

NEWLANDS INN, GOLDEN VALLEY, RIDDINGS, DERBYSHIRE: A HERITAGE STATEMENT



On behalf of Jay Cing

CS Archaeology
September 2010

On behalf of: Jay Cing (Mr Amar Mehli)
c/o Powrie-Smith Chartered Architects
Alpha House
George Street
Alfreton
Derbyshire
DE55 7HQ

National Grid Reference (NGR): SK4228 5124

Project Number: 62

Fieldwork, Report and illustrations by: Mr Chris Scurfield

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Report September 2010

Enquiries to: **CS Archaeology**
Manor Farm House
Manor Occupation Road
Royston
South Yorkshire
S71 4SG

T: 01226 722571
M: 07963 586767
E: chrisscurfield@yahoo.com

Frontispiece: view of the front (roadside) elevation from the northeast

1. INTRODUCTION

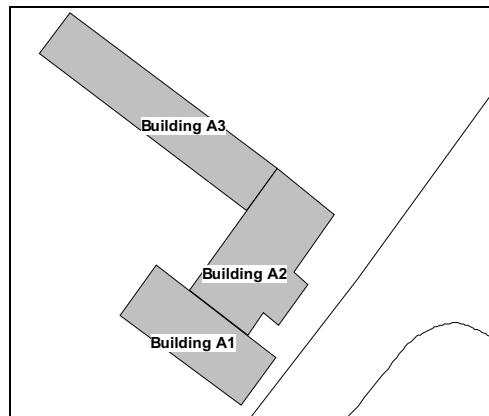
- 1.1 This statement is in response to planning condition set by Derbyshire County Council (App. No. COR/2010/0203) which requires that a heritage statement of Newland Inn is prepared.
- 1.2 This statement describes the present extant and historically demolished heritage assets within the development area and outlines a series of impacts from the proposed development. The redevelopment of Newlands Inn entails the retention and refurbishment of the existing buildings, which is a designated heritage asset (Listed Building) and two proposed new buildings, north and northwest of the existing inn.
- 1.3 Newlands Inn was probably built during the early 19th century to cater for the passing canal and roadside business. Newlands Inn was initially built as a series of commercial and agricultural buildings. The Inn was associated with the rapid settlement of Golden Valley following the areas industrialisation during the late 18th and early 19th centuries.

2 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

- 2.1 Romano-British activity in the area is suggested by the chance find in 1749 of an urn containing Roman coins was found at Golden Valley (Kelley 1941).
- 2.2 Until the late 18th century the Proposed Development Area (PDA) was in a relative backwater. It was situated on an open trackway, called the Greenway, between the then small hamlets of Somercotes and Codnor, and lay close to a crossing of a tributary of the River Erewash.
- 2.3 In the 1791 map no buildings are depicted within or in proximity to the PDA. However the course of the 'Intended Canal and Tunnel' of what became known as the Cromford Canal, which opened in 1794, was depicted. Construction of the canal acted as a catalyst for the industrialisation of this part of Derbyshire's once rural landscape.
- 2.4 Clues to a settlement's origins can be provided by modern day place names. 'Riddings', derives from the Old English word for clearings and Golden Valley is a modern construct and is first referenced in 1829 (Cameron 1959, 189) and is believed to refer to the underground mineral wealth which was developed by Benjamin Otram and Co. who built a series of worker's cottages for the new local industries: coal mining, iron processing and transport such as the Cromford Canal (Ball 2004).
- 2.5 The first reference to Newlands Inn comes from a trade directory of 1857 with a Mr Richard Elnor being the proprietor of "Newlands Inn". Newland Farm is situated up the hill to the northeast of the PDA and was probably owned by a Mr Thomas Elnor, a gentleman and probable relative of Richard (Whites Directory 1857, 666), hence the expansion of the Newland name in the local area. The inn is then recorded as part of the chattels (tangible assets) for Squire Charles Audounin Macklin Oakes in 1897.
- 2.6 In her account of the Inn in 2004, Doris Ball thought it was an old coaching inn which was built before 1759 and she also notes that an extension has been built over the original front door and three semi circular steps removed. Outside, were lavatories which were the '*board and bucket variety*', these were demolished, as were the outbuildings, '*which were stables, cowsheds and pigsties*'. The owner of the Newlands Inn was a styled '*farmer and publican*' (Ball 2004).
- 2.7 In 1988, Newlands Inn was designated a Listed Building, and its full description is available in Appendix 1.

3 HERITAGE ASSESTS

- 3.1 Both historic and present day buildings within the Proposed Development Areas (PDA) have been labeled A-E.
- 3.2 The present 'Newland Inn' (Building A) is broadly 'L' shaped in plan and fronts onto the Codnor to Somercotes Road. The present extant building appears to have been built in a single construction phase. This is evidenced by the use of very similar bricks, brick coursing and the overall architectural treatments such as the use of hipped roofs to the residential accommodation. The present building can be divided into three parts.
- 3.3 In general few original features survive within Inn (Building A), modern bars and service accommodation have remodeled, removed and obscured many of the original features. The overall plan and communication remains and probably resembles the original inn. The most original part of the building can be seen via the external elevations. For convenience Building A (Newlands Inn) has been divided into 3 parts (Buildings A1-3).



- 3.4 Building A1, is a rectangular 4 bayed, 2 storey building under a hipped slate roof and faces onto the Cromford Canal. Building A1 was historically the principal residential/commercial section of the inn, comprising of two ground floor rooms and two first floor bedrooms. The front, southwest elevation, is largely obscured by recent woodland but is original in terms of the positions of its front door, window openings and surface treatment. The original exposed red brick has been re-pointed but retains its original appearance (Plate 1). The only access to this section of the building is via an off centered doorway, with a 6-panelled door, below a glazed over-light. The whole southwest elevation has been re-fenestrated. There are a series of three first floor windows and below, three ground floor windows with 2 modern windows inserted to the left of the doorway. All the original square headed windows feature flat brick arches.
- 3.5 At the time of the site visit (August 2010) the building's openings had been boarded up, however internally, the nature and style of the windows indicate that they had been replaced during the early 20th century. The use of multi-light vertical sliding sashes replaced an earlier style, but these may have been similar with the original early 19th century windows. The southeast east elevation is now rendered, masking any original features or doorways (Plate 2). Building A1's hipped slate roof feature in-line chimney stacks, parallel with the rear northeast elevation, and its northeast elevation has also been rendered and painted, a finish which carries through to the southeast elevation of Building A2. The northeast/northwest elevations of Building A1 were not rendered but were half painted suggesting a lean-to style external corridor (Plate 3).

- 3.6 Building A1 has an asymmetric floor plan, consists of a large southeast room (2 bays) and a smaller northwest room (bay 3). The ground floor plan is largely reflected on the first floor. There is no evidence or room for a staircase within the Building A1, suggesting that both originally and now, communication between ground and first floor levels was via a stair case situated within Building A2. Internally, the majority of the original fittings and fixtures no longer survive. The large principal room situated across two thirds of the building A1's ground floor plan (Plates 4 and 5). This room has been extensively refurbished with dado rails, and false ceiling beams. The 16-light windows are still in situ and provide a flavour of the original quality of the building. This principal room forms the bar area, and probably originally, formed the bar. The first floor features two bedrooms. The larger of the two has most recently been fitted out as a function room (Plate 6), the second smaller bedroom remains as intended though it has been entirely refurbished during the mid 20th century. Some original features do survive and are therefore of particular importance and will require further recording and ideally retention. These include:
- fixtures and fittings to the original hallway, the external 6 paneled front door with multi-light above, associated architrave and coricing (Plate 7);
 - the original roof (Plate 8);
 - the original vaulted cellar (Plate 9).
- 3.7 *Building A2* is a long rectangular 5-bayed, 2-storey construction under a hipped slate roof with a double chimney stack towards the southwest end (Plate 10). An historic photograph of the front of the inn, dated to before 1934 (Plate 11), indicates the access arrangements and also a now missing chimney stack close to the present extant stack. Remains of this stack were seen in the roof precariously supported by what appeared to be modern stud walls. Building A2 fronts onto the main road via the southeast elevation which has been rendered, together with the gable wall of Building A1. The Ordnance Survey Map of 1900 (Figure 1) depicts a probable step to the centre of the southeast elevation, jutting out into the public road, which may denote an original entrance. This doorway is also depicted in the historic photograph, (Plate 11) Level changes to the adjacent road way have historically impacted upon the setting of this Listed Building.
- 3.8 The northeast facing gable (Plate 12), was originally blank and it largely retains its original appearance. Two small square windows and an extraction pipe represent modern insertions. The rear northwest elevation (Plate 13) has had a series of modern window and doorways to the ground floor but the four first floor windows remain largely original, and feature stone square headed lintels and protruding sills. The main door into the inn is through the front southeast elevation from where access to all three public rooms at ground floor level can be made. There are two ground floor bars, which have been modernised probably during the 1990s (Plate 14). The two bars are connected to the family room in Building A1 by a wide opening, probably a modern insertion. There is a rear service corridor that accesses an array of modern toilets and Building A3. First floor access is served by two staircases to each end of building A2, these date to the early 20th century. The principal staircase is situated at the southern end of Building A2, and comprises of a quarter turn timber staircase with plain balustrades and chamfered newel post (Plate 15). Access to the cellar is below the principal staircase and is also via a quarter-turn stone staircase. The straight flight staircase to the north end of Building A2 (Plate 16) has very similar balustrades to the principal staircase, and can therefore also be dated to the early 20th century, a probable 1930s refurbishment. The principal (southern) staircase leads to the first floor landing (Plate 17) from which the principal bedrooms (Building A1) and the range of first floor service accommodation to building A2 is accessed. To the first floor are a series of service rooms, kitchen, a range of staff toilets, bathrooms and bedrooms (Plate 18). There is a marked height difference between buildings A1 and A2. This height difference in construction of the two buildings, results in much lower ceiling heights to

Building A2. Building A2 therefore, probably served as private service accommodation for the inn and associated farm buildings.

- 3.9 Building A3, forms the long northeast building range which is also mostly in the 18th century brick with very similar types and bond to both Buildings A1 and A2. The northeast range is in three parts: the northwest end, this consists of a modern long rectangular garage, a central 2-storey building and a single storey section to the southeast end of the building with its external stepped chimney breast and a large gabled louver. The louver is positioned on the apex of the slate, gabled roof (Plate 19). Proximity of a fireplace and louver indicates that this end of the building originally served as the kitchen or laundry. No original fittings or fixtures survive internally. The central 2-storey section also has a gabled roof but has been cover with clay pan tiles and this contrasts with the rest of Building A's slat roofs. The different roof levels and roofing materials is an attractive historical feature and may indicate an architectural dichotomy between agricultural and commercial/domestic buildings. Still in situ to the northwest elevation of Building A3 is a gate post with iron hinges (Plate 20) and represents the only gateway of the farm. The historic photo (Plate 11) confirms that the original layout of the inn/farm featured a number of these gateways one gateway can just about be made out forming an entrance to the farm. The front elevation (Plate 21) confirms that there were probably three doorways to the northeast range. Although the 2-storey building was un-accessible during the site visit, views obtained internally indicate that it survives largely in its original form and may have served as a stable (Plate 22) with adjacent storeroom as evidenced by the ventilated brickwork (diamond shaped) to both front and back walls. Two doorways accessed the 2-storey building, to the front elevation with a third doorway probably accessing the original laundry rooms. The northwest end of the historic building has been demolished and a modern garage (Plate 23) has replaced it.
- 3.10 Historically the PDA featured a number of buildings which are now no longer extant. Building B, was 'L' shaped in plan and was built to the rear of the inn forming a possible farmyard/foldyard with 'pump' (Figures 1, 3 & 4). This has been described as a stable, cowhouse and pigsties (Ball 2004) which is consistent with the inn/farm concept which appears to have been a recurring theme of Georgian business ventures, e.g. Bents Green Lodge at Sheffield was a similar concept, built by the Lord Murray as a traveller's inn and farmstead (CSA 2008).
- 3.11 Building C, fronted onto the road northeast of the Inn, and consisted of two abutting rectangular buildings. One of these buildings is labeled the '*Primitive-Methodist Chapel*', this was demolished and a larger chapel built across the road during the early 20th century.
- 3.12 Building D was similarly aligned with Building C and was the village blacksmiths or '*Smithy*', Building D (Figure 1). The blacksmiths was also demolished during the early 20th century, a demolition event which probably included the chapel (Building C).

4 CONCLUSION

4.1 The PDA consists of an early 19th century inn/farm which consisted of two 'L' shaped buildings (A and B). Building A survives externally, largely in its original form and appearance, but internally very few original features have survived a series of historic refurbishments. Building A is still largely extant apart from the historic demolition of the northwest end of Building A3, and shows consistent evidence as being built in a single phase.

4.2 Building B, the historic farm buildings are no longer extant and were demolished post 1938. Buildings B is no longer extant but it can be estimated that this too, closely dates to the construction of Building A, based upon its plan, arrangement and alignment.

4.3 Newlands Inn is at present in a very poor state of repair, but the building still offers insights into its original access, functions and role this 200 year old inn offered the local community.

4.4 Buildings C and D are of an unknown but probably similar date to the Newlands inn/farm, and also serviced the local community's practical and religious requirements.

4.5 Table 1: date ranges of the buildings within the PDA

Building	Description	Construction	Date of Demolition
A1-3	Inn and associated service buildings	Early C18 th	Extant
B	Farm buildings	Early C18 th	Post 1938
C	Chapel	Early C18 th	1921-1938
D	Blacksmiths	Early C18 th	1921-1938

4.6 The PDA therefore represents the focal point for the local community from the early 19th century up to the present day. The redevelopment of the PDA will ensure that the surviving building will be structurally maintained and ensure the future viability of the commercial building which was a service provider for the roads, canal, railway as well as Golden Valley. The refurbishment and development of the building will enable it to maintain a community focal point well into the 21st century.

5 IMACT ASSESSMENT

5.1 Assessment methodology (Appendix 2)

5.2 Assessment of Assets

5.2.1 Building A, is in a severe state of disrepair, subject to major water ingress and vandal damage and renovation of the building is urgently needed in order to ensure its survival. The impacts from re-development and refurbishment represent a major positive impact for the building and its wider local environment. However negative impacts will occur and the have been assessed below.

5.2.2 Building A, the inn and associated service buildings. The proposed refurbishment will affect some of the remaining original fixtures. These principally include the front door to Building A1, and it is proposed that a detailed photographic survey of the building will record all original and subsequent features, especially those not identified during the initial site visit. It is anticipated that the cellar will remain in situ and will not be impacted by the proposed refurbishment.

5.2.3 Building A, the setting of this designated historic asset (Listed Building) will also be affected. Historically the setting of Newland Inn has been affected by the increase in the adjacent road height (Plates 24-25). The proposed impacts to the setting are minimal since the proposed buildings (Blocks A and B: Figure 4) actually reflect the historic layout of the Inn/farm. Block A is set back from the road and reflects the alignment of the former chapel and blacksmiths (Buildings C and D). Block B mirrors the 'L' shape farm buildings. Architecturally Blocks A and B will contrast with the historic inn, with a series of flat roofs and cubist walls, which will provide an aesthetic counterpoint to the historic buildings. The arrangement of the proposed buildings allows clear gaps of separation. The only proposed demolition will be to facilitate the reception/administration building which will replace the modern garage to the northwest end of building A3 and will represent an impact of minor significance, but will benefit the setting overall.

5.2.4 Building B, the farm buildings, are no longer extant and the nature and extent of potential buried features are unknown, therefore there will be potential impact to a known heritage asset and further archaeological mitigation may be required.

5.2.5 Building C and D, the chapel and blacksmiths are no longer extant and the nature and extent of potential buried features are unknown, therefore there will be potential impact to a known heritage asset and further archaeological mitigation may be required.

Table 2: Assessment Summary

Building	Importance	Impact	Significance
A1	Regional	Slight	Minor
A2	Local	Slight	Minor
A3	Local	Slight	Minor
A- setting	Regional	Minor	Minor
B	Local	Potentially Substantial	Potentially Minor
C	Local	Potentially Substantial	Potentially Minor
D	Local	Potentially Substantial	Potentially Minor

6 RECOMMENDATIONS

- 6.1 Because of the general absence of original features to the extant buildings and the low potential information re the historically demolished ones, there are no further recommendations.

5 REFERENCES

5.1 Bibliographic References

Badshaw Trade Directory, 1846
Ball D. U., 2004, *Golden Valley: The Phoenix has risen*
CS Archaeology, 2008, *Bents Green School: A Desk-based Assessment and Building Record*, unpublished client report
Cameron K. 1959, *Place Names of Derbyshire*, Vol. 28 part II, CUP
Kelley's Directory, 1846, 1857 & 1941.
Whites Directory, 1857

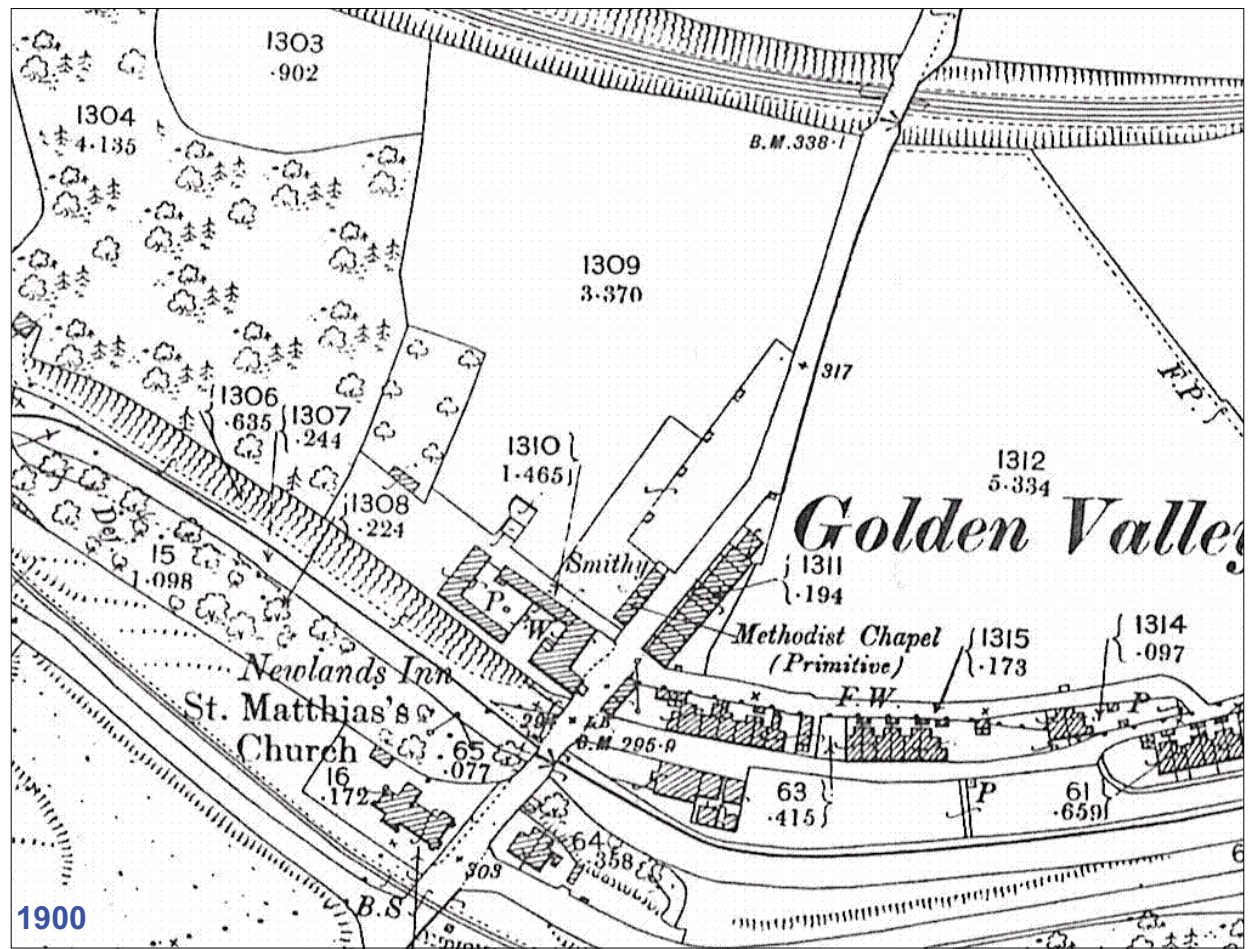
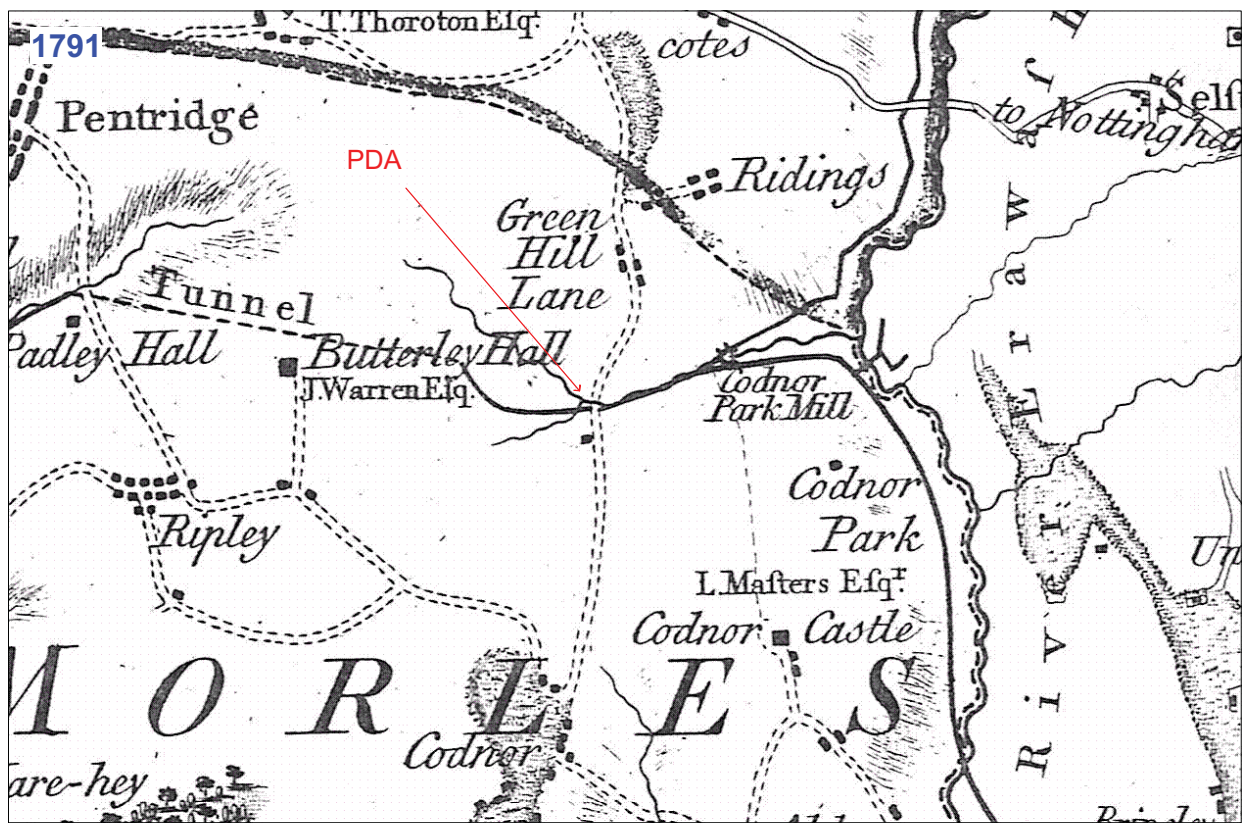
5.2 Cartographic References

1791 Burdetts Map of Derbyshire
1881 1st Edition 25 inch Ordnance Survey Map, sheet 10/8
1900 2nd Edition 25 inch Ordnance Survey Map, sheet 10/8
1921 3rd Edition 25 inch Ordnance Survey Map, sheet 10/8
1938 25 inch Ordnance Survey Map
1938 6 inch Ordnance Survey Map revised 1913 and 1937
1962 1:1000, Ordnance Survey Map, sheet SK4251 and SK4351

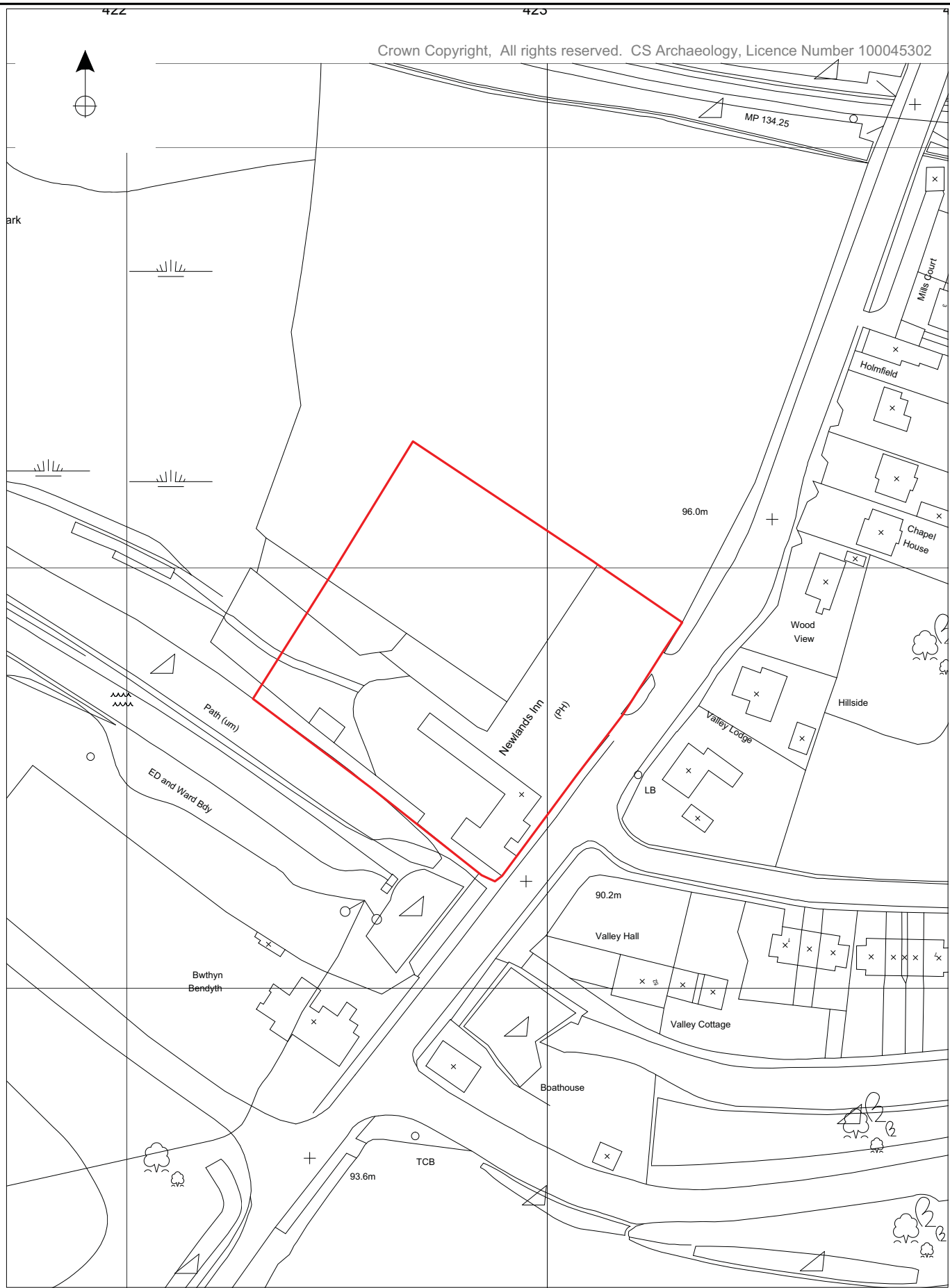
5.3 Websites

1. <http://lbonline.english-heritage.org.uk>

FIGURES

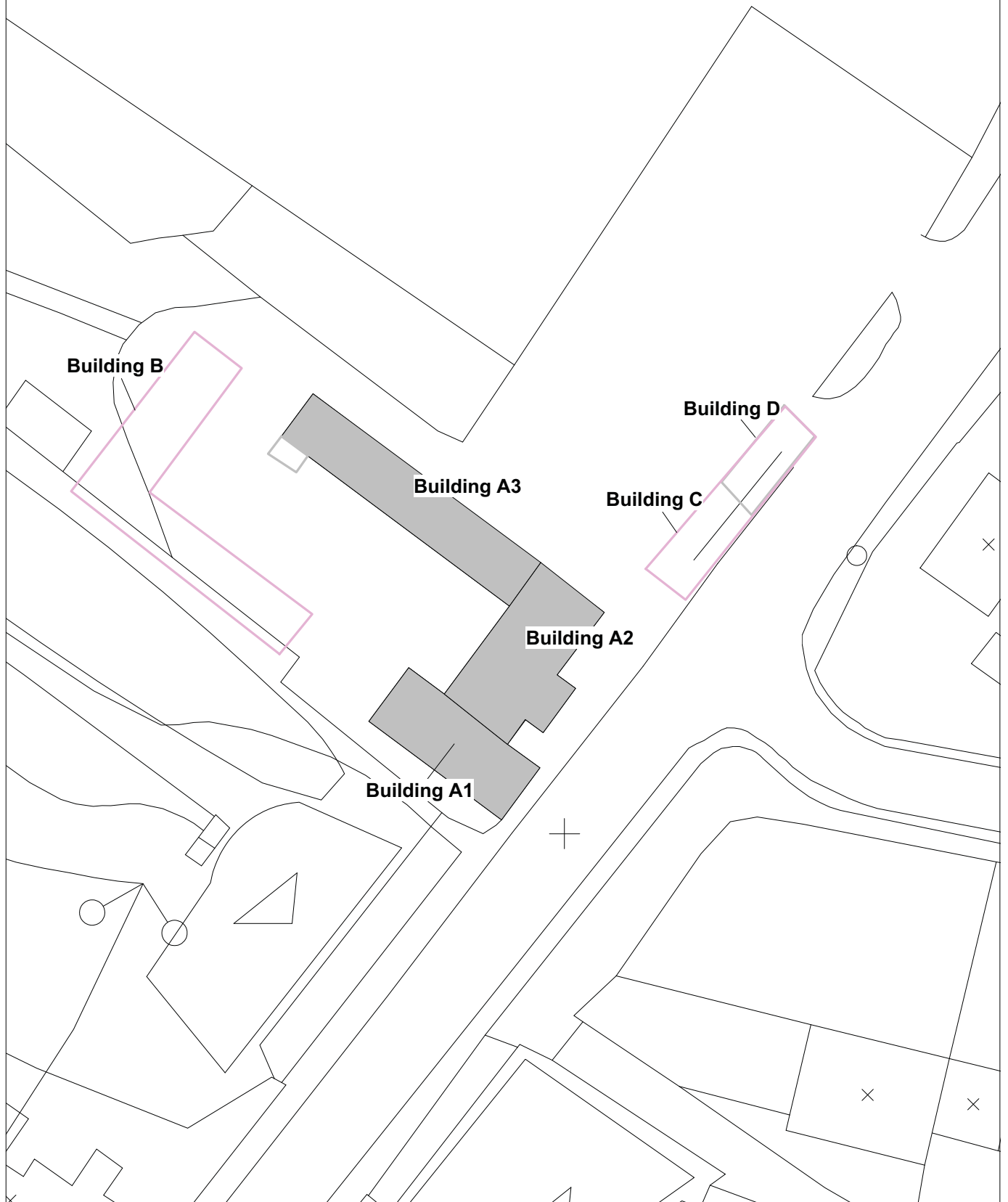


Proposed Development Area (PDA)



The PDA boundary

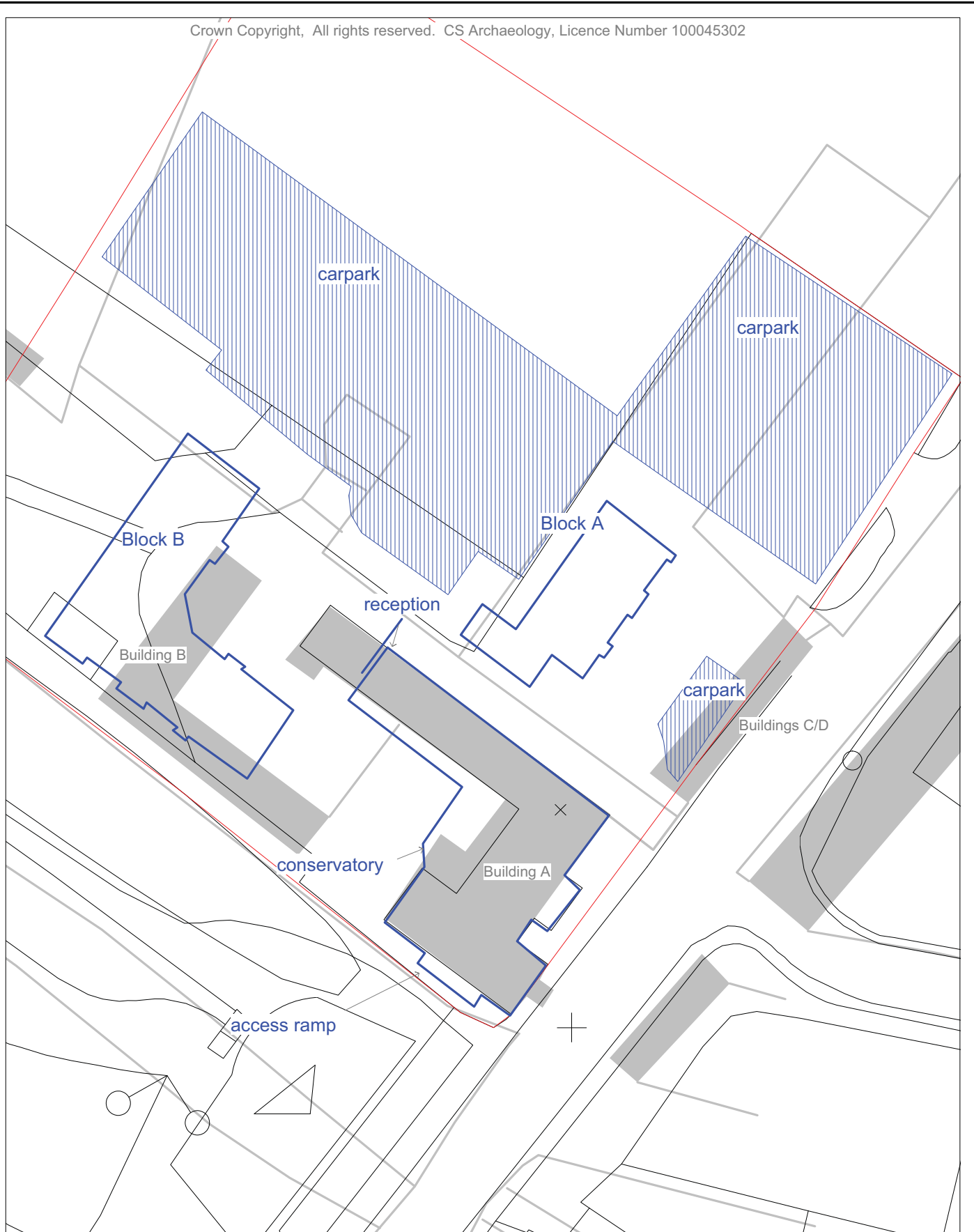
scale 1:1250



scale 1:500

- Extant building A
- historically demolished buildings





scale 1:500

- buildings c.1900 and linear features
- proposed buildings and
- car parks (site reduction areas)
- PDA boundary



PLATES



Plate 1: the front southwest elevation (Building A1), from the south southeast



Plate 2: the rendered and obscured gable wall (Building A1), from the southeast

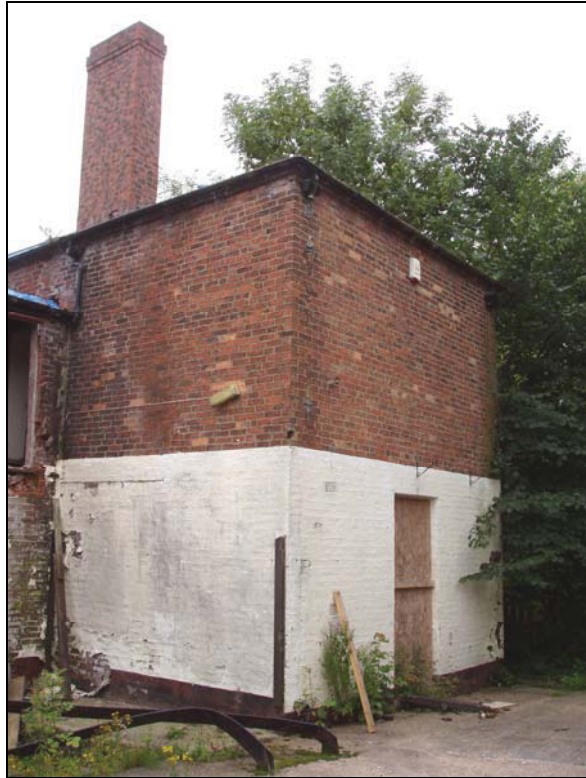


Plate 3: the rear northeast and northwest side elevations with rebuilt chimney stack (Building A1), from the north



Plate 4: Principal ground floor bar recently the 'family room', from the west



Plate 5: Principal ground floor bar recently the 'family room', from the north



Plate 6: Principal first floor bedroom, from the west

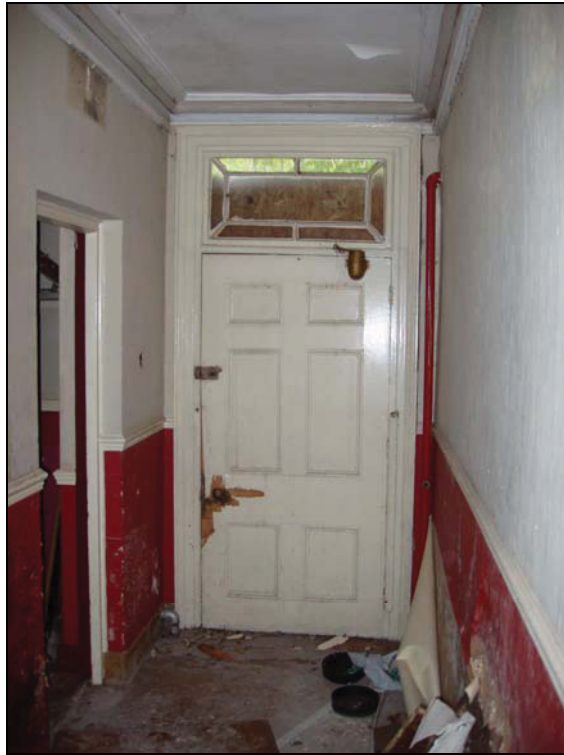


Plate 7: The original front door (Building A1) with multi-light window above and decorative corning, from the northeast



Plate 8: The original hipped roof with king-post truss (Building A1), from the north



Plate 9: The vaulted cellar (Building A2), from the southwest



Plate 10: the front (road side) southeast elevation (Building A2), from the south southeast



An original gateway to the farm

Plate 11: historic photograph (*poor quality reproduction*) of the Newlands Inn 'before 1934', from the east northeast



Plate 12: view of the gable wall (southeast elevation: Building A2), from the northwest



Plate 13: the rear northwest elevation (Building A1/A2), from the north



Plate 14: Ground floor bar (Building A2), from the northeast



Plate 15: The remodeled early 20th century quarter-turn principal staircase (Building A2), from the south



Plate 16: view of the plain balustrade of the straight flight northern staircase (Building A2), from the northeast



Plate 17: The first floor landing of the principal staircase (Building A2), from the northeast



Plate 18: one of the bedrooms to the first floor (Building A2), from the west



Plate 19: the rear northeast elevation (Building A3), from the northeast



Plate 20: detailed view of the gate post abutting the northeast elevation (Building A3), from the north



Plate 21: the front southwest elevation (Building A3), from the west



Plate 22: internal view of the probable stable with hayloft above, which forms the central 2-storey section (Building A3), taken from below the doorway, from the southwest



Plate 23: view of the modern garage/storeroom (Building A3), from the northwest



Plate 24: view of Newlands Inn behind the raised road, concrete walls and historically unsympathetic railings, from the south southeast



Plate 25: Newlands Inn from the northeast



Plate 26: Newlands Inn from the east



Plate 27: Newlands Inn from the northwest, at the terminal of the narrow gauge railway which runs through the adjacent country park



Plate 28: Newlands Inn from the northwest

Appendix 1: Listed Building Description

English Heritage's listed buildings online website (<http://lbonline.english-heritage.org.uk>)

Building Name: NEWLANDS INN

Parish: RIDDINGS

District: AMBER VALLEY

County: DERBYSHIRE

Postcode:

LBS Number: 79099

Grade: II

Date Listed: 25/05/1988

Date Delisted:

NGR: SK4229451243

Description: Public house. Early C19 with C20 alterations and additions. Red brick, rendered to street elevation with brick and stucco dressings. Hipped plain tile and slate roofs with brick ridge stack to north range and brick side wall stack to south range. Two storeys, T-plan, 3 bay south range and 4 bay north range. South elevation has off-centre panelled door below margin glazed overlight, and glazing bar sashes to either side, 2 to east and one to west. Between western sash and door there are 2 C20 inserted openings. 3 glazing bar sashes above. All openings below flat brick arches. Slate roof. Street elevation has blank wall to south range and recessed to north a large C20 glazed porch covering 2 C20 doors, flanked by glazing bar sashes and with 2 C20 casements to north. Above 4 glazing bar sashes. All openings below stuccoed flat arches and with projecting sills. Stepped eaves to plain tile roof above. Probably built to cater for traffic on the adjoining Cromford Canal.

Listing NGR: SK4229451243

Appendix 2: Assessment Methodology

1 Value of Historical Assets

1.1 Archaeological Sites

A provisional assessment of the grade of importance of each archaeological site within the study area has been made on a scale of 'National', 'Regional' or 'Local' importance based partly on professional judgment and experience. However, it has also taken into account a scoring system based on the Secretary of State's non-statutory criteria for the designation of Scheduled Monuments (published by the Department of the Environment as Annex 4 to Planning Guidance Note 16, 'Archaeology and Planning', November 19990). These criteria are Period, Rarity, Documentation, Group Value, Survival/Condition, Fragility/Vulnerability, Diversity and Potential. Despite PPG 16 being superseded by PPS5 these criteria are still valid and CS Archaeology still believes they offer the best methodology for the impacts to be assessed.

1.2 The Built Heritage

The cultural heritage value of individual buildings is assessed based on the criteria used for listing buildings, outlined in Planning Policy Guidance Note 15, 'Planning and the Historic Environment' (PPG15, 1994). The criteria are age and rarity, architectural interest, close historical association and group value. More detailed guidance on the use of these criteria is given in PPG15. The levels of importance are defined as follows:

National	All Grade I and most Grade II* Listed Buildings;
Regional	Some Grade II* and all Grade II Listed buildings and some unlisted buildings;
Local	Most unlisted buildings of cultural heritage interest.

1.3 Assessment of the Significance of Impact

Stage 1: quantitative assessment of Impact

Impact can be assessed in purely quantitative terms as follows:

Extensive impact	Disturbance over 75% of the known or estimated area of the archaeological remains
Substantial Impact	Disturbance to between 25% and 75% of the known or estimated area of the archaeological remains
Slight Impact	Disturbance to 25% of the known or estimated area of the archaeological remains
No Impact	None of the remains would be physically disturbed.

Stage 2: preliminary assessment of the significance of impact

A qualitative element is introduced through taking into account the grade of importance of the site, leading to a preliminary assessment of the overall significance of identified impacts, graded as Major, Moderate or Minor, using the Table 1 below:

	Local importance	Regional importance	National importance
Extensive impact	Moderate significance	Major significance	Major significance
Substantial impact	Minor significance	Moderate significance	Major significance
Slight impact	Minor significance	Minor significance	Major significance