

# **OUTBUILDINGS TO THE REAR OF NORTHFIELD, MATLOCK ROAD, BELPER, DERBYSHIRE:**

**HISTORIC BUILDING RECORDING**

**2018**

**M. Hurford**

**Project Code: NBD**

**Report Number: 012/2018**



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## Summary

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- During 2018 Matt Hurford Historic Buildings and Archaeology Services was commissioned by Carter Construction (Derby) Ltd to undertake a historic building record of a number of outbuildings to the rear of Northfield, Matlock Road, Belper, Derbyshire centred on National Grid Reference SK 34702 48050. The work was carried out in advance of the buildings redevelopment (Planning Application No. AVA/2018/0511).
- The outbuildings comprise a linear range of three principal units, the West Section, the Central Section and the East Section with a small brick building abutting the gable of the East Section. The range is orientated with its long axis extending from west to east. It is situated to the east of the Grade II listed Northfield, which it was formerly within the curtilage of. The range is within the Belper and Milford Conservation Area and the Derwent Valley Mills World Heritage Site.
- The West Section was originally a cowhouse, built around 1835. It was subsequently re-modelled, probably when the East Section was constructed between 1900 and 1916, becoming a stable. The Central Section was built prior to 1880 but post-dates the West Section and was originally a loosebox. The East Section was a cowhouse and possibly a dairy with a pigsty erected against its east gable between 1916 and 1952. In 1985 the buildings were converted to workshops which is when the roofs of the West Section and Central Section and their loft floors were replaced.
- The early nineteenth century cowhouse developed into an outfarm which are most common in Derbyshire in areas of planned enclosure from medieval open strip fields, wastes and common. The outfarm to the rear of Northfield is no exception with a number of the fields immediately east on the other side of the railway cutting being long and narrow which generally have reversed 'S' curved boundaries indicating that they were formed by enclosing pre-existing medieval open strips.

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## Acknowledgments

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The project was managed and the fieldwork undertaken by Matt Hurford. Monitoring was by Sarah Whiteley, Development Control Archaeologist at Derbyshire County Council. Thanks are extended to Carter Construction (Derby) Ltd for commissioning the work.

# 1 Introduction

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## 1.1 Background

- 1.1.1 During 2018 Matt Hurford Historic Buildings and Archaeology Services was commissioned by Carter Construction (Derby) Ltd to undertake a historic building record of a number of outbuildings to the rear of Northfield, Matlock Road, Belper, Derbyshire centred on National Grid Reference SK 34702 48050 (Figure 1). The work was carried out in advance of the buildings redevelopment (Planning Application No. AVA/2018/0511).
- 1.1.2 The outbuildings comprise a linear range of three principal units, the West Section, the Central Section and the East Section with a small brick building abutting the gable of the East Section (Figure 2 and Plate 1). The range is orientated with its long axis extending from west to east. It is situated to the east of the Grade II listed Northfield, which it was formerly within the curtilage of. The range is within the Belper and Milford Conservation Area and the Derwent Valley Mills World Heritage Site.

## 1.2 Building Recording Methodology

- 1.2.1 Derbyshire County Council requested a Level 2 historic building survey of the outbuildings prior to their redevelopment based on classifications outlined in Historic England's guide *Understanding Historic Buildings* (Menuge and Lane 2016). The work adheres to the *Written Scheme of Investigation for an Historic Building Record of Workshops to the rear of Northfield, Matlock Road, Belper, Derbyshire* (Hurford 2018) which was guided by recent consultations with the Sarah Whiteley, Development Control Archaeologist at Derbyshire County Council and Paul D. Warren, Heritage Consultant for Amber Valley Borough Council to ensure that works are conducted to an appropriate standard and in line with the expectations of the Derbyshire County Council.
- 1.2.2 Where specific briefs are supplied by relevant planning authorities with regard to buildings they may require a survey based on classifications as outlined in Historic England's *Understanding Historic Buildings* (Menuge and Lane 2016). In this instance, a Level 2 report (principally a descriptive survey of the building with an analysis of the buildings development and use) was proposed.
- 1.2.3 Where an existing building/structure is protected by listing or deemed to be of local architectural interest and permission is sought or granted for major alteration, including demolition, the local authority may require the production historic building record.

## 1.3 The Report

- 1.3.1 The building recording has involved a basic visual record of the exterior and interior of the outbuildings. This has allowed for a written description and analysis of the building with 7 figures and 16 plates as illustrations. In addition, there is a further section at the back of the report (Section 7: Archival Record) which comprises a list of illustrations to support the archival record. The latter consists primarily of 39 digital images and prints from part of two films, comprising 39 negatives and prints held in archival quality sleeves. The report includes copies of the digital images together with plans showing their viewpoints. All 39 digital images are included in a separate CD affixed to the back of the report.

# 2 Site Background

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- 2.1 Carter Construction (Derby) Ltd propose to convert the outbuildings to the rear of Northfield, Matlock Road, Belper, Derbyshire centred on National Grid Reference SK 34702 48050 to dwellings (Planning Permission No. AVA/2018/0511).

## 3 Historical Background

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- 3.1 Northfield is a Grade II listed house dating to the early nineteenth century (List Entry No. 1109211). The first mention of the outbuildings to the rear of the property is in the Book of Reference for the 1836 North Midland Railway Act where the land is described as a house, cowshed, yard and pasture. The outbuilding shown on the plans for the North Midland Railway Act and the plans for the alterations to the Turnpike Road of 1838 is in the same location as the West Section (Design, Heritage and Access Statement 2018, 3-4). The outbuilding is not present on Sanderson's map published in 1835, the survey was carried out between 1830 and 1834, though Northfield is depicted (Sanderson 1835). No outbuildings are shown on the Hinkling map of 1805 and 1818 (Derbyshire Record Office Reference Number D1564/2) or on the 1790-91 Belper Enclosure map (Derbyshire Record Office Reference Number 1473 51/1).
- 3.2 The West Section and Central Section of the range is depicted on the First Edition Ordnance Survey map of 1880 (Figure 3). Two small structures abut the west gable. An L-shaped wall is present by the east gable creating an open yard. A wall extends from the south-east corner of the building in a south-westerly direction to the south boundary. To the west of the outbuildings are likely gardens of Northfield, to the south a yard and driveway, which is still extant, with an orchard to the east. By the publication of the 1900 edition Ordnance Survey map (Figure 4) the open yard to the east of the Central Section had been re-modelled and the two structures abutting the west gable no longer shown. In 1907 Northfield and its associated outbuildings and land was purchased by Mary Allcard Boyle the wife of the veterinary surgeon B.P. Boyle who erected a lean-to surgery and dog inspection shed in 1912 (Design, Heritage and Access Statement 2018, 4-5). The range comprising the West Section, Central Section and East Section is depicted on the 1916 edition Ordnance Survey map (Figure 5). A small structure abutting the west gable of the West Section and north boundary wall, possibly that which is depicted on the 1880 edition Ordnance Survey map, is present. Two buildings have been erected to the south of the East Section, probably the lean-to surgery and dog inspection shed. Mary Boyle started boarding kennels in 1934 (Design, Heritage and Access Statement 2018, 5) the kennels possibly being the timber buildings extending along the northern boundary of the orchard depicted on a photograph of 1965 (Design, Heritage and Access Statement 2018, 6) (Plate 2). A small building and enclosure had been added to the east gable of the range by the publication of the 1952 edition Ordnance Survey map and the two buildings to the south of the East Range re-modelled (Figure 6). In 1985 the outbuildings were converted to a workshop by Mr. Foord (Design, Heritage and Access Statement 2018, 5). The buildings remained unchanged on the 2005 edition Ordnance Survey map though the small structure abutting the west gable has been removed (Figure 2). Since 2005 the buildings to the south of the East Section have been demolished.

## 4 Building Description (*Figures 7 and Plates 3-16*)

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### 4.1 The West Section

- 4.1.2 The three bay West Section was constructed in c. 1835. It is a single storey building with a loft, built of squared coursed stone beneath a gable roof of tiles with a V-shaped tile ridge (Plate 3 and 4).
- 4.1.3 The south elevation has a tall narrow doorway at the west end with a timber plank and batten double door with wrought iron strap hinges with plain ends (Plate 5). The upper door has a latch and the lower a handle. The stone lintel above extends well beyond the door opening suggesting that the doorway has been narrowed. An additional doorway of similar dimensions was originally located to the east but this has been infilled and two window openings with timber lintels and concrete cills inserted. The three-light window frames are timber with the central window being side-hung and are late twentieth century in date. The roof line of the lean-to which formerly abutted the west gable is clearly visible with patches of whitewash still adhering to the gable and north boundary wall. A pitching hole for the loft

is present in the east gable (Plate 6). There are no openings, or former openings, in the north elevation.

- 4.1.4 Internally all original fixtures and fittings on the ground floor have been removed. The original floor has been replaced with one of concrete. A modern staircase is located in the north-east corner of the room providing access to the lofts of both of the West Section and the Central Section. The west to east ceiling beam is softwood and possibly a replacement timber with the joists concealed behind modern boards. The common rafter roof has a pair of purlins and a plank ridge probably dating to the 1985 conversion. The loft floor is also of late date.
- 4.1.5 The West Section is likely to originally have been a cowhouse, as described in the Book of Reference for the 1836 North Midland Railway Act, with cattle housed on the ground floor and hay stored above in the loft. It would have had a wide doorway and limited ventilation; windows and other features such as air ducts and hit-and-miss ventilators only becoming widely introduced in the mid-nineteenth century (Historic England 2013, 14). The building was re-modelled, suggesting that its function changed, with the reduction in width of the doorway and the insertion of two windows, changes consistent with the building becoming a stable.

#### 4.2 **The Central Section**

- 4.2.1 The single bay Central Section post-dates the West Section which it abuts rendering the pitching hole in the east gable of the West Section redundant. It is a single storey building with a loft and is built of squared coursed stone beneath a gable roof of tiles with a V-shaped tile ridge (Plate 7).
- 4.2.2 The south elevation has been re-modelled with the insertion, or enlargement of an existing window, which has the same type of cill and window frame, though slightly larger, as those found in the West Section. The door is a modern two panel type with the upper panel of glass though the opening is probably original. A former owl hole is present in the east gable wall admitting birds into the loft. There are no openings, or former openings, in the north elevation.
- 4.2.3 Internally all original fixtures and fittings have been removed. The modern floor is of concrete. The doorway in the east gable wall provided access to the enclosed yard, prior to its replacement by the East Section, the use of bricks above the lintel indicate that it has been re-modelled. Felt covers all the roof timbers with the exception of a pair of purlins which appear modern, probably dating to the 1985 conversion. The loft floor is also likely to be contemporary with the roof.
- 4.2.4 The Central Section was extant by 1880. It was probably a loosebox with the L-shaped wall by the east gable depicted on the First Edition Ordnance Survey map suggesting that the building may have been a hemmel which is where a loosebox is linked to a small open yard used for a bull or fattening cattle. The building has been re-modelled, probably at the same time as the West Section. It may have continued to be have been used as a loosebox though the insertion of the large window would have prevented it from being used to house livestock, the proximity of the stable would have made it an ideal tack room.

#### 4.3 **The East Section**

- 4.3.1 Built between 1900 and 1916 the East Section is divided into two units, a western half and an eastern half, by a brick wall. Both are single storey though the western half had a loft. Floor levels between the two halves differ with that to the west significantly lower requiring a set of steps to reach the eastern half. The elevations are of squared coursed stone, with the east gable in brick. The gable roof is of Welsh slate laid in regular courses with a V-shaped tile ridge (Plate 8).
- 4.3.2 The south elevation has a wide double door suitable for providing access for cattle into the western half of the building (Plate 9) and a narrow door providing access into the eastern half. The design of the western door indicates that it is contemporary with that of the West



Section but the presence of pintles in the door frame of the eastern doorway shows that it originally housed a double door. The window openings, one illuminating the western half of the building and one the eastern half, utilise the wall plate as a lintel and have no cill. The three-light window frames are timber with the upper window pane of the central window being top-hung and are unsuitable for a building housing livestock; it would be expected that a cowhouse of this period would have had hit-and-miss ventilators with fixed glazing above or louvres indicating that the current windows are replacements. The east gable is built of bricks laid with one course of alternate header and stretcher bricks to five courses of stretcher (Plate 10). A three-light timber window of 24 panes with a timber lintel and no cill is present. Three holes in the brickwork may have formerly held timbers for the ridge and purlins for the roof of a no longer extant building. The east gable is abutted by a derelict brick building extant by 1952 and an external chimney and fireplace (Plate 11).

- 4.3.3 Internally the north wall of the western half is of brick and stone construction with the outline of potential former stalls present (Plate 12). The floor is of modern concrete. Exposed above are the joists and the west to east orientated softwood ceiling beam though there is no flooring creating a loft. The common rafter roof sits on wall plates and has a pair of purlins and a plank ridge (Plate 13). Of note the northern purlin has Baltic timber consignment marks (Plate 14). These marks were used by private shippers and importers of timber operating in the Baltic region and are often private marks put on by those through whose hands the timber has passed after being squared with some being sorter's marks distinguishing the different qualities of timber. Mortices and square indentations with holes for former nails or screws indicate that the purlin is a re-used timber, probably a former ceiling beam.
- 4.3.4 Potential former stalls are also outlined in the north wall of the eastern half of the building. The floor has been raised. There is no evidence to suggest that this part of the building had a former loft. Though the roof is boxed in the purlins are exposed, the southern one having Baltic timber consignment marks (Plate 15).
- 4.3.5 The East Section is a former cowhouse which was sub-divided and the floor levels changed. It is possible that the eastern half became the dairy though interpretation is difficult on account of the absence of any original fixtures and fittings and recent alterations obscuring and removing historic fabric.

#### 4.4 The Brick Building

- 4.4.1 Abutting the east gable of the East Section is a small building extant by 1952 built of frog bricks stamped *Butterley Co. Ambergate* and laid in stretcher bond (Plate 16). The building is a former pigsty comprising the house with a lean-to roof which abuts the East Section with the yard extending to the east with chute and doorway still present in the south wall. Pigs are particularly associated with dairying, feeding on whey, that is the skimmed milk left over from butter and cheese making (Peters 2003, 73-3).

## 5 Conclusion

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- 5.1 The range began as a single cowhouse, built around 1835, which gradually extended eastwards developing into an outfarm comprising stable, loosebox, cowhouse, possible dairy and pigsty by the 1950s. In Derbyshire, notably the Peak District, outfarms are most common in areas of planned enclosure from medieval open strip fields, wastes and common (Lake, 2017, 29). The outfarm to the rear of Northfield is no exceptions with a number of the fields immediately east on the other side of the railway cutting being long and narrow which generally have reversed 'S' curved boundaries indicating that they were formed by enclosing pre-existing medieval open strips.

## 6 Bibliography

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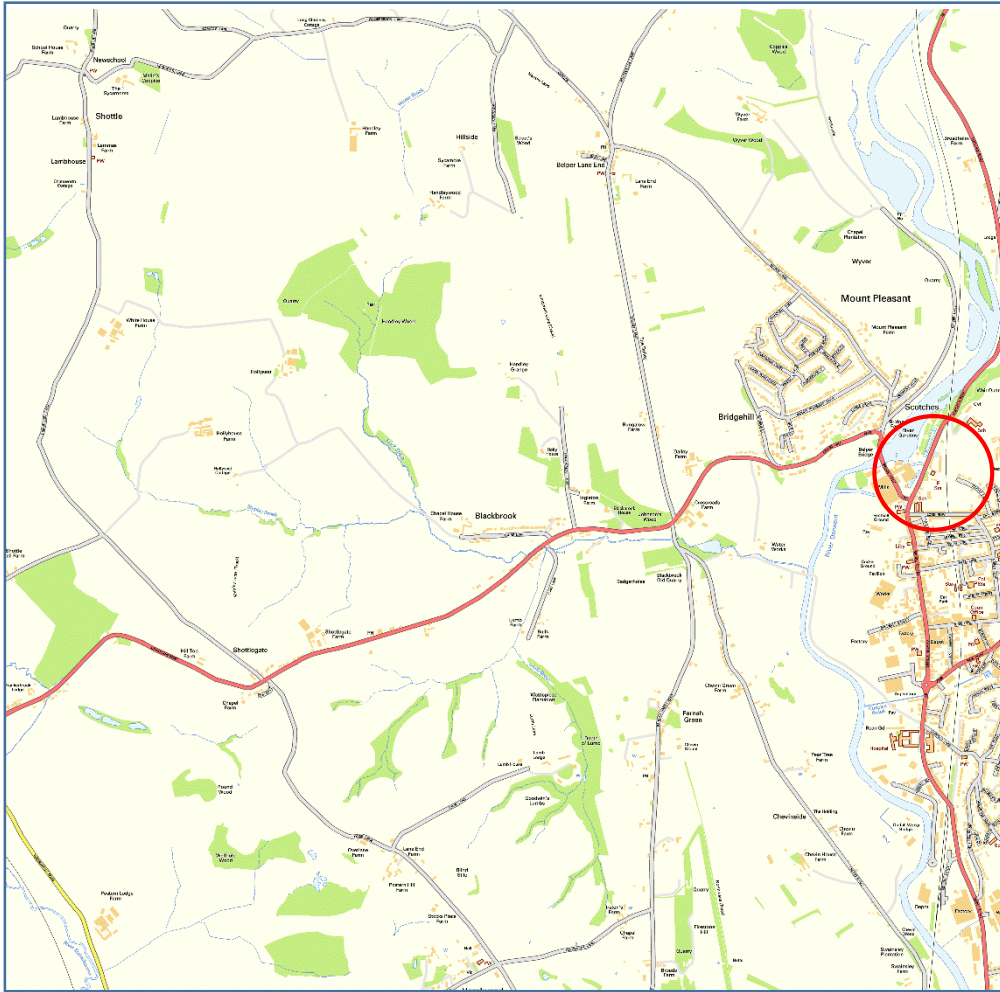
Design, Heritage and Access Statement for the proposed development Upper Northfield Close, Belper, Derbyshire DE56 1BE 2018

Historic England., 2013 *National Farm Building Types*

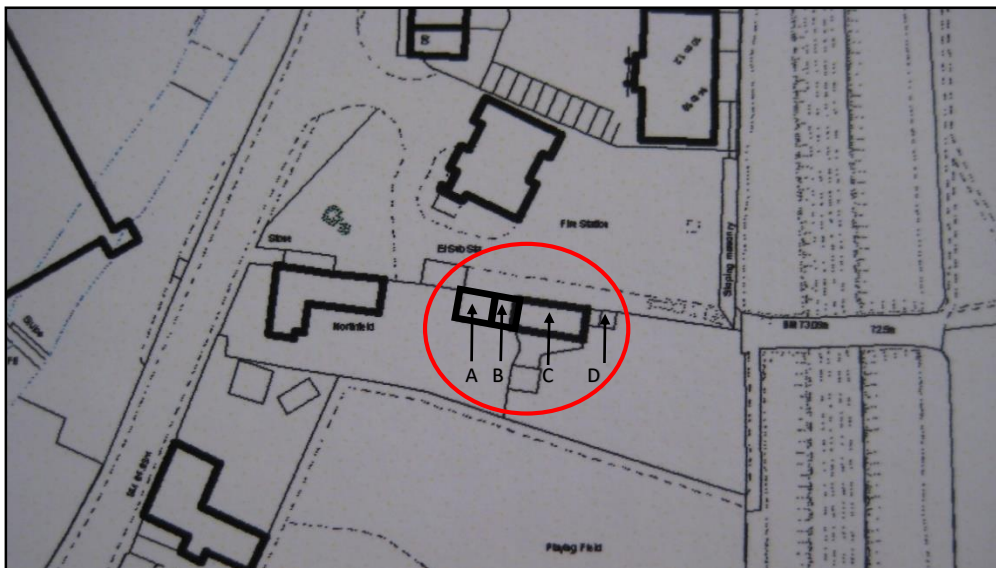
Hurford, M., 2018 *Written Scheme of Investigation for an Historic Building Record of Workshops to the rear of Northfield, Matlock Road, Belper, Derbyshire*

Peters, J.E.C., 2003 *Discovering Traditional Farm Buildings*

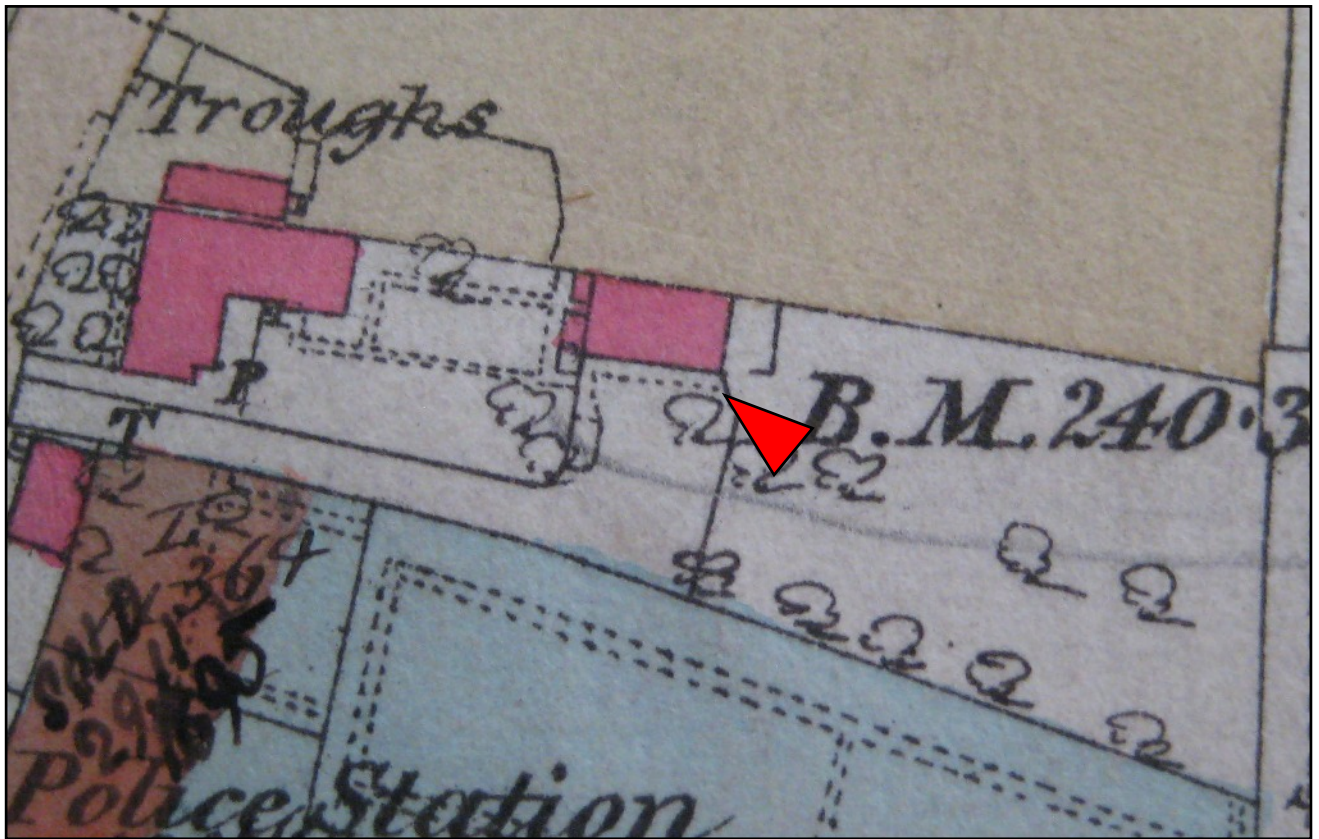
Sanderson, G., 1835 *Twenty Miles Round Mansfield*



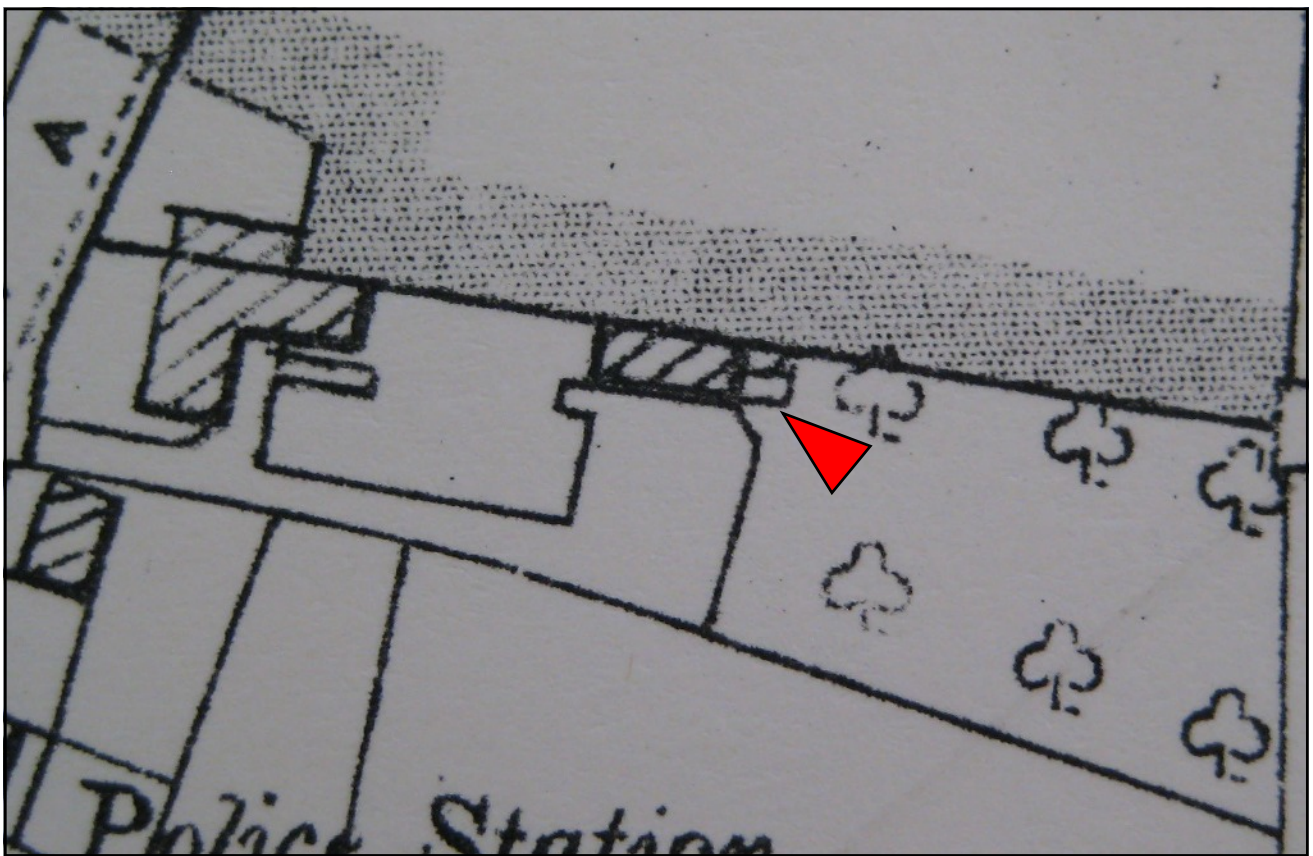
NBD Outbuildings to the rear of Northfield, Matlock Road, Belper, Derbyshire.  
 Figure 1: Location of the outbuildings to the rear of Northfield. Scale 1:25,000 at A4.  
*Contains Ordnance Survey data © Crown Copyright and database right 2018.*



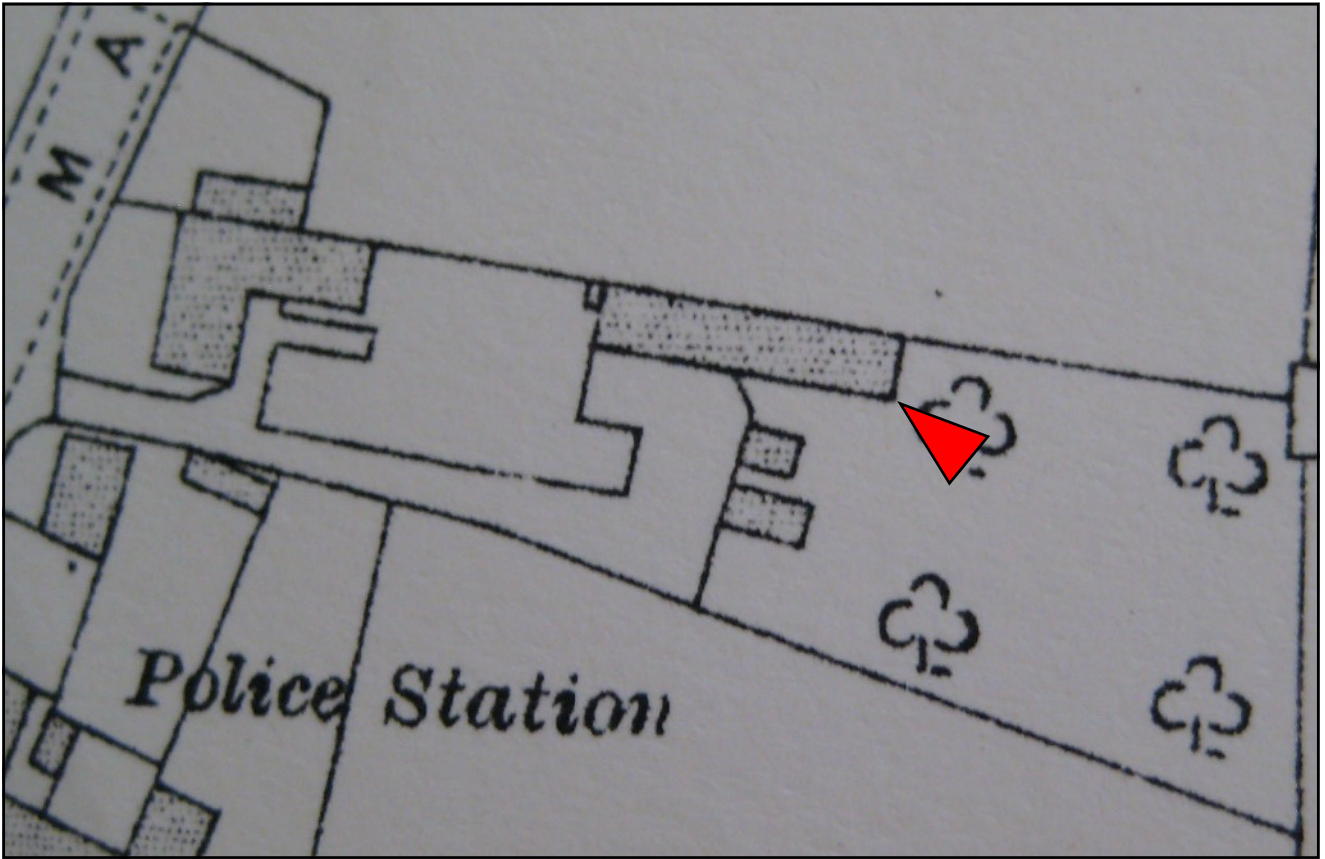
NBD Outbuildings to the rear of Northfield, Matlock Road, Belper, Derbyshire.  
 Figure 2: Outbuildings to the rear of Northfield depicted on the Derbyshire SK3448/3548 1:2,500 scale 2005 edition Ordnance Survey map. (A – West Section, B – Central Section, C – East Section, D – Brick Building).  
 Not to regular scale.



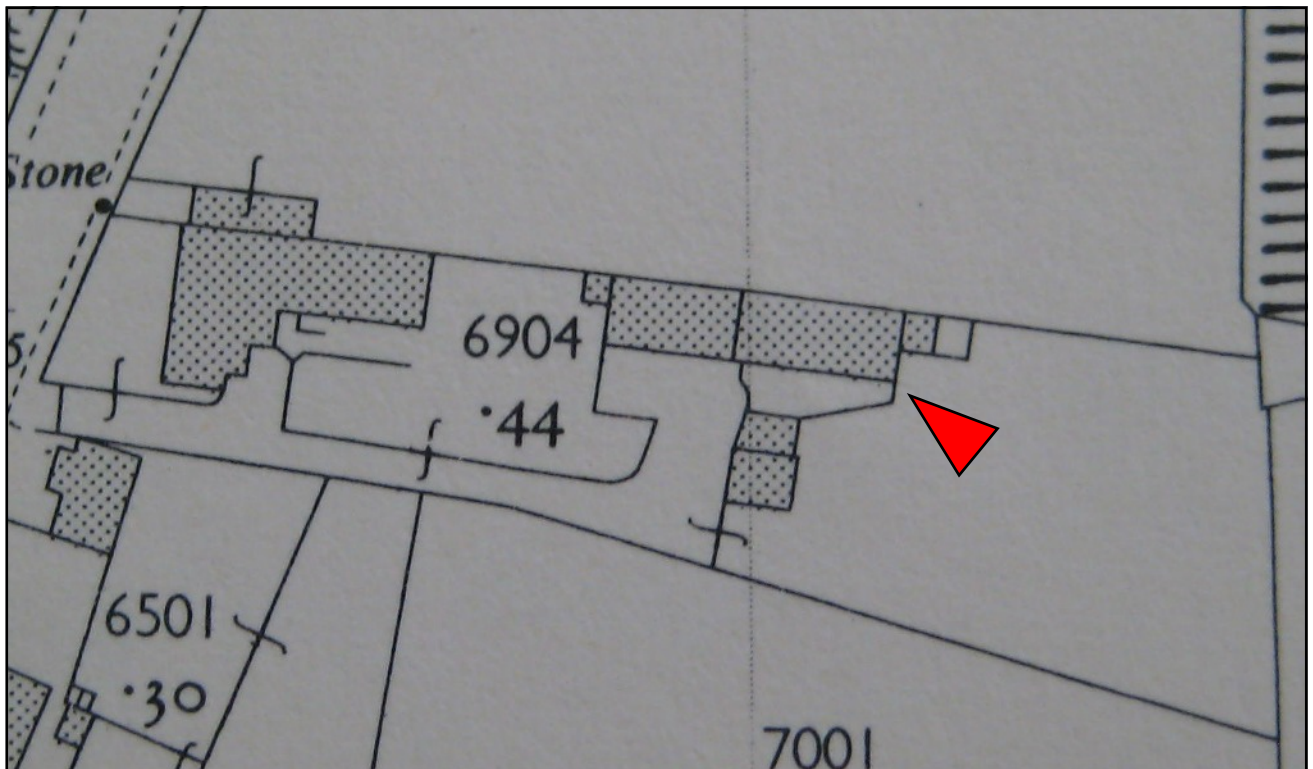
NBD Outbuildings to the rear of Northfield, Matlock Road, Belper, Derbyshire.  
Figure 3: Outbuildings to the rear of Northfield depicted on the Derbyshire XL.9 First edition 25 inch scale Ordnance Survey map of 1880.  
Not to regular scale.



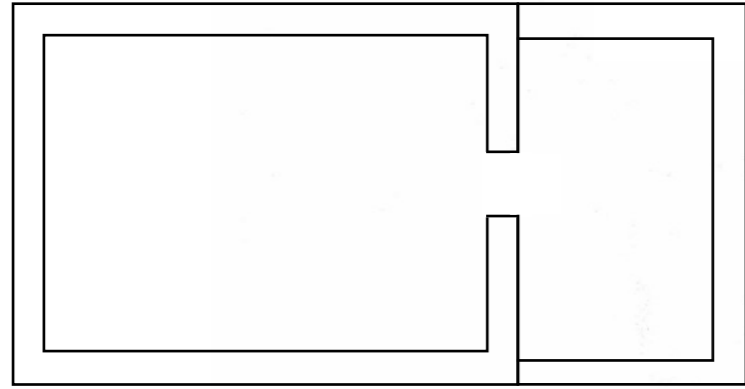
NBD Outbuildings to the rear of Northfield, Matlock Road, Belper, Derbyshire.  
Figure 4: Outbuildings to the rear of Northfield depicted on the Derbyshire XL.9 25 inch scale Ordnance Survey map of 1900.  
Not to regular scale.



NBD Outbuildings to the rear of Northfield, Matlock Road, Belper, Derbyshire.  
Figure 5: Outbuildings to the rear of Northfield depicted on the Derbyshire XL.9 25 inch scale Ordnance Survey map of 1916.  
Not to regular scale.



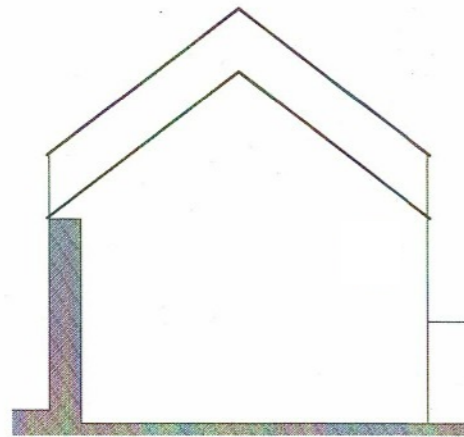
NBD Outbuildings to the rear of Northfield, Matlock Road, Belper, Derbyshire.  
Figure 6: Outbuildings to the rear of Northfield depicted on the Derbyshire SK3448/3548 1:2,500 scale 1952 edition Ordnance Survey map.  
Not to regular scale.



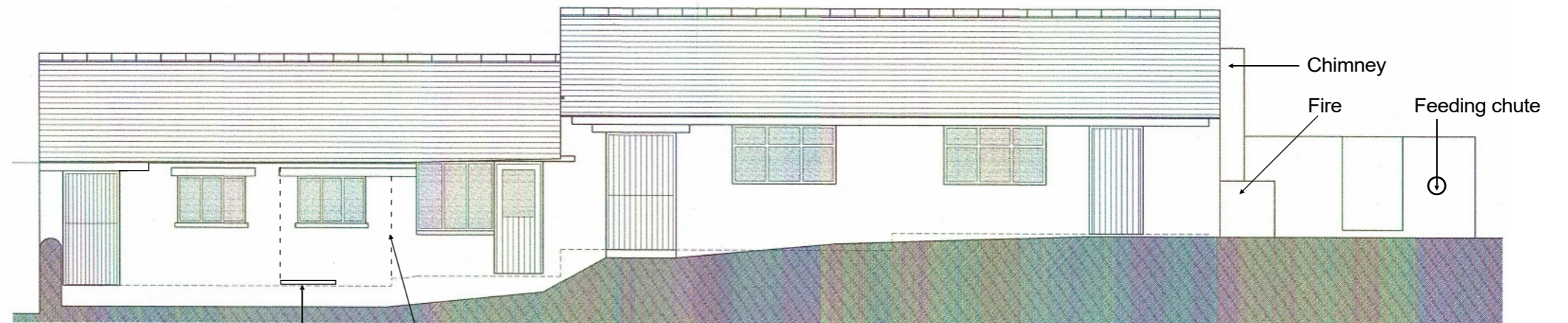
Loft Plan



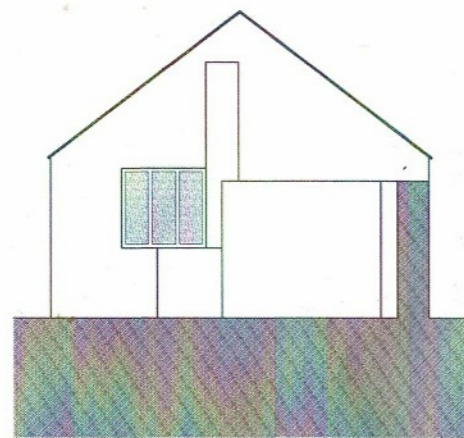
Ground Floor Plan



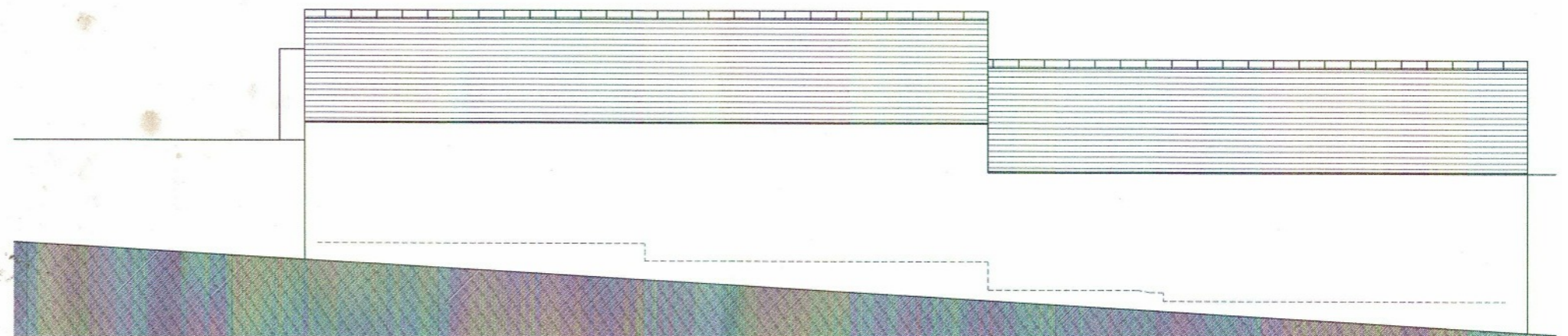
West Gable



South Elevation



East Gable



North Elevation



NBD Outbuildings to the rear of Northfield, Matlock Road, Belper, Derbyshire.  
Figure 7: Plans and elevations of the outbuildings based on drawings produced by Gino Lombardo Associates Ltd provided by the client.  
Scale 1:100 at A3.



**Plate 1:** General view of the outbuildings with the West Section in the background and the derelict brick building in the foreground, viewed looking north-west.



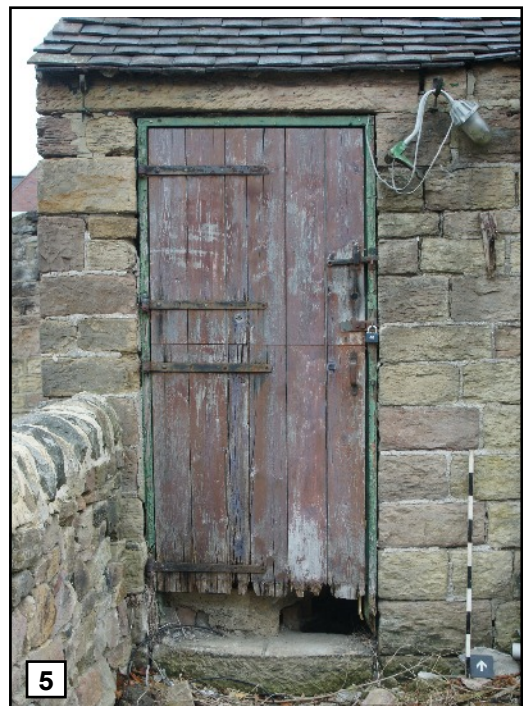
**Plate 2:** Aerial view of the outbuildings in 1965 viewed looking east (taken from Design, Heritage and Access Statement 2018).



**Plate 3:** The west gable and south elevation, viewed looking north-east.



**Plate 4:** The south elevation of the West Section and Central Section, viewed looking north.



**Plate 5:** The door of the south elevation of the West Section, viewed looking north.



**Plate 6:** The pitching hole in the east gable of the West Section, viewed looking south-east.



**Plate 7:** The south elevation of the Central Section, viewed looking north-west.



**Plate 8:** The south elevation of the East Section, viewed looking north.



**Plate 9:** The door of the south elevation of the East Section, viewed looking north-west.



**Plate 10:** The east gable of the East Section, viewed looking west. Note the lean-to roofline of the former pigsty outlined in whitewash. The walling in the foreground is the yard of the pigsty.

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**Plate 11:** The external fireplace and chimney abutting the east gable of the East Section, viewed looking north.

**Plate 12:** The internal north wall of the western half of the East Section with the outline of cattle stalls in the brickwork, viewed looking north-west.

**Plate 13:** The ceiling beam, joists and roof of the western half of the East Section, viewed looking north-west.



**Plate 14:** Baltic timber consignment marks on the northern purlin in the western half of the East Section.



15



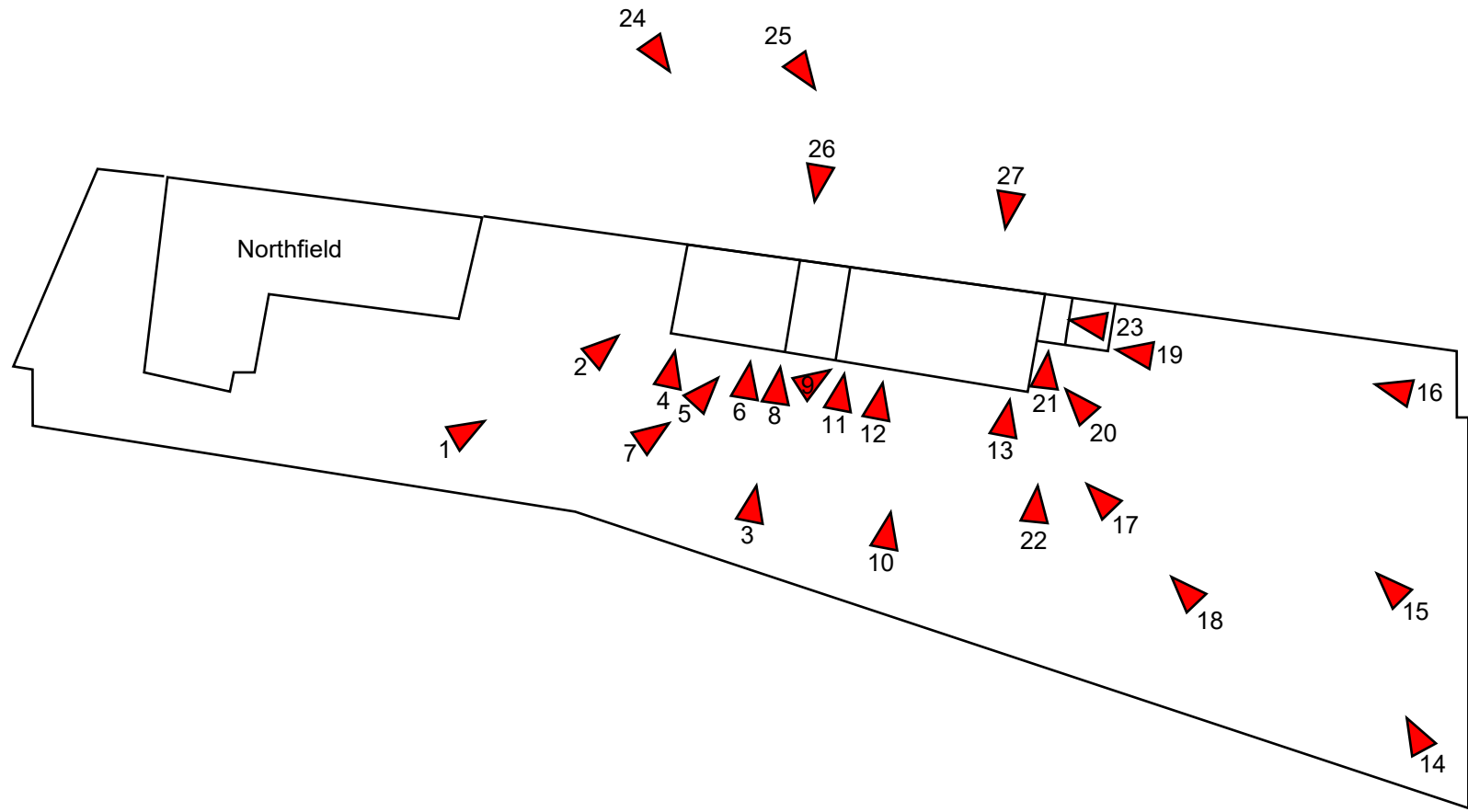
16

**Plate 15:** General view of the interior of the eastern half of the East Section, viewed looking east.

**Plate 16:** The south elevation of the pigsty, viewed looking north.

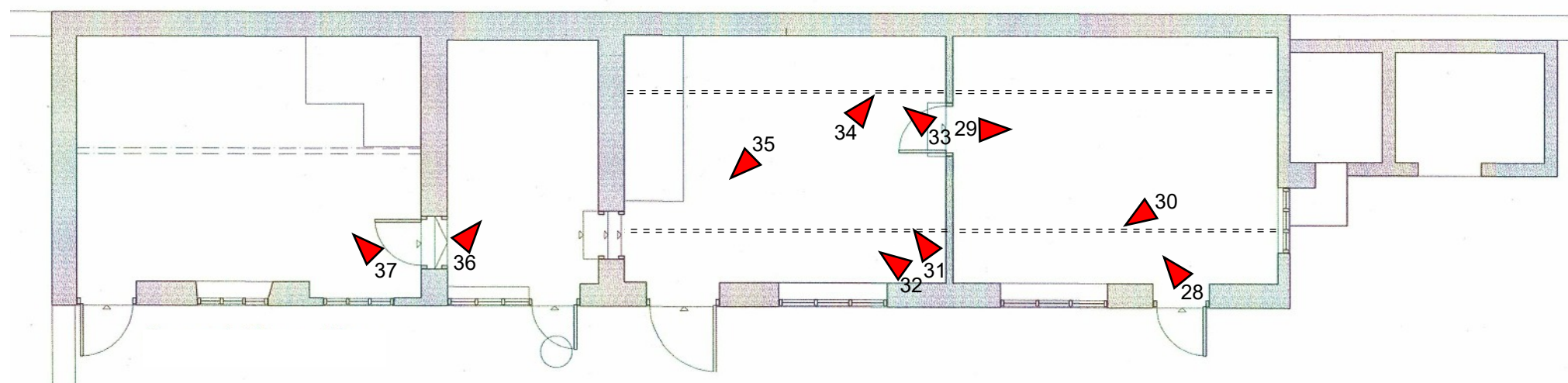
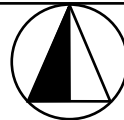
**Outbuildings to the Rear of Northfield, Matlock Road, Belper, Derbyshire Photographic Register**

<b>Photo No</b>	<b>Description</b>	<b>Looking</b>
Exterior		
0001	General view of the west gable and south elevation	NE
0002	West gable and former building abutting boundary wall	NE
0003	South elevation West and Central Section	N
0004	South elevation West Section door	N
0005	South elevation West Section inserted windows	NE
0006	South elevation West Section former doorway	N
0007	South elevation Central Section	NE
0008	South elevation building joint between the West and Central Section	N
0009	South elevation joint between the Central and East Section and the former partition across the yard	NE
0010	South elevation East Section	N
0011	South elevation East Section west door	NW
0012	South elevation east section window	N
0013	South elevation east Section east door	N
0014	General site view	NW
0015	General site view	NW
0016	General site view	W
0017	South elevation and east gable	NW
0018	South elevation, east gable and pigsty	NW
0019	East gable	W
0020	East gable, pigsty and external chimney	NE
0021	External chimney	N
0022	South elevation of the pigsty	N
0023	Interior of pigsty	W
0024	North elevation West and Central Section	SE
0025	North elevation Central and East Section	SE
0026	North elevation Eastern and Central Section	S
0027	North elevation West Section	S
Interior		
0028	East Section east half north wall	NW
0029	East Section east gable wall	E
0030	East Section east half southern purlin with Baltic timber marks	SW
0031	East Section west half north wall and outline of stalls	NW
0032	East Section west half general view including ceiling	NW
0033	East Section west half north wall of brick and stone	NW
0034	East Section west half northern purlin with Baltic timber marks	NE
0035	East Section west half south-west of room incl. bird hole in west wall (former gable of Central Section)	SW
0036	Central section general view	NE
0037	West Section general view	NW
0038	Pitching hole in former east gable of West Section	SE
0039	Roof of West Section	SW

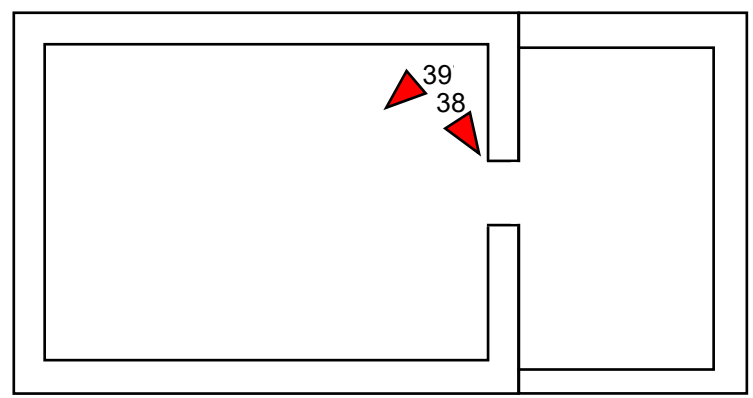


13 Photographic viewpoint

NBD Outbuildings to the rear of Northfield, Matlock Road, Belper, Derbyshire.  
Figure 8: Plan of the outbuildings showing the external photographic viewpoints.  
Scale 1:200 at A4.



Ground Floor



Loft



13 Photographic viewpoint

NBD Outbuildings to the rear of Northfield, Matlock Road, Belper, Derbyshire.  
Figure 9: Plan of the outbuildings showing the internal photographic viewpoints. The ground floor plan is by Gino Lombardo Associates Ltd and was provided by the client.  
Scale 1:100 at A4.



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NBD Outbuildings to the rear of Northfield, Matlock Road, Belper, Derbyshire.  
Figure 10: Digital images 1-20.



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0024



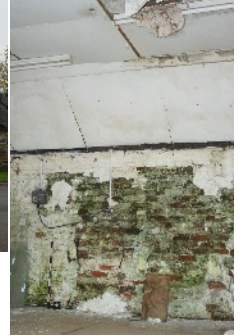
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0031



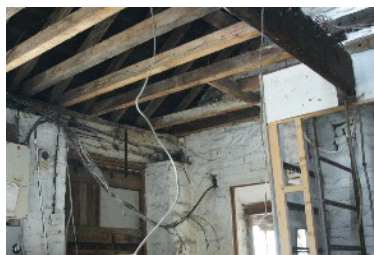
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0033



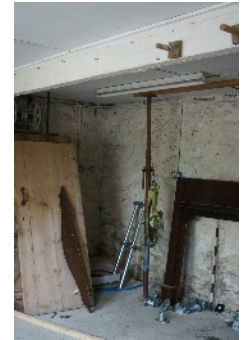
0034



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NBD Outbuildings to the rear of Northfield, Matlock Road, Belper, Derbyshire.  
Figure 11: Digital images 21-39.