriculture.

Post-medieval

- 4.4.13 The post-medieval period sees the beginning of the development of the nearby town of Staveley. The town was the seat of the Frecheville family whose home was Staveley Hall, constructed in the early 17th century by Sir Peter de Frecheville (staveleytowncouncil.gov.uk 2015). During the English Civil War the Frecheville's supported Charles I and the hall was fortified as it became an important Royalist centre (ibid.). By 1682 the hall passed into the ownership of the Cavendish family of Chatsworth who later leased it to Dennis Hayford in 1700 who held the lease on the Staveley Iron Works (**WA 7**; see below).
- 4.4.14 The Site is contained within the area once occupied by the Staveley Iron Works (**WA 7**). The first furnace and forge are mentioned in 1639 with the lease on the works held by George Sitwell of Renishaw Hall from at least 1652, although the forge was likely working prior to this (Presswood 2010, 7). By 1783 the original charcoal furnace had been replaced by a more efficient coke furnace. Evidence from historic maps (**Section 4.5**) indicates the original Iron Works, labelled as 'Old Iron Works' on a 19th century map, was likely located approximately 280m north-east of the Site with the 'New Iron Works' representing a later expansion. Presswood (2010, 9) suggests the blast furnace for the old works was likely located 'certainly not far from the present wooden bridge steps now leading into the Old Works from Barrow Hill'.
- 4.4.15 In 1739 the turnpiking of the Chesterfield to Worksop Road (**WA 6**) was authorised in an attempt to improve the route from the lead mining districts in the High Peak to the river



port at Bawtry. Its location approximately 780m south of the Site would almost certainly have had a positive effect on the movement of raw materials and finished products from the Iron Works.

- 4.4.16 The capacity for the import of raw materials and export of finished products was further improved by the construction of the Chesterfield Canal (**WA 8**), the original route of which runs through the Site. The canal was designed by James Brindley and construction began in 1771. Brindley died a year later, with the canal opened for navigation in 1777.
- 4.4.17 The Hollingwood Common Canal (**WA 9**), located approximately 70m south of the Site, served as an adit for the coalmine within the Iron Works (**WA 7**). The underground canal is thought to have been constructed at the same time as the Chesterfield Canal, although the two were not linked (Chesterfield Canal Trust 2015). The Hollingwood Common Canal was used for transporting coal with the boats brought underground within the mine to be loaded (*ibid.*). The exact location of the tunnel was unknown until it was found in 1991, along with a second tunnel thought to be a siding to store empty boats (www.oldminer.co.uk 2015). Later surveys by the Chesterfield Canal trust in 2012 uncovered the entrance to the tunnel which was subsequently restored (Chesterfield Canal Trust 2015).
- 4.4.18 The site of the now demolished Staveley Corn mill (**WA 11**) is located approximately 950m east of the Site. The mill is shown on a map dating to 1825, although documentary sources suggest it went out of use at the turn of the 19th century. A photograph from 1946 showed the mill to comprise a two-storey stone building with an adjacent mill dam.
- 4.4.19 Also within the Study Area from the post-medieval the site of a plague grave from 1603 (**WA 4**) is recorded approximately 900m west of the Site. The sufferers were allegedly isolated in 'the Cabbins' then buried in nearby pits. A commemorative monument (**WA 5**), approximately 980m north-east of the Site, and a bridge (**WA 10**) for horse and carts transporting coal approximately 970m west of the Site are also dated to this period.

19th century

- 4.4.20 The 19th century sees a dramatic increase in activity within the Study Area, much of it focused around the Iron Works (**WA 7**), the specific evolution of which is discussed within **Section 4.5**.
- 4.4.21 By 1815, George Hodgkinson Barrow had assumed responsibility for running the iron works and took over the leases for land in the immediate area from the Duke of Devonshire (Chesterfield Borough Council 2008). At this time, the only other buildings around the works were a few dwellings. George H. Barrow built a row of now demolished cottages and 1-3 Cavendish Place (**WA 15**), a now Grade II Listed terrace of houses for his managers located approximately 220m north-east of the Site.
- 4.4.22 Barrow was succeeded in 1840 by his younger brother Richard who was particularly successful in his management of the works (Chesterfield Borough Council 2008; Presswood 2010, 24). Richard demolished the old works, built two new furnaces and sank a series of collieries (*ibid.*). After realising the level of competition in recruiting and retaining a workforce, Richard Barrow built his own model village in 1855 (**WA 18**), located approximately 170m north of the Site.
- 4.4.23 The expansion of the works in the mid to late 19th century was aided by the opening of the North Midland Railway in 1840 (**WA 27**) which runs approximately 140m north of the Site. The line was laid out by George Stephenson, who once resided in Ringwood Hall (**WA**

20), and finished by his son Robert. By 1841, the Barrow Hill railway station (**WA 14**) had been constructed approximately 160m north of the Site. A cobbled surface is all that remains of the now demolished station. A former railway bridge (**WA 31; Plate 3**) remains within the Site which, although now altered, appears to retain parts of its earlier construction which dates to the mid to late 19th century.

- 4.4.24 The coming of the railway presented the need for extra accommodation for the many workers required to work on the line and at the various works. The Barrow Hill Model Village (**WA 18**), located approximately 180m north-east of the Site, originally, and somewhat unconventionally, comprised around 174 two-storey, semi-detached houses, considered to be far superior in quality to standard working-class residences across the country (Chesterfield Borough Council 2008). These were later accompanied by additional terraced houses which likely date to the 1860s. The houses of Allport, Midland and Traffic Terraces (**WA 17**) were in a more conventional style than those built by Barrow with Allport Terrace retaining many of its original decorative features.
- 4.4.25 The development also included the now Grade II Listed Barrow Hill Primary School (**WA 30**) and the Barrow Hill Memorial club (**WA 16**), thought to be the 'Reading and Newsroom and Library' mentioned in documentary sources.
- 4.4.26 At approximately the same time, c.1865, an engine shed was constructed near the station with the capacity to hold four engines (Barrow Hill Roundhouse Railway Centre 2015). In 1866 the Midland Railway agreed to purchase and operate the works' internal railway network which prompted the construction of a much larger facility to manage the engines. In c.1870, the North Midland Railway constructed a roundhouse engine shed (**WA 13**) approximately 340m north of the Site. The shed comprises 24 roads radiating from a central turntable. The shed was in continuous operation for the next 121 years.
- 4.4.27 The Iron Works (**WA 7**) was registered as the Staveley Coal and Iron Co. plc in 1863 (gracesguide.co.uk 2013). This coincided with a period of massive expansion of the works, particularly in iron pipe production and coal mining, overseen by Charles Markham, the company's managing director and chief engineer formerly of the Midland Railway Company (ibid.; Presswood 2010, 15). By the end of the 19th century his son, Charles Paxton Markham, had taken over the running of the company with cast iron production at 700,000 tons per year in 1894 (ibid.).
- 4.4.28 The extensive expansion of the Iron Works in the late 19th century forced the Chesterfield Canal to be diverted (**WA 8**), running adjacent to the southern edge of the Site. As part of the diversion a new lock house, lock and navigable tunnel at Hollingwood (**WA 19**) were built approximately 70m south of the Site. The lock house is two storeys in height and was modelled on contemporary railway crossing keepers' cottages (Coles 2010). In fact, the DHER suggests it may have served as a station master's house for the Staveley Works Railway. The date of its construction in the late 19th century makes the cottage and the lock incredibly rare as few new canals were built after 1850 (Smith 1991).
- 4.4.29 The North Midland Railway Line was joined in the Study Area by the Chesterfield Loop (**WA 23**) of the Manchester, Sheffield and Lincolnshire Railway Company in 1892, renamed the Grand Central Railway in 1897, running immediately adjacent to the southern edge of the Site. A station officially known as 'Staveley Works for Barrow Hill' (**WA 24**) was also constructed in 1892 to serve the Iron Works. It straddled the Chesterfield Canal Deviation (**WA 25**) and was taken over the canal by a wrought iron bridge with the platforms supported on a lighter girder bridge. A survey in 2010 (Coles

2010) noted the remains of the platforms were still visible on either side of the canal as were foundations and footings for the platform buildings.

- 4.4.30 By the end of the 19th century, further buildings had been constructed within the Barrow Hill Model Village (**WA 18**), approximately 180m north-east of the Site, including St Andrew's Church (**WA 26**) and a Primitive Methodist Chapel (**WA 29**).
- 4.4.31 Other features within the Study Area from the 19th century include the Grade II Listed Ringwood Hall (**WA 20**), located approximately 1km south of the Site, was built in c.1809 by C. H. Barrow, who married the widow of a co-owner of the Iron Works. The house was set in a wooded park and garden (**WA 22**) also likely established during the early 19th century. Also within the Study Area lies a tramway (**WA 12**) approximately 950m west of the Site, a Methodist Chapel (**WA 28**), located approximately 660m south-west of the Site and an ice house (**WA 21**), located approximately 900m south of the Site.

Modern

- 4.4.32 Few remains from the modern period are recorded within the Study Area by the DHER. By 1905 production at the Staveley Iron Works (**WA 7**) had risen to 2.5 million tons per year (gracesguide.co.uk 2013). The works continued to expand with still extant office buildings within the Site (**WA 39; Plate 1 & 42; Plate 2**) constructed between 1912 and 1920.
- 4.4.33 Outside of the Site, the Hollingwood Estate (**WA 40**), approximately 70m south of the Site, was constructed by the Sheepbridge and Staveley Companies in the 1920s which included the now demolished Hollingwood Primary School (**WA 41**).

Unknown

- 4.4.34 Only one feature within the Site or the Study Area is recorded to be of unknown date, a probable mineshaft or airshaft (**WA 43; Plate 4**) was recorded during the Site visit. Although it is not possible to confidently assign a date to this feature at present it is likely to trace its origins to the 19th or early 20th century.

4.5 Historic Map Regression

- 4.5.1 The nature of the Site and its industrial heritage is of the utmost importance in understanding its evolution and the likelihood of remains from the earlier operations surviving. As such, this section will use available historic mapping to trace the layout of the works through its operational life.
- 4.5.2 The first historic map to show the Site is the 1783 Manor of Staveley Map (**Figure 2**) and is shown to consist of enclosed land, although the route of the River Rother and the Chesterfield Canal (**WA 8**) are visible within the Site.
- 4.5.3 The 1841 Staveley Tithe Map (**Figure 3**) shows the North Midland Railway (**WA 27**) to have been constructed immediately adjacent to the north of the Site. A short branch of the canal is visible within the middle of the Site running into a field named 'Furnace and Field' (**WA 36**) which contains two rectangular buildings. This field has been subdivided since the preceding Manorial map suggesting this division took place between the drafting of the two. Several other field names within the Site, including 'Collier Meadow' (**WA 32**), Smithy Meadow (**WA 33**), 'Smithy Close' (**WA 34**) and 'Cinderhill Meadow' (**WA 35**), all indicate an industrial character within the Site. This is consistent with documentary information suggesting iron working at the Staveley Works area was ongoing before the 19th century.

- 4.5.4 An undated (but at least after 1840) map from the Chatsworth Archive noted as a 'Plan Shewing Land Occupied by Richard Barrow ESQ' (**Figure 4**) shows the Site to contain a range of buildings referenced as 'New Iron Works' and 'Hollingwood Colliery'. This map also shows the location of the 'Old Iron Works' (**WA 37**) to the north-east of the Site. The map also shows a series of buildings noted as being a 'Brick and Tile Yard' (**WA 38**) on the eastern side of the Chesterfield Canal.
- 4.5.5 The 1877 OS map (**Figure 5**) shows a considerable development within the Site as the buildings noted on the undated map have been extended and added to along with an extensive railway network. Specifically noted on the map are 'Cinderhill Lock' along the route of the canal within the northern section of the Site and the colliery now noted as 'Old Hollingwood Colliery' suggesting the extraction of coal here has stopped. Given the location of the old colliery in close proximity to the Hollingwood Common Canal Tunnel (**WA 9**) it is likely the tunnel was used to remove coal from here. A series of allotments are noted along the southern boundary of the Site. The eastern section of the Site mainly remains within enclosed land with a short watercourse visible. There is also the suggestion of areas of extraction, demarcated by hachures, in the vicinity of the now demolished 'Brick and Tile Yard' (**WA 38**).
- 4.5.6 By the 1898 OS map (**Figure 6**) the works had expanded with many of the buildings replaced or extended and additional railway lines lain leading to the route of the canal running through the Site having been removed and diverted to the south. References to 'Cinderhill Lock' and 'Old Hollingwood Colliery' have disappeared, with the buildings around the lock seemingly demolished, with the works buildings also replacing the former allotments. Within the eastern section of the Site the watercourse has been extended to meet the Chesterfield Canal (**WA 8**) whilst the area of extraction has been extended into an area noted as a 'Clay Pit'
- 4.5.7 Expansion and modification of the buildings and railways within the Site continues on the 1916 OS map (**Figure 7**) when the Clocktower Building (**WA 39**) is first depicted. Within the eastern section of the Site the 'Clay Pit' is no longer noted although the area of extraction is still visible with a railway line now extending to it.
- 4.5.8 By the 1938 OS map (**Figure 8**) the works have expanded into the eastern section of the Site, removing the watercourse, with additional railway lines also lain. The Devonshire Buildings (**WA 42**) are also visible for the first time with 'Tennis Courts' and a 'Bowling Green' and pavilion having been added between the Clocktower and Devonshire Buildings.
- 4.5.9 The 1968 OS map (**Figure 9**) shows the Devonshire Buildings (**WA 42**) to have been extended whilst the 'Tennis Courts' are no longer visible. Expansion and modification of the buildings and railways continues.
- 4.5.10 By the 2007 OS (**Figure 10**) map all of the railways have been removed from the Site alongside several buildings within the western section of the Site. Within the eastern section of the Site all of the buildings have been removed with a linear feature depicted running in a north-south alignment.

4.6 Historic Landscape Character

- 4.6.1 In defining aspects of the Historic Landscape Character (HLC), i.e. the present day landscape as a result of human interaction and agency, the aim is to manage change rather than to preserve a static landscape (English Heritage 2004).



- 4.6.2 The HLC is held by the DHER, which records the present character of the Site to be split between Post-1880s Industrial Complex, Derelict Industrial Land and Rough Grassland/Scrub.
- 4.6.3 The historic character of the Site is broadly recorded as comprising fields and enclosed land until the late 19th century when the development of the Staveley Works led to the Site attaining an industrial character. The HLC also notes the Site as having an Extractive historic character associated with former coal mining operations.

5 SUMAMRY OF HERITAGE ASSETS

5.1 Introduction

- 5.1.1 The planning policies listed in **Section 3** aim to promote development proposals that will preserve, conserve and, where possible and appropriate, enhance the historic environment; and that will seek to avoid or mitigate against harm.
- 5.1.2 In line with national and local planning policies, development proposals which have the potential to affect designated and non-designated heritage assets and their settings will be permitted only where it can be demonstrated, along with sufficient evidence, that the asset would be conserved and, where appropriate, enhanced.
- 5.1.3 A description of the significance of heritage assets directly affected by the proposed development, based on the current level of available information, is presented below in line with current planning policy (NPPF Ch.12 Para.128).

5.2 Known heritage assets with the Site

Designated heritage assets

- 5.2.1 There are no designated heritage assets within the Site.

Non-designated heritage assets

- 5.2.2 There are four extant undesigned heritage assets standing within the Site, the Staveley Works Buildings (**WA 39**), the Devonshire Building (**WA 42**), a former railway bridge (**WA 31**) and the site of possible former mineshaft (**WA 43**).

5.3 Potential buried archaeological remains

- 5.3.1 Based on the evidence presented within the baseline resource (**Section 4**) there is considered to be the potential for as yet unknown buried archaeological remains within the Site relating to the following periods:

- *Prehistoric;*
- *Post-medieval;*
- *19th century; and*
- *Modern*

- 5.3.2 This is summarised in **Table 2** below.

Undesignated heritage assets

- 5.3.3 The location of the Site in close associated with the River Rother combined with the location of significant superficial deposits of alluvium within the Site leads to a general



potential for encountering well preserved, potentially deeply stratified, prehistoric remains within the Site.

- 5.3.4 The main occupation of the Site began in the late 18th and early centuries. The original route of the Chesterfield Canal ran through the Site providing transportation infrastructure for the iron works located to the north-east of the Site whilst the Hollingwood Common Canal brought coal out directly from the lower levels of the mine which likely located within the Site from the 'Hollingwood Colliery'.
- 5.3.5 By the mid-19th century the Iron Works had been firmly established within the Site with a small brick and tile works also present within the eastern section. The remainder of the 19th and most of the 20th century saw the iron works expand to encompass the vast majority of the Site with contraction and eventual demolition coming in the late 20th and early 21st century.
- 5.3.6 The presence of so many former buildings within the Site associated with the iron works, the colliery and the brick and tile works leads to a high likelihood that remains associated with industrial buildings, associated railways and the former route of the Chesterfield Canal will be encountered.

5.4 Assessment of survival and previous impacts

Heritage assets within the Site

- 5.4.1 Several assets remain within the Site comprising two standing buildings which formed offices for the former Staveley Works, a railway bridge and a possible mineshaft.

Archaeological remains

- 5.4.2 There has been considerable development within the Site since the early 19th century which has mainly taken the form of the construction, and subsequent extension, of industrial buildings followed by their eventual demolition and the laying of a substantial railway network. At present it is difficult to speculate as to the preservation of any archaeological remains below ground, although it is certain to say that some form of disturbance on any potential remains will have occurred.
- 5.4.3 In areas where former buildings have stood there is a high likelihood of disturbance of earlier archaeological features, unless these are very deeply stratified, potentially within the superficial alluvium deposits.
- 5.4.4 The impact of later development on earlier industrial buildings is uncertain. From historic mapping sources it seems many of the original buildings were extended when the need arose with very few demolished until the late-20th century. In cases where later developments have been erected over the footprint of older buildings the amount of disturbance will depend on the construction method used. In particular, if the modern buildings were constructed using piles for foundations then the level of disturbance on earlier remains will be significantly less than if foundation trenches were excavated. During the Site visit it was established that parts of the some of the former buildings were still discernible (**Plate 5**) and that the majority of the Site is currently covered in hardstanding (**Plate 6**) with the remnants of former occupation visible beneath the tarmac (**Plates 7 & 8**). At present, the amount of made ground across the Site is unknown, the presence of significant layers of which can lead to the preservation of earlier ground surfaces from development.



5.4.5 Evidence gathered from historic maps suggests some areas of the Site have remained relatively undisturbed by the development of the works, particularly within the northern section of the Site beyond the River Rother and the section of the Site to the east of Works Road where areas have remained undeveloped and undisturbed through previous extraction episodes. It is, at present, unknown as to whether or not any landscaping or ground levelling was undertaken within these areas of apparently little disturbance. If such work has been carried out it may have disturbed any earlier remains.

5.4.6 In areas where only railway lines have been lain there is likely to have some disturbance caused to earlier remains, although this is likely to be minimal given the nature of the work required to lay the lines unless significant episodes of prior landscaping were carried out. Railway lines are still visible within and beneath the hardstanding within the Site (**Plates 9 & 10**).

Historic landscape character

5.4.7 Any development within the Site will result in the loss of the current HLC of the Site, however this HLC type is prevalent within the immediate area, the wider region and the country itself reducing the impact on the HLC type as a whole.

5.5 Summary

Heritage assets within the Site (direct impacts)

5.5.1 The following table (**Table 1**) presents a summary of the known and potential remains within the Site which may be subject to direct impacts as a result of the proposed development.

5.5.2 The potential of encountering heritage assets has been given a rating, calculated using professional judgement based on the various datasets assessed during the course of the study.

5.5.3 A survival rating has been determined following a review of previous impacts identified within the Site, based on a Site visit, cartographic sources and other relevant Site information (e.g. HER event records).



Table 1: Summary of known and potential remains within the Site

Potential	Period and Description	Significance	Value	Survival	
High	19 th century	<p>The majority of activity within the Site took place during the 19th century with the substantial Iron Works developed throughout the century and other smaller buildings, including a small brick and tile works, also constructed. In addition to the industrial buildings a significant railway network to move raw materials and finished products in and out of the works was also established in the 19th century. The works were almost constantly extended and developed throughout the century causing the diversion of the Chesterfield Canal to accommodate development. Remnants of buildings and railways can be seen through the hardstanding which currently occupies the Site suggesting that earlier industrial remains are present beneath the surface, although their level of preservation is currently unknown.</p> <p>Any evidence uncovered would be of use to local to regional research objectives.</p>	Local to regional	Evidential; Communal	Unknown, but may range from good to poor
High	Modern	<p>There are two extant buildings dating to the early 20th century within the Site and evidence from historic mapping indicates the development and expansion of the industrial works within the Site continued until the 1960s after which the works contracted before being demolished in the early 21st century. As such, there is a high likelihood of encountering remains from this period.</p> <p>An remains uncovered would be of value to local research objectives.</p>	Local	Evidential; Communal	Extant buildings



<p>Medium</p>	<p>Post-medieval</p>	<p>Documentary evidence indicates the first iron workings within the area began during the 17th century with the location of the original works likely to have been to the north-east of the Site. Evidence from historic maps suggests the first buildings were standing within the Site by 1844. Coal mining is known to have taken place within the Site and may have begun during this period. Additionally, the route of the Chesterfield Canal ran through the Site until the late 19th century and parts of the Hollingwood Common Canal may have also been within the Site boundary. As there is at present little evidence of any structures from this period within the Site there is a medium likelihood of encountering remains from this period which have been previously unrecorded. Due to the level of disturbance from later development the current level of preservation of post-medieval remains within the Site is currently unknown; although it is unlikely no disturbance has occurred.</p> <p>Any remains encountered would be of value to local and regional research objectives</p>	<p>Local to Regional</p>	<p>Historic, Evidential</p>	<p>Unknown, but almost certainly disturbed by later buildings and railways</p>
<p>Low</p>	<p>Medieval</p>	<p>There is only one heritage asset dating to the medieval period recorded within the Site, the purported limits of a medieval deer park. Information gathered from the HLC and the Site's proximity to settlements known to have been occupied during this period indicates any evidence encountered would likely relate to agricultural practices. Due to the level of disturbance that has occurred on the Site in the past 150 years, it is unlikely such remains would be preserved.</p> <p>Any remains uncovered would be of value to local research objectives.</p>	<p>Local</p>	<p>Historic, Evidential</p>	<p>Poor</p>



Unknown	Prehistoric	<p>Although there are no known heritage assets dating to the prehistoric period recorded within the Study Area the location of the Site along the banks of the River Rother and the presence of alluvial deposits along its banks indicates a general potential for encountering prehistoric remains in these locations, albeit possibly deeply stratified, which at present is recorded as unknown.</p> <p>Any remains uncovered would be of value to regional research objectives.</p>	Regional	Evidential	Unknown
	Romano-British	<p>There is limited evidence of Romano-British activity within the Study Area with only two undesignated assets recorded. The sparse evidence for activity does not necessarily negate the presence of additional finds or features from this period, although this potential is currently recorded as unknown.</p> <p>Any remains uncovered would be of value to regional research objectives</p>	Regional	Evidential	Unknown
	Anglo-Saxon	<p>Although there are no known remains dating to the Anglo-Saxon period within the Study Area, such remains are difficult to predict or exclude. The settlement of Staveley was possibly founded during this period due to its inclusion in the Domesday Survey.</p> <p>Any remains uncovered would be of value to regional research objectives.</p>	Regional	Historic, Evidential	Unknown

6 Setting

- 6.1.1 The methodology employed to assess the settings of heritage assets and the relevant guidance followed in order to provide an accurate assessment are discussed in detail in **Appendix 1: Methodology**.
- 6.1.2 The Site visit aimed to identify any designated heritage assets within the wider context of the Site which might be considered potential sensitive receptors to the proposed development, by comparing the ZTV (**Figure 2; Appendix 5**) to the actual views available of the landscape surrounding the Site.



6.2 Heritage assets within the ZTV

Designated heritage assets

- 6.2.1 The designated heritage assets identified as lying within the ZTV comprise four Grade II* Listed Buildings, in addition to three Grade II Listed Buildings within the 1km Study Area and two Conservation Areas (**Figure 11; Appendix 5**).
- 6.2.2 The results of the Site visit, comparing the heritage assets identified within the Study Area and the ZTV to the actual views available of the landscape surrounding the Site, are presented in **Table 2** below. This table aims to characterise the landscape surroundings of the Site, as viewed during the Site visit, and present in a concise form the potential visual impacts, or, as a result of extant screening, lack thereof.

Table 2: Comparison of ZTV to views from the Site

View	Assets	Description of the view and screening	Predicted changes (w/o mitigation)	Visual impact	Sensitivity	Mitigation
Assets to the north of the Site	Grade II* Listed The Hagge (National List No. 1205056)	Views from the Site towards the asset are partially screened at ground level by intervening vegetation and topography (Plate 11), however where the screening around the boundary of the Site is patchy the broad area of the asset is visible, although the buildings are not discernible (Plate 12). From the asset the Site is not identifiable within the visible landscape (Plate 13).	Limited - Although the Site is not discernible from the Site, the introduction of a substantial development may be noticeable from the asset.	Low	High	The provision of vegetation around the Site should soften any visual impact on the asset.
	Grade II Listed Engine Shed (WA 13)	Views from the Site are screened by intervening vegetation and topography, particularly from landscaping works associated with the construction of the railway line running between the asset and the Site (Plate 11). Views from the asset towards the Site are screened by vegetation and topography (Plate 14).	None - the asset is entirely screened from the Site by intervening vegetation and topography.	None	Medium	N/A



View	Assets	Description of the view and screening	Predicted changes (w/o mitigation)	Visual impact	Sensitivity	Mitigation
	Grade II Listed Cavendish Place (WA 15)	The asset is partially visible from the Site through patchy screening provided by vegetation (Plate 15). Views from the Site at ground level are screened by intervening vegetation (Plate 16).	Moderate - There is at present a lack of intervisibility between the assets at ground level, although as the asset is visible from the Site it is likely some elements of the Site may be visible from the upper floors of the asset.	Moderate	Medium	A design sensitive to the character of the area and its heritage may result in a positive impact on the setting of the asset
	Grade II Listed Barrow Hill Primary School (WA 30)	The asset is clearly visible from the Site (Plate 15). There is partial intervisibility from the asset with the clocktower building distinguishable through the intervening vegetation (Plate 17)	Moderate - Although the asset is clearly visible from the Site there is partial intervisibility between the two due to intervening vegetation.	Moderate	Medium	A design sensitive to the character of the area and its heritage may result in a positive impact on the setting of the asset
	Barrow Hill Conservation Area	The asset is clearly visible from the Site (Plate 15). There is partial intervisibility from the asset with the clocktower building distinguishable through the intervening vegetation (Plate 17)	Moderate - Although the asset is clearly visible from the Site there is partial intervisibility between the two due to intervening vegetation.	Moderate	Medium	A design sensitive to the character of the area and its heritage may result in a positive impact on the setting of the asset
Assets to the east of the Site	Grade II* Listed Church of St John the Baptist (National List No. 1334670)	The tower of the asset is visible from the Site due to its prominent position in the landscape (Plate 18). There is no intervisibility between the asset and the Site at ground level due to intervening vegetation and topography (Plate 19).	Limited – Only a small portion of the asset is visible with no intervisibility between the asset and the Site at ground level. Additionally, it must be considered that the nature of the asset is to occupy a position of prominence within the wider landscape	Low	High	None – the Site would only be visible from the very top of the asset's tower where only a very limited number of people will experience it
	Staveley Conservation Area	The tower of the Church of St John is visible from the Site with the remainder of the asset screened by intervening vegetation (Plate 18). There is no intervisibility between the asset and the Site due to the vegetation (Plate 20)	Limited – Only a small element of the conservation area is visible from the Site with no intervisibility at ground level.	Low	Medium	None - the Site would only be visible from the very top of the church tower where only a very limited number of people will experience it



View	Assets	Description of the view and screening	Predicted changes (w/o mitigation)	Visual impact	Sensitivity	Mitigation
Asset to the west of the Site	Grade II* Listed Revolution House (National List No. 1088283)	The asset and the Site share no intervisibility (Plates 21 & 22)	None – The asset is screened from the Site by intervening vegetation and topography	None	High	N/A
Assets to the north-north-west of the Site	Grade II* Listed West Handley Hall (National List No. 1335127)	The broad area of the asset is visible, although the buildings are not discernible (Plate 23). From the asset the Site is not identifiable within the visible landscape (Plate 24).	Limited - Although the Site is not discernible from the Site, the introduction of a substantial development may be noticeable from the asset.	Low	High	The provision of vegetation around the Site should soften any visual impact on the asset.

6.2.3 The Barrow Hill Conservation Area lies on an area of topographic prominence over the Site and include the Grade II Listed Cavendish Place and Barrow Hill Primary School. As these form an integral part of the Conservation Area, the setting of all three assets will be considered together.

6.2.4 The assets are clearly visible from the Site with a degree of intervisibility partially screened by vegetation between the assets at the Site. The historic setting of the assets is inexorably linked to the Staveley Works site as their construction was brought about by a requirement for housing and other facilities for incoming workers. The Barrow Hill Conservation Area Appraisal noted ‘...the village itself is intrinsically linked to the coal and iron mining industry during the boom period of the nineteenth century’ (Chesterfield Borough Council 2008). In this sense much of their historic setting has been removed since the demolition of the works with only two recognisable structures, the Clocktower and Devonshire Buildings, now remaining of the works. The construction of a sensitively designed mixed use development on the Site has the potential to enhance the present setting of the assets through the regeneration of the area, provided the development recognises the character and heritage of the Conservation Area and the designated heritage assets within.



- 6.2.5 If the proposed coal mining operations are to be carried out the extraction process will result in an adverse effect on the setting of the assets within Barrow Hill due to the increase in noise, vibration, dust and traffic. At present the scale, extent and method of the extraction operations is not known and as such the level of impact on the assets cannot be determined, although it has the potential to be significant. However, it should be noted that any impact on the assets would be temporary and reversible after the extraction operations have ceased, coupled with the introduction of the proposed mixed use development and its potential to enhance the historic setting.
- 6.2.6 It is considered that due to the distance, between 1.5km and 3km, between the Site and the Grade II* Listed Buildings, The Hagge and Handley Hall, combined with the fact that the Site itself is not easily discernible from the assets, the introduction of a new mixed use development into their wider landscape will have a limited effect on their settings. The introduction of the development may serve to make the Site visible from the assets; however, the inclusion of vegetation should soften any visual impact the development may have on the assets by allowing it to blend into a landscape already populated by similar developments. Additionally, as mentioned above, the introduction of a mixed use development will have significantly less impact on the setting of these designated assets than the recently demolished large industrial buildings. These assets are not considered to be potentially sensitive receptors to any impacts the potential extraction operations may have due to their distance from the Site.
- 6.2.7 Although the top of the tower of the Church of St John the Baptist, which is part of the Staveley Conservation Area, is visible from the Site the remainder of the church and the wider Conservation Area are screened from the Site by intervening vegetation. As such it is considered that the introduction of a mixed use development within the Site would have a limited impact on the setting of the Church and the Conservation Area. These assets are not considered to be potentially sensitive receptors to any impacts the potential extraction operations may have due to their distance from the Site.
- 6.2.8 Due to the screening provided by vegetation, topography and extant structures, it was not possible during the Site visit to establish intervisibility between the Site and the remaining designated heritage assets situated within the 5km ZTV.

7 IMPACTS

7.1 Introduction

- 7.1.1 The management and mitigation of change to the heritage resource resulting from development is based on the recognition within Government planning objectives that “...heritage assets are an irreplaceable resource...” (NPPF para. 126). Impacts to the historic environment and its associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance of the historic environment record and its associated heritage assets.

7.2 Proposed development

- 7.2.1 There are two alternative development proposals for the Site. The first comprises the extraction of remaining coal deposits within the Site followed by the construction of a mixed use development within the Site. The second prospective proposal comprises the construction of the mixed use development only.



7.2.2 Although the specific design detailing the construction methods is not yet finalised some or all of the following sources of disturbance and excavations:

- *Demolition of standing buildings;*
- *Open area mineral extraction;*
- *Excavation of service trenches;*
- *Excavation of foundation trenches;*
- *Landscaping and ground reduction;*
- *Creation of roadways*

7.3 Statement of impact

Undesignated heritage assets within the Site

7.3.1 There are four standing undesignated heritage assets within the Site comprising the Clocktower Building, Devonshire Building, a former railway bridge and a probable former mineshaft. These are the last remaining features associated with the significant iron works present on the Site since at least the early 19th century. Any development within the Site has the potential to directly impact on these assets through their demolition or alteration, resulting in a partial or complete loss of significance.

Archaeological remains

7.3.2 At present the extent and survival of buried archaeological remains is currently unknown, although given the information gathered for this assessment it is likely that at least some of the 19th century works buildings may remain beneath the areas of hardstanding as evidenced by glimpses of potential features, bricks and railway lines, through areas of broken tarmac. There is also a potential for encountering earlier industrial remains within the Site due to its proximity to known locations of post-medieval iron workings. Any proposed development will have a significant impact on any potential buried archaeological remains relating to the former works Site.

7.3.3 The Site has a general potential for prehistoric remains due to the presence of a large area of alluvium running through the Site which is known to preserve remains from this period, often deeply stratified, and its location close to the course of the River Rother. As noted above, the extent and survival of such remains is unknown. It is likely that the construction of the 19th century buildings and the known coal mining on the Site will have caused some disturbance to any potential earlier remains, however historic mapping evidence suggests some areas of the Site within the alluvium area may have remained relatively undisturbed.

7.3.4 Any adverse impact to buried archaeological features would be permanent and irreversible in nature. This potential adverse effect could be reduced through the implementation of an appropriate scheme of archaeological mitigation.

Historic Landscape Character

7.3.5 The introduction of the proposed mixed used development within the Site has the potential to result in an adverse effect to its HLC. However, as this HLC is commonly found throughout the county, the overall impact of the development upon this landscape type as a whole would be negligible.



Designated heritage assets in the wider landscape

- 7.3.6 Impacts to the settings of designated heritage assets relate to temporary or permanent alterations resulting from development. In assessing the impact on setting it is necessary to identify whether the Site or views to the Site form a significant part of the setting of a heritage asset.
- 7.3.7 During the Site visit it was observed that areas of patchy vegetation were present around the Site which, combined with intervening topography, screened some of the potentially visible designated heritage assets from the Site and prohibited any intervisibility between the two. It is, however, worth noting that much of the vegetation immediately surrounding the Site is not located within it, rather on adjacent plots. As such, there is a chance that this may be removed at some stage in the future thereby reducing the level of screening.
- 7.3.8 Due to their proximity to the Site the Grade II Listed 1-3 Cavendish Place, Barrow Hill Primary School and the Barrow Hill Conservation Area were scoped into the setting assessment.
- 7.3.9 The assets within Barrow Hill are visible from the Site due to their elevated position overlooking the Site although intervisibility between the assets and the Site is patchy due to the presence of intervening vegetation. The historic setting of the Barrow Hill assets is inextricably linked to the former works which occupied the Site as all of the buildings, both designated and contained within the Conservation Area, were constructed to facilitate workers brought in for the iron works and associated industry. The setting of the Barrow Hill assets has therefore been dramatically altered with the removal of works buildings in the early 21st century with only two buildings and two other features now remaining of the former works. These features are of the only material remains of the historic setting of the Barrow Hill assets in terms of the former iron works.
- 7.3.10 The introduction of a mixed use development will certainly be visible from the assets, although slightly screened by vegetation. In this sense there will be a moderate visual impact on the settings of the Barrow Hill assets. It is important to note that this vegetation is not contained within the boundaries of the Site and thus has the potential to be removed at some point in the future, thus changing the scale visibility.
- 7.3.11 The impact on the assets historic setting is more difficult to discern and will likely depend on the final proposals for the development. Certainly, the demolition of the remaining heritage assets within the Site will remove the final links between the Barrow Hill assets and its former character, whilst a sensitive design which includes the retention of these assets and considers the historic character of the area could provide a beneficial impact on the current setting of the assets.
- 7.3.12 The proposed coal extraction within the Site has the potential to result in a significant negative impact on the setting of the assets within Barrow Hill due to the increase in noise, dust, vibration and traffic such an operation would produce. At this stage the level of impact on the assets is not known as the scale and extent of the extraction has not been finalised. However, any potential negative impact on the setting of the assets caused by the extraction process will be temporary and reversible with the proposed mixed use development offering the potential to positively impact on the setting of the assets.
- 7.3.13 The Grade II* Listed The Hagge and West Handley Hall are located within the ZTV although the Site visit could not identify the individual assets from the Site with only the broad area of the Site visible from either asset. That said, the addition of a substantial development into the wider landscape may prove to be discernible from the two assets.



The historic setting of these assets is one grounded in a rural landscape and consequently the introduction of a development within the Site, even if visible from the assets, is unlikely to cause any significant impact on the setting of the assets. This is due to the distance between the assets and the Site, the presence of similar developments within the wider landscape and the fact that with a sensitive design and considered options on vegetation the proposed development will prove to be much less intrusive on the wider views from the assets than the large industrial units previously occupying the Site.

- 7.3.14 The tower of the Grade II* Listed Church of St John the Baptist, and by extension the Staveley Conservation Area, is partially visible from the Site although intervisibility at ground level from the assets is screened through intervening vegetation, buildings and topography. As such, it is considered the proposed development will have a negligible impact on the setting of these assets.

8 CONCLUSIONS

8.1 General

- 8.1.1 The effect of the development proposals on the known and potential heritage resource will be a material consideration in determination of the planning application. This study has identified no overriding cultural heritage constraints which are likely to prohibit development.
- 8.1.2 This assessment has established that there is an archaeological interest within the Site. This is defined as the potential for the presence of buried archaeological remains, in particular relating to features associated with the 19th century iron works, colliery, brick and tile works and railways known to have been present within the Site and a general potential for prehistoric remains due to the presence of alluvium across much of the Site. There are also four standing heritage assets within the Site associated with the iron works. Due to the long association with the area and iron working these remains are considered to be of at least local significance with any potential prehistoric remains considered to be of at least regional significance.
- 8.1.3 The introduction of the proposed development within the Site has the potential to result in an adverse effect to the HLC within the Site. However, as this HLC type is prevalent across the region, and indeed the country, the adverse effect is considered to be negligible.
- 8.1.4 This assessment has determined that two Grade II Listed Buildings, 1-3 Cavendish Place and the Barrow Hill Primary School, and the Barrow Hill Conservation Area are visible from the Site which forms an intrinsic element of their historic setting. Intervisibility between the assets and the Site is patchy due to the presence of intervening vegetation, although this vegetation is not located within the Site boundary and has the potential to be removed. As the Barrow Hill Model Village was created to house workers for the iron works which stood within the Site, the subsequent decommissioning and demolition within the Site has removed much of its historic character, aside from the four remaining assets identified. If these assets are to all be removed as part of the development proposals, the entirety of the historic character of the Barrow Hill assets will have been removed.
- 8.1.5 The Viewshed Analysis identified that a number of additional heritage assets, comprising Grade II* and Grade II Listed Buildings and a Conservation Area, were located within the ZTV. However, the Site visit ascertained that, on account of the intervening vegetation,



buildings and topography, no meaningful visibility could be established between any of these monuments and the Site. Consequently, the proposed mixed use development is considered unlikely to result in an adverse impact to the settings of these designated heritage assets.

- 8.1.6 The proposed coal extraction operation has the potential to have a negative impact on the setting of the assets within Barrow Hill through increased noise, dust, vibration and traffic, although the scale of this impact is currently unknown. Any impact the operation has on the assets would be temporary and reversible with the addition of the succeeding mixed use development potentially resulting in a positive impact on the setting of the assets.

8.2 Mitigation

- 8.2.1 The presence, location and significance of any buried heritage assets within the Site cannot currently be confirmed on the basis of the available information. As such a programme of archaeological investigations may be required in order to identify the scale and preservation of any potential archaeological remains. This may take the form of evaluation trenching targeted over areas identified as having the highest potential for archaeological remains, targeting specific buildings identified from historic mapping. The scale of the works, including trench locations and percentages, should be agreed in consultation with the Development Control Archaeologist at Derbyshire County Council.
- 8.2.2 Due to the general potential of prehistoric remains within the Site it is recommended that a geoarchaeological assessment of the Site be carried out in order to clarify the scale of this potential. Following on from the assessment, further investigations may be required which could be encompassed within the proposed programme of evaluation trenching.
- 8.2.3 The Clocktower Building, Devonshire Building, former railway bridge and probable former mineshaft which are located within the Site are the last remnants of the substantial industrial works which occupied the Site for at least 150 years and are the last testament to the former character of the area. Due to the importance of these features to the history of the Site it is recommended that these features be retained within the proposed development plans in order to retain a tangible, and physical, link between the new mixed use development and the industrial past of the Site. If these features are to be altered in any way, an appropriate level of building recording and monitoring should be undertaken which will mitigate against any change to the assets through preservation by record.
- 8.2.4 The preservation of these assets will also reduce any adverse impact the development may have on the setting of heritage assets within the Barrow Hill Village by retaining the historic link between that settlement and the former works which formed an intrinsic part of their historic setting.
- 8.2.5 At present it is not possible to provide a mitigation strategy for the proposed coal extraction operations within the Site. An additional assessment of the impact of these operations is likely to be required.
- 8.2.6 It is considered that the potential indirect impacts of the proposed development upon the The Hagge and West Handley Hall to the north of the Site, and to the assets within Barrow Hill, could be alleviated through the implementation of appropriate design measures. The provision of vegetation within the Site would soften any potential visual impact the proposed development may have on the assets to the north resulting in a very limited alteration to their setting. Additionally, a sensitively designed development, taking into consideration the historic character of the area may result in a positive impact on the



setting of the heritage assets in Barrow Hill compared to the hardstanding and scrubland occupying the Site at present. Such a development would also prove to be less intrusive on the historic setting of the The Hagge and West Handley Hall to the north than the previous large industrial buildings.

- 8.2.7 The need for, scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities.



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9.2 Historic Environment Records

Chatsworth Archives

Derbyshire Historic Environment Record (DHER)

Derbyshire Record Office (DRO)

9.3 Cartographic and Documentary Sources

Map of Staveley Manor 1783 – Chatsworth M/550

Staveley Tithe Map 1841 – Derbyshire D4996/6/61

Staveley Works Map N.D. – Chatsworth M/304

Ordnance Survey 25" Series 1877, 1898, 1916, 1938, 1968 & 2007

British Geological Survey http://maps.bgs.ac.uk/geologyviewer_google/googleviewer.html

9.4 Online resources

<http://ads.ahds.ac.uk>

<http://www.domesdaybook.co.uk/hampshire1.html#bedhampton>

<http://domesdaymap.co.uk/>

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

<http://www.heritagegateway.org.uk>

<http://hosted.southglos.gov.uk/landscapecharacterassessment/Usable%20docs/Fig%204%20Historic-internet.pdf>

<http://list.english-heritage.org.uk/>

<http://www.magic.gov.uk>

<http://www.old-maps.co.uk/index.html>

<http://www.pastscape.org.uk/>

<http://www.promap.co.uk/>

10 APPENDICES

10.1 Appendix 1: Methodology

Study Area

- 10.1.1 A 1km Study Area around the Site was considered in order to provide a context for the discussion and interpretation of the known and potential resource within the Site. The recorded historic environment resource within the Study Area was acquired for this assessment from sources listed below.

Sources

- 10.1.2 A number of publicly accessible sources of primary and synthesised information were consulted, including:
- *The Derbyshire Historic Environment Record (DHER), comprising a database of all recorded archaeological sites, find spots, and archaeological events within the county;*
 - *National heritage datasets including the National Heritage List for England (NHLE), Images of England, PastScape, Viewfinder, NMR Excavation Index, and Parks and Gardens UK;*
 - *Historic manuscripts, surveyed maps, and Ordnance Survey maps held at the Derbyshire Archives and the Chatsworth Estate Archives;*
 - *Relevant primary and secondary sources held at the Derbyshire Archives, the Chatsworth Estate Archives and in Wessex Archaeology's own library. Both published and unpublished archaeological reports relating to excavations and observations in the area around the Site were studied;*
- 10.1.3 A bibliography of documentary, archive, and cartographic sources consulted is included in the References section of this report.

Setting

- 10.1.4 The aim of the setting analysis was to establish whether the Site constituted or contributed to the setting of any monuments within the wider landscape.

Guidance

- 10.1.5 Setting is defined in Annex 2 of the NPPF as '*the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*'
- 10.1.6 The assessment was carried out in accordance with *The Setting of Heritage Assets – English Heritage Guidance* (English Heritage 2011). The above guidance states that '*setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset*'.

Viewshed analysis

- 10.1.7 In addition to the 1km Study Area, the wider visual setting of the Site was considered for the purposes of this study. A GIS Viewshed Analysis was carried out within a 5km radius from the Site, in order to determine a Zone of Theoretical Visibility (ZTV). Designated



heritage assets of highest significance located beyond the 1km Study Area, comprising Grade II* Listed Buildings which lay within the ZTV, were identified.

- 10.1.8 All designated heritage asset within the 1km Study Area, including Grade II Listed Buildings, were included in the Viewshed Analysis. However, Grade II Listed Buildings and other assets of similar significance located between 1km and 5km from the Site were not included and have been scoped out from further assessment, as it has been assessed that a development of this scale is unlikely to cause significant impacts upon the settings of these assets. In addition, the settings of non-designated heritage assets, including Historic Landscape Character and locally listed buildings, were considered.
- 10.1.9 Viewshed analysis is a commonly applied visibility analysis technique where the output produces a Zone of Theoretical Visibility (ZTV) mapping the area which theoretically shares intervisibility with the Site. The ZTV provides a means of modelling where in the landscape a theoretical observer would be able to see a target point within the Site based on a digital terrain map (DTM). This is calculated using:
- *The Landform Panorama DTM, a 'bare earth' terrain model of 50m horizontal resolution provided by Landform Panorama;*
 - *A single target point height, positioned at the most topographically prominent point within the Site boundary, set to 2m representing the approximate height of the proposed development;*
 - *Observer heights were set to 1.6m representing the eye height of an average person.*
- 10.1.10 Since this process is based on a 'bare-earth' model which takes no account of surface forms and features (including trees, vegetation, buildings and other structures) the inclusion of a heritage asset within the ZTV should not be conflated with 'real-world' intervisibility. The inclusion of a monument within the ZTV is not intended to indicate that the Site lies within the monument's setting, or that there will be an impact to the setting of this monument. The value of the ZTV is as an aid to identifying an area within which heritage assets and settings possessing views that contribute to their significance may be effected by the proposed development.
- 10.1.11 Any indirect impacts resulting from the proposed development upon the settings of these monuments were then assessed during the Site Visit (see below).

Site visit

- 10.1.12 The Site was visited on the 1st April 2015. The aim of the visit was to assess the general aspect, character, condition and setting of the Site and to identify any potential impacts not evident from secondary sources. Weather conditions were dry and sunny. A fieldwork record comprising digital photography is held in the project archive.
- 10.1.13 The Site visit aimed to identify any designated heritage assets within the wider setting of the Site which might be considered potential sensitive receptors to the proposed development, by comparing the ZTV to the actual views available of the landscape surrounding the Site. Any heritage assets which had been identified as located within the ZTV were assessed to see if intervisibility could in actual fact be established. Note was made of any intervening vegetation, housing or landscape features which may have prevented meaningful views between the Site and the monument in question.



10.1.14 Heritage assets which could not be demonstrated to share intervisibility with the Site were then scoped out of any further assessment, while those identified as potential sensitive receptors were put forward for further detailed assessment in terms of their intrinsic significance and contribution made to that significance by setting and potential impacts of the development.

Assessment Criteria

10.1.15 Assessment of the significance of a site sets out to identify how particular parts of a place and different periods in its evolution contribute to, or detract from, identified heritage values associated with the site. This approach considers the present character of the site based on the chronological sequence of events that produced it, and allows management strategies to be developed that sustain and enhance the significance of heritage assets.

10.1.16 Significance (for heritage policy) is defined in NPPF Annex 2 as:

‘the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.’

10.1.17 NPPF requires the level of the assessment to be proportionate to the significance of the asset (NPPF Para. 128). However, there is no single accepted guidance for the assigning of different levels of the overall significance to heritage assets. As a result, based on professional judgement and available guidance, the following criteria were developed in order to determine the significance of heritage assets (**Table 4**):

Table 3: Summary of factors for determining significance of heritage assets

Significance	Factors determining significance
International	World Heritage Sites Assets of recognised international importance Assets that contribute to international research objectives
National	Scheduled Ancient Monuments Grade I and Grade II* Listed Buildings Grade I and Grade II* Registered Parks and Gardens Undesignated assets of the quality and importance to be designated Assets that contribute to national research agendas
Regional	Grade II Listed Buildings Grade II Registered Parks and Gardens Conservation Areas Assets that contribute to regional research objectives
Local	Locally listed buildings Assets compromised by poor preservation and/or poor contextual associations Assets with importance to local interest groups Assets that contribute to local research objectives
Negligible	Assets with little or no archaeological/historical interest
Unknown	The importance of the asset has not been ascertained from available evidence

10.1.18 Current national guidance for the assessment of the significance of heritage assets is based on criteria provided by English Heritage in the document *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (English Heritage 2008a). Within this document significance derives from the sum of values (aesthetic, communal, evidential and historical) attached to heritage assets. The criteria for which heritage assets are valued are presented below (**Table 5**).



10.1.19 In order to accurately assess the significance of a heritage asset, it is necessary to understand the relative contribution of each identified heritage value to the overall significance of the asset. Wessex Archaeology developed a method for assessing the relative importance of each of the values ascribed to heritage assets and their potential to contribute to people's understanding of the past, based on the *Conservation Principles* and professional judgement. This approach is presented in **Table 5**, below:

Table 4: A method for assessing the importance of values of heritage assets

Value	Criteria	Importance	Factors determining the relative importance
Evidential	Deriving from the potential of a place to yield evidence about past human activity.	High	There is a high potential for the heritage assets to provide evidence about past human activity and to contribute to our understanding of the past. This potential relates to archaeological sites that are likely to survive (both below and above ground) and, in the absence of written records, provide the only source of evidence about the past, resulting in enhanced understanding of the development of the area. It also relates to other physical remains of past human activity, such as historic fabric within buildings and surviving elements in the historic landscape which contribute to its historic character
		Medium	The potential for heritage assets to yield physical evidence contributing to the understanding of the development of the area is recognised, but there may be fewer opportunities for new insights to be deduced due to the nature of the heritage assets in question, our knowledge of the past of the area or subsequent changes to the development of the area throughout history. The potential for archaeological deposits to contribute to an understanding of the development of an area may not be fully recognised due to the current level of understanding of the local and regional history. The potential may also be impacted, in a limited way, by later development.
		Low	The physical remains are preserved in a limited way – limited assets survive, very few are recorded or assets are known to have been partially or significantly damaged. Low evidential value of archaeological deposits may be affected by the current lack of research within the area, but this does not preclude for further remains of higher value to be discovered.
		None	There are no surviving physical remains from which evidence about past human activity could be derived (assets are known to have been removed or destroyed by later activity)
Historical	Deriving from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.	High	The legible heritage assets are clearly perceptible in the landscape/townscape and the links between the assets and the history or prehistory of the area (illustrative value) or to historical events or figures associated with the area (associative value) are easily visible and understandable. The high value is not precluded by some degree of the 20th/21st century alterations to the historic buildings and landscapes.
		Medium	The legible heritage assets are present in the area, but their legibility may have been compromised by some form of alteration to the asset or its surroundings (i.e. rural parish church now situated within a suburban residential development). Even in their present form, such assets enable the local community to visualise the development of the area over time as there are potential associations between assets. The presence of these assets may contribute to an understanding of the development of the area. Further research, including archaeological investigations, may clarify these associations and elucidate the contribution of these assets to the history of the wider area.
		Low	The historical associations of the asset are not clearly understood, as a result of severe changes to the asset or its surroundings



		None	There are no legible heritage assets and their associations are not understood.
Aesthetic	Deriving from the ways in which people draw sensory and intellectual stimulation from a place.	High	The aesthetic values of the heritage assets are visually perceptible within sympathetic surroundings, developed through conscious design or fortuitously, throughout prehistory and history. The completeness or integrity of the heritage assets within the landscape is clear and their contribution to the aesthetics of the surrounding area is significant.
		Medium	The aesthetic qualities of the individual assets or landscapes are legible, but there may have been considerably impacted upon by the modern, unsympathetic development.
		Low	The aesthetic qualities of the individual assets or landscapes have been significantly impacted upon by the modern development as a result of which the aesthetic value is not clear, however, there may be a possibility for improvement.
		None	Assets have no aesthetic values as they have been removed by inconsiderate modern development. Buried archaeological remains are not ascribed aesthetic values as, whilst buried, they are not visible/perceptible in their context.
Communal	Deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.	High	Heritage assets which could be used to engage the community through interpretation. Assets that clearly form part of a wider history of an area which can be drawn into a narrative. There may already have been a degree of interpretation and/or the community/public already has access to at least some of the heritage assets within the area.
		Medium	The ability for the heritage assets to contribute to the history of the place may be limited by the current understanding, their legibility within the townscape or through limited access. Potential for improvement is recognised
		Low	There are few known heritage assets which make it difficult to elucidate their history or apply it to a wider interpretation. There is no access or the legibility of the heritage assets is negligible.
		None	Heritage assets that have been destroyed. Heritage assets with little or no archaeological/historical interest to the local community



10.2 Appendix 2: Terminology used within this report

10.2.1 The following terminology used in this assessment follows definitions contained within Annex 2 of NPPF as well as within other guidance and legislative documents and has been collated in tabulated format for convenience.

Glossary

Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage assets	World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas designated under the relevant legislation.
Heritage asset	A building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic	Information services that seek to provide access to

environment record	comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
Value	An aspect of worth or importance

Chronology

Palaeolithic	900,000 – 9500 BC
Early Post-glacial	9500 – 8500 BC
Mesolithic	8500 – 4000 BC
Neolithic	4000 – 2200 BC
Bronze Age	2200 – 700 BC
Iron Age	700 BC – AD 43
Romano-British	AD 43 – 410
Saxon	AD 410 – 1066
Medieval	1066 – 1500
Post-medieval	1500 – 1800
19th century	1800 – 1899
Modern	1900 – present day



10.3 Appendix 3: National and Local Historic Environment Policies

National planning policy

Policy Ref.	Title	Scope
n/a	Ancient Monuments and Archaeological Areas Act 1979 (as amended)	Scheduled Monuments and Archaeological Areas of Importance (AAIs or their equivalent) are afforded statutory protection and the consent of SoS (DCMS), as advised by Historic England (HE), is required for any works.
n/a	Planning (Listed Buildings and Conservation Areas) Act 1990	Works affecting Listed Buildings and Conservation Areas are subject to additional planning controls administered by Local Planning Authorities (LPAs). EH are a statutory consultee in works affecting Grade I or II* Listed Buildings.
NPPF	Conserving and enhancing the historic environment. Para. 128	In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. 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.
NPPF	Conserving and enhancing the historic environment. Para. 129	Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
NPPF	Conserving and enhancing the historic environment. Para. 132	When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.
NPPF	Conserving and enhancing the historic environment. Para. 135	The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
NPPF	Conserving and enhancing the historic environment. Para. 137	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably
NPPF	Conserving and enhancing the historic environment. Para. 139	Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
NPPF	Conserving and enhancing the historic environment. Para. 141	Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers 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



Policy Ref.	Title	Scope
n/a	Hedgerow Regulations 1997 (amended 2002)	<p>Under the Hedgerow Regulations 1997, as amended by The Hedgerows (England) (Amendment) Regulations 2002, hedgerows are deemed to be historically important if they are over 30 years old and if:</p> <p>A hedgerow incorporating, or associated with, an archaeological feature or site which is:</p> <ol style="list-style-type: none">Included in the schedule of monuments compiled by the Secretary of State under section 1 (schedule of monuments) of the Ancient Monuments and Archaeological Areas Act 1979; orRecorded at the relevant date in a Sites and Monuments RecordA hedgerow that forms an integral part of a pre-1845 field system, or a pre-1870 enclosure field system <p>In practice hedgerows are deemed important under the above regulations if they can be demonstrated to exist on the appropriate pre-1845 parish tithe or enclosure map.</p>

Local planning policy: Chesterfield Borough Council Adopted Local Plan: Core Strategy (adopted July 2013)

Policy Ref.	Title	Scope
CS19	Historic Environment	<p>The council will protect the historic environment and heritage assets throughout the borough and seek to enhance them wherever possible. All new development must preserve or enhance the local character and distinctiveness of the area in which it would be situated.</p> <p>The council will do this through:</p> <ol style="list-style-type: none">A presumption against development that would unacceptably detract from views of St Mary's Church (The Crooked Spire) by virtue of its height, location, bulk, or design;The protection of Designated Heritage Assets and their settings including Conservation Areas, Listed Buildings, Scheduled Monuments and Registered Parks and Gardens;The use of Conservation Area Appraisals and associated management plans to ensure the preservation or enhancement of the individual character of each of the borough's conservation areas;The identification and, where appropriate, protection of important archaeological sites and historic environment features;The identification and, where appropriate, protection of non-designated heritage assets of local significance, compiled and referred to as The Local List;Enhancing the character and setting of Queens Park, Chesterfield Market Place, the Hipper River Valley, Chesterfield Canal and locally important Historic Parks and Gardens <p>The council has a presumption in favour of retaining heritage assets on The Local List. Development that involves substantial harm or loss of a non-designated heritage asset will not be acceptable unless it can be demonstrated that:</p> <ol style="list-style-type: none">The assets is structurally unsound and poses a safety riskIt is unviable to repair or maintain the assetsAlternative uses have been fully exploredIt would have wider social, economic or environmental benefits as part of a masterplanned regeneration scheme



		<p>Where a proposal that involves unavoidable harm or loss of a heritage asset on The Local List meets the criteria above, the council will seek a replacement development of a similar quality, where possible retaining the features of the heritage asset.</p> <p>Where the council is satisfied that the loss of heritage assets (both designated and non-designated) is considered to be justified, the council will require the developer to have the asset surveyed and recorded by a suitably qualified professional prior to the development commencing, and records made publically available.</p>
--	--	--



10.4 Appendix 4: Gazetteer of heritage assets within the Study Area (based on Derbyshire HER and other sources)

WA No	NHLE/HER No	Name	Description	Designation	Period	Easting	Northing
1	MDR6115	Roman coin	A coin of Claudius Gothicus (268-70) was found in Staveley parish before 1792. Its precise findspot unknown		Romano-British	442600	375400
2	MDR6136	Roman Road	Ground and aerial surveys have located a section of Roman Road preserved in the medieval parkland of Hagge Farm, Staveley. A section cut through the road there revealed three successive surfaces. The present driveway to Hagge Farm incorporates part of the line which continues north east, passing Red Lodge and Marsh Farm		Romano-British	441053	376133
3	MDR13632	Staveley Park	The extent of a medieval deer park at Staveley, as suggested by Wiltshire and Woore (2009). The first reference to Staveley Park is in a document of c. 1160. Field names in the area allude to the presence of a park, but its exact boundaries are somewhat uncertain. The park extended over nearly half the parish, according to Coleman (1894), and its boundaries can be traced by remaining place-names: Park House, Park Gate, Red Lodge and White Lodge		Medieval	441759	376440
4	MDR6221	Plague graves	The site of graves of the victims of the 1603 plague in the Brimington area. The sufferers were apparently isolated in 'the Cabbins' and buried in nearby pits. Apparently since destroyed by opencasting		Post-medieval	440320	374550
5	MDR7783	Memorial	A commemorative monument on the roadside comprising a rectangular stone with a roughly carved Maltese/wheel cross on one face at the top and inscribed 'Im memoriam. The Guild of St John the Baptist, Stevely and other Friends.'		Post-medieval	442142	375955



WA No	NHLE/HER No	Name	Description	Designation	Period	Easting	Northing
6	MDR11650	Chesterfield to Worksop (via Brimington) Turnpike Road	One of the earliest turnpike roads in Derbyshire, authorised in 1739 in order to improve the route from the lead mining districts in the High Peak to the river port of Bawtry		Post-medieval	446451	375994
7	MDR6140	Staveley Ironworks	A furnace and forge are first mentioned in this location in 1639. The site was leased to the Sitwells in the 1660s-1690s, then to the Jennens partnership, then to the Spencer partnership till 1765. The works was then leased to Walter Mather in 1783, when the charcoal furnace was replaced by a coke furnace. The earlier industry has been destroyed by later operations		Post-medieval	441944	374935
8	MDR6152	Chesterfield Canal	Chesterfield Canal: Construction began 11 July 1771 under the engineering design of James Brindley and his assistant John Varley. Ultimately, part of a 45 mile long canal involving 65 locks, aqueducts, bridges, tunnels, houses, roads, warehouses <i>etc.</i> Built to facilitate the shipment of a wide variety of products and produce: lead, corn, wood, iron, marble, stone, millstones, coal, earthenware, malt, lime - just some of the items that would benefit in trade through the opening of the canal. Brindley died in 1772, and the canal was fully opened for navigation in 1777		Post-medieval	442980	377015
9	MDR12499	Hollingwood Common Canal Tunnel	A tunnel thought to have been constructed at approximately the same time as the canal itself for the transport of coal from the mine on the site of the iron works. The location of the tunnel was unknown for a considerable period of time, however during dredging operations in 1991 it was uncovered. The tunnel is underground adjacent to the Canal, but below Hollingwood Lock		Post-medieval	441571	374621



WA No	NHLE/HER No	Name	Description	Designation	Period	Easting	Northing
10	MDR14928	Bilby Lane Bridge	A bridge which has now replaced by a concrete slab that was originally used for transporting coal brought by horse and cart		Post-medieval	440226	374671
11	MDR6210	Staveley corn mill	The mill stood on the River Rother and is shown on Greenwood's map of 1825. A photograph taken in about 1946 showed it to be a two-storey stone building, roofless by that time, with a mill dam alongside. According to documentary sources, it ceased to work at the turn of the 19 th century		Post-medieval	442969	374761
12	MDR13288	Tramway	Route of a tramway connecting a colliery with a steel works, the North Midland Railway and the Chesterfield Canal in the mid to late 19 th century		19 th century	440239	374875
13	1140134/MDR 11068	Barrow Hill Engine Shed	19 th century railway engine shed constructed c.1870 to replace an earlier depot. The shed comprises a 24 road radiating from a central turntable and was in continuous operation for 121 years until its closure in 1991. It is the last surviving operational roundhouse engine shed in Great Britain	Grade II Listed Building	19 th century	441320	375454
14	MDR11072	Barrow Hill Station	A now demolished 19 th century railway station. A survey in 2000 noted a cobbled stone yard marking the site of the station on the south side of Station Road		19 th century	441605	375310
15	1387210/MDR 11074	1-3 Cavendish Place	A terrace of three houses, formerly two, with attached outbuildings and boundary wall constructed for George Hodgkinson Barrow, ironmaster, of the Staveley Ironworks in c.1845, with late 19 th and 20 th century alterations and additions	Grade II Listed Building	19 th century	441760	375276
16	MDR11075	Barrow Hill Memorial Club	A mid-19 th century ornate two-storey gritstone building with crenellated roof; presumably the 'Reading and Newsroom and Library' noted in documentary sources in 1863		19 th century	441677	375348



WA No	NHLE/HER No	Name	Description	Designation	Period	Easting	Northing
17	MDR11077	Allport, Midland, and Traffic Terraces	Late 19 th century terraced housing for railway workers. Barrow's unusual housing for ironworks workers was accompanied by more conventional terraces for Midland Railway workers, presumably dating from the 1860s onwards when the locomotive depot was built. Allport Terrace has many decorative features with gothic-style windows and ornate woodwork, although many of the houses have now been altered		19 th century	441868	375567
18	MDR11076	Barrow Hill Model Village	The extensive remaining housing of Richard Barrow's model village of 1855 now interspersed with modern council housing. For industrial housing of the period, the houses are of unusual design being a large number of two-storey blocks of semi-detached. The coming of the Midland Railway in 1840 was followed by major expansion in Barrow's Staveley ironworks, and this resulted in the need to provide some 300 workers' homes, several managers' houses, a school, the Reading Room and St Andrew's Church, at Barrow Hill		19 th century	441706	375488
19	MDR11071	Hollingwood Lock House, lock and tunnel	Following the diversion of the Chesterfield Canal in response to the proposed expansion of Staveley Ironworks, a new lock was constructed and named Hollingwood Lock. The canal diversion was opened in 1892 but had been partially infilled by the 1930s, at which time it was primarily used as a water supply for the Staveley Works. A lock keeper's cottage was built at the same time. The lock has now been restored to full functionality Hollingwood Lock House is a two storey red brick building with a slate roof and is modelled on contemporary railway crossing keepers' cottages. As no new canals were generally built after 1850 the house is considered extremely rare due to its late date of construction. The DHER also records the building may have served as a station master's house for the Staveley Works railway		19 th century	441573	374633



WA No	NHLE/HER No	Name	Description	Designation	Period	Easting	Northing
20	1088354/MDR 8544	Ringwood Hall	Ringwood Hall was designed by the architect Mr Thomas and was once the home of George Stephenson, the engineer	Grade II Listed Building	19 th century	441298	373674
21	MDR12098	Ice house	Approximate site of an ice house shown on the Ordnance Survey map of c.1880		19 th century	441378	373776
22	MDR12096	Gardens and former parkland to Ringwood Hall	Former park and gardens around Ringwood Hall. Probably early 19 th century in origin, as the hall was built in c. 1809.		19 th century	441493	373646
23	MDR10948	Chesterfield Loop Railway Line	The Manchester, Sheffield and Lincolnshire Railway Company opened what was known as the Chesterfield Loop in 1892. The line was taken over by the Great Central Railway in 1897		19 th century	440884	371092
24	MDR11070	Staveley Works Railway Station	The railway station, which was officially known as 'Staveley Works for Barrow Hill', was opened on June 4 1892. The station straddled the canal, with the railway being taken over the canal by a wrought iron girder bridge and the platforms being supported on a lighter lattice girder bridge. A survey of the site in 2010 noted that the remains of the platforms could be made out on both sides of the canal, the foundations footings for both up and down buildings were still visible and some fencing posts remained in situ. The embankments and abutments of the girder bridge also remain		19 th century	441515	374611
25	MDR11625	Chesterfield Canal deviation	An alteration was made to the route of part of the Chesterfield Canal at Staveley Iron Works near the end of the 19 th century		19 th century	441365	374649
26	MDR13270	St Andrew's Church	Anglican church designed by Parker & Unwin and built in 1893-95 in the Barrow Hill model village.		19 th century	441931	375469



WA No	NHLE/HER No	Name	Description	Designation	Period	Easting	Northing
27	MDR11347	The North Midland Railway	The North Midland Railway Act of 1836 led to the establishment of the line between Derby and Ambergate, and beyond up the Amber Valley via Chesterfield and Rotherham to Leeds. The railway largely constructed between 1837 and 1838 and opened in July 1840. The line of the railway was laid out by George Stephenson and carried through by Robert Stephenson (appointed joint engineers)		19 th century	438695	357897
28	MDR13446	Methodist Chapel	Primitive Methodist Chapel built c. 1881 still extant and in use as a methodist church		19 th century	440876	374150
29	MDR13448	Primitive Methodist Chapel	Site of a Primitive Methodist Chapel shown on the 1st edition 25" Ordnance Survey map of c. 1880. The building has since been demolished		19 th century	441502	375488
30	1393487	Barrow Hill Primary School	The School is a distinguished and well-preserved example of mid-19 th century school architecture in the Gothic style advocated by the Ecclesiologists and given expression in Parish schools of the period	Grade II Listed Building	19 th century	441865	375409
31	N/A	Former Railway Bridge	A railway bridge over the River Rother connecting the Staveley Works with the North Midland Railway		19 th century	441438	374975
32	N/A	Collier Meadow field name	Field name visible on the 1841 Tithe Map		19 th century	441384	375017
33	N/A	Smithy Meadow field name	Field name visible on the 1841 Tithe Map		19 th century	441329	374873
34	N/A	Smithy Close field name	Field name visible on the 1841 Tithe Map		19 th century	441282	375041
35	N/A	Cinderhill Meadow field name	Field name visible on the 1841 Tithe Map		19 th century	441274	375091



WA No	NHLE/HER No	Name	Description	Designation	Period	Easting	Northing
36	N/A	Furnace and Field field name	Field name visible on the 1841 Tithe Map		19 th century	441452	374877
37	N/A	Old Iron Works	A series of buildings noted on an undated map (but at least after 1840) as being an 'Old Iron Works' with the 'New Iron Works' noted in the location of the Staveley Works site		19 th century	441844	375266
38	N/A	Brick and Tile Works	A series of buildings noted on an undated map (but at least after 1840) as being a brick and tile works		19 th century	441634	374838
39	MDR11073	Staveley Works Buildings/Clocktower Building	Former main block of the Staveley Works with other associated blocks. The buildings are only visible on the 1912-1920s OS maps suggesting their construction at this time		Modern	441649	374990
40	MDR11069	Hollingwood Estate	Industrial housing and associated facilities provided by the Sheepbridge and Staveley Companies in the 1920s		Modern	441310	374193
41	MDR12520	Hollingwood Primary School	A now demolished school built in 1927 and designed by the architect George Henry Widdows		Modern	441444	374060
42	N/A	Devonshire Building	Office building within the Staveley Works Area first appearing on the 1938 Ordnance Survey map		Modern	441648	374797
43	N/A	Possible former mineshaft	An extant structure within the Staveley Works site which may represent a former mineshaft or airshaft		Unknown	441382	374754



10.5 Appendix 5: Designated Heritage Assets within the ZTV

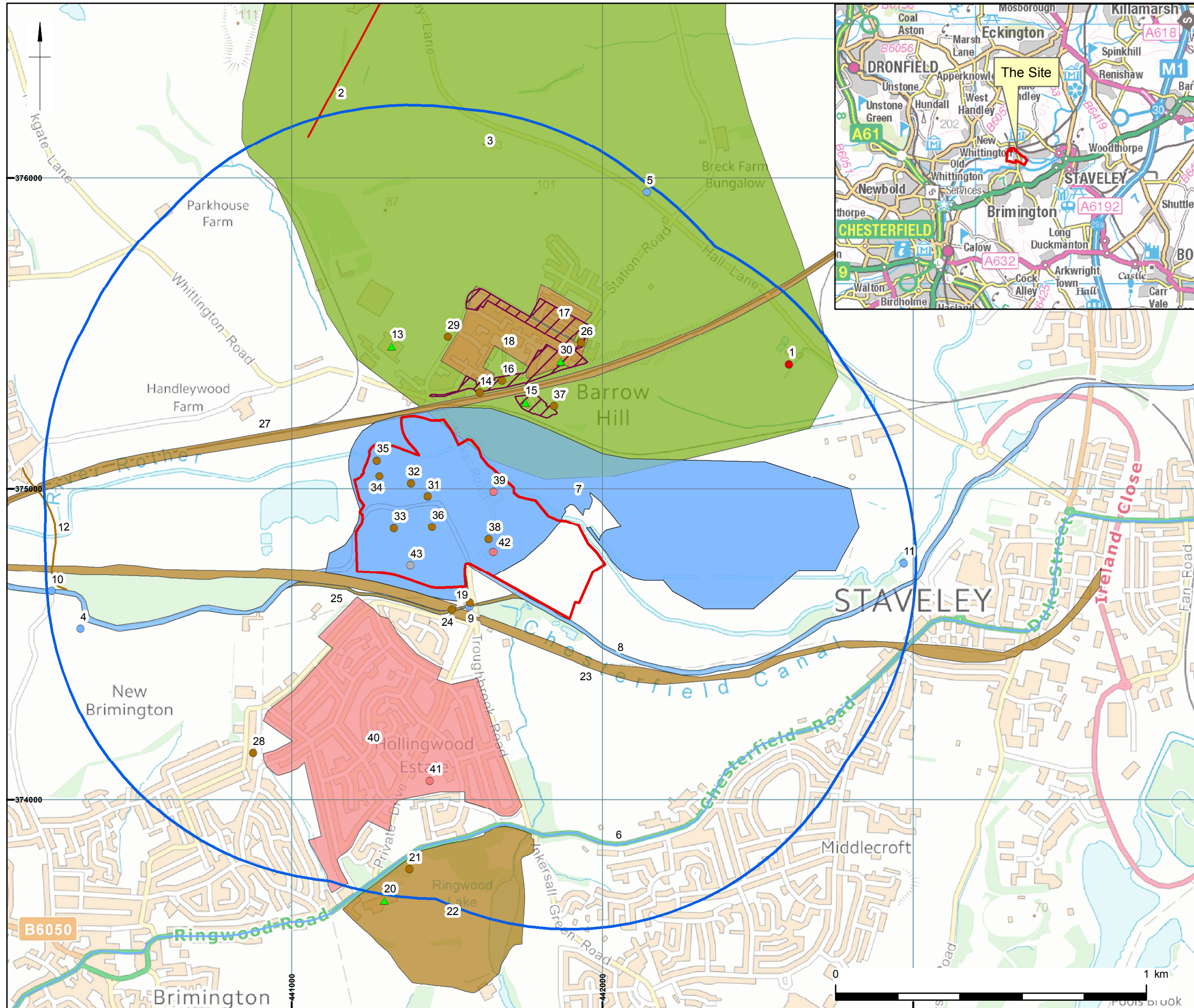
List Entry No	Name	Designation	Easting	Northing
1088283	Revolution House	Grade II* Listed Building	438387	374957
1205056	The Hagge	Grade II* Listed Building	441194	376542
1334670	Church Of St John The Baptist	Grade II* Listed Building	443354	374869
1335127	West Handley Hall	Grade II* Listed Building	439836	377536

10.6 Appendix 6: Archaeological Investigations within the Study Area

EVUID	Name	Description	Reference
EDR3428	Walkover survey and desk-based assessment, route of proposed Brimington-Staveley Bypass	Walkover and desk based assessment of an area for a bypass, a number of sites were flagged as being at risk, if the construction were to go ahead	Malone, S., 1994. Brimington-Staveley Bypass Archaeological Assessment Stage 1. Unpublished Report &
EDR3447	Environmental survey, route of proposed Brimington-Staveley Bypass	Walkover and desk based assessment of an area for a bypass, a number of sites were flagged as being at risk, if the construction were to go ahead	ARCUS, 1998. A619 Staveley-Brimington Bypass, Derbyshire, Environmental Assessment, Stage 3, Archaeology Report, Addendum. Unpublished Report &
EDR3465	Environmental survey, route of proposed Brimington-Staveley Bypass	Walkover and desk based assessment of an area for a bypass, a number of sites were flagged as being at risk, if the construction were to go ahead	CRESR, 1995. A619 Brimington-Staveley By-pass, environmental statement volume 2, part 2, cultural heritage. Unpublished Report; & Centre for Regional Economic and Social Research, 1995. A619 Brimington-Staveley Bypass, Stage 1 Environmental Assessment, Cultural Heritage. Unpublished Report
EDR3449	Archaeological review, proposed open cast coal site, by Trent & Peak	Review of basic evidence to gain an impression of archaeological problems that might arise if coal mining work was to go ahead. It was mainly noted that there were large areas of land that had not yet (1993) been properly examined for archaeological remains	Trent and Peak Archaeological Trust, 1993. Staveley Lane, Staveley, Derbyshire, Proposed open cast coal site, Preliminary Archaeological Review for Coal Contractors. Unpublished Report



EVUID	Name	Description	Reference
EDR3667	Proposed conservation area, Barrow Hill, by Chesterfield Borough Council	Proposals to designate part of Barrow Hill as a conservation area. It was noted that a programme of enhancement would be needed to support the proposals	Chesterfield Borough Council. 2007. Barrow Hill Conservation Area proposal. Unpublished Report
EDR2851	Photographic surveys of Hollingwood Lock House and Staveley Works Station	A photographic survey of 'Lock House' and the former Staveley Works station was undertaken in advance of conversion and redevelopment as a 'waterside community hub'	Chesterfield Canal Partnership, 2010. Hollingwood Lock House: Lock House and Staveley Works Station Photographic Surveys. Unpublished Report
EDR2464	Excavations at Staveley Hall	Two seasons of excavation were carried out at Staveley Hall. In 2005, seven evaluation trenches were excavated by volunteers under the supervision of ARCUS archaeologists. A second season of community archaeology was carried out in 2006, with the excavation of a further five trenches and a trial pit in the car park area. Medieval activity on the site was indicated by a number of ditch and gully features, including a substantial rock-cut ditch, with possible bloomery ironworking and smithing taking place on or close to the site. The remains of the 17th century hall were encountered east and south of the surviving building. Following complete demolition of the eastern part of the hall, a cobbled yard surface and roadways were constructed during the late 18th or early 19th century	ARCUS, 2006. Stairways to Nowhere: Community Archaeology at Staveley Hall, Derbyshire. Unpublished Report & ARCUS, 2007. Community Archaeology at Staveley Hall, Derbyshire: 2006 Season. Unpublished Report



- Site
- Study Area

Designated Heritage Assets

Listed Buildings

- ▲ Grade I
- ▲ Grade II*
- ▲ Grade II

Conservation areas

Undesignated Heritage Assets by Period

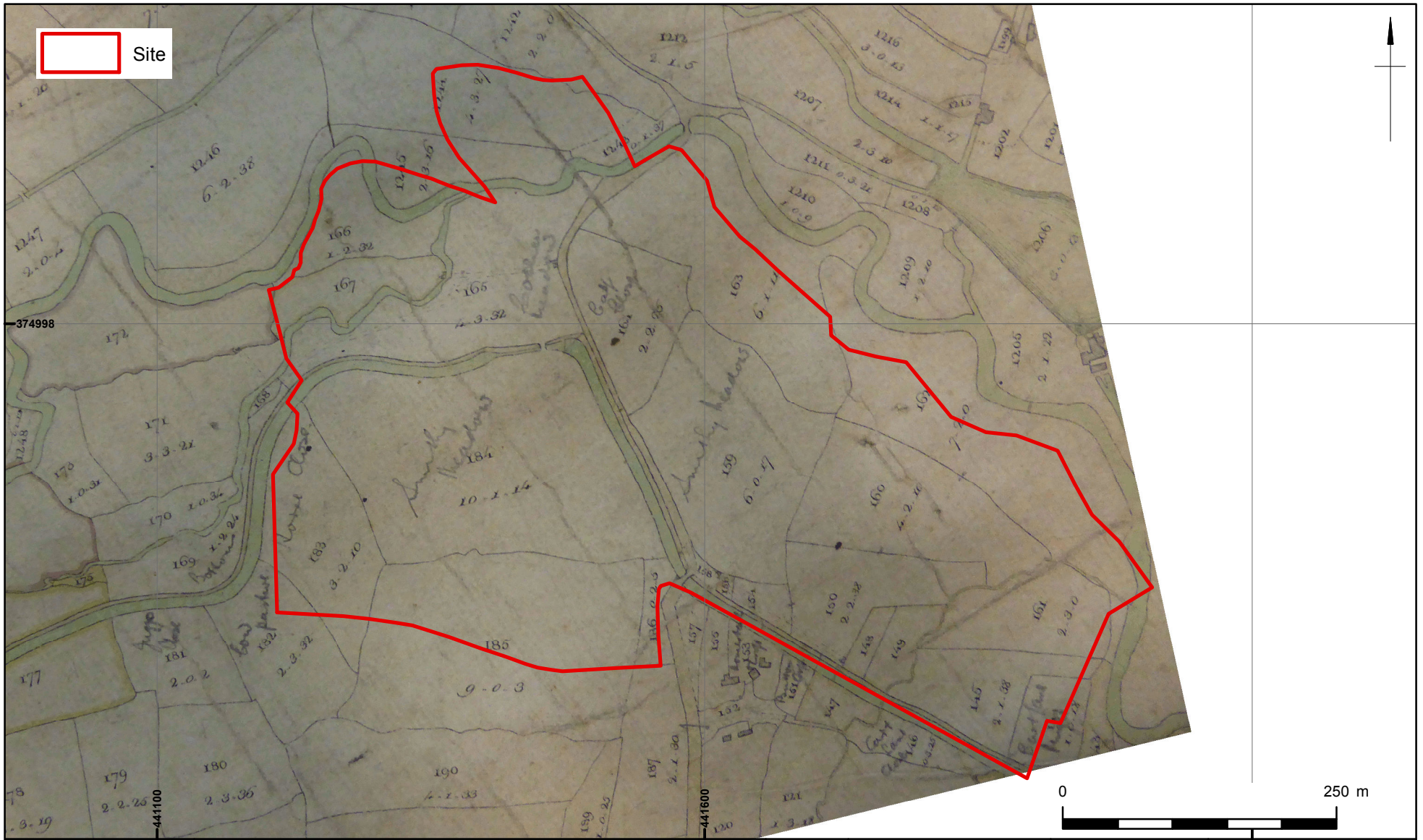
- Romano-British
- Medieval
- Post-medieval
- 19th century
- Modern
- Unknown

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Site location, Study Area and known heritage assets (based on DHER, Historic England and other sources)

Figure 1



Site

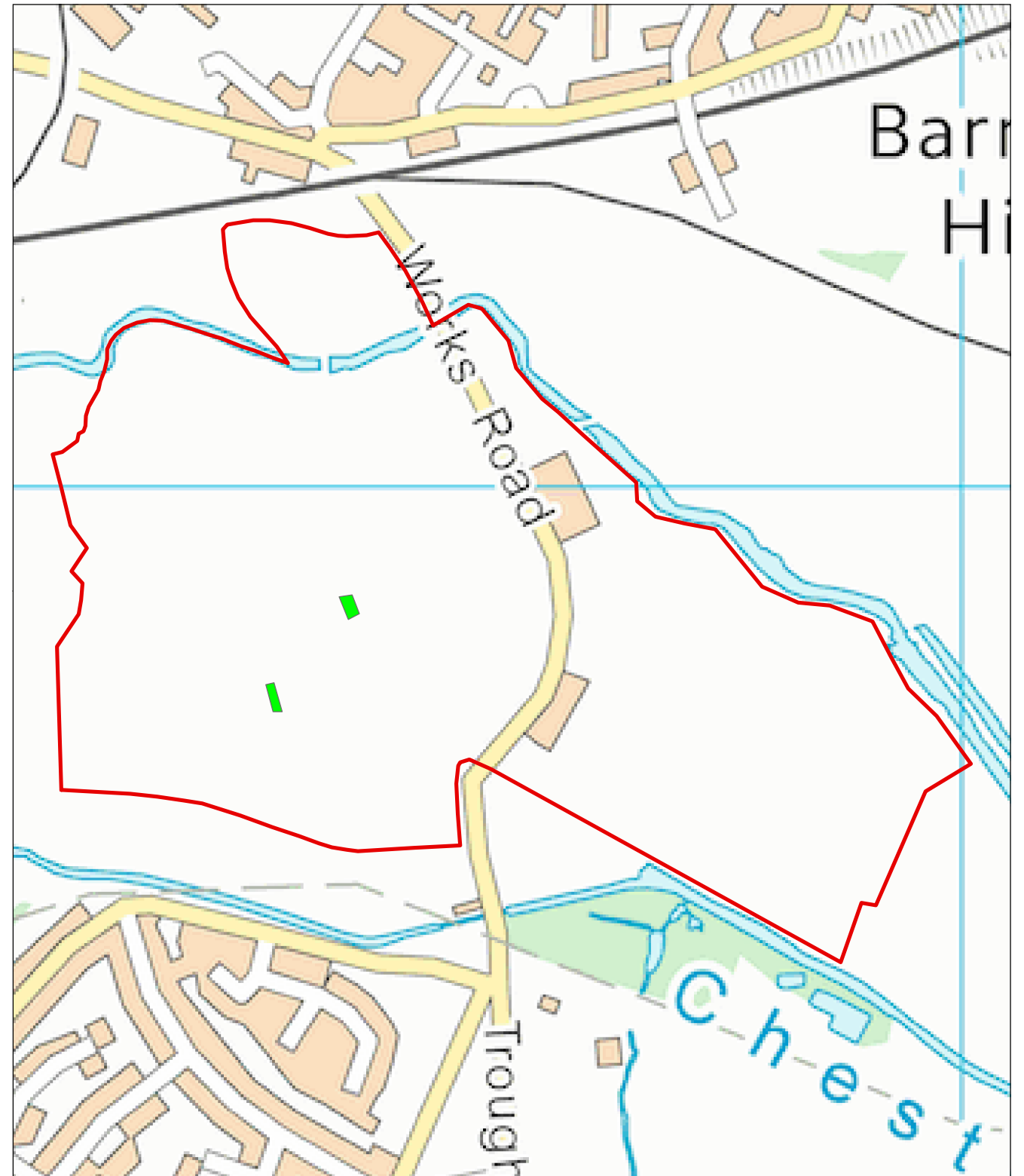


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Manor of Staveley 1783

Figure 2



Site



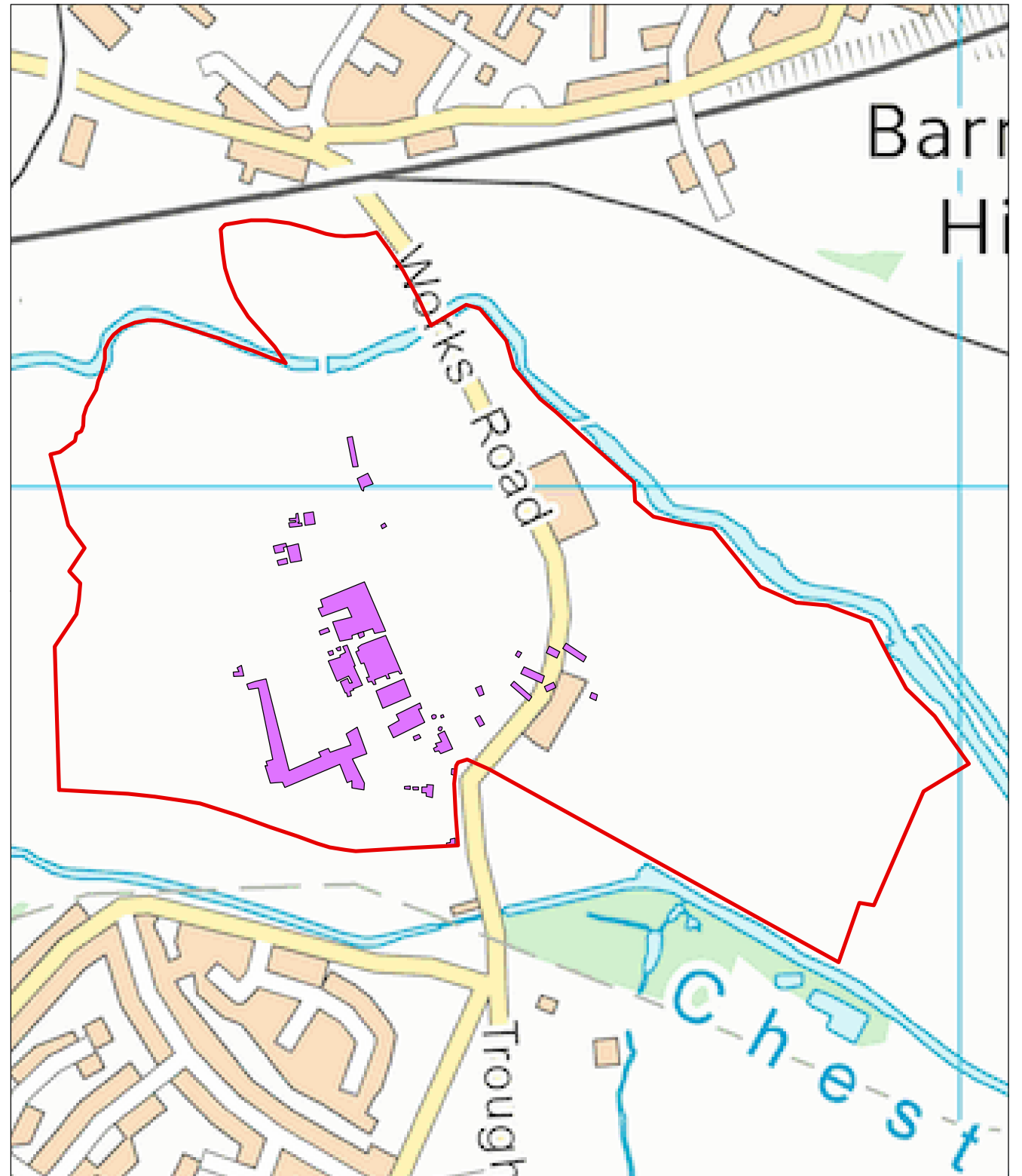
Buildings Sequence Phase 1

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Site



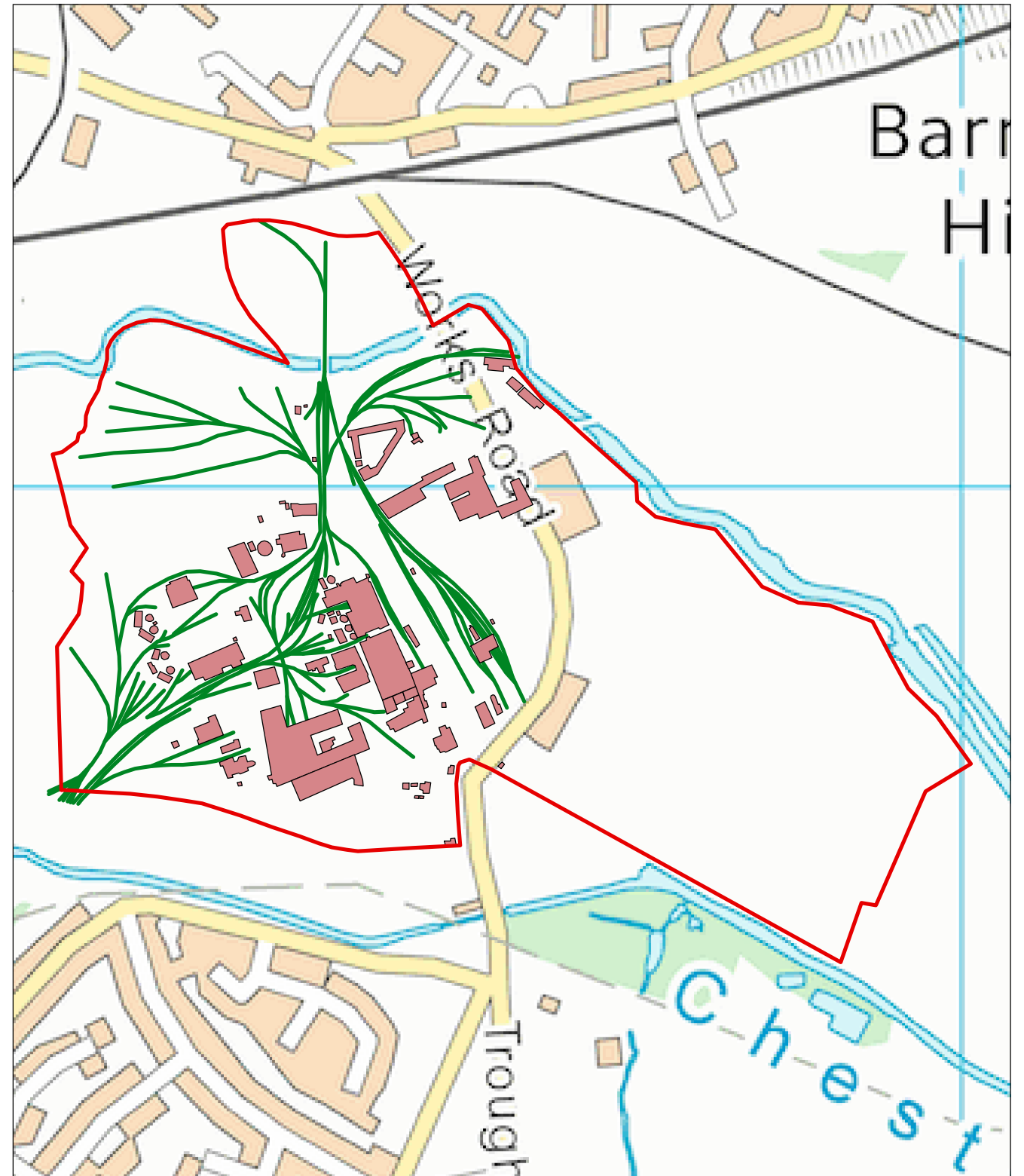
Buildings Sequence ND Phase

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 Plan of Staveley Works reproduced courtesy of Chatsworth Archives

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Staveley Works nd and transcribed buildings

Figure 4



Buildings Sequence Phase 2



Railways Phase 2

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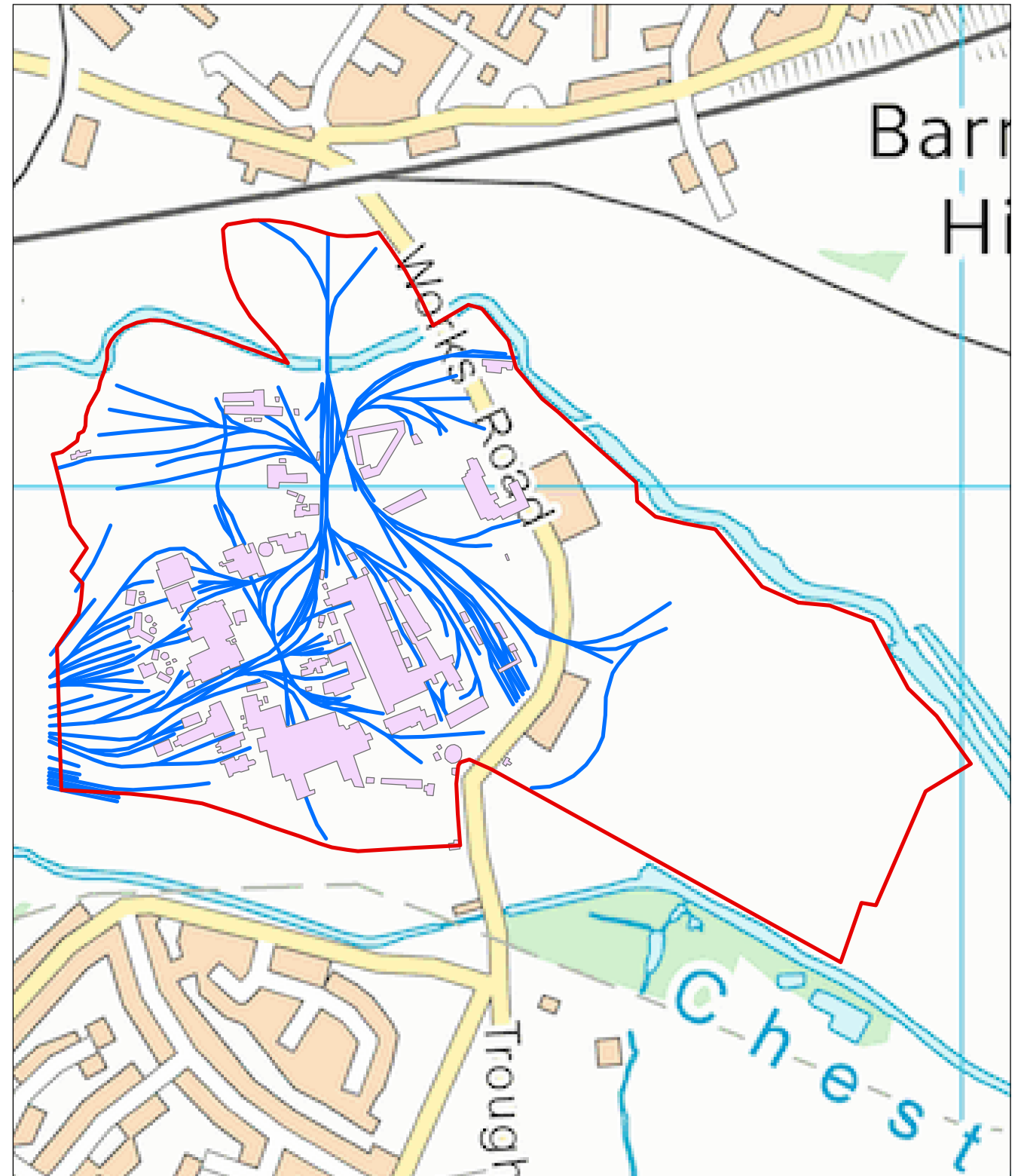
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1877 Ordnance Survey Map and transcribed buildings and railways

Figure 5



Site



Railways Phase 3



Buildings Sequence Phase 3

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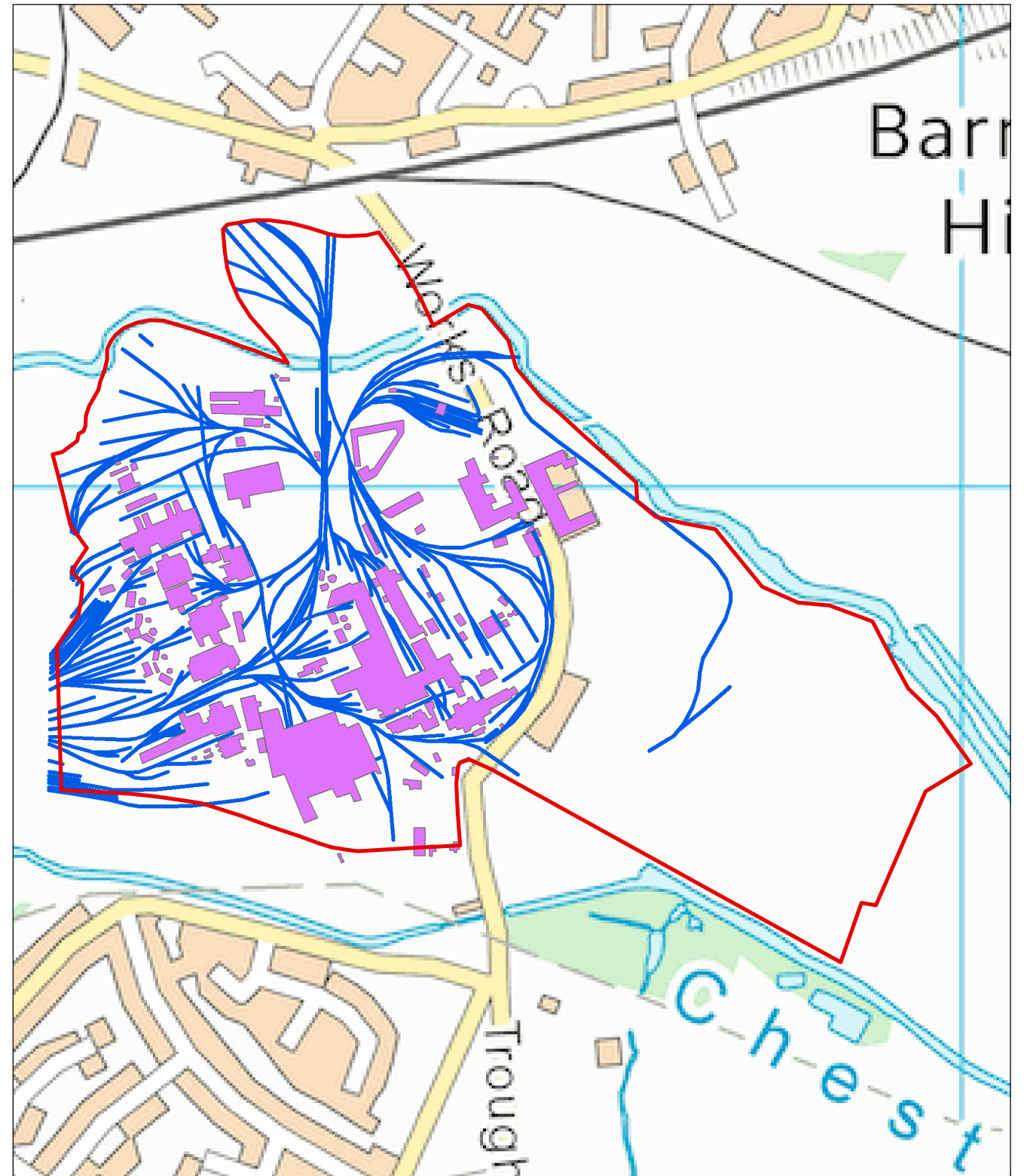
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1898 Ordnance Survey Map and transcribed buildings and railways

Figure 6



Site



Railways Phase 4



Buildings Sequence Phase 4

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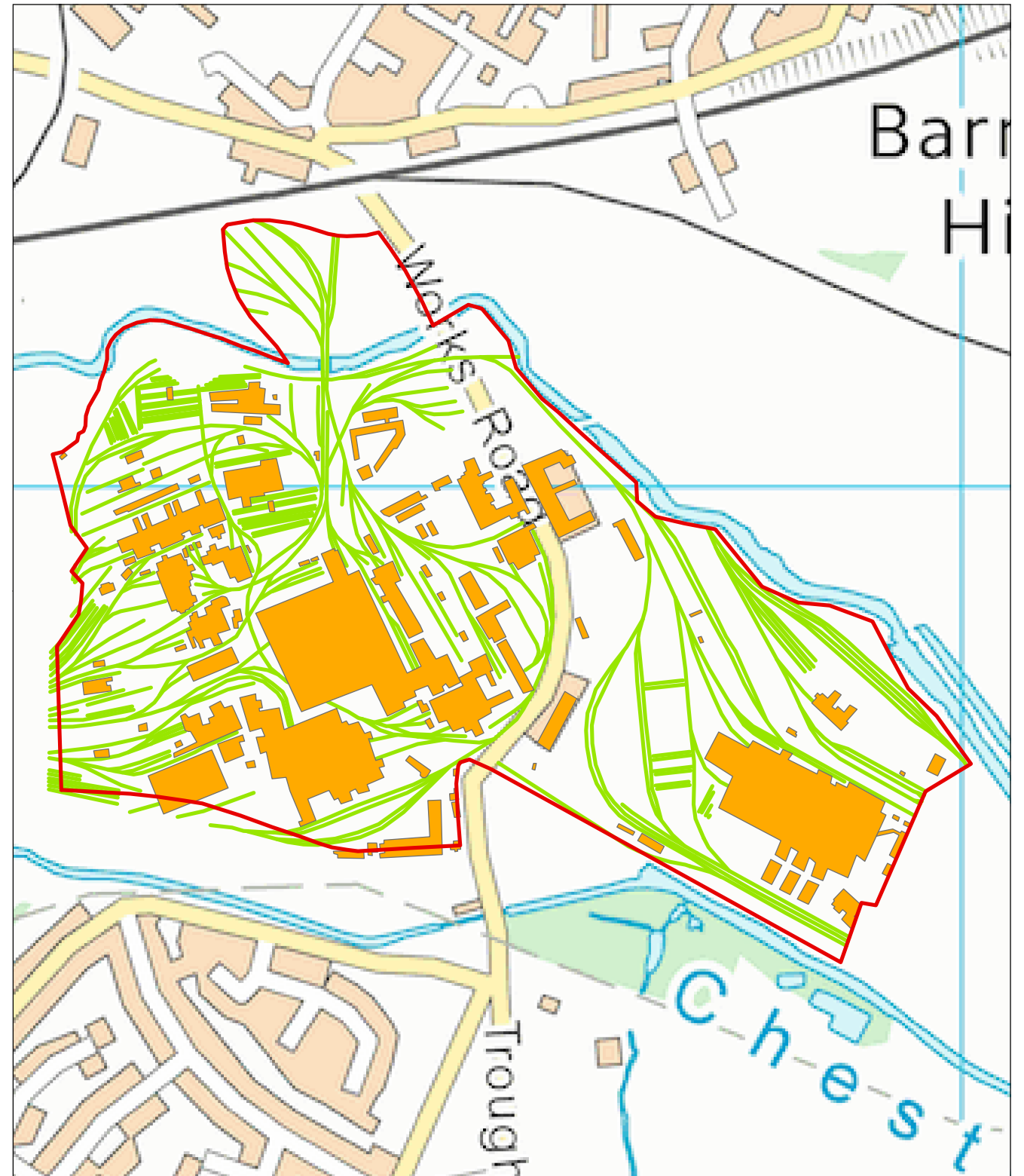
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1916 Ordnance Survey Map and transcribed buildings and railways

Figure 7



Site



Buildings Sequence Phase 5



Railway Phase 5

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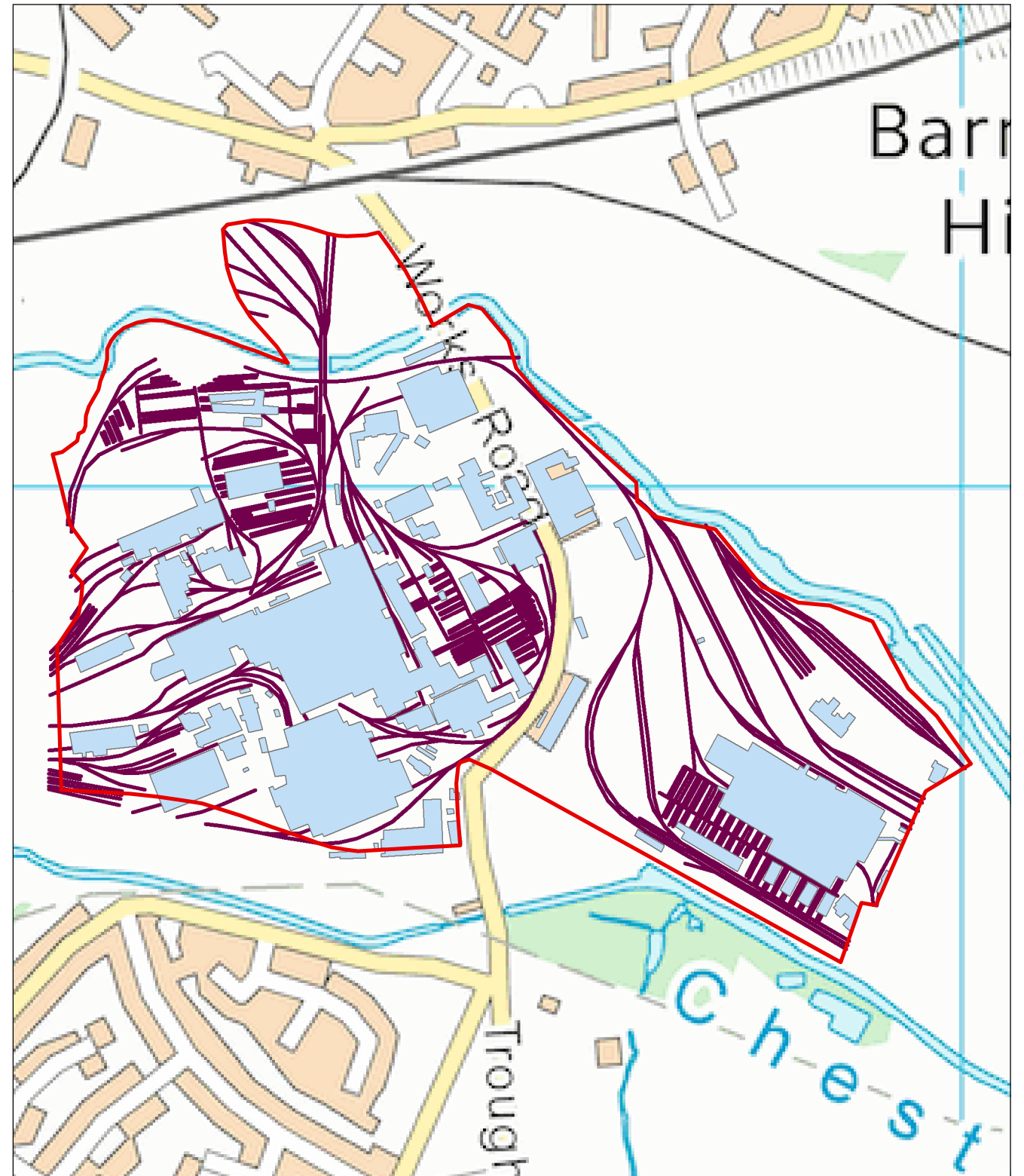
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1938 Ordnance Survey Map and transcribed buildings and railways

Figure 8



Site



Buildings Sequence Phase 6



Railways Phase 6

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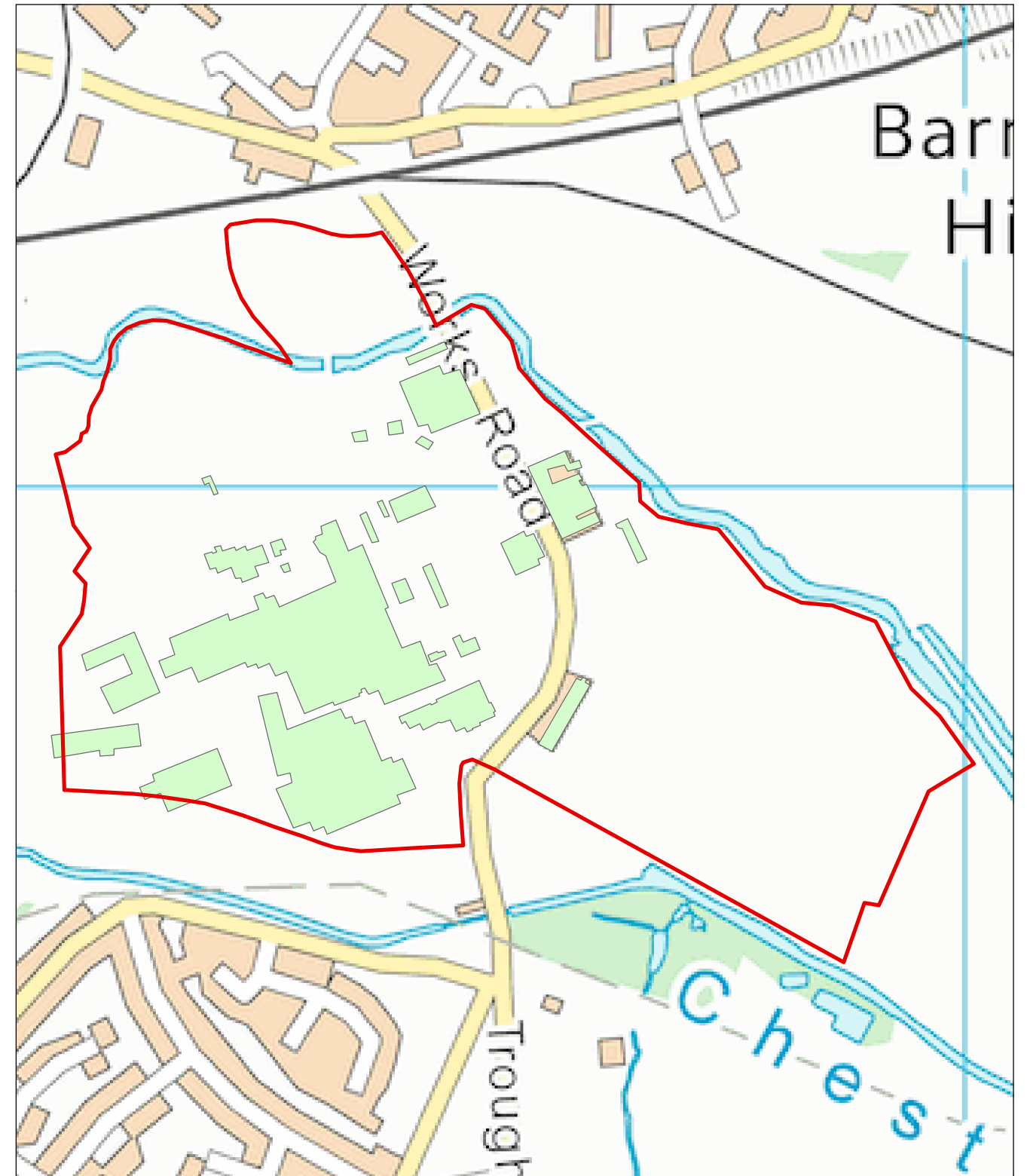
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1968 Ordnance Survey Map and transcribed buildings and railways

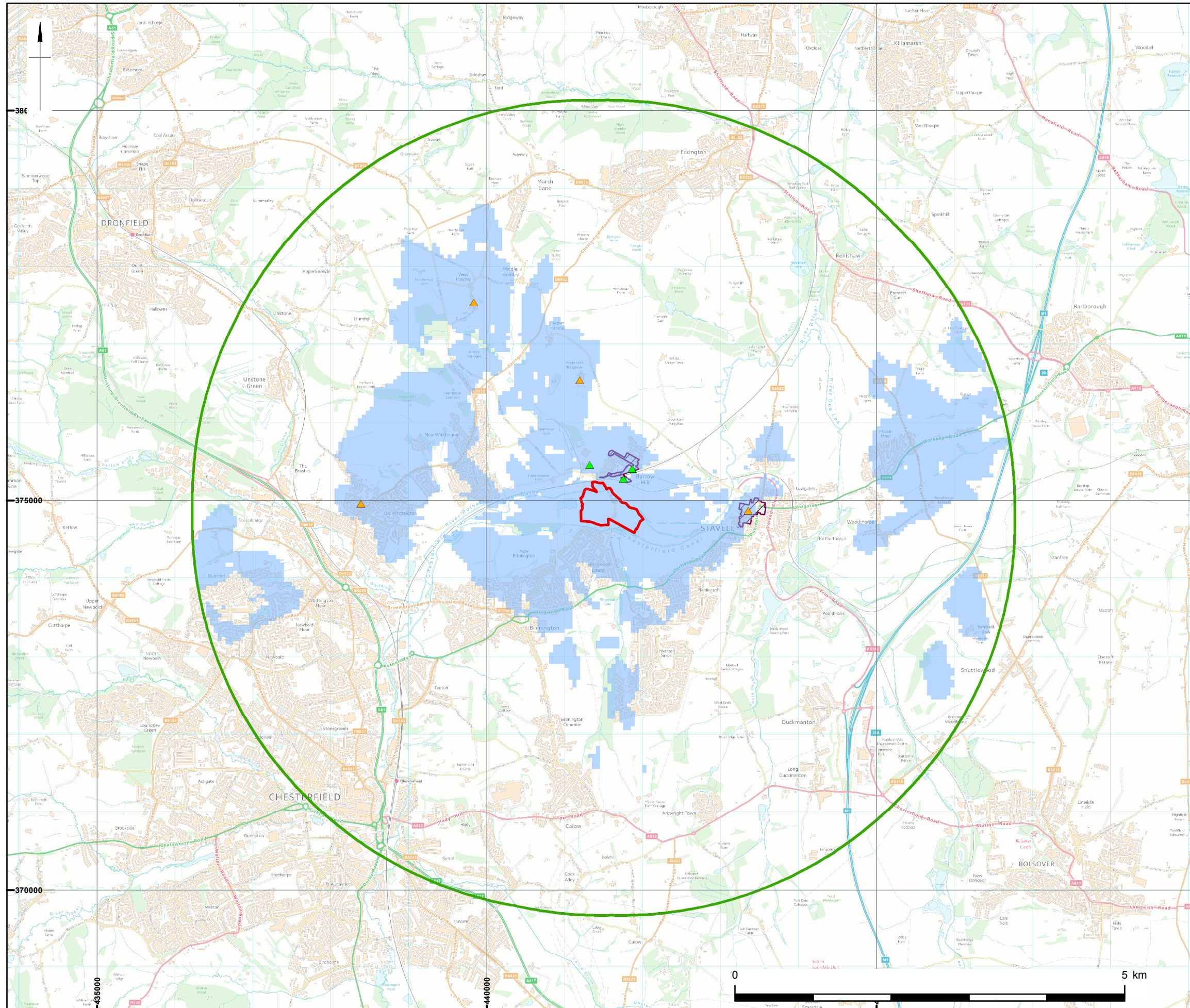
Figure 9



- Site
- Buildings Sequence Phase 7

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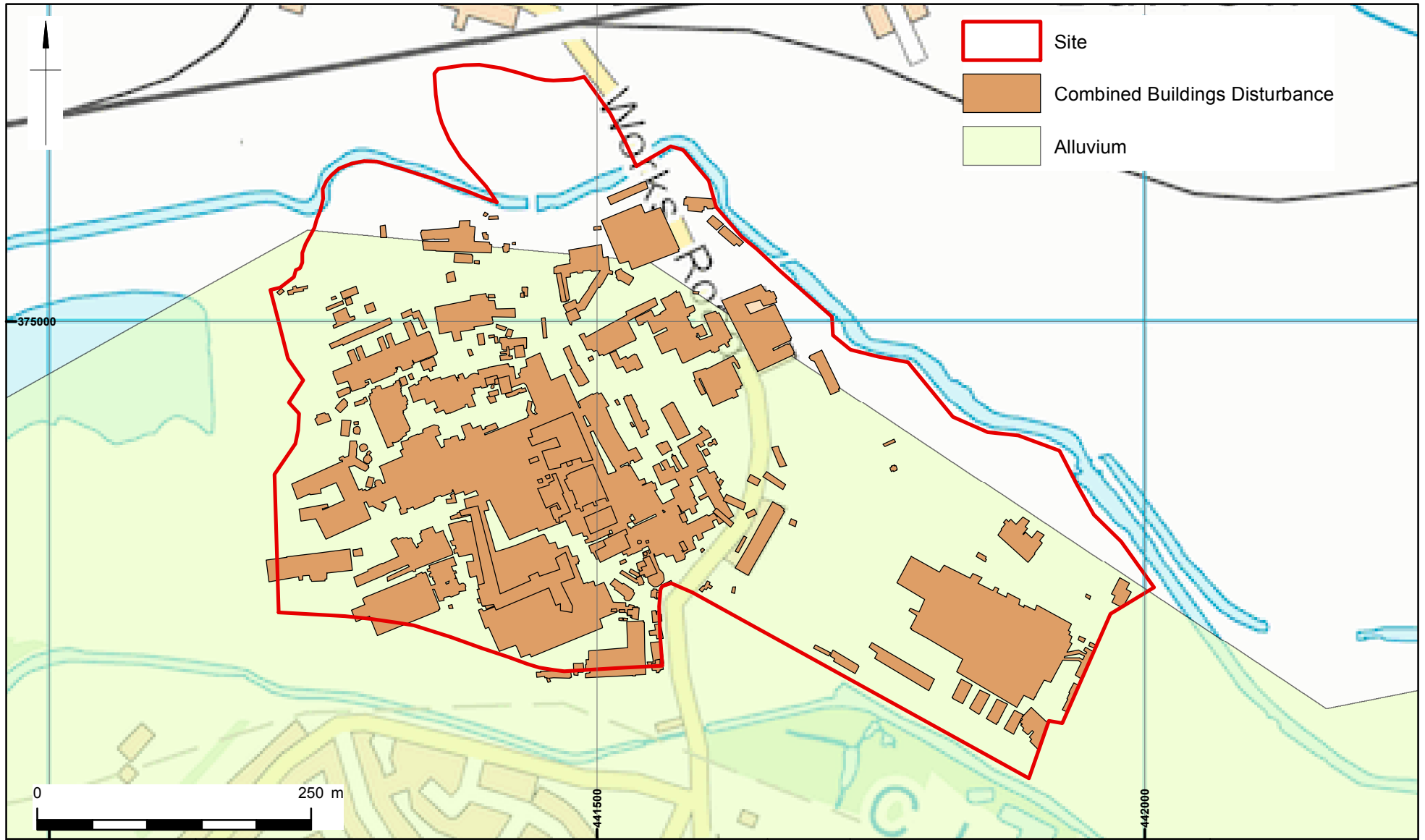
- Site
- ZTV Study Area
- Potential visibility**
- Visible
- Visible Heritage Assets**
- Listed Buildings**
- ▲ Grade I
- ▲ Grade II*
- ▲ Grade II
- Conservation Areas

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ZTV and potentially visible heritage assets

Figure 11



- Site
- Combined Buildings Disturbance
- Alluvium


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Combined disturbance from works buildings and extent of alluvium within the Site

Figure 12



Plate 1: Clocktower Building from the west



Plate 2: Devonshire Building from the east


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Plate 3: Railway Bridge from the south-east



Plate 4: Probable former mineshaft from the south


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Plate 5: Walls from former industrial buildings remaining on Site



Plate 6: View across the Site showing hardstanding


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Plate 7: Wood visible beneath hardstanding



Plate 8: Brickwork visible under hardstanding


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Plate 9: Railway lines visible within the Site



Plate 10: Railway lines visible beneath hardstanding


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Plate 11: View from the Site to the north



Plate 12: View from the Site towards the Grade II* Listed The Hagge showing patchy screening, from the south


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Plate 13: View from the Grade II* Listed The Hagge towards the Site, from the north



Plate 14: View from the Grade II Listed Engine Shed towards the Site, from the north


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Plate 15: View from the Site towards the Barrow Hill Model Village, from the south-west



Plate 16: View from the Grade II Listed Cavendish Place towards the Site, from the north


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Plate 17: View from the Grade II Listed Barrow Hill Primary School towards the Site, from the north-east



Plate 18: View from the Site to the west


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Plate 19: View towards the Site from the Grade II* Listed Church of St John the Baptist, from the east



Plate 20: View towards the Site from the Staveley Conservation Area, from the east


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Plate 21: View from the Site to the west



Plate 22: View from the Grade II* Listed Revolution House towards the Site, from the west



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Plate 23: View from the Site to the north-north-west



Plate 24: View from the Grade II* Listed Handley Hall towards the Site, from the north-north-west

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