



Orchard Cottage, Mackworth, Derbyshire

Historic Building Record



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Summary

Wessex Archaeology was commissioned by Mr David Miles to undertake a historic building record of Orchard Cottage, 30 Lower Road, Mackworth, DE22 4NF.

This record was undertaken as part of a planning condition (ref: AVA/2022/0180) for a Level 1-2 historic building record of the cottage in advance of demolition works. Orchard Cottage is not statutorily listed, but lies within the Mackworth Conservation Area.

The site comprises Orchard Cottage which is centrally located within an irregular plot primarily laid to grass with intermittent mature trees and hedgerows around the periphery. Within the eastern part of the site is an orchard from which the property derives its name. The orchard is separated from the rest of the site by a wooden fence.

Orchard Cottage is a modest dwelling of mid-late 19th-century date, which has undergone a number of phases of alteration. Originally constructed of red brick, the building was later covered with a pebble-dash render coat, probably to homogenise the exteriors following upgrading works. These modifications likely occurred during the mid-late 20th-century and included a replacement modern roof structure, introduction of dormer windows on the first floor and larger windows to the ground floor, alterations to the chimneys and creation of a porch.

Analysis of Room G7 revealed a substantial stopped and chamfered timber beam, likely dating to the 17th or early 18th century, which has been reused within the cottage. The origins of the beam are unknown as no other timbers of this age were found within the property. This central beam, featuring hand-tool markings, mortice holes, and filled-in peg holes, supports a gypsum floor above alongside 20 chamfered and stopped joists. The gypsum flooring in Room G9, containing straw inclusions, is indicative of an older flooring technique which was prominent across the East Midlands during the 17th-19th centuries.

Signs of structural movement were evident, with large metal tie rods securing the central dividing wall. On the west elevation, an exposed cast iron anchor/patress plate set into red brick above a later inserted concrete window lintel suggests reinforcement work undertaken in the later 20th century. Other steelwork was visible in Room G7 around both the ends of the timber beam, likely to help bear its weight as the ends currently sit above later-inserted windows. These findings illustrate the building's evolving construction history, with older structural elements re-purposed and adapted within the building.

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Orchard Cottage, Mackworth, Derbyshire

Historic Building Record

1 INTRODUCTION

1.1 Project background

1.1.1 Wessex Archaeology was commissioned by Mr David Miles (hereafter, 'the client') to produce a historic building record prior to demolition works at Orchard Cottage, 30 Lower Road, Mackworth, DE22 4NF.

1.1.2 A planning application (Ref: AVA/2022/0180) submitted to Amber Valley Borough Council (AVBC), was approved on 5 September 2024, subject to conditions. The following condition (4) relates to archaeology:

No development shall take place until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and agreed in writing by the Local Planning Authority (see Advisory Note 1).

Reason: To ensure that any features of archaeological/historic interest are protected and recorded in accordance with policy EN31 of the Adopted Amber Valley Borough Local Plan 2006 and paragraph 211 of the NPPF.

1.1.3 The scope of the archaeological work required to satisfy the condition was clarified following correspondence with the Development Control Archaeologist at Derbyshire County Council (DCADCC) who requested a Level 1-2 historic building record of the existing cottage in advance of demolition works. In addition, an archaeological watching brief is required following the demolition of Orchard Cottage during groundworks for a replacement dwelling which will take place in the future (TBC).

1.1.1 The historic building recording was carried out in accordance with a Written Scheme of Investigation (WSI; Wessex Archaeology 2025), which was submitted to and approved by DCADCC, advisor to the Local Planning Authority (LPA), in advance of the work.

1.2 The Site

1.2.1 Orchard Cottage is centred on National Grid Reference (NGR) 431170, 337888. The property (or Site) covers an area of approximately 0.26 ha. It lies within the Mackworth Conservation Area and is largely surrounded by the Scheduled Monument (NHLE 1017258) 'Mackworth medieval settlement including the castle gatehouse, part of the medieval open field system and a pinfold' (**Figure 1**).

1.2.2 The Site lies on the south side of Lower Road and contains Orchard Cottage, a modest one- to two-storey dwelling dating to the mid- to late 19th century, which is set back from the road towards the rear of the Site (**Plates 1-5**). The rest of the Site comprises the garden, which is primarily laid to grass with intermittent mature trees and hedgerows around the periphery. In the eastern part of the Site is an orchard from which the property derives its name. The orchard is separated from the rest of the Site by a wooden fence.



- 1.2.3 The topography of the Site is generally flat, undulating by c.2 m across its extent. Its north-west extent lies at 79 m above Ordnance Datum (aOD), increasing to a height of 81 m aOD at its most north-eastern corner. Ground level across the remainder of the Site fluctuates between 80 – 81 m aOD.
- 1.2.4 The bedrock geology is Widmerpool Formation - Mudstone and limestone, interbedded. Sedimentary bedrock formed between 337 and 329 million years ago during the Carboniferous period (British Geological Survey 2025).
- 1.2.5 Slightly acid, loamy and clayey soils with impeded drainage can be found across the Site (Cranfield University 2025, LandIS). These are of moderate to high fertility and would have historically supported a range of pasture and woodland habitats, similar to those which are currently found across the Site and to the south.

2 METHODOLOGY

2.1 Aims and Objectives

2.1.1 The aims or purpose of the historic building record, in line with the ClfA's Standard and guidance for archaeological investigation and recording of standing buildings or structures (ClfA 2014 updated October 2020) and Historic England's Understanding Historic England: a guide to good practice (2016), were to:

- Provide a better understanding of the building or structure (where possible within the confines of the works), compile a lasting record, analyse the findings/record and then disseminate the results.

2.1.2 The aims were achieved by making a descriptive historic building record of the building on site in accordance with the requirements of a mixed Historic England Level 1-2 record.

2.1.3 The recorded data from the building record will be made publicly available via this report and the project archive.

2.2 Recording methodology

2.2.1 The historic building record compiled in this report consists of a written account informed and supported by previous research, visual observation and photographic survey of the buildings supplemented by photographs from previous site visits and use of existing metric survey drawings provided by James Boon Architects. The information contained in the record has for the most part been obtained through an examination of the building itself.

Research sources

2.2.2 A Heritage Statement was prepared by Wessex Archaeology for the Site in 2020 and information relating to the history and development of the Site has been reused in this report. No additional research was undertaken as part of this phase of works.

Visual inspection and photographic record

2.2.3 The historic building record was primarily informed by a visual examination and photographic survey of the building by a specialist buildings archaeologist carried out on 04 February 2025.



- 2.2.4 The visual inspection and photographic survey was undertaken in line with Historic England (2016) requirements and comprised:
1. A general view or views of the building (in its wider setting or landscape if 2 (below) is also to be adopted).
 2. The building's external appearance. Typically a series of oblique views will show all external elevations of the building, and give an overall impression of its size and shape.
 4. The overall appearance of the principal rooms and circulation areas.
- 2.2.5 The photographs are high-quality digital format taken with a Canon EOS 6D Mk II full frame digital SLR camera (with 26 megapixel capability). All photography complies with Historic England guidance (Historic England 2015b and 2016).
- 2.2.6 A photographic scale of an appropriate size was included in all general and detailed views. The location and direction of photographic views were recorded on copies of metric survey floor plans provided by the client. Accompanying photographic registers were infilled to record, as a minimum, the photograph number, direction of the view, and a brief description of the subject and location.
- 2.2.7 The full photographic record, together with annotated plans and photographic registers, will form part of the project archive. Selected images from the historic building record photographic survey supplemented by photographs from previous site visits are used to illustrate this report. The report figures include plans showing the location and direction of photographic plates in the report.

The drawn record

- 2.2.8 The drawn record presented in this report comprises a combination of 'as existing' metric survey plans and design drawings supplied by the client. The existing plans were checked on site for accuracy and have been annotated with architectural and archaeological information and enhanced in accordance with Historic England standards and drawing conventions (2016) for presentation in this report and the project archive at a scale of 1:100, or other appropriate scale.

3 HISTORICAL DEVELOPMENT

3.1 Archaeological and historical background

Prehistoric to Romano-British (970,000 BC-AD 410)

- 3.1.1 The Palaeolithic and Mesolithic are characterised by periods of seasonal, migration activity resulting in mainly transient settlement sites which are difficult to identify within the archaeological records; activity is largely identified through the discovery of findspots comprising of lithic artefacts. There are no known sites relating to the early prehistoric periods close to, or within, the Study Area.
- 3.1.2 Unstratified lithic material has been identified several kilometres to the west of the Site, during field walking at Kirk Langley. The closest substantial early prehistoric activity identified is recorded near Potlock and Swarkestone, south of Derby.
- 3.1.3 The later prehistoric is marked out by a transition to a more settled, agricultural way of life.

- 3.1.4 Small, permanent settlements, cemeteries, livestock enclosures and field systems are identified in the archaeological record from the Neolithic onwards. No later prehistoric material has been identified within the Study Area; the earliest suggested activity relates to the conjectural route of the Roman Road which connected Derby to Rochester (MDR10648; MDR4494). No specific archaeological material relating to the road has been recovered and it has hypothesised that any remains of this feature within Mackworth Parish may have been destroyed by later agricultural activity.
- 3.1.5 The origins of nearby Derby are believed to relate to the establishment of a Roman camp (Derventio), within the Little Chester area of the city. The Site lies c. 4 km to the west and may have formed part of the Roman settlement's peripheral agricultural hinterland, however limited excavation works within the Study Area have identified no remains predating the medieval period (EDR4157; EDR1551).
- 3.1.6 Whilst absence of evidence should not be considered evidence of absence, no archaeological material predating the medieval period has been recovered from within the Study Area or wider landscape surrounding the Site. It is possible that medieval settlement and agricultural activity may have removed evidence of earlier landscape use.

Early Medieval and Medieval (AD 410-1066 and 1066-1500)

- 3.1.7 The village of Mackworth is recorded in Domesday as being under the Lordship of Earl Siward in 1066, indicating a pre-existing settlement, predating the Norman conquest.
- 3.1.8 During the later early medieval period, the nearby settlement of Derby was part of the 'Danelaw' as one of the 'Five Boroughs' of Danish Mercia. Conquered by the Danes in AD 877, the region was subsequently reannexed into English Mercia in AD 917 by the armies of Lady Aethelflaed. The Site lies less than 5 km from the early medieval town of Derby (Deoraby; village of the deer) and may have been impacted by the numerous raids which took place against the town over this tumultuous period.
- 3.1.9 The Domesday Survey does not record a population for Mackworth in 1086 which may indicate that the settlement was abandoned or a 'waste' estate, however, surviving earthworks indicate that a small, active agricultural settlement was present during at least part of the medieval period. The medieval village of Mackworth (SM1017258) is legible within the modern landscape through earthworks indicative of its building platforms, with remains of ridge and furrow, ditches and banks, associated with long term agricultural use visible in the surrounding area (SM1017258; MDR4497; MDR4498). As a result, five areas of the village and its agricultural hinterland have been scheduled, primarily due to their archaeological interest. Settlement remains are concentrated to the east of the Site, past Gold Lane. Attempts to date some of the buildings platforms have produced an approximate 13th century date due to their parallels to long houses excavated at nearby Barton Blount. Similarly, earthworks closest to the medieval Church of All Saints, 820 m east of the Site and itself of early 14th century date, appear to be the remains of late medieval houses which probably represent contraction of the village around the church during mid-14th and 15th century population decline. The National Heritage List for England (NHLE) suggests that earlier phases of settlement may be present beneath these later earthworks.
- 3.1.10 Little documentary evidence is recorded with regard to the village, however an impressive c.15th century sandstone gatehouse (NHLE 1158635) survives, just off Lower Road; the gatehouse has historically been attributed to 'Mackworth Castle', of which no remains survive. The existence of a 'castle', in classic high medieval terms, has largely been dismissed and it is considered more likely that the gatehouse was associated with to a large

manorial property which overlooked the surrounding estate and was deliberately set apart from the village core, to the west. The gatehouse now leads to four 18th century gritstone and redbrick cottages (NHLE 1109100) with no earlier extant remains recording.

Post-Medieval and Modern (AD 1500 – 1900 and AD 1900 – Present Day)

- 3.1.11 Following the decline of the medieval village, a smaller surviving settlement (centred around Lower Road) emerged during the post-medieval period. The earliest surviving property within the village, (NHLE 1109101) dates to the late 17th century, with the remaining historic structures from the 18th and 19th century phases of the settlement.
- 3.1.12 The earliest historic mapping of the village is of mid-19th century date and relates to the enclosure of the surrounding landscape (not reproduced; Derby Archives D1052/A/PZ/1). The fields surrounding the settlement retain a medieval style, strip-field layout, with a number of burgage plots, or 'tofts', running perpendicular to lower Road across the village core. The enclosure mapping indicates a number of structures as present within or close to the Site, however due to the poor quality of this record, it is impossible to verify if any of these buildings these relate to the current Orchard Cottage. It is possible that earlier structures on the Site were agricultural outbuildings. The nearby property of Home Farmhouse (NHLE 1335359) is clearly marked, to the north-west.
- 3.1.13 The 1881-82 Ordnance Survey (OS) map (**Figure 2**) indicates a substantial reorganisation of the landscape surrounding the Site, with many of the strip fields present in the mid-19th century now amalgamated into larger fields (although the natural boundary of Mackworth Brook, to the north, and Ashbourne Road, to the south, mean that the pattern of long fields, extending away from Lower Road is retained to some extent within the landscape). Orchard Cottage is clearly visible by this time with the presence of a well within the Site also indicated. Subsequent OS maps across the 20th century (not reproduced) show very little change to the footprint of the property and its environs in this period. Small scale residential development took place within the village of Mackworth, infilling areas along Lower Road, which had been left empty by the gradual decline of the settlement. Light industrial and modern development also took place along Ashbourne Road; however, the open, rural character of the area has largely been maintained.

4 BUILDING DESCRIPTION

4.1 Introduction

- 4.1.1 Orchard Cottage is a two-storey structure with a combination of original 19th century fabric and later modifications. The ground floor consists of two principal rooms, designated as Room G6 and Room G7, while the first floor features two corresponding rooms, Room G8 and Room G9 (**Figure 3**). Extending westward is a single-storey section that accommodates a separate WC (Room G3), a bathroom (Room G4), and a pantry (Room G5). Additionally, a single-storey extension to the south houses the kitchen (Room G2) and an adjoining porch (Room G1). The external structure is predominantly covered in pebble dash render, with a lower four-course brick footing constructed from Staffordshire blue brick in a combination of running and Flemish bond.

4.2 Exterior

North Elevation

- 4.2.1 The north elevation features a prominent gable end with a projecting chimney stack (**Plate 6**). The chimney is constructed with a Staffordshire blue brick coping, three courses

in depth and laid in running bond (**Plate 7**). A makeshift chimney stack formed from a single course of Staffordshire blue brick and topped with a slab is evident above the main structure. Exposed sections of the render reveal that the primary chimney fabric consists of red brick with compacted clay properties and small stone inclusions (**Plate 8**). This red brick appears more porous than the brick used for the south chimney stack. A two-pane top-hung casement window with a steel frame and a timber sill is positioned on the west side of the first floor. Additionally, a timber gable bargeboard is attached to the chimney stack, with lead lining fixed above for roof fitting. Located at the foot of the chimney, a cast iron air vent (**Plate 9**).

East Elevation

- 4.2.2 The east elevation follows the sloping roofline, covered in uniform rectangular blue slate tiles (**Plate 10**). Two flat dormer windows at the first-floor level are symmetrically aligned along the roofline (**Plate 11**). These dormers are flush with the east elevation wall and feature four-pane casement windows with a timber frame painted white. The dormers have felt-covered sides, and a drainpipe is affixed to the roofline and connected to a cast iron drainpipe.
- 4.2.3 At the ground floor level, two rectangular steel-framed windows, similar in design to and contemporary with the dormer windows, are positioned to correspond with each ground-floor room. Each window is a composite consisting of four glass panes, with two large rectangular casement windows featuring external fittings and a smaller top-hung awning window at the centre (**Plate 12**). A centrally located threshold, slightly offset to the north, features a modern six-panelled timber door within a timber frame, sitting atop a concrete sill (**Plate 13**). Exposed sections around the base of the threshold reveal a red brick construction resting on a three-course Staffordshire blue brick footing. The bricks appear to be machine-made due to their uniform shape, compacted clay properties, and parallel sides (**Plate 14**).
- 4.2.4 Two steel anchor plates are affixed to the structural frame of the building. One is positioned on the upper south corner of the northernmost ground-floor window (**Plate 15**), and the other on the upper south side of the threshold (**Plate 16**). These rectangular anchor or pattress plates extend vertically with a plain, undecorated design. The presence of exposed brick beneath the render further confirms the building's red brick construction. A concrete path runs along the perimeter of the east elevation, extending toward the rear and the porch area (**Plate 17**).
- 4.2.5 The southernmost portion of the east elevation features the single-storey porch attached to the kitchen (**Plate 18**). The south chimney, which is integrated into the main two-storey building, extends to the first-floor level and projects marginally eastward before continuing upward (**Plate 19**). This deviation prevents it from being a single, uninterrupted chimney stack like that on the north elevation. The south chimney stack is constructed of red brick in running bond and is positioned between the kitchen and the adjacent ground-floor room. The base and top courses of this chimney stack are made from Staffordshire blue brick, with the coping consisting of a three-course depth. A ceramic chimney pot sits atop the structure. The red bricks used in this chimney show machine-made characteristics, such as consistent shape, even edges, and a compacted clay appearance. This differs from the red brick observed on the exposed sections of the north chimney, suggesting different periods of construction or sourcing. Below the coping course on the north side of this chimney, a light-yellow air vent, approximately the size of a brick, is distinguishable from the surrounding red brickwork (**Plate 20**). The south chimney is taller but narrower than its northern counterpart.

- 4.2.6 The porch (Room G1), attached to the east of the single-storey kitchen room, is constructed from light red machine-made brick in stretcher bond, with a seven-course height. The base consists of two courses of dark blue brick, followed by five courses of red brick. The primary structure of the porch comprises modern machine-sawn timber framing, which is attached directly to the projecting chimney. The timber frame is intentionally cut to accommodate the shape of the chimney. The roof is made of plastic corrugated sheeting with a sloping design. At the southernmost end, a wide plastic-framed window sits on the brick foundation, while to the north, a timber-framed threshold is complete with a timber door and a concrete sill.

South Elevation

- 4.2.7 The south elevation consists of the gable end of Room G2, finished with a rendered and whitewashed surface. The adjoining porch (Room G1) is built against this elevation and appears to be an addition to the original kitchen space (**Plate 21**).

West Elevation

- 4.2.8 The west elevation mirrors the east elevation in its use of rectangular blue slate roofing material (**Plate 22**). A plastic-framed skylight is positioned at the uppermost point of the roof, allowing natural light into the staircase area (**Plate 23**). Below the roofline, a plastic gutter runs horizontally. The ground floor features a series of steel-framed windows with timber framing and sills, serving Rooms G2 through G5. These windows vary between three-pane casement and two-pane top-hung casement designs (**Plate 24**). The northmost window, which serves Room G7, is distinctively timber-framed and features a wide four-pane design, incorporating casement and top-hung sections (**Plate 25**). Located above the window, exposed render around a cast iron anchor plate fused into the wall and exposed redbrick. The anchor plate is fused into the red brick above what appears to be a concrete lintel, indicating a 20th-21st century intervention (**Plate 26**).
- 4.2.9 Two rectangular plastic air vents are located on the north side of the west elevation, positioned between the windows. At the base of the elevation, a three-course Staffordshire blue brick footing runs continuously along the structure, sitting above a two-course red brick foundation (**Plate 27**).

Roof Structure

- 4.2.10 The primary roofing material across the structure consists of blue slate, with ridge tiles of a matching blue ceramic composition. The roofing maintains uniformity in slate dimensions, contributing to the overall coherence of the structure. A plastic gutter system directs water toward a cast iron drainage pipe, positioned on the north side of the east elevation.

4.3 Interior

Room G1

- 4.3.1 The porch area is accessible via the east elevation to the south. The porch is covered with a mono-pitch corrugated plastic roof that slopes gradually eastward (**Plate 28**). The roof is supported by a machine-sawn timber beam running parallel to the south building that comprises Room G2, with additional timber beams sloping eastward from the main beam (**Plate 29**). The west elevation wall is finished in pebble dash and was likely the external eastern elevation of the single-storey Room G2. The north elevation follows the same finish (**Plate 30**) and includes a cast iron soot door affixed to the projecting chimney, further suggesting that this section of the building was originally external, with the porch added at a later date (**Plate 31**). To the south, a plain window with a timber sill sits above an eight-

course brick wall in stretcher bond, with five courses of light red brick over three courses of dark blue brick. On the east elevation, a modern plastic-framed window sits above an identical eight-course brick wall. The floor is composed of concrete. A timber-framed threshold with a timber door and concrete sill, parallel to the porch threshold, provides access to the west Room G2, the former kitchen room.

Room G2

- 4.3.2 Room G2 appears to have functioned as a former kitchen, as indicated by the kitchen cupboards along the south elevation and a sink positioned along the west elevation (**Plate 32**). The room features a wallpapered ceiling, plastered and tiled walls, and a concrete floor surface. It is rectangular in shape, with a recess wall projecting inward on the northwest corner, which houses Room G3. Along the north elevation, a threshold with a timber door and timber frame leads to a small hall that provides access to Rooms G3, G4, and G6, as well as the staircase leading to the first floor. In the easternmost corner of the north elevation, a narrow vertical cupboard for pipe services is constructed from machine-sawn modern timbers (**Plate 33**). The west elevation features a three-pane casement and a top-hung steel-framed window. White tiles are evident along the south and west elevations, interspersed with occasional brown floral design tiles, indicating a more modern finish (**Plate 34**). On the north elevation, below the radiator, remnants of floor linoleum featuring a black-and-white square pattern suggest the adaptive reuse of the room over time (**Plate 35**).

Room G3

- 4.3.3 Accessible via a threshold on the east elevation, Room G3 functioned as a WC (**Plate 36**) with plain plastered walls (**Plate 37**). The door is constructed of vertical timber boards and features a steel knob handle, a design consistent throughout the building. Running in an east-west alignment, an exposed timber beam is fixed into the east and west elevations directly below the ceiling and finished with a dark varnish (**Plates 38-39**). On the west elevation, a steel-framed window with two obscure glass panes and a top-hung casement window is set within a timber frame (**Plate 40**). The floor features orange square tiles in a stretcher bond style, bordered by red tile skirting that had been painted black (**Plate 41**). On the west side of the ceiling, the surface curves downward in correspondence with the exterior sloping roofline.

Room G4

- 4.3.4 Accessible via a threshold with a timber door and a rim door latch knob handle, Room G4 functioned as a bathroom (**Plate 42**). Similar to Room G3, the roof on the westmost side curves downward but was made from gypsum tiles. The walls are plastered and painted white (**Plate 43**). The lower sections of the walls are covered in modern white glazed square tiles with occasional floral design tiles in pink. A bathtub is located along the north wall, and a sink is affixed to the west elevation (**Plate 44**). Above the sink, an obscure three-pane casement and top-hung steel-framed window is set within a surrounding timber frame with a tiled sill. The floor consists of orange tiles, as seen in Room G3, with a later applied black-and-white squared patterned linoleum covering (**Plate 45**).

Hallway and Landing Area

- 4.3.5 The hallway is a small area located at the foot of the staircase, providing access to Rooms G2, G3, and G4 (**Plate 46**). A single step leads up to the base of the staircase, which ascends eastward, while a second threshold on the east side provides access to Room G6.

The floor is covered with a tiled cork surface (**Plate 47**) and the staircase ceiling slopes westward and consists of gypsum tiles (**Plate 48**).

- 4.3.6 The landing at the first-floor level provides access to Rooms G8 and G9. A modern skylight window encased in a timber frame is positioned on the landing, allowing natural light into the space (**Plate 49**). A north-south aligned timber beam extends to the north elevation wall, positioned directly west of the thresholds to Rooms G8 and G9. Above this beam, a further timber joist extends through the north elevation wall and into Room G9 (**Plates 50-51**).

Room G5

- 4.3.7 Room G5 is accessible via a threshold on its east elevation from Room G6 (**Plate 52**). The threshold consists of a timber frame and a timber door with a steel knob handle, positioned below the staircase. This room has a plastered ceiling, and walls painted white. The ceiling, like Rooms G3 and G4, slopes and curves downward on the westmost side, in line with the exterior roof slope (**Plate 53**). The floor consists of orange square tiles in a stretcher bond style (**Plate 54**). Timber shelving is affixed to the north, south, and west elevations. On the west elevation, a two-pane steel-framed window is set into a timber frame with a tiled sill. On the east elevation, directly north of the threshold, a white-painted anchor plate extends through the east-west aligned wall dividing Rooms G6 and G7, corresponding with the anchor plate visible on the east exterior elevation (**Plate 55**).

Room G6

- 4.3.8 Room G6, part of the main two-storey building, is located at the southernmost side of the cottage (**Plate 56**). The ceiling and walls are plastered and painted white. A partially removed ceiling revealed gypsum plasterboard and timber beams running in a north-south alignment, with the floorboards of Room G8 above resting in an east-west alignment (**Plate 57**). These modern machine-made timbers are fused into the east-west aligned brick wall dividing Room G6 and G7, with exposed electrical cabling indicating later interventions. The north elevation wall has partially removed plaster, exposing red bricks (**Plate 58**). On the east elevation, a four-pane steel-framed window is set within a timber frame with a timber sill. The window consists of two large panes with a central two-pane section and a top-hung casement (**Plate 59**). A load-bearing timber beam, varnished dark brown, extends east-west across the ceiling above the east elevation window (**Plates 60-61**). This beam, smooth in finish, shows markings indicative of machine-cut timber. The beam slightly curves downwards before fixing into the wall and rests on a plaster-covered support column on the west side of the room, directly east of the staircase. A red brick fireplace abuts the south elevation, featuring a bronze frame slip, brown tile sill and hearth, and a metallic firebox (**Plates 62-63**). In the southeast corner, a rounded four-course red brick platform with a timber top is affixed to the walls, suggesting a later ornamental addition (**Plate 64**). Beneath the north-south extending staircase, a cupboard with a timber door encloses a concrete floor, a modern timber-framed east wall with gypsum plasterboard (**Plate 65**), a red brick west wall (**Plate 66**), and modern machine-cut timber stairs affixed with modern steel nails.

Room G7

- 4.3.9 Room G7, the northernmost ground-floor room, is accessible through a threshold on its south elevation from Room G6 (**Plate 67**), as well as via a separate threshold on the east elevation leading to the external façade (**Plate 68**). Positioned on the east elevation, just north of the entrance, is a four-pane casement window with a steel frame set within a timber surround and timber sill. This window features two large panes with a smaller central two-pane section and a top-hung casement. A nearly identical window is located on the west

elevation, directly opposite, though, unlike its counterpart, it is constructed entirely of timber and is the only window in the building that lacks a steel frame. The walls throughout the room are plastered and painted white, obscuring the underlying structural fabric and making it difficult to determine whether the thresholds and windows are original features or later modifications. The floor is composed of concrete.

- 4.3.10 On the north elevation, centrally positioned, is a red brick fireplace with a makeshift brick hearth and a red tile mantel (**Plate 69**). The firebox is constructed from stone, and the entire fireplace is affixed to the north wall rather than integrated within it, suggesting it was a later addition rather than an original feature of the room.
- 4.3.11 Spanning the width of the room just below the ceiling, a substantial stopped and chamfered timber bridging beam runs east to west, embedded into the east and west walls directly above the two windows (**Plates 70-71**). This central beam supports a series of twenty joists, with ten extending northward into the north wall and ten southward into the south wall. The beam features plain stops and has an uneven surface with visible hand-tool markings, lacking the saw marks or uniform edges characteristic of machine-cut timbers seen elsewhere in the building. Evidence of former mortise holes and infilled timber peg holes indicate that the beam was repurposed from a previous structural use (**Plates 72-73**). The ten joists flanking either side of the beam feature a plain chamfer and stop design, mirroring detailing on the central beam (**Plates 74-77**). The westmost end of the beam shows clear signs of restoration, with a square timber insert (**Plate 78**). Additionally, steel braces and other strengthening steelwork are affixed to the beam's ends, securing it to the external anchor plates (**Plate 79**). These large metal ties, visible both internally and externally, indicate that the beam was reinforced and integrated into the main walls as part of a structural intervention.
- 4.3.12 The spacing between each set of ten joists measures an average of 0.36 m. The central beam itself varies in width, measuring 0.29 m at its widest point along the top and tapering to 0.17 m at the bottom. The total east-west length of the beam, where it meets the walls, measures 4.18 m.

Room G8

- 4.3.13 Room G8 is accessed via a threshold on its north elevation from the landing area (**Plate 80**). Positioned at the southernmost side of the first floor, it is located directly above Room G6. The ceiling is plastered and followed the contours of the sloping roof, inclining eastward and then descending westward (**Plate 81**). Two timber beam joists extend in a north-south alignment, integrating into the north and south walls. The westernmost beam is noticeably thicker than the easternmost one, and both are painted over (**Plate 82**). Their straight edges and uniform shape suggested they were machine-cut (**Plate 83**).
- 4.3.14 A dormer window is present on the east elevation, featuring a four-pane casement window within a steel frame, set into a timber surround with a timber sill. The window comprises two large panes, with a smaller central two-pane section and a top-hung casement. The walls are plastered and painted white. On the westernmost side of the south elevation, a small cupboard space is accessible via a threshold and a timber door consistent with those seen throughout the building. This cupboard houses a boiler system (**Plate 84**). The floor is constructed of timber floorboards arranged in an east-west alignment.

Room G9

- 4.3.15 Room G9 is accessed via a threshold on its south elevation from the landing area (**Plate 85**). Positioned directly above Room G7, this room features a plastered ceiling that slopes gently to the east and west, conforming to the roof structure (**Plate 86**). Exposed sections of the ceiling reveal modern, machine-sawn structural timber framing, overlaid with gypsum plasterboard (**Plate 87**). Two timber beam joists extended in a north-south alignment, fixed into the north and south walls (**Plate 88**). The westernmost beam is thicker than the easternmost, and both display clean, uniform edges with visible saw marks, indicating machine processing (**Plate 89**).
- 4.3.16 The walls are plastered and painted white, though a partially exposed section in the northwest corner revealed the underlying red brick construction (**Plate 90**). On the north elevation, a rectangular two-pane top-hung casement window with a steel frame and timber sill is positioned toward the westernmost side (**Plate 91**). The east elevation features a dormer window, similar in design to Room G8, comprising a four-pane casement window set in a steel frame within a timber surround. The window has two large panes, a central two-pane section, and a top-hung casement. The floor is made of a gypsum-based material, with evidence of straw inclusions in some areas (**Plate 92**).

5 DISCUSSION

- 5.1.1 Orchard Cottage is a modest mid-late 19th century dwelling that has undergone various phases of upgrading and intervention during the 20th century. The application of modern pebble-dash render to the external elevations was likely applied to homogenise and weatherproof the exterior following upgrading modifications, although this has obscured much of the original fabric. Fortunately, exposed sections have provided insight into the building's construction history. Where the render has deteriorated or been removed, the walls of the building are revealed to be composed of brick, some of which contains compacted clay properties and small stone inclusions. These exposed areas, particularly around the base of the north and east elevations, indicate that the building was originally constructed from uniform red brick sitting on a course of Staffordshire blue brick.
- 5.1.2 The presence of dormer windows and large composite windows on the main elevations, and the modern roof structure are all indicative of later alterations. The dormers, housing steel four-pane casement windows, appear to be a mid-late 20th century addition, likely introduced to increase natural light and usable space on the first floor. Their construction, with felt-covered sides and a uniform design, indicates they were not part of the original build but were integrated during a later modification phase.
- 5.1.3 The south chimney stack, which extends from the gable end of the two-storey section before shifting slightly eastward at the first-floor level shows signs of modification. The exposed brick on the upper portion of this chimney appears different from that of the north chimney, suggesting a potential later replacement. This modification may have been undertaken during a roof restoration phase, possibly linked to the creation of the southwest boiler/storage room on the first floor. In contrast, the lower portion of the chimney stack may retain original fabric, indicating a phased approach to structural modifications.
- 5.1.4 The porch, attached to the south side of the building, also appears to be a more recent addition. This is evident from its use of machine-sawn timbers, plastic-framed windows, and a plastic corrugated roof. The brickwork further supports this conclusion, with the two-course dark blue brick at the base being more uniform and clay-compacted than the Staffordshire blue brick seen in the original footing course of the main building. The light red

machine-made brick above differs from the red brick with stone inclusions found elsewhere, suggesting an attempt to match the existing structure while using modern materials. Additionally, the north elevation follows the same external render finish and includes a cast iron soot door affixed to the projecting chimney. This further suggests that this section of the building was originally external, with the porch added at a later date.

- 5.1.5 The internal flooring provides further insights into the building's chronology. The gypsum-based floor in Room G9 is a key indicator of an original construction phase, as gypsum plaster floors declined in use during the 19th century with the rise of mass-produced timber floorboards (Goode 2018, 5). The inclusion of straw within the plaster floor is consistent with traditional methods, where materials such as water reed, hay, or straw were used to reinforce the surface (Ibid, 8). Given this, it is likely that the gypsum flooring originally extended throughout the first floor, including Room G8, but was partially removed during a later upgrading phase in the 20th century. Evidence of this later intervention can be seen in the exposed ceiling of Room G6, where modern machine-sawn timber joists and floorboards now support Room G8 above.
- 5.1.6 No evidence of cellarage was found during the survey. The building sits on solid concrete floors, which extend throughout the structure. However, there is a noticeable difference in internal floor levels between the main cottage and the later extensions to the west and south. The original cottage floor sits lower, requiring a step up into the extensions, further emphasising the later nature of these additions.
- 5.1.7 One of the most notable structural elements is the stopped and chamfered beam and joists in Room G7, which provide direct structural support for the gypsum floor above, indicating that the reused timbers are original to the property rather than being a later 20th century introduction. The central beam, spanning the width of the room, features visible hand-tool markings, mortice holes, and infilled peg holes, suggesting it was salvaged from a previous domestic structure. It carries 20 evenly spaced joists, 10 extending north into the north wall and 10 south into the south wall, reinforcing the ceiling and supporting the first-floor level above. The beam and flanking joists, with plain chamfers and stops, likely date to the late 17th or early 18th century, making them the oldest identifiable timber elements in the building. In contrast, the other visible timber elements within the cottage are machine-cut and date from the mid-late 19th – 20th centuries.
- 5.1.8 The ground-floor reused beam and the central dividing wall are reinforced with large metal ties, bolts and other steelwork, visible both internally and externally. This steelwork has been introduced to help support the weight of the beam and floor above which is otherwise solely resting on the later-inserted concrete window lintels of Room G7. Such a large timber beam would not have originally been directly placed above a large window opening due to weight bearing issues.
- 5.1.9 Overall, the building reflects a combination of construction techniques, demonstrating an ongoing process of adaptation and upgrading. While elements such as the gypsum plaster flooring in Room G9 and the lower section of the south chimney stack are indicative of its mid-late 19th-century origins, various later modifications, including the dormers, windows, porch, roof restorations, and structural reinforcements, indicate that the building has undergone continuous development in the 20th century to accommodate changing requirements and functions over time.



6 ARCHIVE STORAGE AND CURATION

6.1 Preparation and deposition of the archive

- 6.1.1 The historic building record consists predominantly of digital data with a very limited amount of physical paper records. It is recommended that the physical records should be scanned, and the project archive be deposited as digital only.

6.2 Digital archive

- 6.2.1 The digital archive generated by the project will be deposited with a Trusted Digital Repository, in this instance the Archaeology Data Service (ADS), to ensure its long-term curation. Digital data will be prepared following ADS guidelines (ADS 2013 and online guidance) and accompanied by metadata.

6.3 Security copy

- 6.3.1 In line with current best practice (e.g., Brown 2011), on completion of the project a security copy of the written records will be prepared in the form of a digital PDF/A file. PDF/A is an ISO-standardised version of the Portable Document Format (PDF) designed for the digital preservation of electronic documents through omission of features ill-suited to long-term archiving.

6.4 OASIS

- 6.4.1 An OASIS (online access to the index of archaeological investigation) record (<http://oasis.ac.uk>) has been initiated (OASIS ID wessexar1-532561), with key fields completed, and a .pdf version of the final report will be submitted once the report has been approved. Subject to any contractual requirements on confidentiality, copies of the OASIS record will be integrated into the relevant local and national records and published through the Archaeology Data Service (ADS) ArchSearch catalogue.

7 COPYRIGHT

7.1 Archive and report copyright

- 7.1.1 The full copyright of the written/illustrative/digital archive relating to the project will be retained by Wessex Archaeology under the Copyright, Designs and Patents Act 1988 with all rights reserved. The client will be licenced to use each report for the purposes that it was produced in relation to the project as described in the specification. The museum, however, will be granted an exclusive licence for the use of the archive for educational purposes, including academic research, providing that such use conforms to the Copyright and Related Rights Regulations 2003.

- 7.1.2 Information relating to the project will be deposited with the Historic Environment Record (HER) where it can be freely copied without reference to Wessex Archaeology for the purposes of archaeological research, or development control within the planning process.

7.2 Third party data copyright

- 7.2.1 This document, the evaluation report and the project archive may contain material that is non-Wessex Archaeology copyright (e.g., Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Wessex Archaeology are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferable by Wessex Archaeology. Users remain



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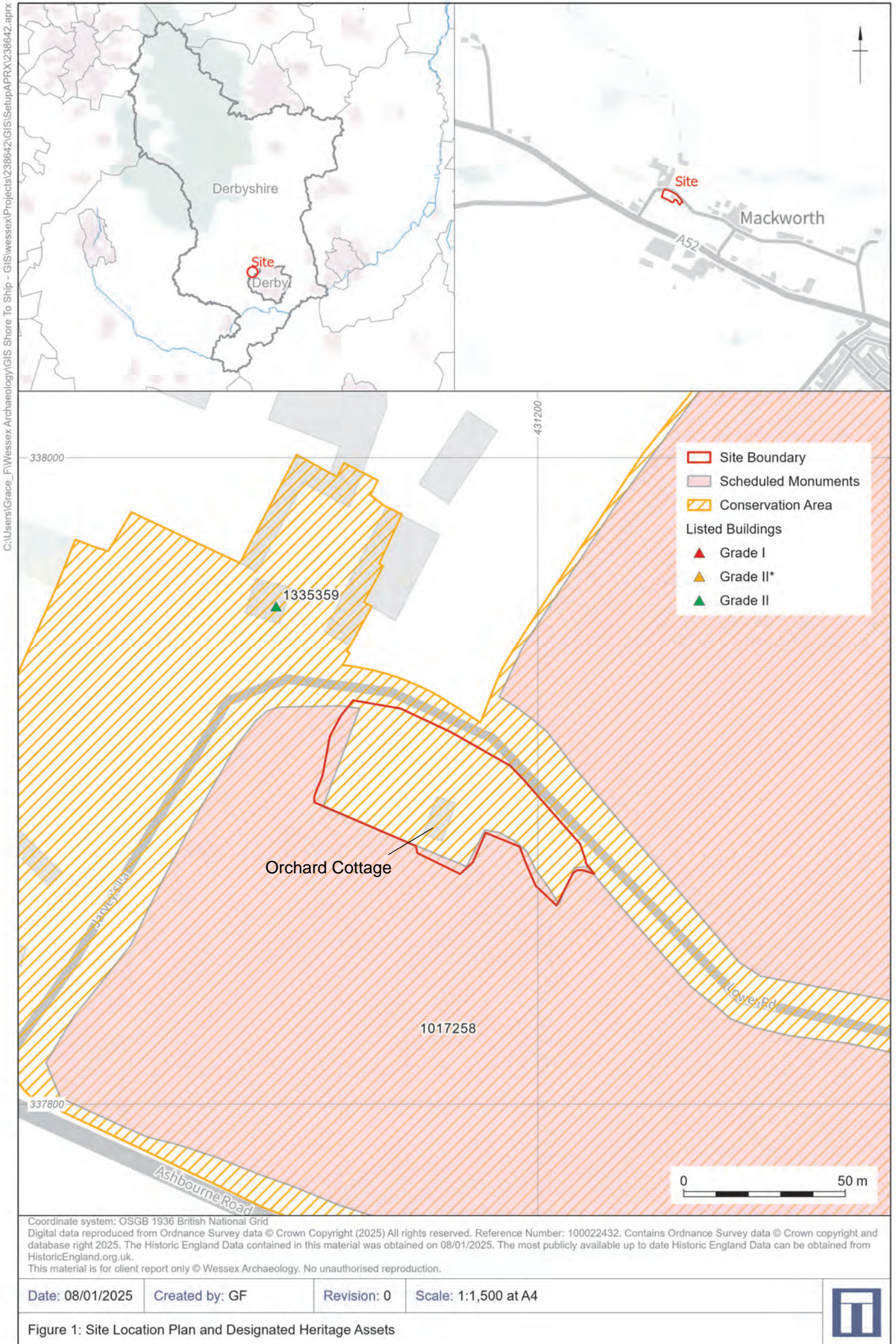
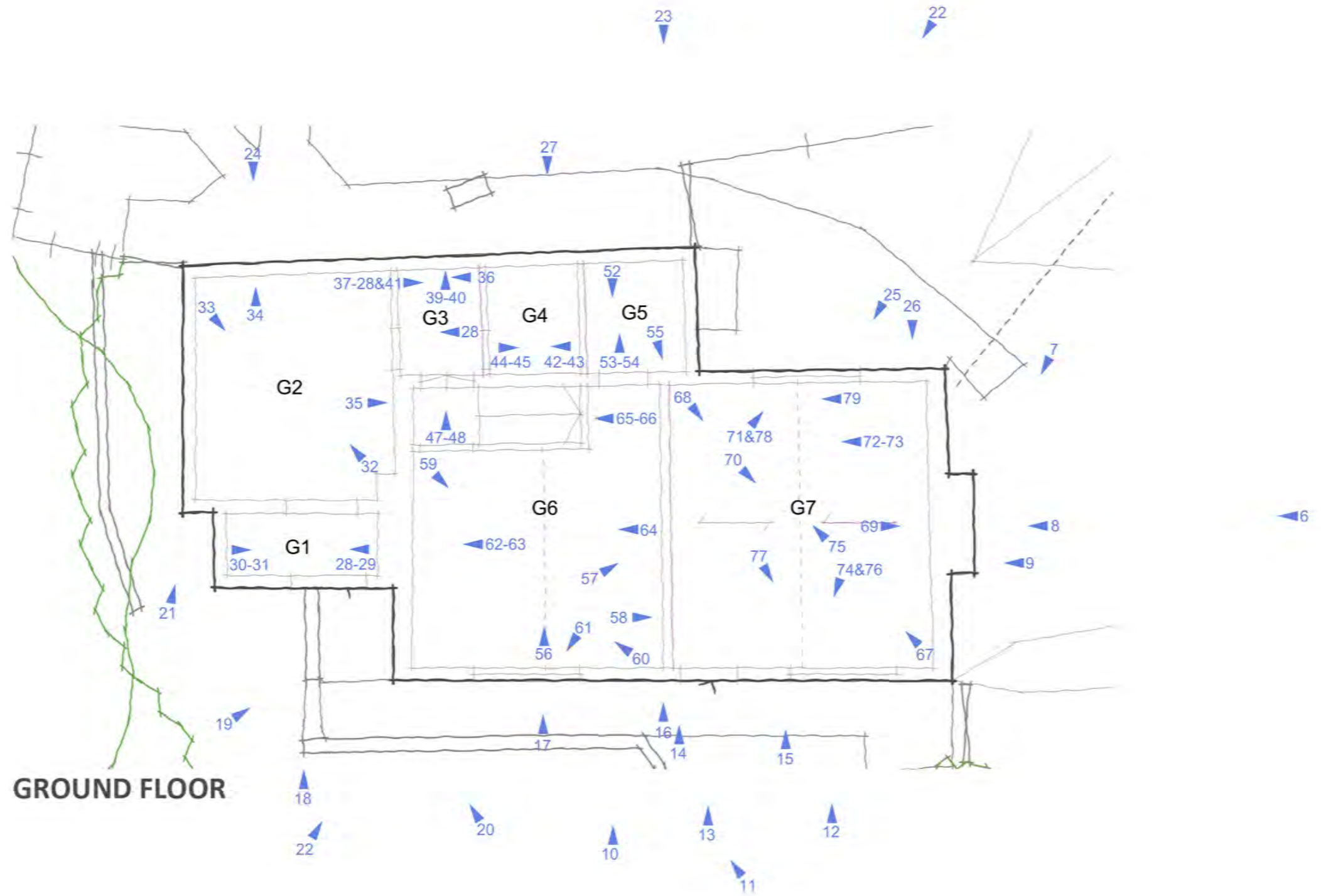



Figure 1: Site Location Plan and Designated Heritage Assets





GROUND FLOOR



 10 Photograph viewpoints

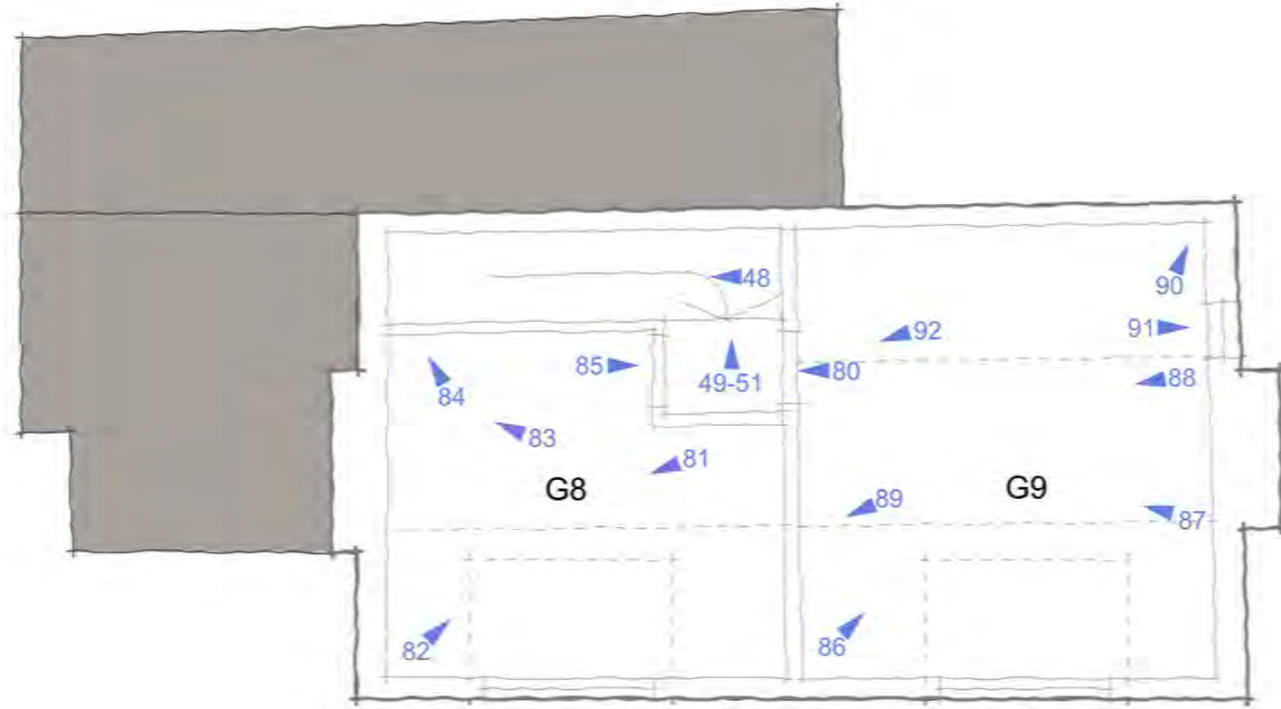
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Figure 3. Orchard Cottage, Mackworth - Ground Floor Plan



FIRST FLOOR

10. Photograph viewpoints

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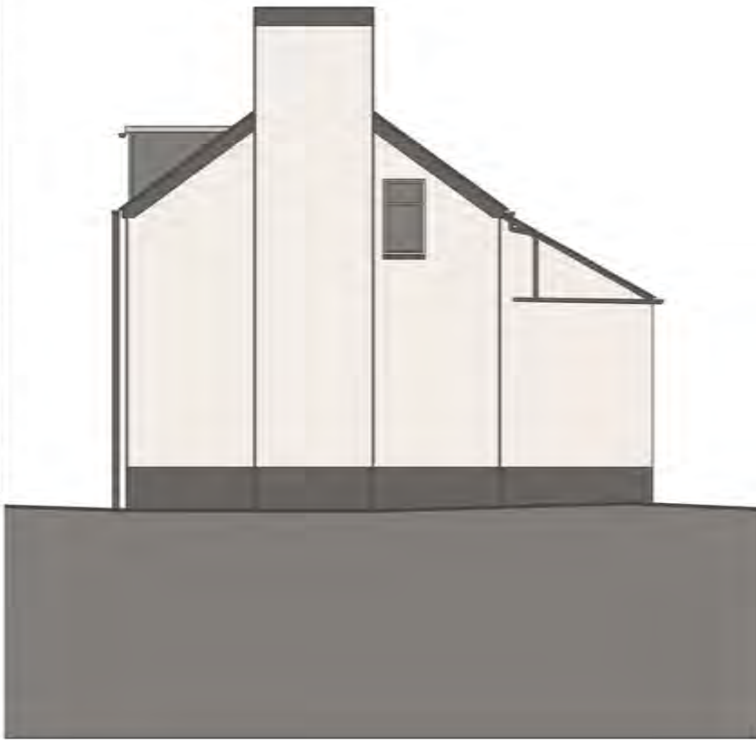
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Figure 4. Orchard Cottage, Mackworth - First Floor Plan

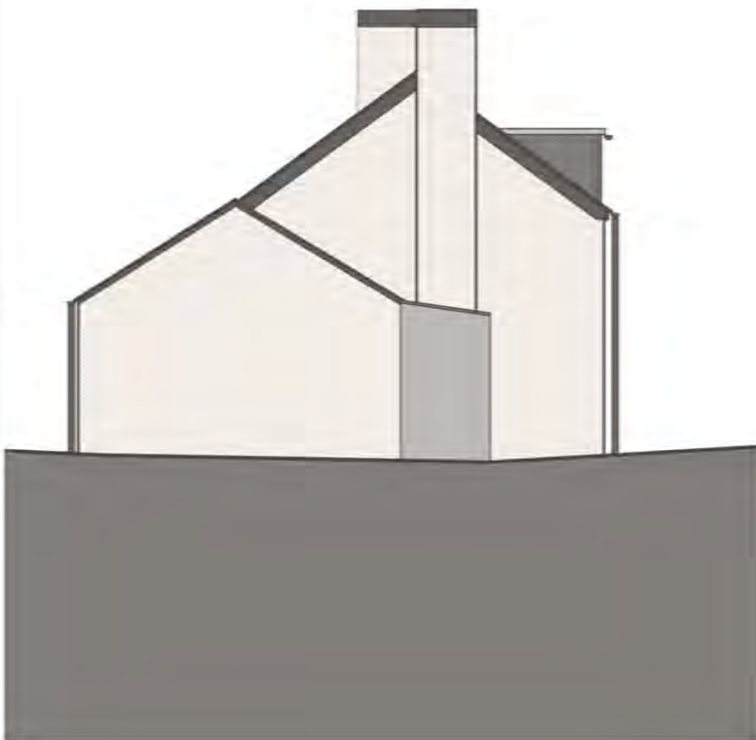
North Elevation



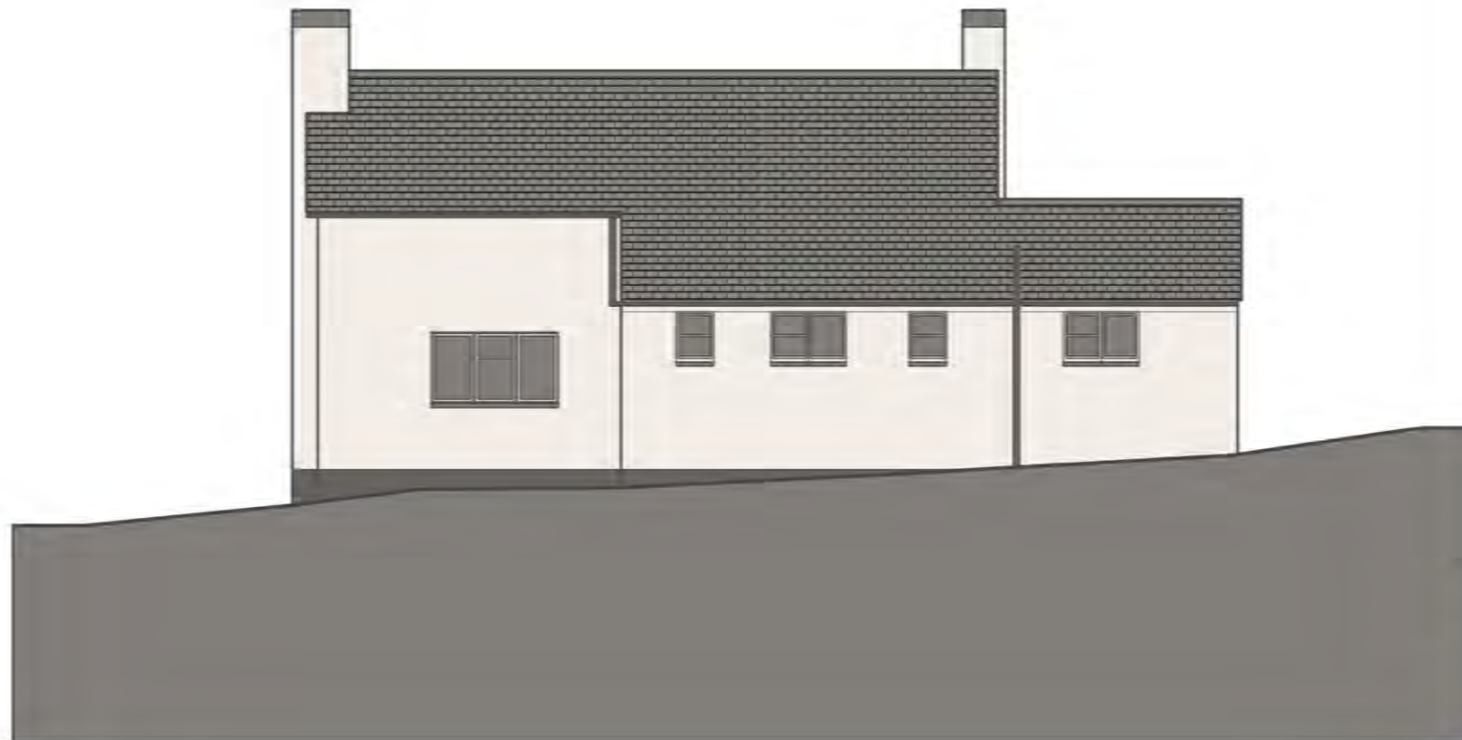
East Elevation



South Elevation



West Elevation



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Figure 5. Orchard Cottage, Mackworth - Elevations

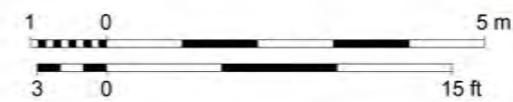




Plate 1 - Location shot entrance to Orchard Cottage from Lower Road



Plate 2 - Location shot Lower Road facing West



Plate 3 - Location shot Lower Road facing East



Plate 4 - Location shot East facing of grounds



Plate 5 - Location shot West facing of grounds



Plate 6 - North elevation



Plate 7 - North chimney



Plate 8 - Exposed brick fabric north chimney



Plate 9 - Cast iron air vent at foot of north chimney



Plate 10 - East elevation



Plate 11 - East elevation first floor dormer window



Plate 12 - Ground floor east elevation, north most window Room G7



Plate 13 - East elevation central threshold into G7



Plate 14 - East elevation central threshold into G7 exposed fabric



Plate 15 - Anchor plate south of north most ground floor window east elevation



Plate 16 - Anchor plate south of threshold east elevation



Plate 17 - Concrete footpath east elevation



Plate 18 - Porch located to the south of the east elevation



Plate 19 - South chimney



Plate 20 - South chimney detail



Plate 21 - South gable end



Plate 22 - West elevation



Plate 23 - West elevation skylight



Plate 24 - South most ground floor window west elevation



Plate 25 - North most ground floor window west elevation



Plate 26 - Anchor plate above north most ground floor window west elevation



Plate 27 - Staffordshire blue brick footing west elevation



Plate 28 - Plastic corrugated roof of porch Room G1



Plate 29 - Porch area Room G1 south facing



Plate 30 - Porch area Room G1 north facing



Plate 31 - Cast Iron soot door



Plate 32 - Southwest facing shot of Room G2



Plate 33 - Northeast facing shot of Room G2



Plate 34 - Detail shot of kitchen tile Room G2



Plate 35 - North facing shot of floor Linoleum in Room G2



Plate 36 - Southwest shot of Room G3



Plate 37 - North facing shot of Room G3



Plate 38 - Timber beam in Room G3



Plate 39 - Detail of timber beam in Room G3



Plate 40 - Obscure Window in Room G3



Plate 41 - Tiled floor in Room G3



Plate 42 - Rim door latch knob handle Room G4



Plate 43 - Southwest facing shot of Room G4

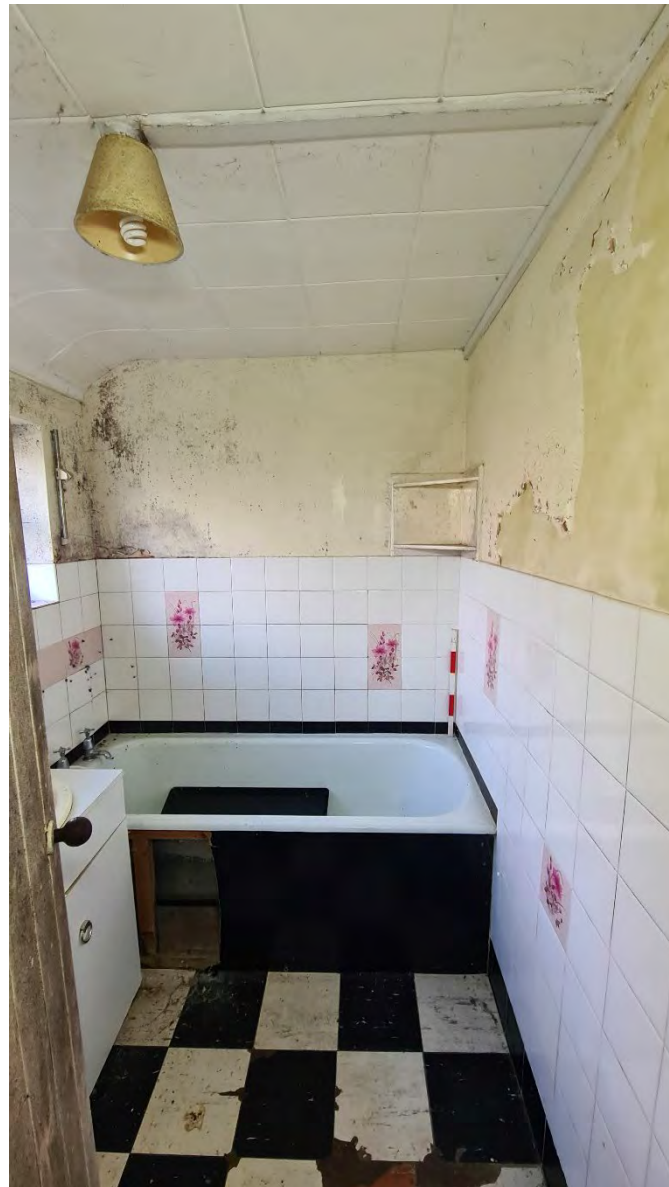


Plate 44 - North facing shot of Room G4



Plate 45 - Tile and Linoleum floor in Room G4



Plate 46 - West facing shot of foot of staircase



Plate 47 - Detail shot of foot of staircase



Plate 48 - South facing shot of staircase



Plate 49 - West facing shot of skylight on landing



Plate 50 - Timber beam on landing area



Plate 51 - Detail shot of timber beam on landing area



Plate 52 - East facing shot of pantry Room G5



Plate 53 - North facing shot of pantry Room G5



Plate 54 - Tiled floor in Room G5



Plate 55 - Anchor plate fixed to east elevation wall in Room G5



Plate 56 - West facing shot of Room G6



Plate 57 - Exposed ceiling and structural timber beams in Room G6



Plate 58 - Exposed brick fabric in Room G6



Plate 59 - Northeast facing shot of Room G6



Plate 60 - West facing shot of timber beam in Room G6



Plate 61 - East facing shot of timber beam in Room G6



Plate 62 - South facing shot of brick fireplace in Room G6



Plate 63 - Detail shot of fireplace in Room G6



Plate 64 - South facing shot of Room G6



Plate 65 - Cupboard below staircase in Room G6



Plate 66 - Cupboard below staircase in Room G6



Plate 67 - Southwest facing shot of Room G7



Plate 68 - Northeast facing shot of Room G7



Plate 69 - North facing shot of brick fireplace in Room G7



Plate 70 - Northeast facing photo of timber beams in Room G7



Plate 71 - Northwest facing photo of timber beams in Room G7



Plate 72 - South facing photo of timber and timber peg fitting beam in Room G7



Plate 73 - Southwest facing photo of timber and timber peg fitting beam in Room G7



Plate 74 - East facing photo of timber beams in Room G7



Plate 75 - Southwest facing shot of timber beams in Room G7



Plate 76 - East facing shot of timber beams in Room G7



Plate 77 - Northeast facing shot of timber beams in Room G7



Plate 78 - West facing photo of restoration of timber beam in Room G7



Plate 79 - Steel brace on timber beam in Room G7



Plate 80 - South facing shot of G8 threshold



Plate 81 - Southeast facing photo of Room G8

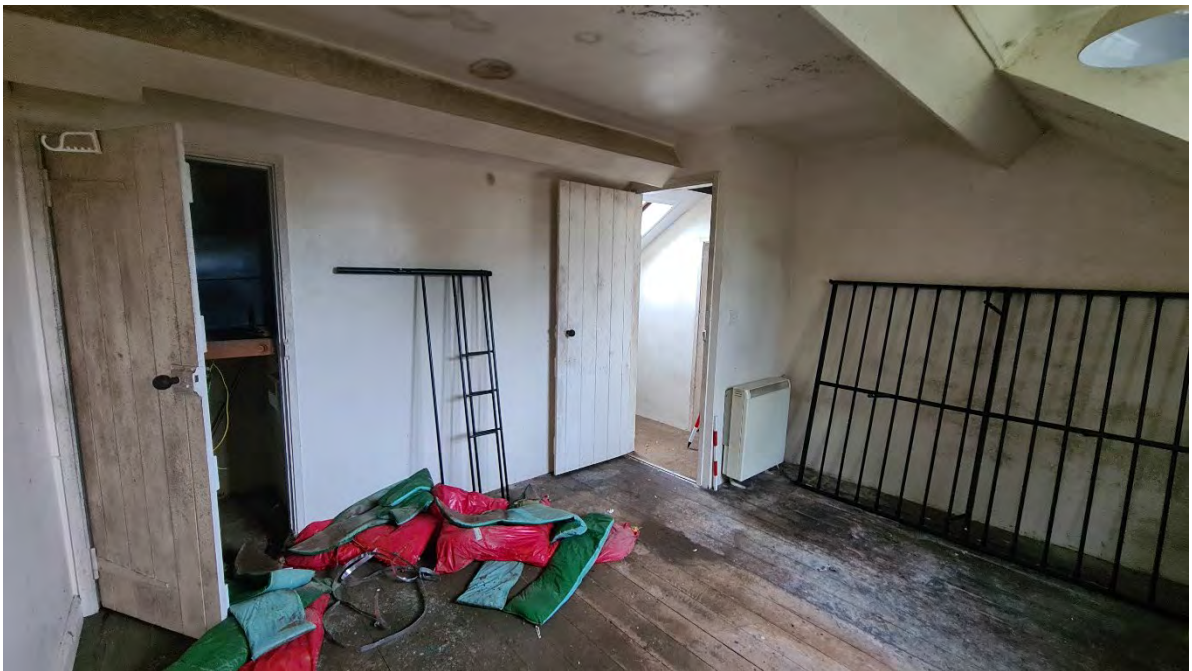


Plate 82 - Northwest facing photo of Room G8



Plate 83 - Northwest facing photo of timber beam in Room G8



Plate 84 - Northwest facing photo of boiler Room G8



Plate 85 - North facing shot of threshold into Room G9



Plate 86 - Southwest facing photo of Room G9



Plate 87 - Exposed timber framed roof in Room G9



Plate 88 - Northeast facing photo of Room G9



Plate 89 - Northeast facing photo of timber beam in Room G9



Plate 90 - Southwest shot of exposed plaster in Room G9



Plate 91 - South facing shot of casement window in Room G9



Plate 92 - Gypsum floor in Room G9



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