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Cultural Heritage Desk-Based Impact Assessment And Statement of Significance

**Land at New House Farm
Old Etwall Road, Mickleover, Derbyshire
DE3 0DN**

Report Reference: CE-MO-1539 -RP01 - FINAL

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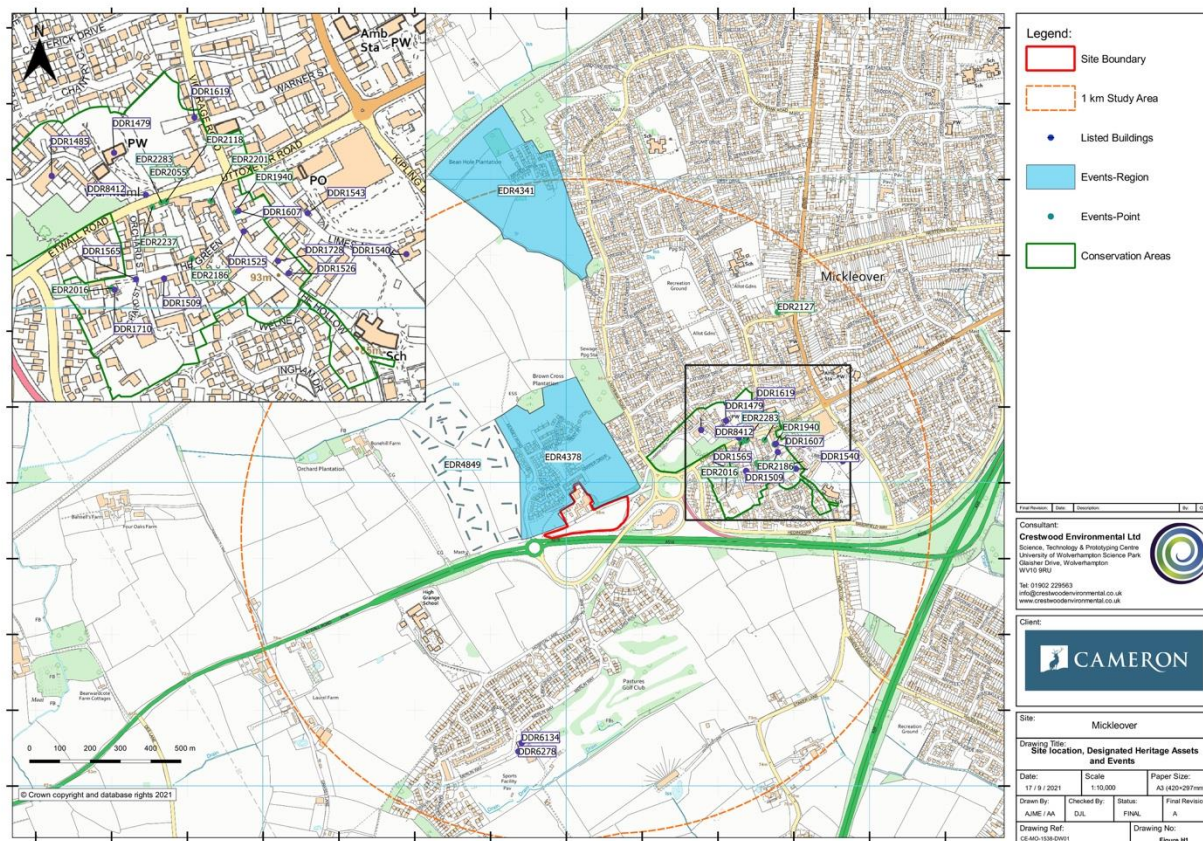
1 INTRODUCTION

1.1 INSTRUCTION

- 1.1.1 Crestwood Environmental Ltd ('Crestwood'), were commissioned by Cameron Homes to undertake a Cultural Heritage Desk-Based Impact Assessment of land at New House Farm, Old Etwall Road, Mickleover Derbyshire, DE3 0DN ('the Site') centred at National Grid Reference (NGR) SK 3011 3390. The assessment has been produced in support of a planning application for proposed residential development and the conversion of the farmhouse and barns which comprise Newhouse Farm and which have recently been designated as Grade II Listed Buildings (**'the Proposed Development'**).

1.2 SITE LOCATION, TOPOGRAPHY AND GEOLOGY

- 1.2.1 The red line boundary shown on Figure 1 indicates the extent of the Site provided by the Client for consideration of the Proposed Development.
- 1.2.2 The Site encompasses an area of c2.2 hectares and is located on relatively level ground on the southeast edge of Mickleover approximately 3.2km to the west of Derby city centre (Fig 1) and lies at a height of approximately 98m AOD, the Site being divided by Old Etwall Road presently closed to through traffic.
- 1.2.3 The northern half of the Site is currently occupied by the now redundant New House Farm and barns which the applicant wishes to convert into residential dwellings, along with a number of relatively modern agricultural buildings that are proposed for demolition. The southern half of the Site comprises a field currently under pasture located on the south side of Old Etwall Road.
- 1.2.4 Lying immediately adjacent to the Site, almost encircling it on the northern boundary, a large new residential development is currently under construction.
- 1.2.5 The underlying geology has been mapped by the British Geological Survey as comprising Edwalton Member – Mudstone, sedimentary bedrock formed during the Triassic Period with the superficial geology comprised of Oadby Member – Diamicton formed during the Quaternary Period (BGS, 2021).



1.2.6

Figure 1 site location, showing designated heritage assets and event identified in the HER search

1.3 PURPOSE AND SCOPE

- 1.3.1 The purpose of this desk-based study is to provide sufficient understanding for the Local Planning Authority to validate the planning application and assess the Proposed Development in relation to the likely effects on any designated and non-designated heritage assets within a 1km radius of the Site (the Study Area), to the extent that is proportionate to the potential magnitude of impacts and level of effects of the Proposed Development.
- 1.3.2 It includes a Statement of Significance to support the application for conversion of the farmhouse and barns into 8 dwellings.
- 1.3.3 This Proposed Development comprises the conversion of the farmhouse and barns (Grade II Listed Buildings) into 8 private dwellings, along with the construction of new dwellings on land at New House Farm, Old Etwell Road, Micklegate.
- 1.3.4 The scope of the assessment has been defined following the submission of an application for the listing of the buildings at New House Farm to Historic England (HE 30 March 2021), the response of the clients planning agent (Pegasus 8 April 2021) and following the farmhouse and barns being designated Grade II Listed Buildings on 30 April 2021. The primary focus being the conversion of the Listed Buildings into new dwellings and the impact of the Proposed Development on the setting of the Listed Buildings.
- 1.3.5 A record of all entries designated and non-designated, held by the Derbyshire Historic Environment Record (DHER) is included in Appendix 3 and referred to where it may serve to illustrate the history and general setting of the site.
- 1.3.6 The Study Area of 1km was determined as proportionate based on professional opinion and following a consideration of the local topography of the Site and the nature of the Proposed Development.
- 1.3.7 A site walkover was undertaken on 18 August 2021 in order to better understand the Site within its setting and to identify those heritage assets that may be impacted upon by the Proposed Development.



1.3.8 The study has been undertaken adhering to the requirements as set out in the National Planning Policy Framework (NPPF; MCHLG 2019) and following the relevant standards and guidance issued by the Chartered Institute for Archaeologists (CIfA 2019 and 2020) and the Historic England *Historic Environment, Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets*, (HE 2017).

1.3.9 The aims of the Desk-Based Heritage Impact Assessment are to:

- Assess the significance and settings of heritage assets identified as having the potential to be affected by the Proposed Development and the contribution of setting to each of these heritage assets;
- Assess the potential for below ground heritage assets to survive within the Site and the importance of known or predicted heritage assets;
- Assess based on existing evidence, the level of effect of the Proposed Development on the importance of the heritage assets and, in relation to designated heritage assets in their setting;
- Include within a Statement of Significance relating to the Listed Building.

1.4 LEGISLATIVE FRAMEWORK

The Ancient Monuments and Archaeological Areas Act of 1979 provide for the investigation, preservation and recording of matters of archaeological or historical interest, both designated Heritage Assets and those of sufficient significance. The Historic Buildings and Ancient Monuments Act 1953 provides for the preservation of buildings of outstanding historic or architectural interest and their contents and related property. The Listed Buildings and Conservation Areas Act 1990 provides for the protection of designated buildings and structures.

1.5 NATIONAL PLANNING POLICY FRAMEWORK

1.5.1 The National Planning Policy Framework (NPPF), updated in 2019, replaced PPS5 in March 2012, which in turn replaced Planning Policy Guidance 15 and 16 (PPG 15 and 16) in March 2010. It sets out the governments planning policies for England and how these are expected to be applied. National heritage policy is contained within section 16. It provides national guidance on the preservation, management and investigation of those parts of the historic environment that are of historical, archaeological, architectural or artistic significance and are collectively referred to as Heritage Assets.

1.5.2 The framework provides cover to those Heritage Assets that are of sufficient level of interest to warrant designation as well as those that are not presently designated but possess a heritage value and are therefore a material planning consideration. Where Heritage Assets of National Importance are affected by development, then there should be a presumption in favour for their conservation.

1.5.3 Paragraph 189 states:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.

1.5.3 It further states in Paragraph 190:

'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise'.

1.6 LOCAL POLICY

1.6.1 The Site (and the Study Area), lie wholly within Derbyshire, and within the Parishes of Radbourne and Burnaston, Old Etwall Road forming the boundary between the two parishes.



- 1.6.2 The documents containing those policies relevant to this application are listed in the South Derbyshire Local Plan (Parts 1 and 2).

HERITAGE POLICIES CONTAINED IN THE SOUTH DERBYSHIRE LOCAL PLAN

- 1.6.3 The South Derbyshire Local Plan comprises two parts, Part 1 was adopted on 13th June 2016, following which Part 2 was adopted on 2nd November 2017. Both documents supersede the 1998 Local Plan.

LOCAL PLAN PART 1:

- 1.6.4 Part 1 of the Local Plan details the strategic element of the Local Plan. Those policies contained within Part 1 that are relevant to the Historic Environment comprise:

POLICY BNE2: HERITAGE ASSETS

'A Development that affects south Derbyshire's heritage assets will be expected to protect, conserve and enhance the assets and their settings in accordance with national guidance and supplementary planning documents which the authority may produce from time to time.'

These assets include:

- i) *Conservation Areas*
- ii) *Scheduled Monuments*
- iii) *Listed Buildings*
- iv) *Registered Parks and Gardens*
- v) *Undesignated heritage assets on the local list'*

LOCAL PLAN PART 2:

- 1.6.5 Part 2 of the Local Plan contains the following policies relating to the Historic Environment:

POLICY BNE10: HERITAGE

'Applications for development that affects heritage assets, as defined in Policy BNE10, will be determined in accordance with national planning policy for conserving and enhancing the historic environment.'

In particular the following will apply:

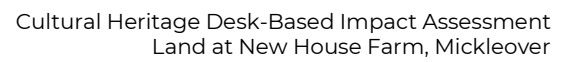
- *All applications should be accompanied by a heritage assessment, prepared with the appropriate expertise, to a level of detail proportionate to the asset's significance. The assessment should describe the asset's significance, identify the impact of the proposed development and provide clear justification for the works. Where appropriate, the council may also require historical research and archaeological recording to be undertaken before works to a heritage asset commence.'*

It further states:

'Effects of the development on the significance of other non-designated heritage assets on the local list will be assessed having regard to the scale of any harm and the significance of the asset.'

1.7 SUMMARY OF PROPOSALS

- 1.7.1 The Client is applying for planning permission for residential development of land at New House Farm, Old Etwall Road, Mickleover, Derbyshire.
- 1.7.2 The works will comprise the construction of a new residential development comprising 56 plots on land at New House Farm along with the conversion of the listed farmhouse and barns into 8 new residential units,

[illegible]

1.7.3 *Figure 2 proposed development/conversion*



1.7.4

Figure 3 Heritage asset plan layout, proposed conversion

1.7.5 The Proposed Site Layout as described in client drawing 2270-03-02 (dated 21-12-2020) illustrates the red outline boundary of the Site and the proposed distribution of the new dwellings along with access roads and parking areas. In the northwest corner of the Site within the area of the former farmyard a 'SUDS' pond is to be constructed which will be accessed off Old Etwall Road. Dwellings in the former farmyard will be accessed via a private road from the north of the Site and off Old Etwall Road.

1.7.6 Hedgerows and tree lines will be retained with supplementary planting where appropriate.

1.7.7 The development will see the conversion of the farmhouse and barns into a total of eight dwellings (as described in client drawing 2270-03-02; dated 21-12-2020 and 2270/38; dated 15-07-2021):

- East Barns, Dwellings 1 – 3;
- Farmhouse, Dwellings 4 -5;
- West Barns, Dwellings 6 – 8.

1.7.8 Information relating to the proposed form of the development is contained in the documents supplied by the client as part of the application. These confirm that there will be no change to the footprint and dimensions of the farmhouse and barns and that the developed form will retain the external characteristics of their former agricultural nature. The overall scheme of the development will be sympathetic with the historic setting of the Listed Buildings.

1.7.9 The Site encompasses an area approximately 2.2a and has been in agricultural usage until the farm became redundant.

1.7.10 Drawings provided by the client for reference comprise:

- Drawing Ref: 2270-03-02-D – Site Layout Replan
- Drawing Ref: 2270/38 Refurb 2D



- Drawing Ref: 2270/40 A Elevations
- Drawing Ref: – 2270/39 Refurb 2C
- Drawing Ref: 22/7041 A Elevations

1.8 GENERAL LIMITATIONS

- 1.8.1 The Site's boundary relates to the plans submitted as part of this application. Any subsequent amendments to the boundary may alter recommendations made in this report if amended plans are provided following completion of the survey.
- 1.8.2 At the time of the Site visit both the house and agricultural outbuildings were accessible throughout with the exception of the loft space of the main farmhouse where fibreglass insulation was noted to be present.

2 METHODOLOGY

2.1 SITE WALKOVER

- 2.1.1 A Site visit was made on 18 August 2021 the purpose of the visit being to better understand the topography of the Site, the present land use and to identify any evidence for past impacts within the current Site boundaries, along with an appreciation of the potential for survival of below ground archaeological remains. The locations of heritage assets within the Study Area were also visited, where publicly accessible to determine any potential issues relating to inter-visibility between the Proposed Development, both within and outside, and the heritage assets and their setting.
- 2.1.2 The Site visit was undertaken in bright dry conditions with both the interior of the farmhouse and the agricultural outbuildings accessible throughout, the Site being accessed from Old Etwall Road.
- 2.1.3 The Site fronts directly onto Old Etwall Road. To the rear of the Site a large new residential development is currently under construction.
- 2.1.4 The surface of the former farmyard was noted to be predominantly of concrete hardstanding.

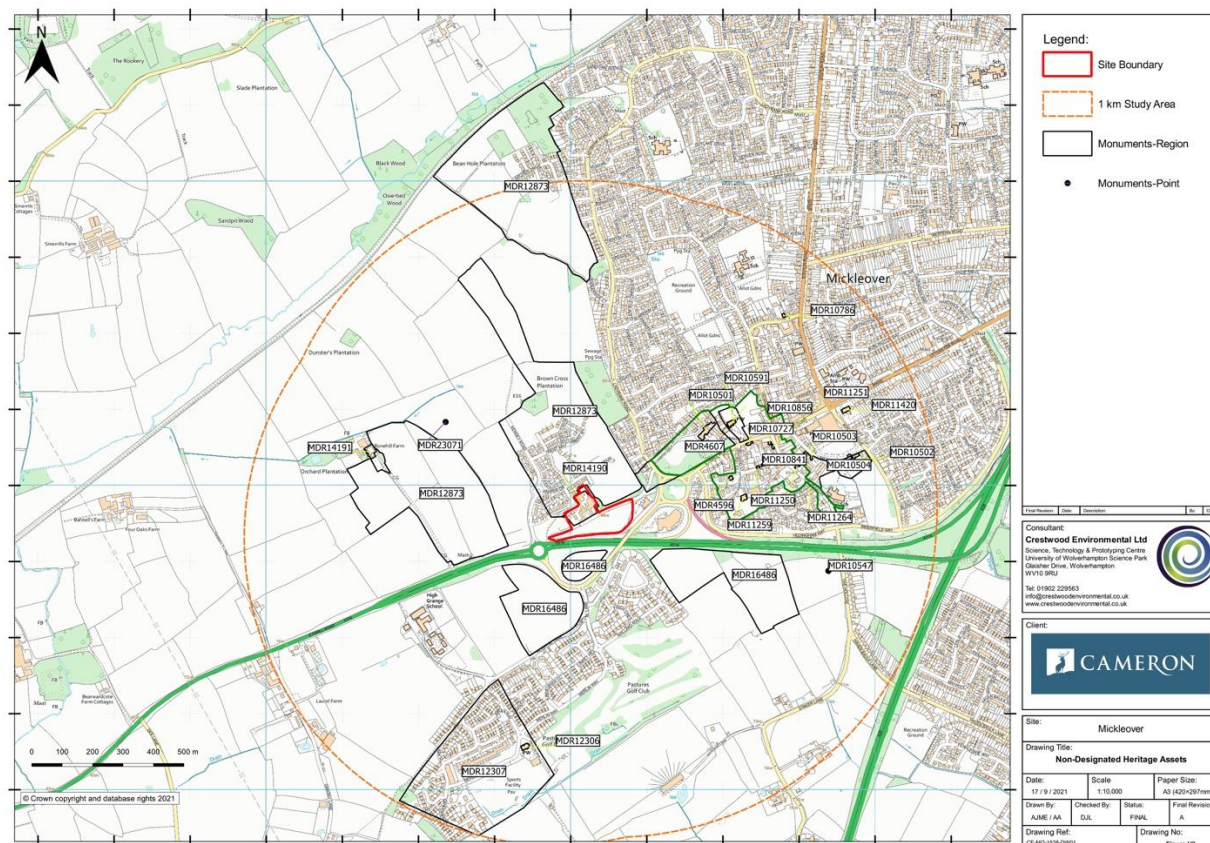
2.2 SOURCES CONSULTED

- 2.2.1 A radius of 1km from the boundary of the Site was determined as a basis for this study ('the Study Area') based on professional judgement and experience.
- 2.2.2 The Derbyshire Historic Environment Record (DHER) was consulted to identify documented sites and monuments, along with the recorded location (find spot) of artefacts collected whether as part of an archaeological investigation or as a chance find (Figs 1 and 4). The Derbyshire Archives and Record Office was also consulted along with the National Library of Scotland online to examine historic mapping held within its archives.
- 2.2.3 The Historic England online resource National Heritage List (www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england) was also consulted so that designated Heritage Assets within the Study Area were identified.
- 2.2.4 In addition, a number of online sources were consulted in order to check for further information, including Old Maps Online (<http://www.oldmapsonline.org>) and Old Maps (<http://www.old-maps.co.uk>). British history online (<https://www.british-history.ac.uk>), along with the Domesday Book online (<http://www.domesdaybook.co.uk>).

3 HERITAGE ASSET ASSESSMENT

3.1 DESIGNATED HERITAGE ASSETS

- 3.1.1 An examination of the data provided by the Derbyshire Historic Environment Record (FIGS 1 and 4), the Heritage Gateway and Historic England confirms that there are no World Heritage Sites, Registered Parks and Gardens, Registered Battlefields or Scheduled Monuments within the area of the Proposed Development. New House Farm and barns have been recently designated Grade II Listed Buildings (List Entry: 1475451).



3.1.2

Figure 4 non-designated heritage assets

- 3.1.3 The Site does not lie within any conservation area, the nearest being that of Micklegate c. 140m to the northeast.
- 3.1.4 Within the wider Study Area there are a total of 15 Listed Buildings lying to the northeast and southwest of the Site, the majority situated within the conurbation of Micklegate to the northeast (Fig. 1).
- 3.1.5 These include a private church (DDR6134), a Grade II Listed Building, built at Pastures Hospital to the southwest of the Site in around 1870. To the northeast and within Micklegate is located No. 4, The Hollow (DDR1728), a Grade II Listed Building of timber frame construction dating from the 16th or 17th centuries. Close by at No's. 1 and 2 The Hollow (DDR1525), lie two attached Grade II Listed houses dating from the late 18th and early 19th centuries, incorporating within their construction fabric dating from the 14th and late 16th centuries.
- 3.1.6 None of the above Designated Heritage Assets will be impacted by the Proposed Development as these are adequately screened from the Proposed Development through a combination of intervening built environment, local topography, vegetation and established tree growth.



3.2 PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS

- 3.2.1 No previous archaeological investigations are recorded as having been carried out within the present boundaries of the Site (FIG 1), however geophysical survey followed by trial trench evaluation (EDR4849) was undertaken on land lying in an arc from west to northeast immediately adjacent to the northern boundary of the Site and formerly belonging to the farm. The geophysical survey recorded limited evidence of archaeological interest, comprising evidence suggestive of historic field systems along with ridge and furrow cultivation. The subsequent evaluation comprised the excavation of a total of 42 trenches during the course of which two ditches were recorded, one of which contained pottery of Romano-British date. The investigations were carried out in advance of the development presently under construction immediately north of the Site.
- 3.2.2 An earlier trial trench evaluation (EDR4378) undertaken on land formerly belonging to New House Farm, recorded no archaeological remains.
- 3.2.3 Within the wider Study Area a further 10 investigations are recorded as having been carried out (Fig 1), the remainder of these mostly comprising building recording surveys including that undertaken at Micklegate Old Hall (EDR2016).

3.3 SUMMARY AND SIGNIFICANCE OF HERITAGE ASSETS

PREHISTORIC (50,000 – 43AD)

- 3.3.1 No remains of prehistoric date have been recorded from within the boundaries of the Site or from the wider Study Area.
- 3.3.2 In respect of the available evidence, it is considered that there is a *Low* potential for the presence of archaeological remains of this period to be present within the Site, and any such finds would likely be of local significance.

ROMANO-BRITISH (43AD – 410AD)

- 3.3.3 There are no records relating to the presence of Romano-British assets within the boundaries of the site, however an archaeological evaluation (EDR4849) carried out approximately 460m to the north recorded two ditches (MDR23071) one of which contained pottery of Romano-British date.
- 3.3.4 Although records indicate a level of Romano-British activity to the north of the Site the nature of these remains suggest a *Low* potential for any below ground archaeological remains of this period to be present within the Site. Any such remains would likely be of local significance.

SAXON (410AD – 1066AD)

- 3.3.5 No archaeological evidence for below ground archaeological remains of Saxon date has been recorded within the Site or within the wider Study Area.
- 3.3.6 Micklegate is recorded in the Domesday Book of 1086AD where it is referred to as 'Overe' or 'Ufre' suggesting the presence of a settlement here during the Saxon period.
- 3.3.7 Based on available evidence it is considered that there is a *Low* potential for below ground archaeological remains of this period to be present within the Site, any such remains would likely be of local significance.

MEDIEVAL (1066 – 1540AD)

- 3.3.8 No records relating to the presence of below ground archaeological remains of medieval date have been recorded from within the Site.
- 3.3.9 Within the wider Study Area, medieval pottery sherds, dating from the 14th century (MDR10547) were recovered from a garden in Micklegate to the east of the Site. To the northeast All Saints Church, a Grade II* Listed Building (DDR1479), dates from the 14th century and is believed to lie on the site of an earlier 12th



century church (MDR10591).

- 3.3.10 Evidence of medieval agricultural activity is recorded in the fields to the northeast of the Site comprising the earthwork remains of ridge and furrow (MDR12873). Further earthwork remains of ridge and furrow are recorded from fields south of the site (MDR16486).
- 3.3.11 Based on the available evidence there is considered to be a *Low* potential for below ground archaeological remains of this period to be present within the Site. Any such remains are likely to comprise that related to agricultural activity and of local significance.

POST-MEDIEVAL (1540 – 1901AD)

- 3.3.12 No records relating to the presence of below ground archaeological remains of this period have been recorded within the Site.
- 3.3.13 New House Farm itself (MDR14190) dates from the 18th century and comprises a farmhouse with associated outbuildings set around two farmyards E-shaped in plan. The farm is recorded on the 1840 tithe map of Mickleover, the farm subsequently expanding to the north and east during the late 19th and early 20th centuries. It is mentioned in an early 17th century survey which records it as belonging to the estate of Robert Newton, the farm lying within an area of land recorded as Rows Clofe.
- 3.3.14 Within the wider Study Area, a number of heritage assets of post-medieval date are recorded. These include Mickleover Old Hall (MDR4596), which dates from the 17th century and Bonehill Farm (MDR14191) which lies to the northwest of the Site and dates from the mid 18th century, the farm being recorded on the 1840 tithe map of Mickleover.
- 3.3.15 The available cartographic evidence shows that the southern half of the Site has been in agricultural usage since at least the mid 19th century. There is *Low* potential for below ground archaeological remains of this period to be present within the Site; features and/or minor structures associated with farming activity dating to this period.

MODERN (1901 – PRESENT)

- 3.3.16 To the rear of the farmhouse has a number of brick and steel framed agricultural storage buildings of relatively recent construction have been erected with the laying of areas of concrete hardstanding which is likely to have impacted upon any pre-modern below ground archaeological remains which may have been present in this area of the Site.

3.4 CARTOGRAPHIC EVIDENCE

1840 TITHE MAP OF MICKLEOVER

- 3.4.1 The tithe map of 1840 (FIG 5) shows the Site to be lying within two plots, the northern half of the Site containing the present farm buildings is recorded as Plot 42 depicting an inverted U-shaped complex of buildings. The apportionment is partially illegible but appears to record the landowner as being H. Pacton Esq. and the land occupied by Thomas Finny, the land use recorded as being a homestead. The southern half of the Site, Plot 316 is recorded as being in the ownership of Robert Mirton Esq. and occupied by John Hade, the land recorded as Rose Close, the state of cultivation being recorded as grass.

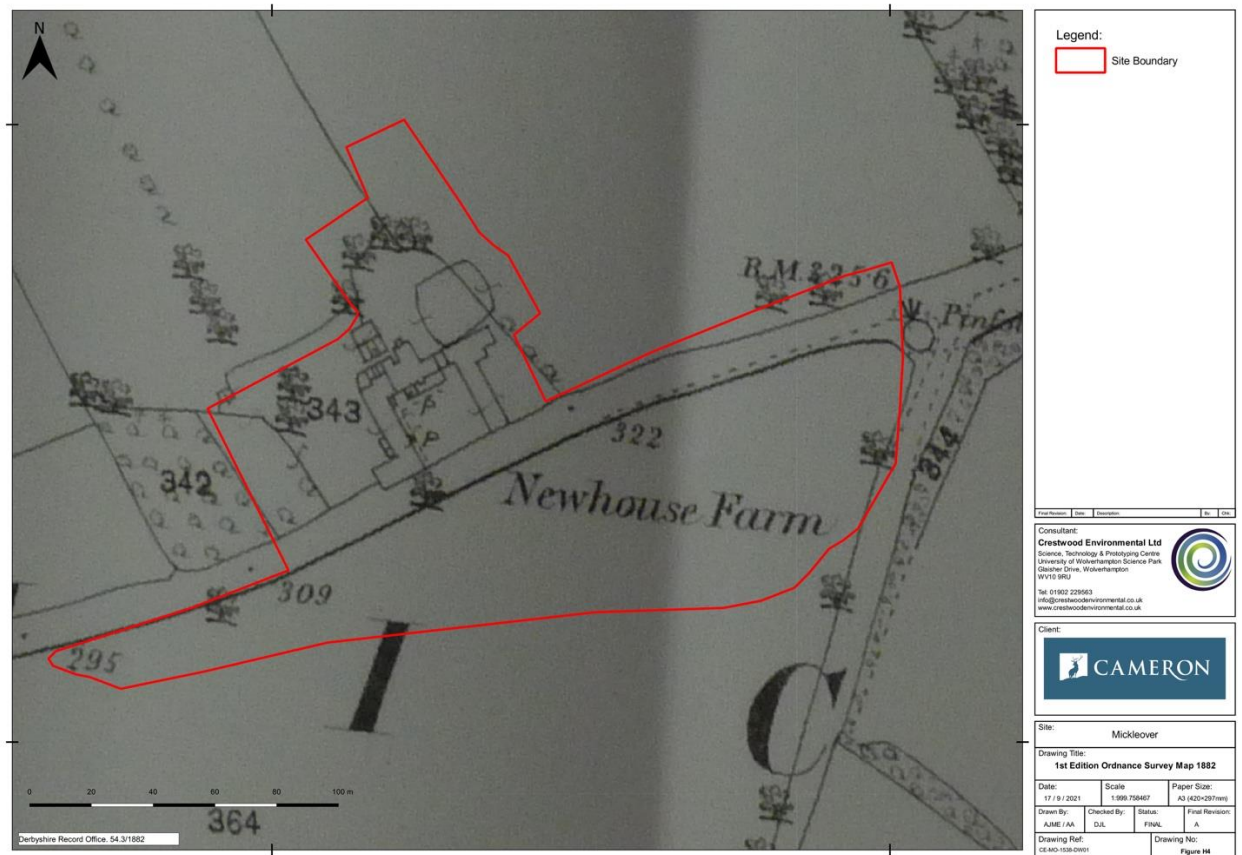


3.4.2

Figure 5 Tithe map

FIRST EDITION ORDNANCE SURVEY MAP (1882)

3.4.3 The area of the Site is shown on the 1st Edition Ordnance Survey map published in 1882 (FIG 6) with the complex of farm buildings now recorded as Newhouse Farm. The buildings show a similar plan to that on the tithe map however extensions are now evident on the north elevation of the house. A new square shaped building is also shown just to the north of the main complex. To the west a block of land appears to show an orchard or similar.

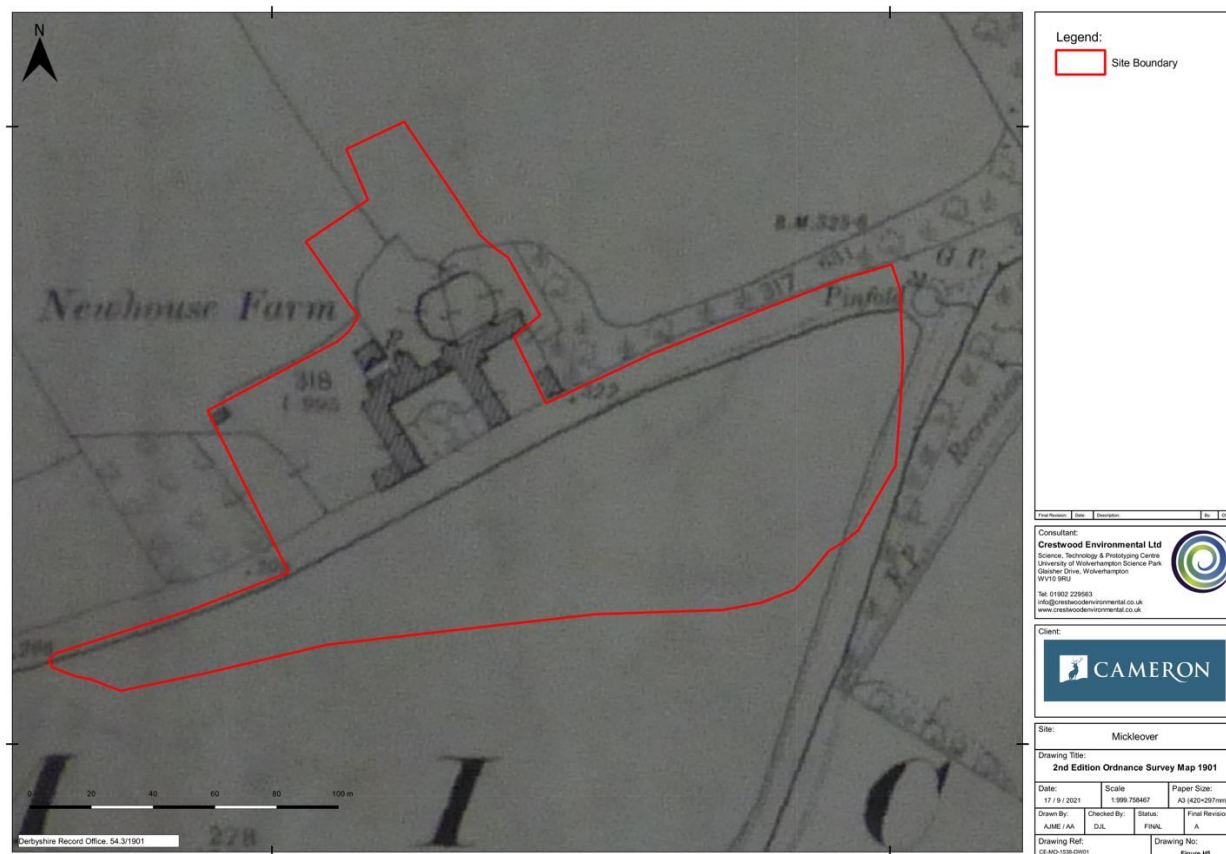


3.4.4

Figure 6 1st Ed OS

SECOND EDITION ORDNANCE SURVEY MAP (1901)

3.4.5 No changes to the Site's boundaries from 1886 are recorded on the Second Edition Ordnance Survey map (FIG 6), however further additions to the farm complex have occurred, the buildings now extending further to the northeast with a small square building now recorded on the southeast corner of the farm complex. The plan of the farmhouse and outbuildings appearing largely as it does at present.



3.4.6

Figure 7 2nd Ed OS

1914 EDITION ORDNANCE SURVEY MAP

- 3.4.7 No changes to the boundary of the Site is recorded on the 1914 OS map with only minor change to the plan of the farm complex, with a slight extension to the eastern outbuilding (Ref: <https://www.old-maps.co.uk/#/Map/430500/334500/12/101062>).
- 3.4.8 The Site continues to remain relatively unchanged up until the 1978-1993 editions Ordnance Survey maps with the construction of the modern A516 which now forms much of the southern boundary of the southern half of the Site.

LIDAR DATA

- 3.4.9 The data available from LiDAR survey was consulted as part of this assessment.
- 3.4.10 LiDAR (Light Detection And Ranging) comprises a survey method whereby measurements of a survey area are taken using laser light, the light reflected back from this is measured and from which are produced 3-D images of the area subject to investigation.
- 3.4.11 The available data suggests that vestigial remains of ridge and furrow may be present within the southern half of the Site currently under pasture (FIG 8) although no above ground indication of this was identified during the Site visit.



3.4.12

Figure 8 LiDAR image

4 STATEMENT OF SIGNIFICANCE

4.1.1 Newhouse Farm provides historic and evidential value; in the significant remaining historic fabric – in particular its late 17th century plan layout - and in evidence of the use of the barns with the survival of important features and fittings in the Farmhouse and Barns – in particular the W building; including an in-situ first floor winch mechanism with openings for hoisting grain, ground floor horse boxes, iron stalls and hay racks. Thus, it's very good surviving condition provides insight into the socio-economic status of the farmstead, its architectural evolution throughout the 17th, 18th and 19th Centuries, and the types of farming activities undertaken through its history.

5 ASSESSMENT OF IMPACT

5.1 ASSESSMENT CRITERIA

5.1.1 Factors for assessing the importance of heritage assets

Very High	- World Heritage sites (including nominated sites). - Assets of acknowledged international importance.
High	- Scheduled Monuments (including proposed sites). - Grade I and II* Listed Buildings
Medium	- Grade II Listed Buildings. - Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations. - Conservation Areas containing buildings which contribute significantly to its historic character.



	Historic Townscape or built-up areas with important historic integrity in their buildings or built settings (e.g., including street furniture and other structures).
Low	- Non-listed buildings of minor local historical importance. - Historic (unlisted) buildings of modest quality in their fabric or historical association. - Historic Townscape or built-up areas of limited historic integrity in their buildings or built settings (e.g., including street furniture and other structures).
Negligible	Buildings of no architectural or historical note; buildings of an intrusive character.
Unknown	The importance of the built heritage asset has not been ascertained.

5.1.2 Factors for assessing the magnitude of impact on heritage assets

Major	Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.
Moderate	Change to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.
Minor	Change to the key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to historic building elements or setting that hardly affect it.
No Change	No change in fabric or setting.

5.1.3 Significance of impact = magnitude of impact + importance of heritage asset

Magnitude + Importance	Very High	High	Medium	Low	Negligible
No Change	Neutral	Neutral	Neutral	Neutral	Neutral
Negligible	Slight	Slight	Neutral/Slight	Neutral/Slight	Neutral
Minor	Moderate/Large	Moderate/Slight	Slight	Neutral/Slight	Neutral/Slight
Moderate	Large/Very Large	Moderate/Large	Moderate	Slight	Neutral/Slight
Major	Very Large	Large/Very Large	Moderate/Large	Slight/Moderate	Slight

5.2 ASSESSMENT

5.2.1 The importance of the Grade II Listed Farmhouse and Barns, assessed as a group asset, is assessed as *Medium*, and the magnitude of impact of the proposal upon the heritage asset is assessed as *Negligible*; the significance of impact is therefore *Neutral/Slight*.



5.2.2

Figure 9 W barn to be converted

6 SETTINGS OF DESIGNATED HERITAGE ASSETS

6.1 DESIGNATED HERITAGE ASSETS SUBJECT TO ASSESSMENT

- 6.1.1 The Designated Heritage Assets identified as requiring assessment comprise the Grade II Listed Farmhouse and Barns (List entry: 1475451) which will be assessed as a group, and which together make up the historic farmstead of New House farm designated on 30 April 2021. The assessment relates only to those elements of the farmstead that are contained within the listing and does not include structures that although attached to the farmhouse are not listed, for example the modern conservatory constructed at the rear of the building.

7 HERITAGE ASSET – NEWHOUSE FARMHOUSE AND BARN

7.1 DESCRIPTION OF NEWHOUSE FARM

- 7.1.1 The historic farmstead of Newhouse Farm comprises a farmhouse understood to date from the late 17th/ early 18th century. The earliest record of Newhouse Farm dates from a survey of 1767 where it is recorded as belonging to the manor of Mickleover owned by Robert Newton, the building at this time recorded as a linear building on a broadly east-west axis with a barn running perpendicular to this at the western end.
- 7.1.2 The farmhouse is of brick construction rendered in white stucco and with a slate roof. The building is three storeys high dropping to two at the western service end of the building.
- 7.1.3 The interior of the building has been subject to relatively modern alterations throughout which has included the almost complete replacement of the roof in the 20th century along with the installation of modern fireplaces and surrounds in the main rooms. Elements of the original fabric survive which evidence the hierarchy and utilisation of rooms within the building such as the use of chamfered beams in the main rooms contrasting with those unchamfered present in the service end of the farmhouse.
- 7.1.4 At the rear of the farmhouse on the north facing elevation 19th century extensions contain within modern bathrooms with a modern conservatory extension, not included in the listing, constructed abutting.



- 7.1.5 Adjoining the farmhouse at its western end and extending southwards is a two-storey red-brick built barn which based on cartographic evidence is of probable 18th century date. The exterior western elevation of the barn has been subject to an amount of relatively modern alteration and repair whilst the roof structure has been replaced with a modern steel framed structure. Its former use as a grain-store evidenced by a winch or hoist in-situ on the first floor of the building, whilst on the ground floor iron stabling with feeding baskets and decorative finials dating from the 19th century are present. The exterior of the building is in a relatively poor state of structural repair generally with areas of eroded brickwork following the loss of the brick facing.
- 7.1.6 At the east end of the farmhouse the eastern single storey barn extends southwards parallel to the west barn to form the U-shaped plan of the 17th/19th century farmstead. The barn is of red brick construction with a number of rudimentary modern skylights inserted in the roof.
- 7.1.7 The farmhouse and the barns have suffered little or no significant modern encroachment and the farmstead broadly retains its historic layout.
- 7.1.8 New House Farm and attached barns were designated as Grade II Listed Buildings on the 30 April 2021. The Historic England listing entry description reads as follows;

Details

'A late-c17 lobby entry farmhouse, extended in the c19 with attached c18 and early c19 barn ranges.

MATERIALS: constructed of brick with slate roofs, the farmhouse has a stucco render. The two-storey barn has a steel roof structure and internal structural supports.

PLAN: the farmstead forms a U-shape enclosing a yard open to the south, with the farmhouse at its centre.

EXTERIOR: the farmhouse is three bays with three storeys and a roughly central c19 porch. The principal façade largely contains c19 casement windows with the exception of three regular large openings on the ground floor to the left of the entrance, which would once have housed sashes but are now c20 replacements. The c19 extensions form two two-storey abutting ranges to the rear of the farmhouse, all now with c20 casements.

To the west of the farmhouse, at the left-hand side of the yard, the former service end of the building drops to two storeys and continues to the west to meet the two-storey barn which runs north to south with a single storey section at the southern end. The barn is constructed in an irregular bond and has ventilation holes on its western and southern ends, now all blocked. The western façade of the building has a large inserted opening at its northern end and a further large opening to the north situated within one of the c19 outshuts. A c20 external brick stair to access the grain storage above is situated to the south of the openings followed by two doors further to the south, with window openings and casements in between. On the first floor are two taking-in doors for hoisting grain above the stables for storage. To the south the barn is abutted by a single storey range with king-post roof which turns to run along Old Etwall Road as a series of cart sheds with open bays to the north.

To the right (east) of the farmhouse is a converted carriageway, linking the courtyard with the land, to the rear. To the right of this the barns continue to both the east and south, the late-c19 range to the very east is a later addition and is not included in the List entry. The barns are single-storey and constructed of brick in an irregular bond with casement windows and stone lintels. The barn range running roughly north-west to south-east enclosing the yard has a hipped roof.

INTERIOR: the house has a lobby-entry plan and opens onto the central chimney stack with former hall to the right and parlour beyond. The former hall features a chamfered ceiling beam with ogee stops running west to east and a heck post at the lobby screen to support the hearth beam to its rear. To the rear of the hall is a C19 inserted stair, behind the original rear wall. The former parlour has a further beam with ogee stops and a C19 window with shutters at its southern end; the fire surround is modern. On the other side of the former hall, is an additional room likely to have once been the kitchen, now a further reception room, located at the service end of the building. There are further unchamfered beams in this room, indicating the lower-status end of this building. To the rear the building continues into the c19 extensions containing a modern kitchen, cloakroom facilities and a secondary stair.



The first-floor plan of the earlier farmhouse mirrors that of the storey below with three bedrooms each with ceiling beams with ogee stops, all linked by a corridor to the north. A linen cupboard with C19 pegs survives between the bedrooms. An additional bedroom and two bathrooms are situated in the upper storey of the C19 extension, with C19 plank doors and a fireplace within one of the bathrooms. The majority of the attic storey roof has been replaced in the c20.

The two-storey barn has stabling at ground-floor level with three C19 horse stalls with cast-iron columns and ball finials and timber boxes below the iron rails. The stalls all retain their iron hay racks and have brick paved flooring. On the first floor of this range, at the northern end of the building, is an iron winch for hoisting up grain. The barn continues at first-floor level to the east, above the former farmhouse kitchen, to extend into the former service range. Below this, at ground-floor level next to the former kitchen, is a single-cell room also with brick paved flooring and remnants of a timber hay rack, with a door leading directly onto the main yard. The interior of the early-c19 barn range to the south east of the farmhouse was not inspected.

SUBSIDIARY FEATURES: a brick wall with brick piers and gates runs along Old Etwell Road to the south of the farmhouse and enclosing the yard. The wall has brick coping and the piers have stone courses and capping.

7.2 THE SETTING OF THE FARMSTEAD

THE SIGNIFICANCE OF THE HISTORIC FARMSTEAD

7.2.1 A Grade II or Grade II* Listed Building designation attributes a Medium - High Importance to those buildings that make up the historic farmstead, the group significance of this Heritage Asset derived from its date, the architectural forms incorporated into the buildings and the relatively undisturbed plan-form which provides information relating to the evolution, development and functionality of the buildings with interior architectural elements indicative of the usage of areas of the house from the late 17th century.

7.2.2 The Historic England listing description details the reasons for the designation as follows:

'Architectural interest:

The farmhouse is likely to date to the late-C17 and clearly retains its lobby entry plan-form with three rooms on both the ground and first floor; despite replacement windows and the loss of some fixtures, the farmhouse retains many of its internal fittings, including chamfered beams with ogee stops and a C19 linen cupboard; despite the loss of the western barn's roof structure, it retains important fittings including a winch mechanism for hoisting grain and later staling.

Historic interest:

The legibility of the farmhouse's plan-form helps to demonstrate how its inhabitants used the building from the late-C17, with a hall, parlour and service end clearly legible; the later phases of the farm, particularly the eastern barns enclosing the main courtyard, show the development and expansion of the farm into the C19.

Group value:

**together the farmhouse and barns form a strong group enclosing a yard to their south, with brick boundary wall.*

7.2.3 Further the potential to overlay earlier pre 17th/19th century below ground archaeological remains beneath the buildings, along with providing within the fabric of the building for the potential to inform further academic study in respect of constructional technologies of the period and the socio-economic environment within which the farmstead developed.

CONTRIBUTION MADE BY SETTING TO THE SIGNIFICANCE OF THE HERITAGE ASSET

7.2.4 The original setting of the 17th – 19th century farmstead would have been that of a rural environment, the farmhouse lying within an agricultural landscape amongst fields to the west of Micklegate. The farmstead

fronting directly onto what was then Etwall Road, the main route between Mickleover and Etwall to the east.

- 7.2.5 The present setting of the farmstead has been compromised by the construction of the large residential development immediately north of the farmstead. However, it is recognised that the view south from the farmstead represents elements of the original setting, although this is severely diminished and in this respect the contribution made by setting to the understanding of this heritage asset is considered to be **Low**.

SENSITIVITY TO FURTHER CHANGE

- 7.2.6 With the exception of the southern half of the Site comprising the pasture field, the environs in which the farmstead now stands have been subject to significant modern development which have resulted in the disconnection of the farmstead from the agricultural landscape within which it once stood.
- 7.2.7 It is recognised that the Proposed Development will introduce a level of built environment into an area that would have historically been an open agricultural field and in this respect may be considered as comprising a minor negative impact.
- 7.2.8 However, the existing hedgerow between the southern field and the farmstead will be retained as will the tree-line forming the backdrop to the Site along the southern boundary of the Site thus reducing the visual impact of the built environment. In this respect the sensitivity of the setting to the Proposed Development is considered to be **Low**.



7.2.9

Figure 10 vegetation obscuring view looking S

7.3 SYNTHESIS

- 7.3.1 Whilst remaining a relatively rural environment up until relatively recently, the greater area of the setting of the farmstead has been significantly compromised by the construction of the new residential development immediately adjacent to the Site.
- 7.3.2 In this respect it is considered that the overall contribution of setting to the understanding of the farmstead in this area is considered to be **Low**.



7.4 SETTING LEVEL OF EFFECTS

LIKELY MAGNITUDE OF IMPACT AND LEVEL OF EFFECT ON SETTING

- 7.4.1 The Proposed Development along with the conversion of the farmhouse and barns into private dwellings will be sympathetically undertaken and sensitive to the location and historic built environment.
- 7.4.2 The general appearance of the farmhouse and barns will be retained along with the plan-form and thus the visual impact of the Proposed Development upon the heritage asset is considered to represent a **Negligible** level of adverse effect.

7.5 MITIGATION PROPOSALS

- 7.5.1 In consideration of the new dwellings to be constructed in the southern half of the Site whilst the Proposed Development will result in the introduction of a level of built environment into an area that has been historically open, the new dwellings will be 'stood back' from the field boundary which in combination with the retained hedgerow and treelines will reduce the visual impact of the new development.
- 7.5.2 Levels of adverse effects may be addressed through suitably worded planning Conditions. It is acknowledged that one of the Adverse Level of effects is that of the increase in the built environment into an area of historically open ground and one that is unlikely to be fully mitigated.

7.6 REASSESSMENT

- 7.6.1 Whilst it is acknowledged that the design of the Proposed Development is unlikely to fully mitigate the Minor Adverse effects of the Proposed Development, when balancing the Adverse and Beneficial Level of effects of the Proposed Development it is considered that the Proposed Development will result in **Less than Substantial Harm** to the heritage asset.

7.7 CONCLUSION

- 7.7.1 The main attributes of the setting of the group of Listed Buildings which make up the historic farmstead of New House Farm have been identified, and the magnitude of adverse impact, weighed against the beneficial impacts of the Proposed Development have been taken into account, and is considered to result in **Less than Substantial Harm**.
- 7.7.2 Having considered both the impact of the refurbishment and development on the heritage asset itself, and its setting; the significance of impact is assessed as *Neutral/Slight*. Indeed, the same remains true to its setting, because the contribution made by the setting to the understanding of this heritage asset is considered to be *Low*.

8 Synopsis and overall conclusion

- 8.1.1 The original setting of the historic farmstead would have been that of an agricultural landscape in marked contrast to that presently where the farmstead is now almost entirely disconnected from its original setting as a result of ongoing residential development immediately to the west, north and northeast of the Site.
- 8.1.2 The conversion of the farmhouse and barns into individual dwellings along with the construction of new dwellings within the former farmyard will require sympathetic restoration of the fabric of the former farmhouse and barns along with the clearing of a number of derelict agricultural buildings, fragmented areas of concrete hardstanding and other farm detritus that presently occupies the Site and which impacts negatively upon the streetscape. In this respect the Proposed Development may be considered to provide a significant positive impact and ensure the future maintenance of the Site.
- 8.1.3 The Proposed Development has been designed to respect and be sympathetic to the heritage asset, however, it is acknowledged that the Proposed Development will result in Less than Substantial Harm to the heritage asset but that the beneficial effects of the Proposed Development will result in an overall



enhancement in the setting of the heritage assets.

- 8.1.4 In respect of the available evidence, it is considered that there is a *low* potential for the presence of any pre-modern below ground archaeological remains to be present within the Site and in this respect any mitigation would be satisfactorily dealt with by a suitably worded condition for the implementation of a programme of archaeological monitoring during groundworks for the Proposed Development. Similarly, it is recommended that a programme of historic building recording consummate to Historic England Level 2 (HE 2016) be undertaken prior to the start of conversion works.
- 8.1.5 This Desk-Based Heritage Impact Assessment has been carried out adhering to the relevant guidelines and standards as set out by the Chartered Institute for Archaeologists (CIfA 2019) and addresses the requirements set out in the National Planning Policy Framework (MHCLG 2019; Section 16) and the Historic England document *Historic Environment, Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets* (HE 2017).



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APPENDIX 1:

For the avoidance of confusion, the terms used in this report follow the definitions given below:

Prehistoric	The periods from the Ice Ages to Roman occupation of Britain in AD 43
Early prehistory	Prehistory is the period of human occupation in England prior to the introduction of writing. Early prehistory dates from the earliest occupation, Palaeolithic to the Mesolithic – up to 4001 BC
Palaeolithic	The earliest of the Prehistoric periods, meaning ‘Old Stone Age’, associated with periodic occupation in Britain due to the expansion and contraction of the glaciers during the Ice Ages – 800,000 years ago - 10,000 BC
Mesolithic	The second of the Prehistoric periods, meaning ‘Middle Stone Age’, associated with more permanent occupation in Britain – 10,000 BC – 4,000 BC
Neolithic	The third period of the Prehistoric, meaning ‘New Stone Age’. It is characterised by the practice of farming and the construction of large stone monumental structures and earthworks – 4,000 BC – 2,600 BC
Late Neolithic to Early Bronze Age	The continued use of stone implements and of ritual and burial monuments results in a considerable overlap - 3000 BC to 1501 BC
Bronze Age	The penultimate period of the Prehistoric periods. It is characterised by an increase in copper and bronze working – 2,200 BC - 801 BC
Early Bronze Age	2200 BC to 1501 BC characterised by the use of copper, and to a limited extent, bronze
Late Bronze Age	1000 BC to 801 BC characterised by the more frequent use of bronze and less frequent use of copper
Iron Age	The most recent of the Prehistoric. It is characterised by the development of iron technology and the construction of large-scale settlements such as hillforts – 800 BC – AD 43
Roman	This period begins in Britain with the Roman invasion in AD 43 and ends with the withdrawal of the legions around AD 410
Saxon	The period between <i>circa</i> AD 410 and AD 1000, is a period associated with an influx of Jutes and Frisians and a multi-culturalism and self-sufficiency in settlement and innovation in farming practices.
Early medieval or Dark Age	Pre Norman conquest - 1000 AD to 1066 AD
Medieval	The period between the Norman Conquest (AD 1066), associated with Norman occupation including mottes and baileys and castles, the start of the historic period when writing became the norm, the growth of towns, the Black Death, climate change and rebellion up to a point in history <i>circa</i> AD 1550. Many consider the medieval period to extend to 1700.
Post-medieval	The period from <i>circa</i> AD 1823 AD to 1900 AD and includes the Industrial Revolution and evolving house styles. Many consider the post-medieval period to begin around 1700.
Modern	1901 AD to 2050 AD



APPENDIX 2: HISTORIC ENVIRONMENT RECORD DATA:

HER No:	Listed Buildings	Record type
DDR1479	Grade II* Listed Building. The Church of All Saints, Etwall Road, mostly of 14th century date with later restorations.	Listed Building
DDR1485	Grade II Listed Building. Woodlands Hospital dating from 1849.	Listed Building
DDR1509	Grade II Listed Building. Nos 13 -18 The Green. Cottage range of early 19th century date.	Listed Building
DDR1525	Grade II Listed Building. No's 1 and 2 The Hollow. Two attached houses forming an evolved range of three buildings dating to the late 18th and early 19th centuries containing within c.14th and late 16th century fabric in No 2.	Listed Building
DDR1526	Grade II Listed Building. No's 5-8, The Hollow, early 19th cottages.	Listed Building
DDR1543	Grade II Listed Building. No. 11 Limes Avenue c.18th century with a possible earlier co.	Listed Building
DDR1565	Grade II Listed Building. Late 17th century gate-piers at No. 5 Orchard Street (Old Hall).	Listed Building
DDR1607	Grade II Listed Building. No's 4-5 The Gables, The Square, of probable 17th or 18th century date.	Listed Building
DDR1619	Grade II Listed Building. Manor Farmhouse, late 18th/early 19th century, the core probably earlier.	Listed Building
DDR1640	Grade II Listed Building. The Limes, Limes Avenue, early 19th century villa.	Listed Building
DDR1710	Grade II* Listed Building. Old Hall, No 5 Orchard Street, dated 1649.	Listed Building
DDR1728	Grade II Listed Building. No.4 The Hollow, Square panelled timber frame with red brick infilling 16th or 17th century.	Listed Building
DDR6134	Grade II Listed Building. Private church built in c.1870 at Pastures Hospital.	Listed Building
DDR6278	Grade II Listed Building. Winter Garden at Pastures Hospital of late 19th century date.	Listed Building
DDR8412	Grade II Listed Building. Mickelover war memorial. Dedicated 1920 with Second World War additions of 1949.	Listed Building
HER No:	Monuments	Record type
MDR4586	All Saints Church, Mickelover, a Grade II* Listed Building dating from the early 14th century.	Building
MDR4596	Old Hall, Mickelover of 17th century date.	Building
MDR4607	Victorian grounds of Mickelover Manor.	Monument
MDR10501	Mickelover Manor built 1849-62.	Building
MDR10502	Mickelover, The Limes. Grade II Listed Building of early 19th century date.	Building
MDR10503	The Limes Lodge, site of a Gothic Lodge built in 1828-9. Now demolished.	Monument
MDR10504	Garden and grounds belonging to The Limes.	Monument
MDR10547	Medieval pottery sherds recorded from a garden in Mickelover in 1985.	Find spot
MDR10591	Churchyard belonging to All Saints Church of 14th century date.	Monument
MDR10663	Old Hollow Cottage. Timber framed house of late 16th or early 17th century date.	Building
MDR10727	Farmhouse built around 1500 with later additions with remodelling in 1856.	Building
MDR10786	25 Park Road Mickelover. Originally a chapel built around 1900, but later used as an air-raid wardens post then a fish and chip shop, before conversion to a dwelling.	Building
MDR10841	Christmas Cottage. Cruck cottage built between 1550 and 1650, with later additions, alterations and subdivision.	Building



MDR10856	10 The Square, Mickleover. Two brick cottages built in the second half of the 17th century.	Building
MDR11250	Former chapel, 11a The Green, Mickleover. Chapel in use by late 19th century; presently in domestic use.	Building
MDR11251	Former smithy, 6-9 The Square, Mickleover. Smithy in use at the end of the 19th century; now comprises three dwellings.	Building
MDR11259	Mickleover House, Mickleover. Regency villa attributed to Joseph Cooper of Derby	Building
MDR11264	Horse trough, The Hollow, Mickleover. Stone horse trough, 19th century or earlier.	Monument
MDR11420	Nag's Head Inn, Uttoxeter Road, Mickleover. Inn built in 1929.	Building
MDR12306	Private church of c. 1870, built for the trustees of Pastures Hospital.	Building
MDR12307	Site of the buildings and grounds of the County Lunatic Asylum, later Pastures Hospital, built 1851-2 and closed 1993.	Monument
MDR12873	Earthwork ridge and furrow on the outskirts of Mickleover.	Monument
MDR14190	Newhouse Farm, Etwall Road, Mickleover. An 18th century farmhouse and associated buildings.	Building
MDR14191	Bonehill Farm, Etwall Road, Mickleover. A mid 18th century house, possibly with earlier origins.	Building
MDR16486	Extant medieval ridge and furrow earthworks.	Monument
MDR23071	Two ditches, near New House Farm, Etwall Road, Radbourne, of Romano-British date.	Site
HER No:	Events (previous investigations)	Record type
EDR2283	Desk-based assessment, All Saints Vicarage, Mickleover. Archaeological assessment carried out in advance of proposed rebuilding to make safe the north wall of the vicarage garden, a listed brick structure. No evidence for archaeological implications was found and no further archaeological work was recommended.	Survey
EDR4341	Earthwork Survey and Trail Trench Evaluation, on Land to the West of Ladybank Road, Mickleover.	Intervention
EDR4378	Archaeological Evaluation, at New House Farm.	Intervention
EDR4849	Evaluation at New House Farm, Etwall Road. An evaluation comprised of 42 trenches was carried out in advance of a proposed large scale residential development. This followed an earlier geophysical survey. Two ditches were recorded, one of which contained Roman pottery.	Intervention
EDR2118	Building Survey of 5 Etwall Road, Mickleover.	Survey
EDR2127	Building Survey of 25 Park Road, Mickleover.	Survey
EDR2186	Building Survey of Christmas Cottage, 7 The Green, Mickleover.	Survey
EDR2201	Building Survey of 10 The Square, Mickleover.	Survey
EDR2237	Building Survey of 8 Etwall Road, Mickleover.	Survey
EDR2016	Building Survey of Mickleover Old Hall, Derby.	Survey
EDR1940	Building Survey of Old Hollow Cottage, Mickleover.	Survey
EDR2055	Building Survey of 6 Etwall Road, Mickleover.	Survey

