



# The Bungalows, Stonebroom, Chesterfield

Historic Building Record



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## Summary

Wessex Archaeology was commissioned by Vistry North East Midlands to undertake a historic building record of a group of 50 post-Second World War bungalows located at The Bungalows, Stonebroom, Chesterfield, DE55 6LH.

This record was prepared in accordance with Historic England guidance *Understanding Historic Buildings – A Guide to Good Recording Practice* (2016), to provide an enhanced Level 2 historic building record in advance of proposed demolition and residential redevelopment at the site (planning application ref: 24/01001/MFL).

The site comprises 50 single-storey, two-bedroom bungalows arranged within the mid-20th-century Birkinstile estate located on the western fringe of Stonebroom village. Each dwelling includes associated front and rear gardens and is sited along three interconnecting access roads: The Bungalows (north–south aligned), Brierley Road (east–west to the north), and Cleveland Road (east–west to the south).

Construction of the bungalows commenced in 1945 as part of an urgent housing programme by Chesterfield Rural District Council to rehome people living in condemned mid-19th-century colliery workers' housing known as 'the Blocks'. Aerial imagery dated 11 August 1945 shows the site under construction. All 50 bungalows are fully illustrated on the 1955 Ordnance Survey map. The dwellings have been identified as Tarran Mark IV prefabricated bungalows, constructed under the Housing (Temporary Accommodation) Act 1944. Though designed as temporary homes, many remained occupied at the time of survey, approximately 80 years after the date of original construction.

Each unit followed a repeated layout with a central hallway, two bedrooms positioned to one side, a living room and kitchen to the other, and a combined bathroom and WC at the rear. To the rear of each dwelling stood a single-storey outbuilding of brick construction, comprising a coal store and a wider utility space.

Of the 50 bungalows, seven dwellings were accessed for internal recording: numbers 28, 30, 36, 37, 42, 43, and 45. All were recorded photographically inside and out, with bungalows 43 and 45 selected for measured survey due to visible variation in external fabric.

The development history of the bungalows reflects three phases:

### Phase 1 – Original Construction (1945–49)

Dwellings were constructed to a standard Tarran Mark IV design, which probably consisted of prefabricated concrete panels and a lightweight internal timber frame. Internally, original features included timber floorboards, built-in cupboards, and a fixed plan layout.

### Phase 2 – External Refabrication (Late 20th century)

During the later 20th century, original panels were either removed or clad in stretcher-bond brickwork. The type, finish, and bonding style of this new brick fabric varied widely, suggesting that works were completed in stages as occupiers sought to modernise or improve on the aesthetic of their homes. Bungalow 43 was faced in smooth yellow brick, while bungalow 45 featured a red textured brick with a wave-patterned finish. Around windows and doors, variations in mortar and bonding indicated that new joinery was inserted separately from the main cladding works. Chimneys were replaced or reconstructed in red brick, with occasional use of blue-brick top courses and ceramic pots. Outbuildings to the rear were of single-brick construction, and appear to have been built as a new addition or replaced previous original models.

### Phase 3 – Internal Modernisation (Late 20th – early 21st century)

Internal modifications included the removal or covering of original fireplaces, insertion of modern gypsum board wall linings, vinyl and carpet floor coverings, surface-mounted electrical sockets, and new plumbing and boiler systems. Bathrooms were refitted in a wet-room configuration with walk-in showers and dual rear windows, possibly retained from an earlier partitioned layout. In some cases,



rear sheds were linked to the main dwellings via timber-framed extensions and converted into utility rooms.

Across all surveyed units, the internal layout remained unchanged. Some elements of the original design, such as timber floorboards, chimney flues, built-in wardrobes, and outbuilding configuration, remained legible, despite later interventions. Externally, consistent features such as corner-mounted window assemblies, ceramic wall vents, and flat felted roofs with black-painted timber fascia's were noted throughout.

In summary, the Stonebroom bungalows demonstrate a high degree of consistency in layout and architectural form, characteristic of post-war emergency pre-fabricated housing. Though subject to later phases of adaptation and upgrading, the dwellings have retained their original planform and circulation as well as key design attributes associated with the Tarran Mark IV type. The site is a clear example of mid-20th-century temporary housing in recent use with later 20th-21st century adaptations and restoration works.

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# The Bungalows, Stonebroom, Derbyshire

## Historic Building Record

### 1 INTRODUCTION

#### 1.1 Project background

- 1.1.1 Wessex Archaeology was commissioned by Vistry North East Midlands (hereafter, 'the Client') to produce an enhanced Level 2 historic building record prior to the demolition and subsequent residential redevelopment at The Bungalows, Stonebroom, Chesterfield, DE55 6LH.
- 1.1.2 A planning application (Ref: 24/01001/MFL) was submitted to North East Derbyshire District Council (NEDDC) on 12 December 2024 and conditionally approved on 28 March 2025.
- 1.1.3 The scope of archaeological work was developed to support the proposed redevelopment of the site. As part of this process, an enhanced Level 2 historic building record was agreed for a group of 50 post-Second World War bungalows at, The Bungalows, Stonebroom.
- 1.1.4 Of the 50 bungalows, seven were accessed during the site survey: numbers 28, 30, 36, 37, 42, 43, and 45. All were recorded through internal and external photography. In addition, bungalows 43 and 45 were selected for full measured survey, including plan and elevation drawings as well as a single cross-section drawing. These two properties were also discussed in further detail to support representative analysis across the estate and to demonstrate observed patterns of refabrication and alteration. Observations made at the other five properties confirmed a repeated building type with consistent modern interventions.
- 1.1.5 The historic building recording was undertaken in accordance with a Written Scheme of Investigation (WSI; RPS Consulting Services Ltd 2025), which was prepared and submitted to NEDDC for approval in advance of the recording work. The work followed Historic England's Understanding Historic Buildings: A Guide to Good Recording Practice (2016).

#### 1.2 The Site

- 1.2.1 The site is centred on National Grid Reference (NGR) 440474, 359164 and lies on the western fringe of Stonebroom, Derbyshire (**Figure 1**). The bungalow estate occupies an area of post-war suburban development arranged around three intersecting roads: The Bungalows (running north-south), Brierly Road (aligned east-west to the north), and Cleveland Road (aligned east-west to the south).
- 1.2.2 The site is bounded to the west and south by open agricultural land, defined by established hedgerows and vegetated field margins. To the north lies Birkinstyle Lane, an east-west aligned road, beyond which are further areas of residential development. Additional housing estates lie to the east, forming part of the wider urbanised settlement of Stonebroom.



- 1.2.3 The topography of the site slopes gently from west to east, falling from approximately 140 m above Ordnance Datum (AOD) along its western boundary to around 137.4 m AOD to the east.
- 1.2.4 The bedrock geology of the site is mapped as Pennine Middle Coal Measures Formation, comprising interbedded mudstone, siltstone and sandstone (British Geological Survey 2025).

## 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 Historic England enhanced Level 2 (descriptive) 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 metric and photographic survey of the buildings supplemented by photographs from the site visits conducted between 26-27 March 2025. The information contained in the record has for the most part been obtained through an examination of the buildings.

#### Research sources

2.2.2 A visit to the Derbyshire Archives in Mattlock was undertaken by Wessex Archaeology on 27 March 2025. Regrettably, no material was identified relating specifically to the prefabricated bungalows or any earlier activity on the site prior to their construction.

#### Visual inspection and photographic record

2.2.3 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.

- 2.2.4 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).
- 2.2.5 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 and hand drawn plans by Wessex Archaeology. 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.
- 2.2.6 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

- 2.2.7 The drawn record in this report is based on measured survey work carried out on site by Wessex Archaeology during the site visits on 26-27 March 2025, with plan, elevation and cross-section data recorded for conversion into metric survey drawings. These drawings have been prepared in accordance with Historic England standards and drawing conventions (2016) for presentation in this report and the project archive at a scale of 1:50 and 1:100, or other appropriate scale.

### **3 HISTORICAL DEVELOPMENT**

#### **3.1 Introduction**

- 3.1.1 Stonebroom is a village located in north-east Derbyshire, historically forming part of the parish of Shirland and Higham. Its development was influenced by the arrival of industrial activity in the 19th century and the demand for emergency housing following the Second World War.

#### **3.2 19th-century origins and growth**

- 3.2.1 The site appears to have been largely undeveloped and rural throughout the mid-19th century and is recorded as a mix of arable fields and meadow on the Shirland Parish Tithe map and apportionment dated 1839 (not reproduced). The 1884 Ordnance Survey (OS) map (surveyed 1876–1879; **Figure 2A**) depicts the area as a series of fields, with a footpath along the southern edge of the site but no built development within the site boundary. To the north, Stonebroom Lane ran in an irregular east–west alignment, with a small cluster of buildings located further east at Stonebroom village. Features in the surrounding landscape included a smithy, chapel, school, several wells, and notably, a brickfield and kiln to the north-east. Northfield Colliery is labelled to the north-west, indicating early phases of industrial activity in the wider area, although this coal mine was only active for a short time from 1875-1881 (Buddle Pit Mine Database).
- 3.2.2 By the 1899 OS map (revised 1898, not reproduced), Stonebroom had begun to expand. An area labelled "The Common" along with a school, allotments, and rows of terraced housing were now established 350 m and further east of the site. A railway line had been constructed to the north, curving between the north-east and north-west, with small civic structures including a parsonage and a rectangular municipal building appearing near Stonebroom Lane. The site itself, however, remained in agricultural use.

3.2.3 As the community expanded, permanent religious facilities were sought. According to a published account in the Diocesan Magazine (1899), St Peter's Church was established to meet the needs of the growing colliery population. Services were initially held in temporary mission rooms from the 1870s. The foundation stone for the permanent church was laid on 7 July 1900 by Mrs. John Jackson of Stubben Edge, with funds raised through a local bazaar and private contributions. The building was designed by Percy H. Currey and constructed from stone obtained from railway cuttings in the Erewash Valley. The Clay Cross Company provided the land.

### 3.3 20th-century expansion and post-war housing

3.3.1 The 1921 OS map (revised 1913, not reproduced) illustrates the continued growth of Stonebroom. Further terraced housing had been built along Stonebroom Lane (renamed Birkinstyle Lane by 1962) to the east of The Common, along with rear gardens and expanded allotment plots. Municipal infrastructure had developed, including Chesterfield Rural District Council (R.D.C.) waterworks located near Stonebroom Lane, and a sewage works immediately to the north of the site. The railway line previously mapped remained in place. Despite the growing settlement, the site area itself was still undeveloped agricultural land.

3.3.2 By the 1930s, there was an urgent need to provide new houses to rehome people in Stonebroom living in very poor conditions in housing known as 'the blocks'. These were blocks of terraced houses built in the mid-19th century for colliery workers of Morton Colliery, which was located about 650 m to the north of Stonebroom (Williams 2007, 5-8). By 1939 these houses were condemned.

3.3.3 To deal with this housing need, Chesterfield R.D.C. formed a permanent housing programme for the Stonebroom district which involved the development of the Birkinstyle estate. The first six acres was acquired by compulsory purchase order in 1928 and 56 houses were erected (Derbyshire Times 22/06/1945). This first phase of development is illustrated on the 1945 OS map (revised 1938, **Figure 2B**), to the south of Stonebroom Lane and immediately east of the Site. In 1938, another 35 acres of land was acquired, but construction was delayed by the Second World War, and also by the discovery in 1945 that this land was unsuitable for building of permanent houses due to mining subsidence, although some road and sewer works had already been completed.

3.3.4 Also in 1945, a further six acres of land was purchased to the west of the existing estate. In this case, the report from the mineral valuer was that '*while the ground must be considered unstable, it was suitable for the erection of prefabricated (temporary) houses on reinforced concrete rafts.*' (Derbyshire Times 22/06/1945). This, presumably, is the site of 'the Bungalows'.

3.3.5 Another article in the Derbyshire Times dated 2 February 1945 indicates that the 200 temporary bungalows to be delivered shortly were designed to be heated by gas or electricity, and not able to burn coal or other solid fuel despite being located in coal mining areas. Chesterfield R.D.C. chose to accept the housing as designed rather than risk delay as the need for immediate housing was 'tremendous'. However, the Council Chairman suggested that they should ask for the next 300 houses to be adapted for the burning of solid fuel.

- 3.3.6 An RAF aerial photograph dated 11 August 1945<sup>1</sup> captures the prefabricated bungalows on the site under construction (ref. raf\_106g\_uk\_637\_rs\_4106) and a Derbyshire Times article dated 17 August 1945 relates progress of development as follows:

*'Road and sewer works on the Birkinstile temporary housing estate were reported to be complete with the exception of the laying of the footpaths, which would not be carried out until after the houses had been erected. The contractor had completed the laying of foundations for the whole of the 50 bungalows, and delivery of the houses was now awaited.'*

- 3.3.7 By the 1955 OS map (surveyed up to 1954, **Figure 2C**), 'the Bungalows' part of the Birkinstile estate was fully developed. Its internal road system and bungalow footprints match the present-day layout. To the east of Birkinstile estate, the 1955 map shows the dashed outline of a planned extension including what is now Kingsley Crescent and Wesley Road, indicating the broader phased expansion of Stonebroom's housing provision.
- 3.3.8 The 1962 OS map (revised 1961, **Figure 2D**) confirms the completed layout of the estate and shows the name change from Stonebroom Lane to Birkinstyle Lane. The bungalows and internal road structure had not been altered since the previous survey. The estate was now bordered by fields to the south and west and suburban housing to the north and east. The Village Hall in the south-eastern part of the site, which presently functions as a pre-school, is depicted on the 1962 edition.
- 3.3.9 Although the Birkinstile housing estate provided colliery workers with places to live, May 1965 saw the closure of two long-running collieries in the area: Morton Colliery, located approximately 650 m north of Stonebroom, after 102 years of activity and Shirland Colliery, located approximately 1 km to the south-west of 'the Bungalows', after 100 years (Bradley 2016 (cited from healyhero website)).
- 3.3.10 The 1972 OS map (revised 1960–1972, not reproduced) indicates no change to the layout of the Birkinstile estate but depicts further housing development evident elsewhere in Stonebroom, continuing the village's broader post-war expansion despite the closure of nearby collieries.

### 3.4 Brief history of post-war pre-fabricated housing in Britain

- 3.4.1 The national programme for prefabricated housing was introduced under the Housing (Temporary Accommodation) Act 1944. It aimed to alleviate the severe housing shortages following the Second World War as a result of enemy bombing which was estimated to have destroyed or damaged 1.1 million homes. In addition, many houses needed modernisation, for example 500,000 homes did not have an indoor toilet in 1950.
- 3.4.2 The Government attempted to solve these issues by building over 1.2 million new homes between 1946 and 1951. Four out of the five houses were council houses built by the local councils, to be rented by families.
- 3.4.3 Between 1945 and 1949, approximately 156,623 prefabricated bungalows were constructed across the UK (Vale 1995, p.154). These were intended to be a short term

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<sup>1</sup>Historic England 2025. Aerial Photo Explorer  
[https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/raf\\_106g\\_uk\\_637\\_rs\\_4106](https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/raf_106g_uk_637_rs_4106) (accessed 23 April 2024)

solution for the post war period, designed to be inhabited no more than 10 to 15 years (Bayliss & Bergin 2020, p.7-8).

- 3.4.4 The initial prototype, known as the Portal bungalow, was developed by the Ministry of Works and shown in London in 1944. It set the standard for the national programme, which led to the approval of a limited number of designs for mass production. Among the most common types produced were the Arcon, AIROH aluminium, Uni-Seco, and Tarran systems. These bungalows were typically single-storey dwellings, assembled from prefabricated panels, and equipped with modern facilities including indoor bathrooms and fitted kitchens (Blanchet, 2014).
- 3.4.5 Tarran Industries Ltd, based in Hull, produced over 19,000 units as part of the national rollout. The firm had earlier experience in prefabrication through the manufacture of military huts and housing for the Scottish Special Housing Association. The company also experimented with lightweight walling systems such as Lignocrete prior to the war. The Tarran Mark IV system used reinforced concrete panels with a timber-framed internal structure and was assembled on a concrete slab foundation. The internal layout consisted of a central hallway, two bedrooms to one side, and a living room and kitchen to the other, with the bathroom and WC located to the rear (Vale, 1995, pp.161–164).
- 3.4.6 The Uni-Seco system differed significantly, employing a full timber frame clad in asbestos-cement panels, sealed using a mastic compound. It included wood-wool insulation and typically featured a recessed or corner entrance. While some aspects of the layout were similar to the Tarran type, the structural system and cladding materials were distinct. Other types, such as the AIROH and Arcon, employed aluminium or steel-framed construction and were usually identifiable by their rounded corners or roof profiles (Vale, 1995, p.157).

### 3.5 Bungalows at Stonebroom

- 3.5.1 While definitive construction records have not been located, the Stonebroom bungalows display strong alignment with the Tarran Mark IV type (comparison based on a Tarran Mark 4 plan dated 1943 reproduced in Blanchet, 2014 and an undated Tarran plan on the Prefab Museum website<sup>2</sup>). The internal arrangement comprises two bedrooms to the west side of a central hallway, with the northern bedroom featuring a built-in wardrobe. The east side contains a kitchen and living room, the latter incorporating a corner window and fireplace. The Tarran plans (dated 1943 and undated) both depict a stove boiler in place of the fireplace with a cylinder within the chimney stack. The kitchen has two windows: one on the rear elevation adjacent to the door and another on the adjacent side wall. The bathroom and WC are located at the rear with two small windows.

## 4 BUILDING DESCRIPTION

### 4.1 Introduction

- 4.1.1 The Stonebroom estate comprised 50 single-storey prefabricated bungalows of uniform plan and standardised architectural type, constructed to a repeated design model typical of post-war emergency housing (**Plate 1-5**). All dwellings were rectangular in footprint, with gently sloping roofs incorporating a slight central arch. The external walls had been overclad in stretcher bond brickwork, with variation in brick colour and type across the estate.

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<sup>2</sup> Prefab Museum [https://www.prefabmuseum.uk/content/catalogue\\_item/tarran-floor-plan-2](https://www.prefabmuseum.uk/content/catalogue_item/tarran-floor-plan-2) (accessed 24 April 2025)

Examples included smooth red, yellow, and dark grey brick, as well as textured red brick with a wave-patterned finish. Despite the uniform and consistent arrangement of door and window openings, the range of external wall materials indicated that re-facing works may not have been completed as a single phase.

- 4.1.2 Access was permitted to seven vacant properties during the site visit: numbers 28, 30, 36, 37, 42, 43, and 45 (**Plate 6-19**). All were photographed internally and externally. Bungalows 43 and 45 were recorded to provided measured plans, elevations and a single cross-section. These two dwellings were similar in dimension and orientation, with their principal façades facing east. Although not all bungalows across the estate shared the same alignment, the architectural plan remained consistent. The following description focuses primarily on bungalows 43 and 45 as examples, but observations made across all seven accessed properties confirmed a shared layout, architectural form, and pattern of modernisation.

## 4.2 Results

- 4.2.1 The internal layout of bungalows 43 and 45 followed a repeated configuration typical of the Tarran Mark IV type. Entry was gained via a slightly off-centre doorway on the east elevation, opening into a central hallway extending westward. The north-east corner of the building accommodated the living room, identifiable externally by a corner-mounted window comprising two four-pane uPVC units, one on the east and one on the north elevation, creating an eight-pane corner feature (**Plate 20-21**). Each window included two side-hung casements, a central fixed pane, and a top-hung upper pane. In bungalow 43, a modern fireplace had been inserted along the west wall of the living room (**Plate 22**). In bungalow 45, the stove boiler or fireplace had been removed and blocked, its former position concealed behind a timber cover board (**Plate 23**). In both cases, the chimney breast remained intact, with the internal flue likely concealed within a vertical duct located behind the hallway cupboard opposite. Softwood timber floorboards were partially exposed in bungalow 45's living room, measuring 80 mm in width.
- 4.2.2 The kitchen was situated to the north-west and accessed directly from the living room. Internally, kitchen finishes were fully modern, including laminated work surfaces, contemporary units, vinyl flooring, and surface-mounted sockets (**Plate 24-25**). Two uPVC windows were evident, one on the north wall which consisted of three panes, one casement adjacent a lower fixed pane with a top hung above, and another adjacent to the rear door on the west wall. Rear doors were uPVC with obscured glaze panes. A white plastic over panel incorporating a rectangular ventilation grille was visible externally above each rear door.
- 4.2.3 At the western end of the hallway, centrally positioned, was a single room containing the bathroom and WC, accessed via a single threshold. Two external windows were present on the west elevation: a three-pane unit and a two-pane unit, corresponding to the shower and WC areas respectively. Internally, the space had been fully modernised in a wet-room style, with walk-in showers, tiled wall finishes, lino flooring, surface-mounted pipework, and updated sanitaryware (**Plate 26-27**). Across all inspected units, the same dual-window pattern on the rear elevation was observed, confirming this as a consistent feature of the design. As there are two separate windows, it is possible that these originally corresponded to two separate rooms, later opened into one.
- 4.2.4 To the south side of the hallway were two bedrooms, one to the south-east (**Plate 28-29**) and one to the south-west. The south-west bedroom in each case included a built-in wardrobe, appearing to be an original feature (**Plate 30-31**). In bungalow 28, an additional

modern cupboard had been installed in the north-east corner of the south-east bedroom. Wall surfaces in both bedrooms were re-lined with plasterboard and finished with paint or wallpaper. Floor coverings were modern across the units; however, in bungalows 36 and 45, original timber floorboards were visible beneath later finishes and were similar in dimension to those found in bungalow 45, measuring approximately 80 mm in width. Electrical sockets were surface-mounted, projecting outward from the walls, suggesting insufficient cavity depth for recessed fittings.

- 4.2.5 Two built-in cupboards were also located along the hallway (**Plate 32-33**). The forward-most shallow cupboard housed electrical controls. The deeper cupboard at the rear, located near the WC threshold, a storage cupboard (**Plate 34-35**). The position of the deeper cupboard corresponded with the suspected internal flue route for the former fireplaces.
- 4.2.6 In the remaining five bungalows accessed internally, the same internal layout and overall character were observed. The same arrangements of rooms, cupboard positions, and fenestration layouts were evident, as were similar patterns of modernisation. Across all units accessed, no evidence of structural reconfiguration was found, and original elements, such as the flue/chimney and storage features, remained discernible beneath modern upgrades. Some variations were noted, such as the small modern cupboard built in the south-east bedroom in bungalow 28 (**Plate 36**). In bungalows 30 and 42, timber-framed extensions linked the main structure to the outbuildings at the rear, repurposed as utility spaces. In other units, original stove boilers had been removed or replaced by modern fireplaces, possibly following the later installation of modern gas boilers, which were located in the south-west bedroom cupboards, as observed in bungalow 45 (**Plate 37**). Modernisation works varied slightly between units but followed a consistent approach, as would be expected from local authority housing.
- 4.2.7 Externally, the bungalows demonstrated consistent construction features. All roofs were gently sloping with a marginal arch centre, and covered in green felt, with black-painted, machine-sawn timber fascia boards running horizontally along each elevation. Chimney stacks were constructed in red brick, with most featuring blue-brick top courses and diverse styles of ceramic pots. Stack placement and form varied slightly across the estate, suggesting staged insertion during refurbishment.
- 4.2.8 Window units were modern uPVC replacements throughout. On the east elevation, each bungalow had two four-pane windows flanking the entrance and a corner-mounted unit at the northern end, comprised of four panes each on the east and north façades. These were supported either by projecting plastic or concrete sills. Bungalow 43 featured a plastic sill; bungalow 45 had a cast concrete sill beneath a slatted plastic panel which may have been the original skeletal fabric. Door units were white uPVC with two vertical glazed panes, and above each was a fixed white plastic porch canopy. Entry thresholds were accessed via shallow concrete slab ramps or concrete step.
- 4.2.9 Ceramic air vents were present on the east elevations of most bungalows, generally in the same arrangement: two rectangular vents on either side of the door, and a fifth above the threshold, slightly offset. Similarly on the west elevation, four ceramic air vents along the lower elevation and a further along the top course, north of the west threshold. All were installed flush with the surrounding brickwork.
- 4.2.10 Brick cladding varied by unit, demonstrating a multi-phase re-facing programme. Bungalow 43 was clad in smooth yellow stretcher bond brick, while bungalow 45 was faced in a red brick with a wave-textured finish. Around the window and door openings, differences in pointing, bonding patterns, and mortar colour clearly indicated later interventions. Brick type

and texture varied widely across the estate, with some façades more uniformly matched than others. External finishes included additional examples of red, yellow, grey, and rustic-textured brickwork.

- 4.2.11 South-facing elevations were consistent with the main façades in both wall treatment and roofline detailing. No openings were present.
- 4.2.12 West-facing elevations followed a repeated layout. From north to south, characterised by a two-pane kitchen window adjacent to the rear door, two small windows for the bathroom and WC (three-pane and two-pane respectively), and a four-pane bedroom window consisting of two outer casement panes with a central fixed pane with a top hung above. All showed evidence of joinery replacement, with surrounding areas of disrupted or altered brickwork and inconsistent mortar colours and composite.
- 4.2.13 At the rear of each unit was a single-storey brick outbuilding (**Plate 38-39**). These were typically divided into two rooms, with a narrow coal shed located to the north (**Plate 40**) and a wider utility room to the south (**Plate 41-42**). A small uPVC window was present in the utility section. Each shed had a flat concrete slab roof finished in felt and a concrete threshold step (**Plate 43**). All doors were of timber construction, with diverse use of handles, from latch to knob handles. Brickwork often matched the finish of the main dwelling. In most examples, outbuildings were constructed from a single course of brickwork, suggesting they were built either during or immediately following the re-facing of the bungalows, potentially replacing earlier structures.
- 4.2.14 The features recorded at bungalows 43 and 45 were consistent with those found in the other five accessible units. The internal layout, modern finishes, external materials, and construction techniques all pointed to a standardised building model that had been repeatedly upgraded in stages. Across the estate, the buildings retained their original layout and functional characteristics, even where later interventions had modified or obscured parts of the original structural skeletal fabric.

### 4.3 Village Hall/Pre-school

- 4.3.1 The village hall is located to the south-east of the estate and is accessed via a footpath extending eastwards from The Bungalows (**Plate 46-47**). The main structure is built of grey brick laid in stretcher bond and is defined by two gable ends and a projecting roofline finished in felt. The west elevation contains a central entrance door flanked symmetrically by two rectangular plastic-framed windows. Each of the side elevations is fitted with four two-pane windows, composed of a fixed lower light with a shorter, top-hung horizontal pane above. A later rectangular, flat-roofed extension is attached to the rear, constructed in light yellow brick laid in stretcher bond. This addition is finished with a hand-sawn timber fascia painted white, running along its perimeter. A central plastic-framed door is located on the east elevation, and a three-part window unit is present on the north side, consisting of a fixed lower pane and two smaller top-hung lights above. The building is shown on the 1962 Ordnance Survey map and, based on the use of machine-made brick and a felt roof covering, a construction date in the mid-20th century is likely.

## 5 DISCUSSION

- 5.1.1 The prefabricated bungalows at Stonebroom represent a cohesive mid-20th-century housing development, constructed as part of the national post-war housing response. Although no direct construction records were found at the local archives, the form, configuration, and materials of the dwellings correspond with the Tarran Mark IV type, a

widely used prefabricated system constructed between 1945 and 1949. Consistent plan forms, corner-mounted window units, built-in service cupboards, and the internal spatial layout align closely with Tarran design plans published in contemporary sources (Vale, 1995; Blanchet, 2014).

- 5.1.2 The construction of the Stonebroom estate can be understood across three distinct phases. The first phase reflects the original build of the bungalows around 1945–49. This included a reinforced concrete panel and timber-framed system, erected on a slab foundation. The layout of each dwelling was standardised: a central hallway with two bedrooms to one side, and a living room and kitchen to the other. The north-east corner of the building accommodated a distinctive eight-pane window, formed from two four-pane units across the north and east elevations. The living room featured a fireplace located on the west wall, served by a concealed flue running behind the adjacent hallway cupboard. The kitchen was accessed from the living room and included two windows, with a rear door opening onto the west elevation. At the end of the hallway was a combined bathroom and WC, with two external windows, a layout consistently observed across all accessed units. Timber floorboards were used throughout, and built-in storage spaces were integrated into the original plan. The concrete sill evident beneath the north-east corner uPVC window, may have been part of the original concrete skeletal fabric (**Plate 44**) with the surrounding brick fabric applied at a later stage.
- 5.1.3 The second phase involved widespread external refacing of the estate. None of the original concrete panel walls are now visible, having been overclad in stretcher bond brickwork. Variation in brick material, texture, and colour across the estate, including smooth red, yellow, grey, and rustic-textured brick, indicates that refacing is likely to have been undertaken in stages, not as a single estate-wide intervention. Physical evidence such as disrupted bonding, repatching, and attempts to colour-match existing brick suggests that different sections of the estate were upgraded at different times by the local authority using available material stock. Around the window and door openings, variation in mortar tone and brick arrangement indicated that joinery units were inserted during a separate programme of replacement.
- 5.1.4 This third phase, involving interior modernisation and services upgrading, is apparent across all accessed bungalows. Windows and doors were replaced in white uPVC, and all internal finishes had been modernised. Electrical sockets were surface-mounted rather than recessed, and services such as gas boilers were installed into existing built-in cupboards, particularly the deeper hallway cupboard adjacent to the former WC. In many cases, original fireplaces had been removed and their positions covered over. Bungalow 43, for example, had a modern fireplace, while in bungalow 45 the fireplace had been concealed under modern timber boards. In bungalow 30, a modern fireplace was positioned off centre, although the floorboards indicated the original position of the fireplace (**Plate 45**). Bathrooms had been converted into wet-room layouts with walk-in showers, lino flooring, tiled wall finishes, and surface-mounted pipework. Across all properties, the presence of two rear windows (a three-pane and a two-pane unit) for the bathroom space may indicate that this was once two separate rooms, later combined during upgrade works.
- 5.1.5 In some dwellings, further alterations included extensions linking the original rear wall to the outbuildings forming utility rooms or annexes (as recorded at bungalows 30 and 42). These were typically timber-framed additions abutting the original building. The outbuildings themselves were of single-brick construction, typically divided into a coal store and utility space, and finished with flat felt-covered slab roofs. Windows were plastic, and all doors were of timber construction, fitted with a range of latch or knob handles. In many examples,

the sheds mirrored the brick type of the adjacent dwelling, suggesting their construction coincided with, or followed shortly after, the refacing of the main bungalow.

- 5.1.6 Chimney stacks were present on most bungalows, constructed from red brick with ceramic pots. Some retained blue-brick top courses, but this was not consistent across the site, indicating staged or partial reinstatement. The removal of original stove boilers and variation in chimney form may relate to the adaption of electric- or gas-heated bungalows to burn solid fuel as colliery workers had a coal allowance, so burning coal was preferable and cheaper heating option compared to electricity or gas (Derbyshire Times 02/02/1945). The removal and blocking of stoves or fireplaces may reflect broader changes in domestic heating policy, such as the Clean Air Act 1956 and later Clean Air Act 1993, which restricted the burning of solid fuels in designated areas.
- 5.1.7 Despite significant alterations, the bungalows at Stonebroom retain the core features and plan layout of their original construction. The structural skeletal fabric, particularly the internal configuration, roof form, and characteristic corner windows, remains unchanged. While much of the visible material fabric has been replaced or upgraded, the plan form, spatial arrangement, and design logic of the original Tarran Mark IV model remains evident throughout the estate.
- 5.1.8 This survey demonstrates a group of buildings constructed under a national emergency housing scheme and as part of an urgent local housing development programme to rehome those living in condemned colliery workers' housing 'the Blocks'. It shows how these buildings have adapted incrementally to serve long-term residential use. Originally intended as temporary dwellings, the Stonebroom bungalows have been adapted, refaced, and remodelled in stages, reflecting both local authority investment and wider changes in domestic expectations.

## **6 ARCHIVE STORAGE AND CREATION**

### **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 wessexar1-533518), 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 bound by the conditions of the Copyright, Designs and Patents Act 1988 with regard to multiple copying and electronic dissemination of such material.

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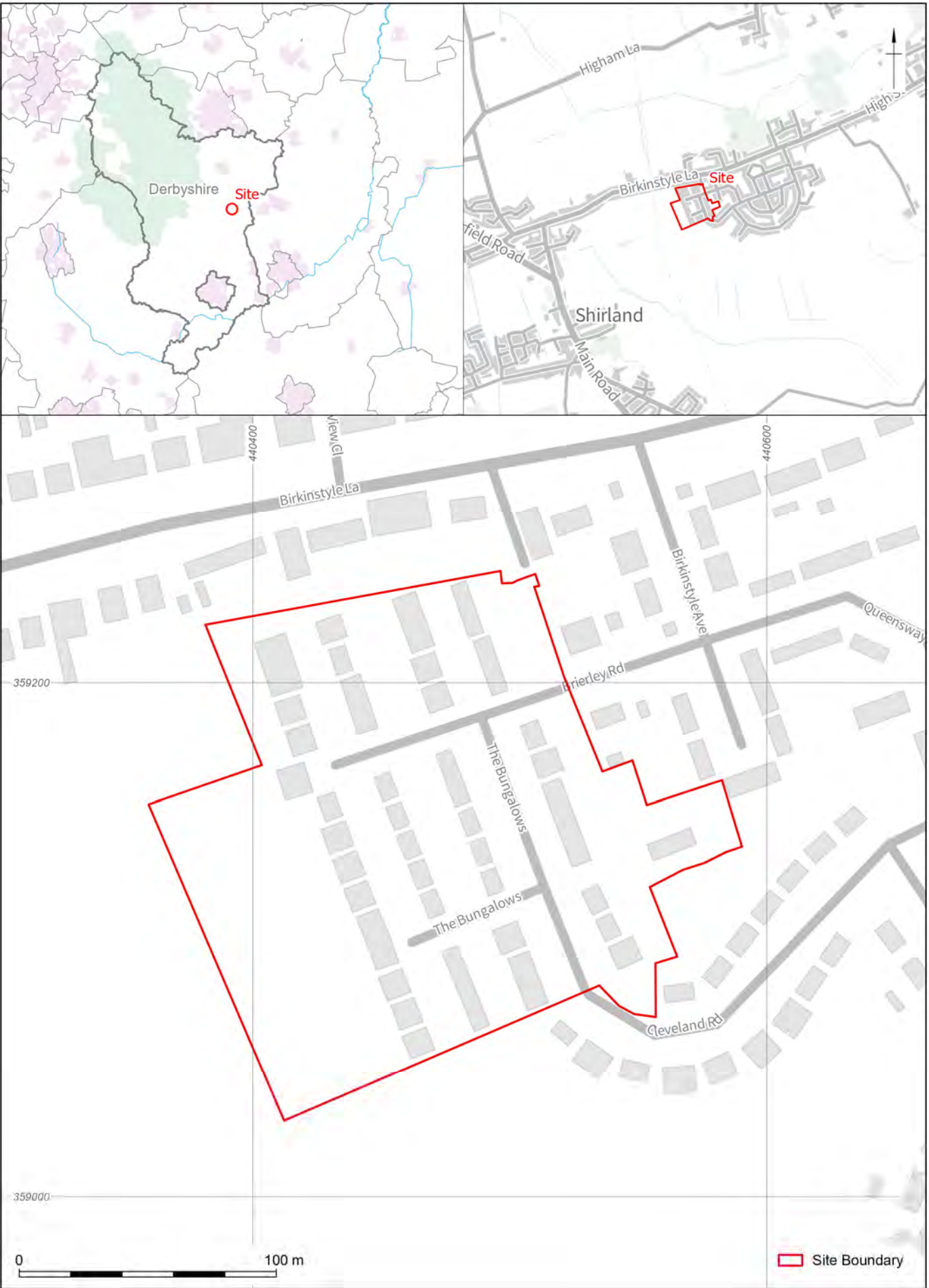
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### Newspaper articles

The Derbyshire Times

- 02 February 1945 'Not to Burn Solid Fuel: Bungalows Heated by Gas or Electricity – Chesterfield R.D.C. Accept Offer'
- 22 June 1945 'Stonebroom Housing Crisis: Partly Developed Site Now Considered Unsafe – Appeal to Colliery Company'
- 17 August 1945 'Rent of Temporary Bungalows'



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Figure 1: Site location

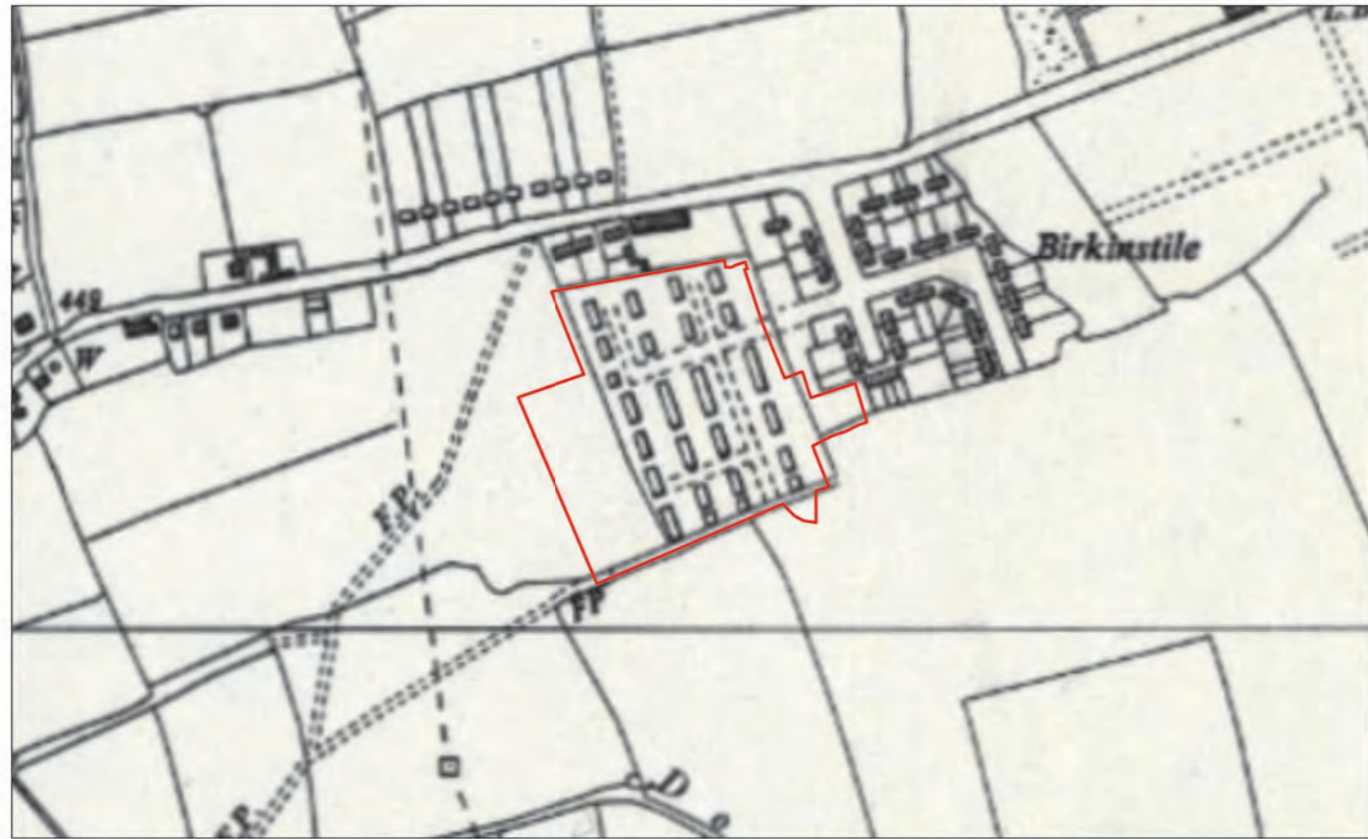




A) 1884 OS map (surveyed 1976-9)



B) 1945 OS map (revised 1938)



C) 1955 OS map (surveyed/revised to 1954)



D) 1962 OS map (revised 1961)

0 250 m  
Scale bar for maps A-C

0 125 m

Site Boundary (approx.)

Coordinate system: OSGB 1936 British National Grid  
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Figure 2: Ordnance Survey maps





- Site
- ▶ 1 Photograph viewpoints
- Buildings subject to internal and external photography
- Buildings subject to internal and external photography and metric survey

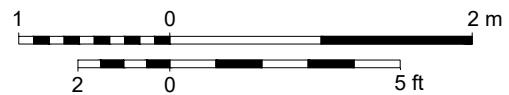
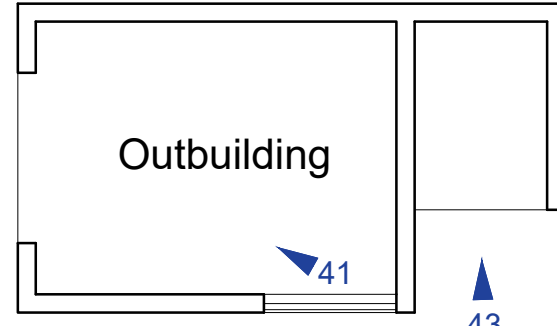
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Date: 11/04/2025	Created by: EE / GF	Revision: 0	Revision: Not to scale
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Figure 3: Plan showing buildings selected for recording and photograph viewpoints



# Bungalow 43



 1 Photograph viewpoints

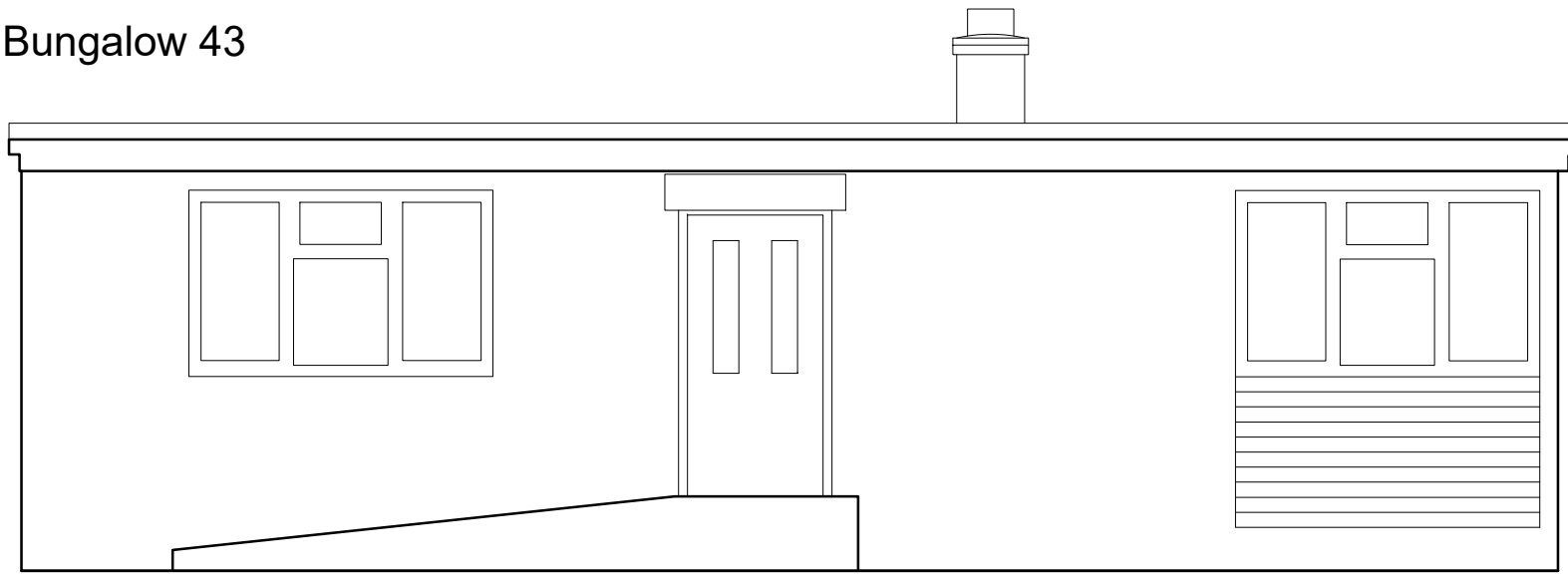
Survey data collected by Wessex Archaeology March 2025.  
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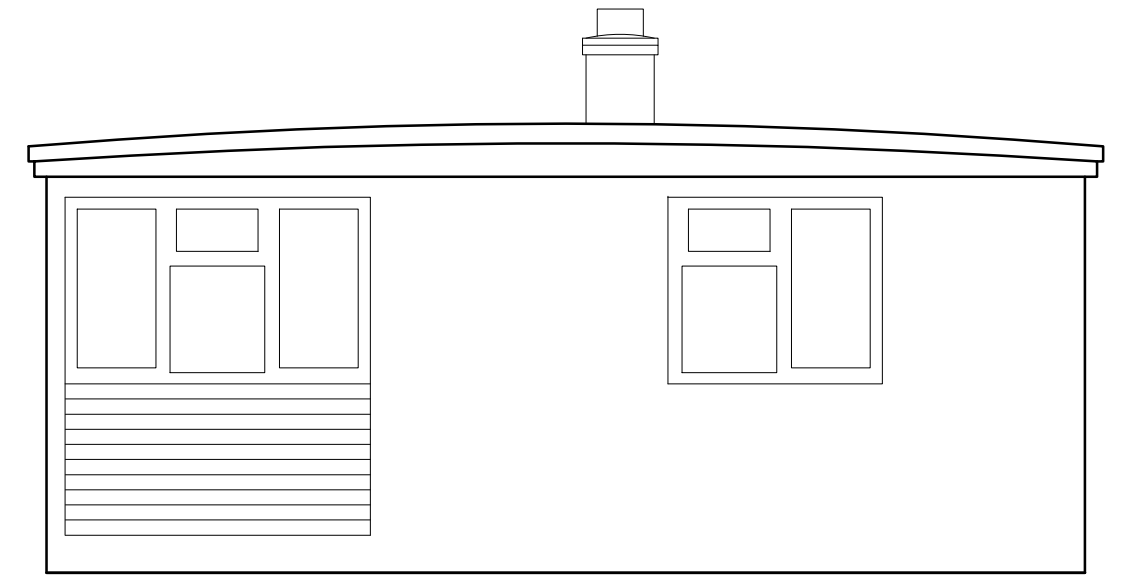
Figure 4: No. 43, The Bungalows, Stonebroom - plan



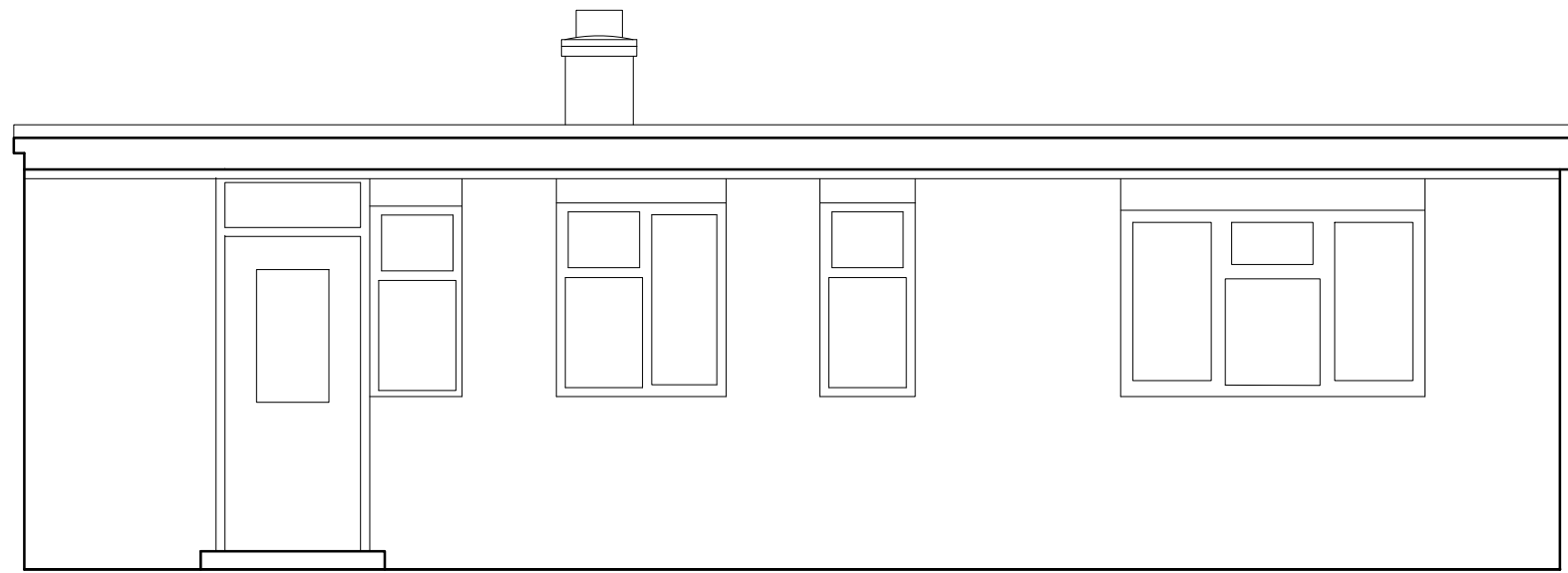
# Bungalow 43



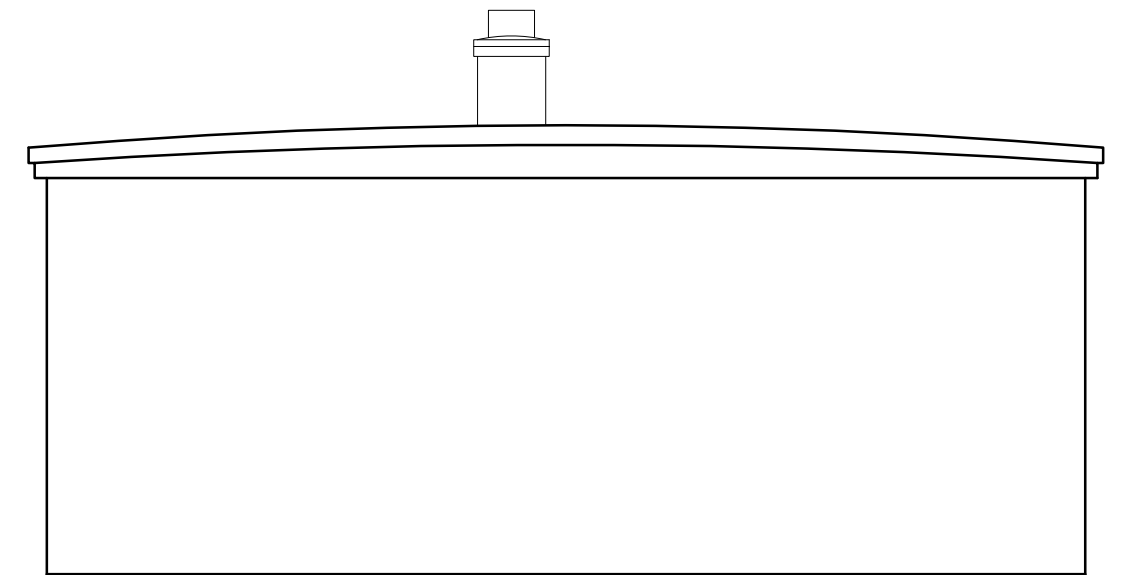
East Elevation



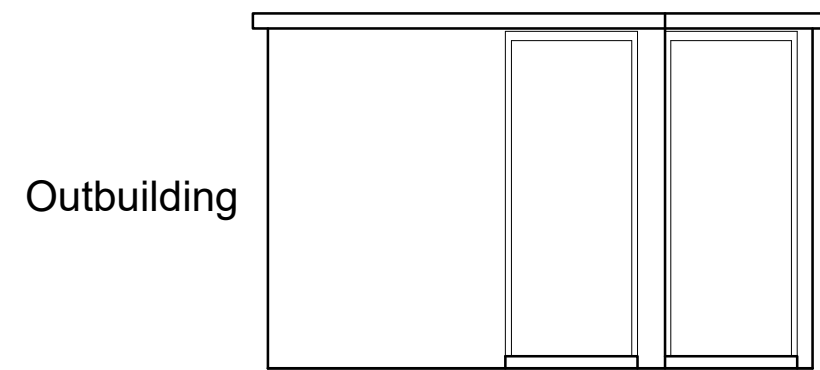
North Elevation



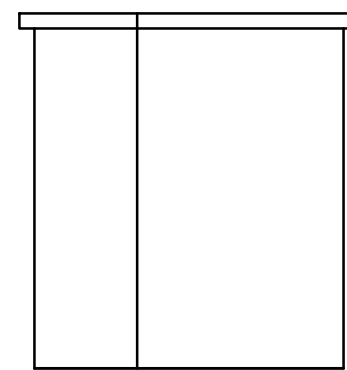
West Elevation



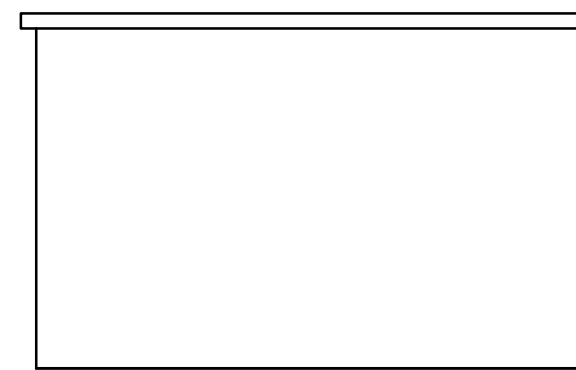
South Elevation



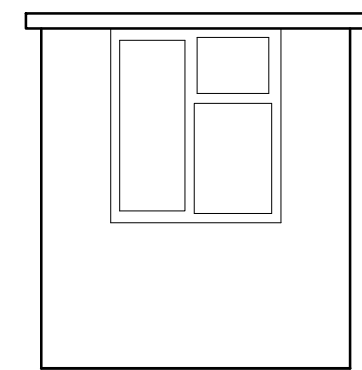
East Elevation



North Elevation

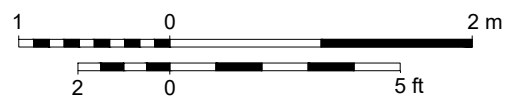


West Elevation



South Elevation

Outbuilding



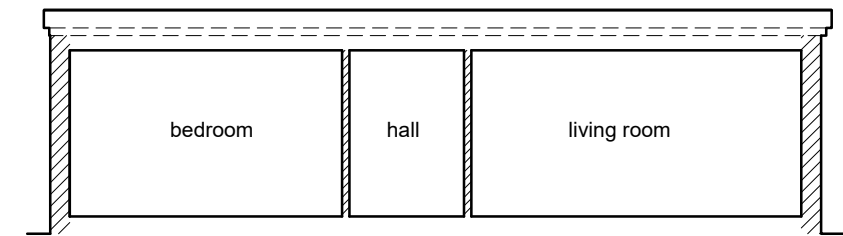
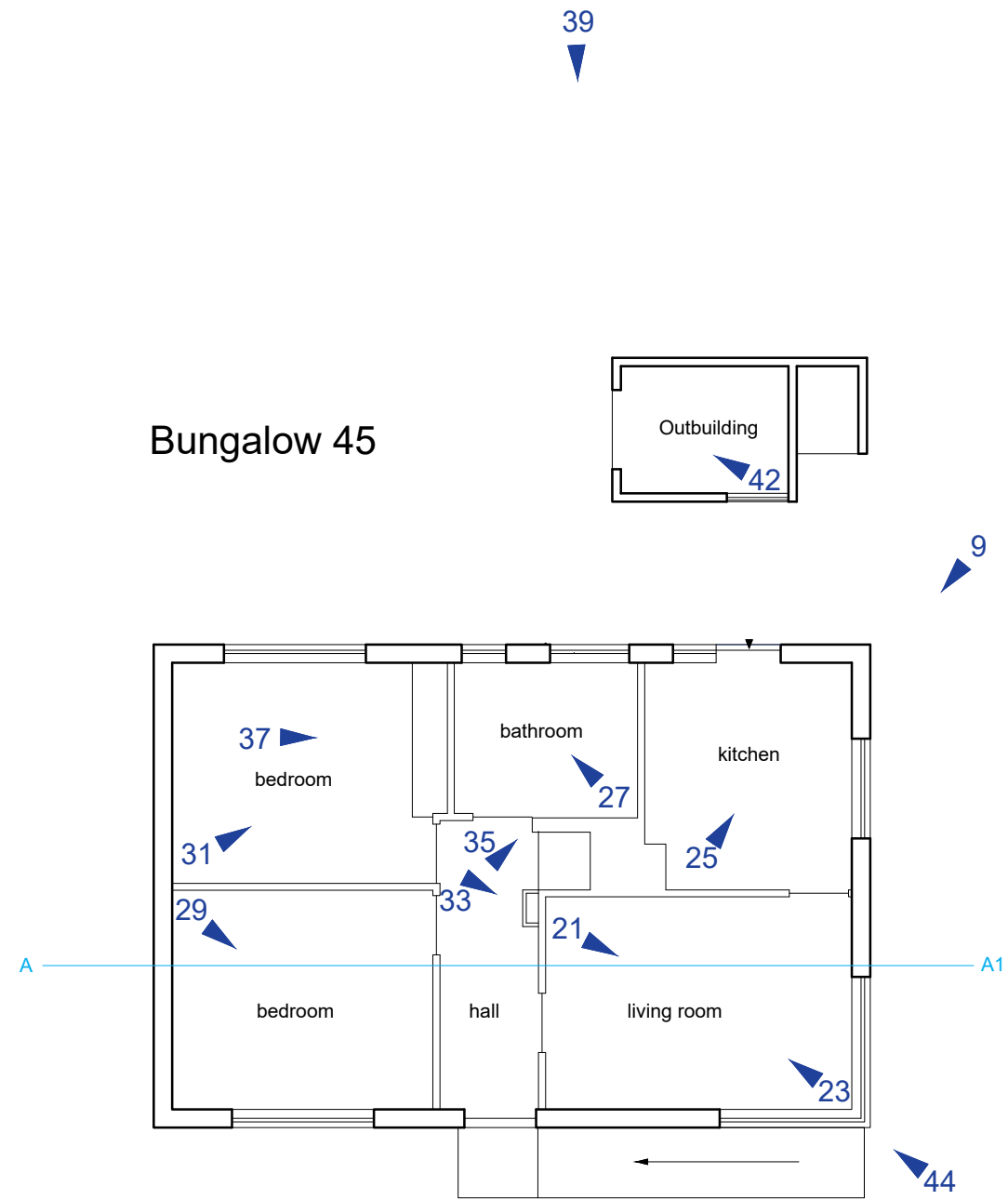
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Figure 5: No. 43, The Bungalows, Stonebroom - elevations



# Bungalow 45



1 Photograph viewpoints

A—A1 Section line



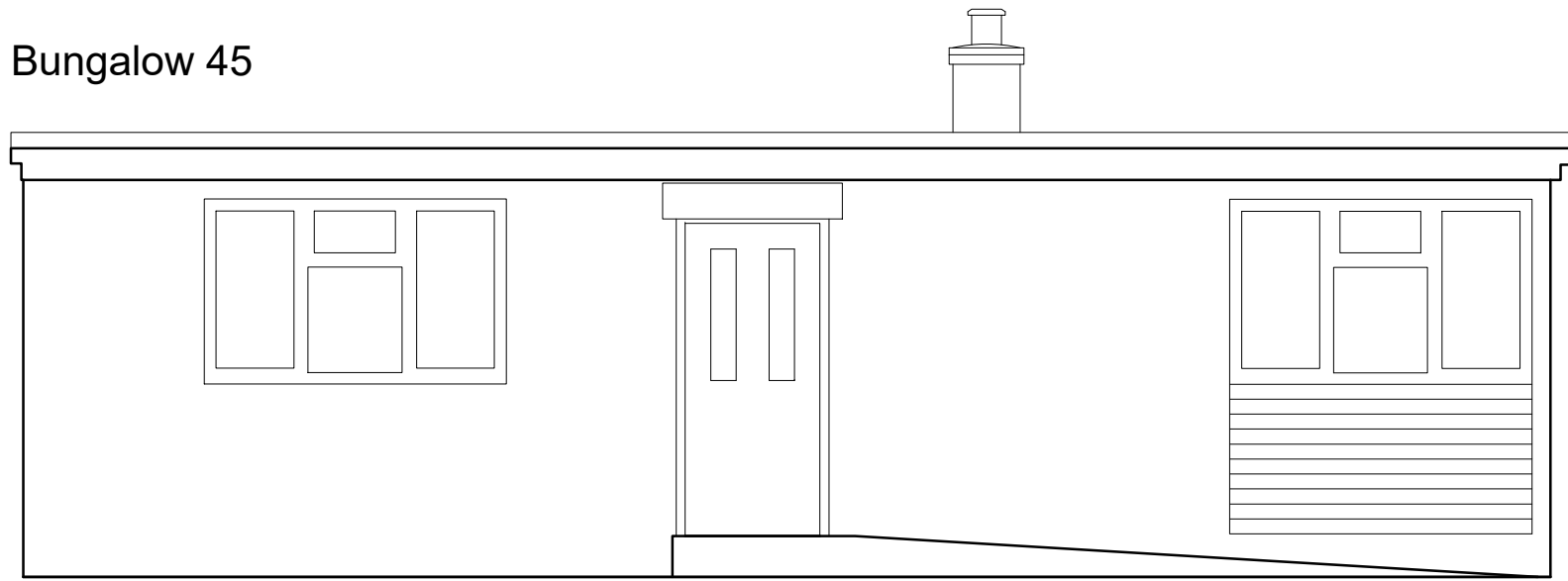
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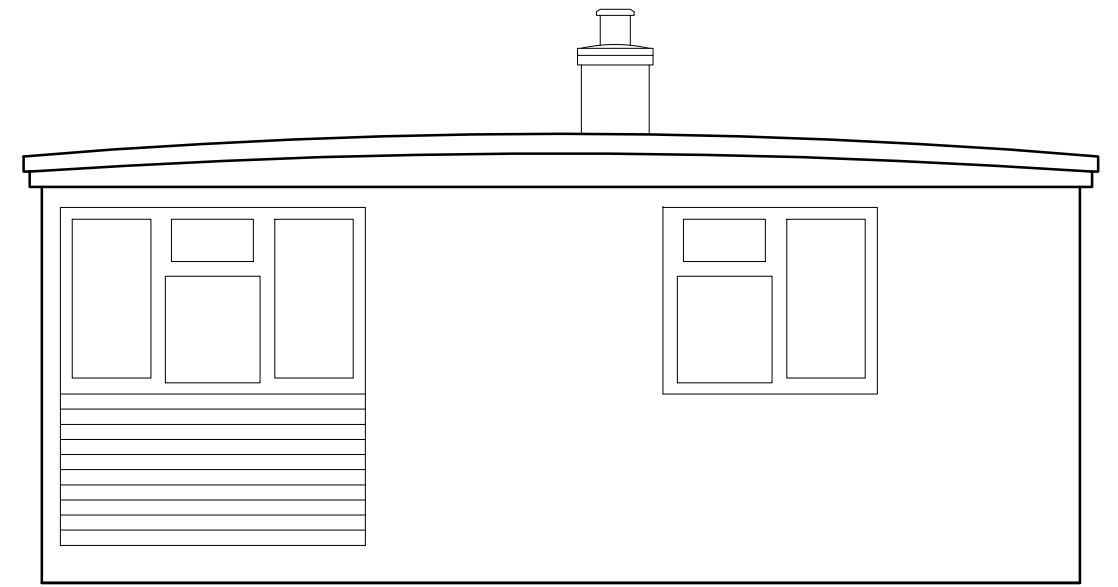
Figure 6: No. 45, The Bungalows, Stonebroom - plan and section



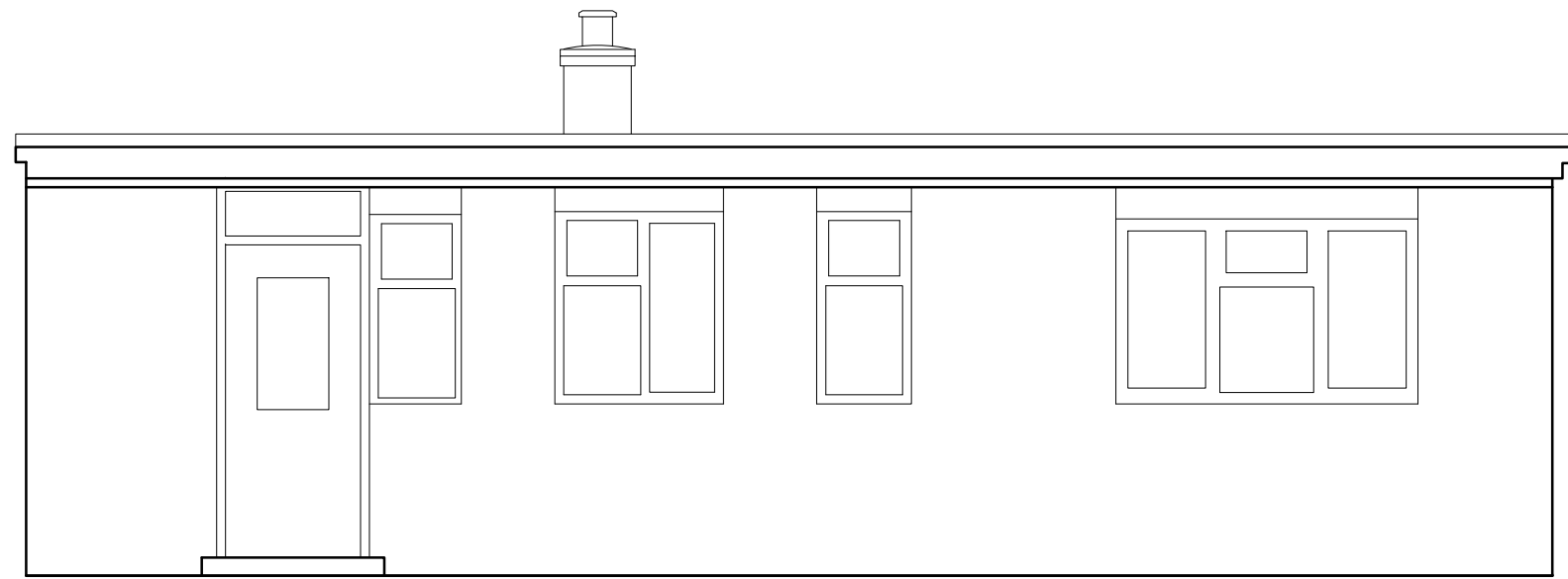
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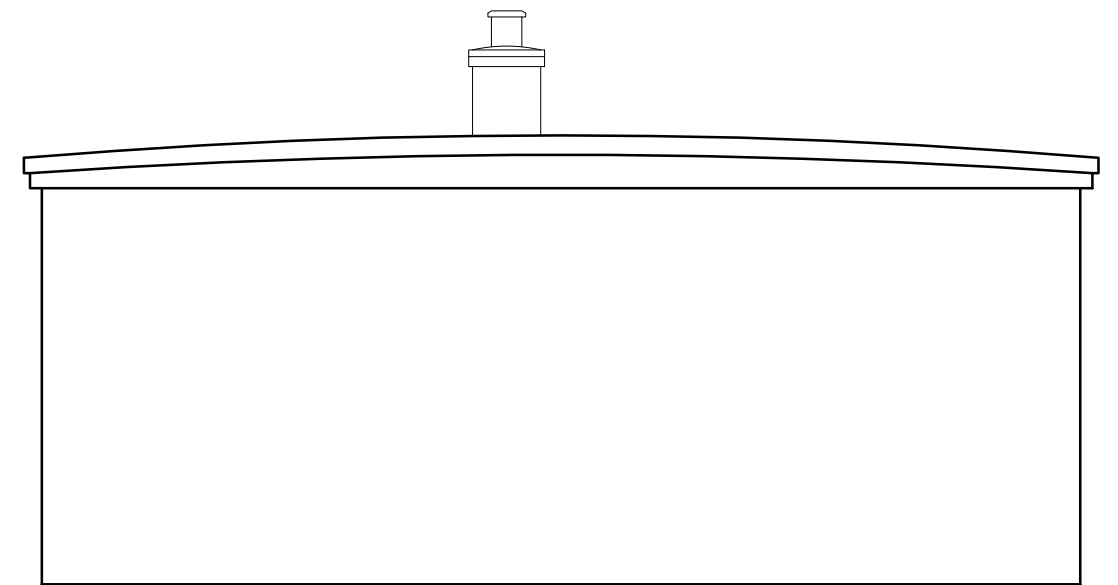
East Elevation



North Elevation

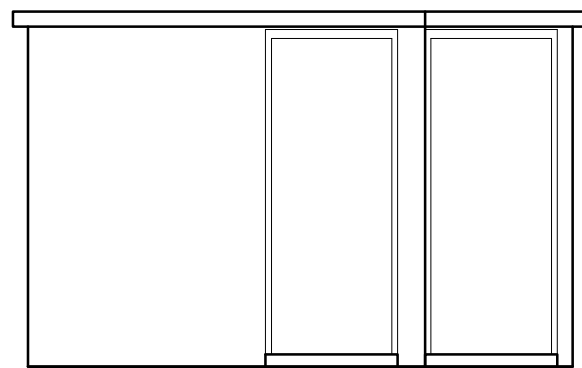


West Elevation

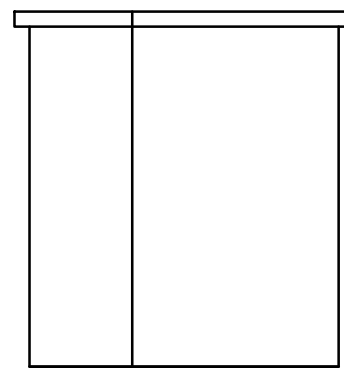


South Elevation

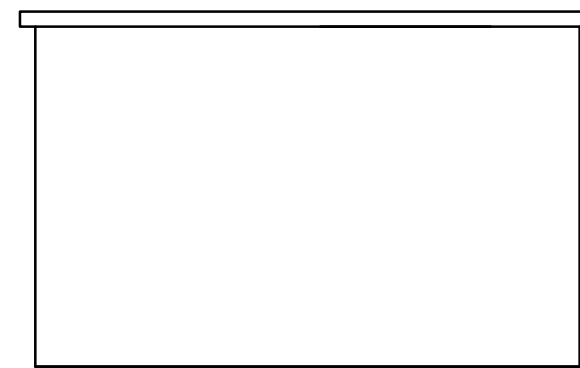
## Outbuilding



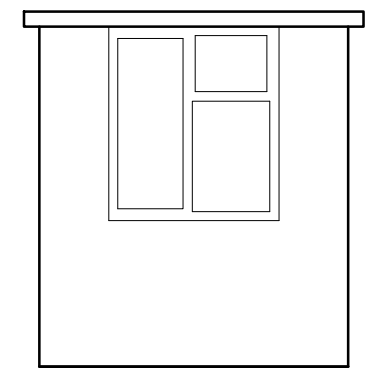
East Elevation



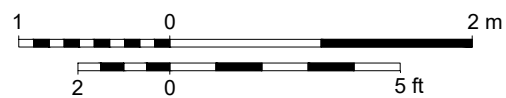
North Elevation



West Elevation



South Elevation



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Date: 24/04/2025 Created by: EE / GF Revision: 1 Scale: 1:50 at A3

Figure 7: No. 45, The Bungalows, Stonebroom - elevations





Plate 1 - South facing photo of The Bungalows estate taken from the north-west extent of site



Plate 2 - South facing photo of The Bungalows



Plate 3 - North facing photo of The Bungalows



Plate 4 - South facing photo of The Bungalows estate taken from the north-east extent of site



Plate 5 - East facing photo along Cleveland Road



Plate 6 - South-west facing photo of bungalow 43 east elevation (front façade)



Plate 7 - North-east facing photo of bungalow 43, west elevation (rear façade)



Plate 8 - South-west facing photo of bungalow 45 east elevation (front façade)



Plate 9 - North-east facing photo of bungalow 45, west elevation (rear façade)



Plate 10 - North-east facing photo of bungalow 42, west elevation (front façade)



Plate 11 - South-west facing photo of bungalow 42, east elevation (rear façade)



Plate 12 - North-west facing photo of bungalow 37, east elevation (front façade)



Plate 13 - North-east facing photo of bungalow 37, west elevation (rear façade)



Plate 14 - North-west facing photo of bungalow 36, east elevation (front façade)



Plate 15 - North-east facing photo of bungalow 36, west elevation (rear façade)



Plate 16 - South-west facing photo of bungalow 30, east elevation (front façade)



Plate 17 - East facing photo of bungalow 30, west elevation (rear façade)



Plate 18 - South-west facing photo of bungalow 28, east elevation (front façade)



Plate 19 - North-east facing photo of bungalow 28, west elevation (rear façade)



Plate 20 - North facing photo of north-east living room in bungalow 43



Plate 21 - North facing photo of north-east living room in bungalow 45



Plate 22 - West facing photo of modern fireplace in bungalow 43



Plate 23 - South-west facing photo of north-east living room in bungalow 45



Plate 24 - South-west facing photo of north-west kitchen room in bungalow 43



Plate 25 - North-west facing photo of north-west kitchen room in bungalow 45



Plate 26 - West facing photo of WC room in bungalow 43



Plate 27 - South-west facing photo of WC room in bungalow 45



Plate 28 - North-east facing photo of south-east bedroom in bungalow 43



Plate 29 - North-east facing photo of south-east bedroom in bungalow 45



Plate 30 - North-west facing photo of south-west bedroom in bungalow 43



Plate 31 - North-west facing photo of south-west bedroom in bungalow 45



Plate 32 - North facing photo of utility cupboard in hallway of bungalow 43



Plate 33 - North-east facing photo of utility cupboard in hallway of bungalow 45



Plate 34 - North facing photo of airing cupboard/storage space in hallway of bungalow 43



Plate 35 - North facing photo of airing cupboard/storage space in hallway of bungalow 45



Plate 36 - North facing photo of modern storage cupboard in the south-east bedroom in bungalow 28



Plate 37 - North facing photo of wardrobes in the south-west bedroom of bungalow 45



Plate 38 - South-west facing photo of external shed, east elevation located in rear garden of bungalow 43



Plate 39 - East facing photo of bungalow 45 and west elevation of rear garden shed



Plate 40 - West facing photo of coal shed of bungalow 43



Plate 41 - South facing photo of shed bungalow 43



Plate 42 - South facing photo of shed bungalow 45



Plate 43 - West facing photo of concrete threshold of coal shed bungalow 45



Plate 44 - South-west facing concrete sill below modern uPVC window of bungalow 45



Plate 45 - West facing photo of former hearth outline and respective floorboards in bungalow 30

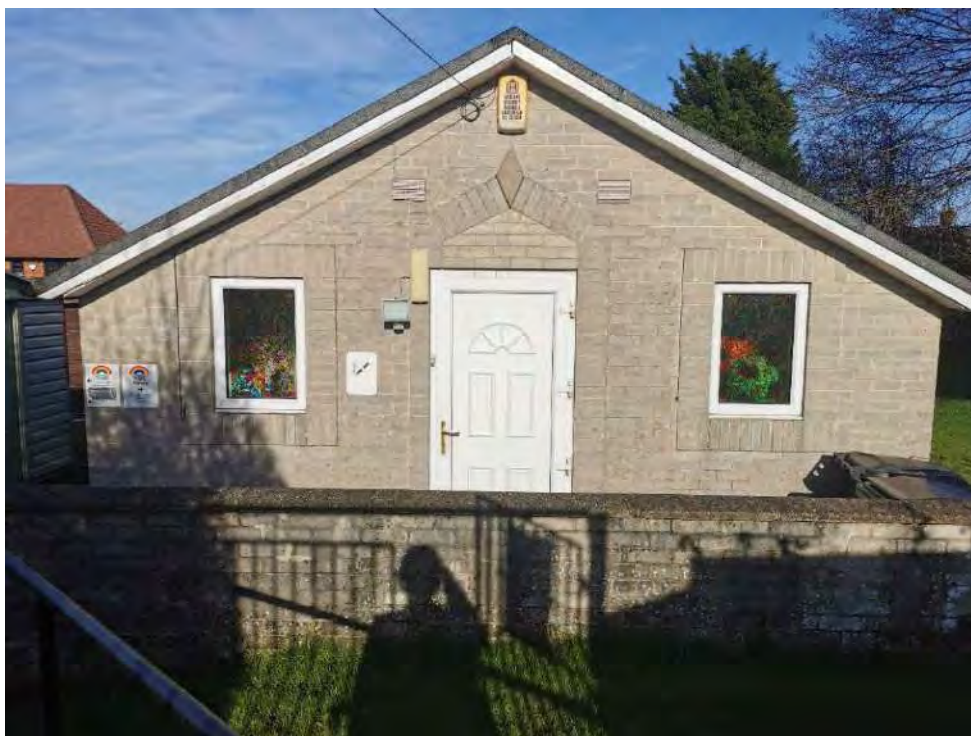


Plate 46 – East facing photo of Village Hall/Pre-School



Plate 47 – South facing photo of Village Hall/Pre-school



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