

# LAND AT ILKESTON ROAD, STANTON-BY-DALE, Derbyshire



## Heritage Statement

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## SUMMARY OF PROJECT DETAILS

<b>TJC Project Code:</b>	<b>E69</b>
<b>OASIS ID:</b>	<b>thejesso I-506108</b>
<b>Project Type(s):</b>	Heritage Statement
<b>National Grid Reference:</b>	SK 4636 3935 (centred)
<b>Postcode:</b>	DE7 4QX (nearest)
<b>County:</b>	Derbyshire
<b>District/Unitary Authority:</b>	Erewash
<b>Parish:</b>	Stanton-by-Dale
<b>Elevation:</b>	c. 50m above Ordnance Datum
<b>Planning Reference(s):</b>	N/A
<b>Designation Status(s):</b>	Non-designated New Stanton Cottages, Grade II listed building (NHLE: 1329236) Stanton-by-Dale Conservation Area
<b>Fieldwork/site survey by:</b>	Dan Slatcher MCIFA
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## EXECUTIVE SUMMARY

*This report presents the results of a heritage statement for land at Ilkeston Road, Stanton-by-Dale, Derbyshire, centred on National Grid Reference SK 4636 3935. It has been prepared to assess the potential impacts, if any, arising from proposed development of the site for residential use.*

*The site is located some 3.75km north-west of junction 25 of the M1 motorway, and some 3.45km south-west of Ilkeston Railway Station, on the west side of Ilkeston Road, and some 980m to the north of the village of Stanton-by-Dale. The site, which comprises a single parcel of land containing a fishing pond in its north-western part, is roughly square in shape, and slopes very gently down towards the Nutbrook Canal, which forms the watercourse to its north.*

*There are no recorded remains of prehistoric or Roman date in the wider area, and there is very little evidence for pre-medieval activity. During the medieval period the site and surrounding area is likely to have been used for grazing. There are no recorded medieval remains within the site or the surrounding area. Remains of coal mining activity, in the form of a group of bell pits have been recorded adjacent to the site. It is anticipated that there is low potential for archaeological remains of low-moderate heritage significance within the site.*

*The proposed development may impact upon below ground remains if present. Any surviving below ground remains are not considered likely to be of sufficient significance to require preservation in situ.*

*The proposed development would have no impacts on the fabric of any designated assets, either Listed Buildings or the Stanton-by-Dale Conservation Areas. Legibility of the historic setting of the nearby listed building at New Stanton Cottages, located immediately south of the site, has been compromised somewhat by post-war development. The contribution of setting to the significance of the listed building is limited and as such, the sensitivity of the listed building to further change in their setting is low. The proposed development is considered to result in a minor adverse level of effect on heritage significance and setting. Any harm would be less than substantial in nature and towards the lower end of this scale.*

# I INTRODUCTION

## BACKGROUND

This report presents the results of a heritage statement for land at Ilkeston Road, Stanton-by-Dale, Derbyshire, centred on National Grid Reference SK 4636 3935 (**Figure 1**). It has been prepared to assess the potential impacts, if any, arising from proposed development of the site for residential use.

## AIMS AND STANDARDS

In accordance with the requirements of Policy 11 of the Erewash Borough Council Core Strategy adopted 2014, and National Planning Policy Framework para. 194 (MHCLG 2021), this document describes the archaeological and historical context of the site, analyses its heritage significance and its contribution to the significance of other heritage assets and provides an assessment of the impact of the proposed development.

The assessment is undertaken in consultation with Historic England guidance (2015, 2017 and 2019); Chartered Institute for Archaeologist standards and guidance (2020); and in reference to relevant legislation and planning policy set out in **Section 3**.

## SCOPE AND LIMITATIONS

The scope of this report included desk-based research; a site inspection and walk-over survey.

The desk-based research and assessment of setting considered archaeological records and designated heritage assets within a **1km study area** of the site held by the Derbyshire Historic Environment Record (reference number: CDR11843) and the National Heritage List for England (NHLE). Other sources of information consulted are identified in **Section 2**. This was to provide sufficient background information to place the site within its context and to identify heritage assets that may possess settings which could be affected by proposal.

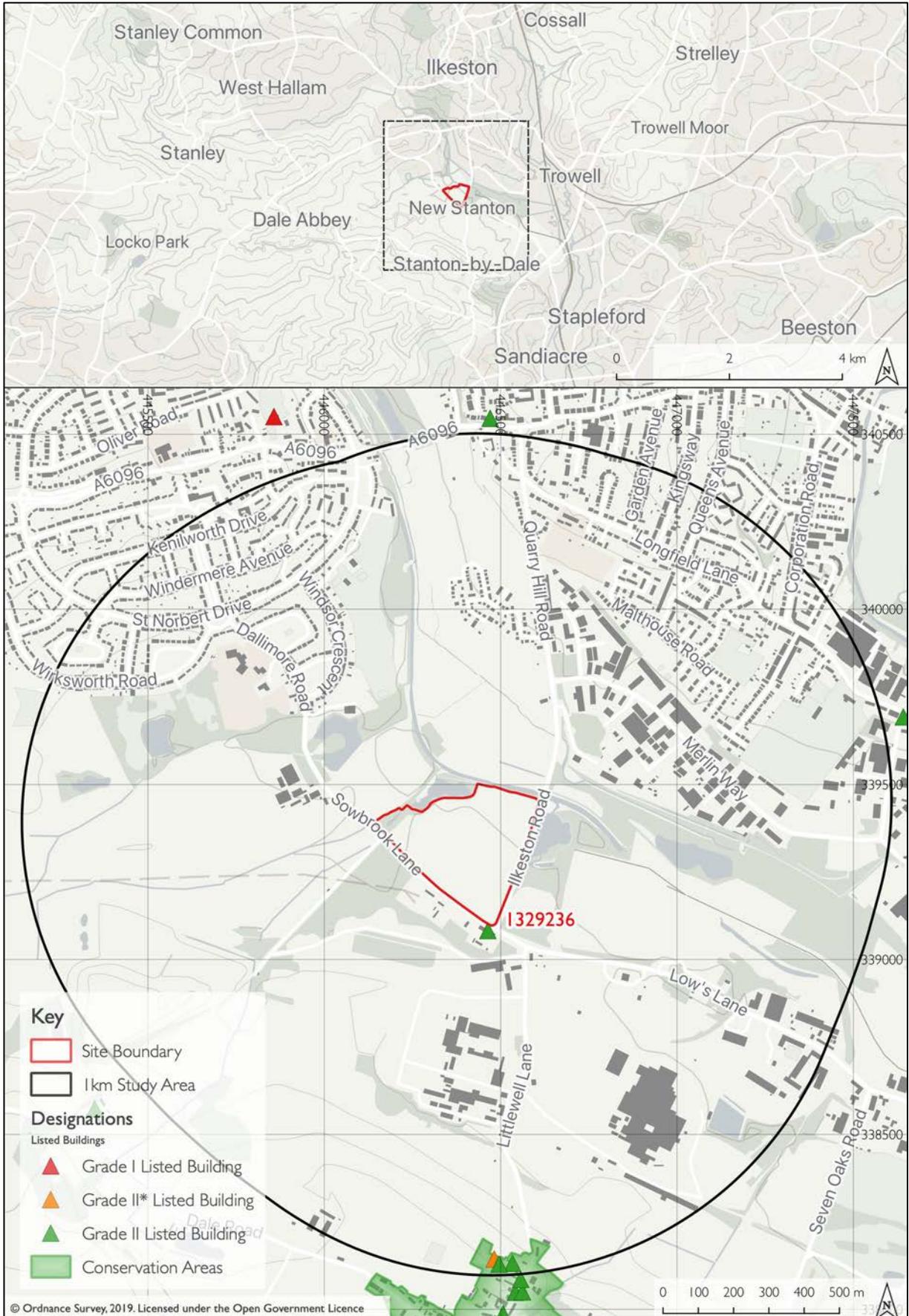


Figure I: Site location plan and designated assets

## 2 METHODOLOGY

### DESK-BASED RESEARCH

A review of the previous archaeological archives and documentary sources has been undertaken to identify gaps in knowledge, and to ensure that the historic character of the site and study area is understood. The sources consulted are listed in **Section 10** of this report, and include:

- The Derbyshire Record Office;
- The Derbyshire Historic Environment Record (HER);
- The National Heritage List for England;
- The Portable Antiquities Scheme (PAS);
- Documentary sources, including publications and relevant grey literature reports and surveys where available;
- Geological Mapping;
- Historic mapping including relevant Ordnance Survey Maps;
- Historic and modern aerial photographs available *inter alia* through Britain from Above and Google Earth; and
- Online sources and relevant publications held by The JESSOP Consultancy.

### SITE APPRAISAL

The site was inspected in October 2021 by Dan Slatcher MCI(A) in order to appraise the setting of heritage assets within the study area, identify the presence, extent and character of known and possible archaeological remains, and to consider factors in the former use and management of the site that may have affected the survival of buried archaeological remains. The scope is based on a Level 1 (visual record) landscape record (HE, 2017b).

### ASSESSMENT

This report provides a discussion of the results of the preceding stages of desk-based research and survey; an assessment of the significance (including a description of their setting) of heritage assets identified at the site and those within the wider area identified to be sensitive to change at the site; an assessment of impact; and recommendations.

This assessment has been undertaken in accordance with the following process and definitions.

*Assessment of Significance*

The significance of heritage assets is their value to this and future generations, and is defined in this report in relation to the following heritage interests (MHCLG, 2021):

Heritage Interests	
<b>Archaeological</b>	As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
<b>Architectural and Artistic</b>	These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
<b>Historic</b>	An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

*Note: NPPF terminology is adopted, rather than Conservation Principles' four heritage values, to ensure compliance with current planning policy.*

In weighing these interests an assessment of overall significance is made, in reference to published guidance and assessment criteria, and in accordance with the following levels:

Heritage Significance		
<b>Very High</b>	Heritage assets of exceptional interest, and of particular or national importance that fulfil the criteria for designation at a high grade (i.e. as a Scheduled Monument, Grade I or II* Listed Building / Registered Park and Garden or National Parks where cultural heritage is a defined special quality) (DCMS 2013, 2018 & <a href="https://historicengland.org.uk/listing/selection-criteria/">https://historicengland.org.uk/listing/selection-criteria/</a> ) and/or which fulfil the criteria for inclusion on the UNESCO World Heritage List (section II.D of UNESCO, 2019).	<b>1</b>
<b>High</b>	Heritage assets of special interest that fulfil the criteria for designation (i.e. as a Conservation Area, Grade II Listed Building / Registered Park and Garden, Registered Battlefield or Protected Wreck Site) (DCMS, 2018 & <a href="https://historicengland.org.uk/listing/selection-criteria/">https://historicengland.org.uk/listing/selection-criteria/</a> .)	<b>2</b>
<b>Moderate</b>	Heritage assets of moderate interest that fulfil the criteria for local listing as set out by local authority guidance or Historic England's advice note on Local Listing (2016b). Broadly defined, such assets possess architectural or historical interest that notably contributes to local distinctiveness or possesses archaeological interest that greatly contributes towards the objectives of a regional research agenda.	<b>3</b>
<b>Low</b>	Heritage asset of limited interest that fails to fulfil the criteria for local listing or only slightly contribute to the objectives of a regional research agenda, typically due to poor preservation, survival or restricted contextual associations.	<b>4</b>

*Assessment of Contribution*

Elements of a heritage asset, including elements of their setting, may not contribute equally to its significance, reflecting the varying degree of heritage interest in its various aspects. Contribution to significance is expressed in line with the following scale:

Contribution to Significance		
<b>High</b>	Aspect is fundamental to the key heritage interest/s that define the significance of the asset.	<b>H</b>
<b>Moderate</b>	Aspect makes an important contribution to the significance of the asset, comprising a secondary aspect of its heritage interest/s or an aspect of potential higher interest that has been affected by no more than moderate (under 50%) loss such that its contribution to significance is reduced.	<b>M</b>
<b>Limited</b>	Aspect makes a slight contribution to the significance of the asset, comprising a complementary aspect of its heritage interest/s or an aspect of potential higher interest that has been affected by substantial (over 50%) loss such that its contribution to significance is greatly reduced.	<b>L</b>
<b>Neutral</b>	Aspect does not contribute to the significance of the asset.	<b>N</b>
<b>Negative</b>	Aspect represents an unsympathetic change which detracts from the significance of the asset.	<b>Neg</b>
<b>Uncertain</b>	Sensitivity uncertain: more information required.	<b>?</b>

*Assessment of Effect*

The assessment of the effect of a proposal considers the contribution made by the affected element to the significance of a heritage assets, and the nature of any effect (both negative and positive) to that contribution. The scale of effect adopted is set out in the following table:

Effect of Proposal		
<b>Positive</b>	Proposals will greatly reveal or enhance the contribution the effected element makes to the significance of the heritage asset, and/or substantially contribute towards the conservation of the asset.	<b>++</b>
<b>Limited Positive</b>	Proposals will better reveal or enhance the contribution the effected element makes to the significance of the heritage asset and/or contribute towards the conservation the asset.	<b>+</b>
<b>Neutral</b>	Proposals will preserve the contribution the effected element makes to the significance of the heritage asset.	<b>o</b>
<b>Limited Negative</b>	Proposals will result in the partial loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a detrimental effect on the conservation of the asset.	<b>-</b>
<b>Negative</b>	Proposals will result in the total loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a significant detrimental effect on the conservation of the asset.	<b>--</b>
<b>Uncertain</b>	Effect uncertain: more information required.	<b>?</b>

### 3 PLANNING CONTEXT

#### INTRODUCTION

Change arising to the historic environment from the planning process is managed through legislation, planning policy and practice guidance, and Historic England advice to ensure affected heritage assets are conserved in a manner appropriate to their significance.

#### KEY LEGISLATION FOR THE PROTECTION OF THE HISTORIC ENVIRONMENT

*Historic Buildings and Ancient Monuments Act 1953* makes the effect of proposals on registered parks, gardens, and battlefields a material consideration in planning decisions.

*Ancient Monuments and Archaeological Areas Act 1979* which affords protection to Scheduled Monuments and Areas of Archaeological Interest.

*Planning (Listed Buildings and Conservation Areas) Act 1990* which provides planning controls for works affecting Listed Buildings and Conservation Areas.

#### LOCAL PLANNING POLICY

The statutory development plan for the Erewash Borough comprises the Core Strategy (adopted 2014). The relevant policy comprises:

*Policy 11: The Historic Environment* which states that proposals and initiatives will be supported where the significance of heritage assets and their settings would be sustained or enhanced. Planning decisions will take into account the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.

#### NATIONAL PLANNING POLICY

The Government's planning policies for England are set out in the National Planning Policy Framework (NPPF, 2021). In relation to designated heritage assets (such as listed buildings, scheduled monuments, and conservation areas) NPPF recommends great weight is to be given to their conservation (para. 199), that proposals causing substantial harm should be refused consent unless the harm can be adequately justified (para. 200), and that less than substantial harm is weighed against the public benefits of the proposal (para. 202). For non-designated heritage assets, NPPF recommends that the effect of the proposal is considered in determining a proposal, giving a balanced judgement in regard to the scale of harm and the significance of the asset (para. 203).

## 4 SITE DESCRIPTION

### LOCATION

The site is located some 3.75 km northwest of junction 25 of the M1 motorway, and some 3.45 km southwest of Ilkeston Railway Station, on the west side of Ilkeston Road, and some 980m to the north of the village of Stanton-by-Dale. The site, which comprises a single parcel of land containing a fishing pond in its north-western part, is roughly square in shape (**Figure 1**) and slopes very gently down towards the Nutbrook Canal, which forms the watercourse to its north.

### GEOLOGY

The bedrock underlying the northern part of the site comprises the Pennine Lower Coal Measures Formation, while under the southern part of the site the bedrock comprises sandstone of the Wingfield Flags formation. In the north-western part of the site, in the location of the ponds, the coal measures are overlain by alluvium. No further superficial deposits are recorded across the remainder of the site ([BGS 2021](#)).

### PLANNING HISTORY

No current or recent planning applications have been made within the site. The land has been identified as potentially suitable within the Erewash Strategic Housing Land Availability Assessment (SHLAA, 2019) for residential development.

### DESIGNATION

The site is undesignated and there are no designated heritage assets within the site. The following Grade II Listed Building is located within the vicinity of the site:

- New Stanton Cottages (NHLE: 1329236)

## 5 UNDERSTANDING THE SITE – ARCHAEOLOGY AND HISTORY

### INTRODUCTION

The following baseline has been prepared in reference to sources outlined in **Section 2** and figures showing the sites of heritage assets, referred to within the text by **HA** numbers, are reproduced as **Figure 2**. A full gazetteer of sites is included in **Appendix 3**.

### PREHISTORIC AND ROMAN (PRE 410AD)

There is little recorded evidence for prehistoric activity in within the wider area and none within the study area.

During the Roman period a major Roman Road, Rykneild Street ran north from Wall near Lichfield through the fort at Littlechester, on the edge of Derby to the west and beyond. To the south a further road ran south-east from Littlechester towards Ratcliffe on Soar. To the east a Roman fort was located at Broxtowe. There is, however, little recorded evidence for Roman activity within the wider area and none within the study area.

### MEDIEVAL (410 TO 1540 AD)

There is no recorded evidence for Anglo-Saxon activity in the area, although there is written evidence that the area formed part of an Anglo-Saxon period estate and prior to the Norman conquest the area appears to have been held by Ulf Fenman (Williams & Martin 1992: 753). Stanton-by-Dale is recorded in the Domesday Book of 1086. At this time Ilkeston, West Hallam and Stanton-by-Dale formed an estate, held by Mauger from Gilbert de Ghent.

An Augustinian Priory, now generally known as Dale Abbey was initially established at Dale, some 1.8km to the west of the site, c. 1160 by monks from Calke Abbey. They later withdrew and after several further attempts at establishing the site, nine canons from Newsham Abbey were successful c. 1200. Dale became an independent abbey, with 25 canons in 1345. The abbey was dissolved in 1538 (**HER number MDR 5446**).

A medieval park at Stanton, located to the southwest of the village, is recorded via the Dale Cartulary. Timber was sold for charcoal burning from at least the early 13<sup>th</sup> century and it appears that the land may have been emparked to protect the assets of Dale Abbey. No references to the park have been found that post-date the dissolution. Its site may be marked by a stretch of unimproved land and woodland that runs alongside and to the south of Dale Road (**HA1**).

A further medieval park, Kirk Hallam Park, located some 500m to the west of the site at its nearest point, is first recorded in documents during the 1230s when Richard, son of Peter of Sandiacre, gave the canons of Dale a plot in his park of Kirk Hallam. The canons later acquired several acres of arable land there, and they were subsequently given most of the park except the oaks and hazels. A 17<sup>th</sup> century map of Dale Lordship indicates that the park was largely located within the western part of the parish close to Dale Abbey itself (**HA2**).

The village of Stanton-by-Dale located some 980m south of the site was clearly established during the medieval period. The Parish Church of St. Michael & All Angels contains fabric dating from the early 14<sup>th</sup>, and 15<sup>th</sup> centuries and was heavily restored during the 19<sup>th</sup> century. The church is a listed building, listed at Grade II\* (**NHLE: 1206037**). Fragments of incised grave slabs dating to the 12<sup>th</sup> or 13<sup>th</sup> century have been incorporated into the aisle wall (Erewash 2011), suggesting an earlier origin for the church.

The Conservation Area Appraisal (Erewash 2011) notes that *'the medieval village comprised land to either side of Stanhope Street as well as land to the north sides of Dale Road and Main Street. In each case, the land was laid out in a series of narrow and regular plots with a common rear boundary. The village cross is medieval, although the cross top is dated 1632.'*

Medieval ridge and furrow earthworks have been identified in the area to the northeast of Stanton-by-Dale and southeast of the site from aerial photography (**HA3**). Later mapping, in particular early editions of the six-inch to the mile Ordnance Survey (OS) mapping of the area, indicate that the medieval common arable fields around Stanton-by-Dale extended at least as far north as Sowbrook Lane, while the medieval common arable fields of Kirk Hallam extended as far south as the Sow Brook. It appears that during the medieval period the site and surrounding area was agricultural in nature, with the site itself probably located within medieval common grazing land.

There are no recorded medieval remains in the area around the site, or within it and no evidence for medieval settlement activity within or around the site.

### POST MEDIEVAL AND MODERN (1540 AD TO PRESENT)

The wider area and the site itself appear to have continued as common grazing land into the post medieval period.

A group of bell pits or shafts, tightly packed and located in the field immediately northwest of the site, is visible on aerial photographs. The bell pits are located by the road in the south-west corner of the field (**HA4**). There are no coal pits shown in this location or in the immediate vicinity of the

site on early maps, although there are numerous features marked either as 'Old Coal Pit' to the north and west of the site, as well as the Dale Abbey Colliery, on the first edition six-inch to the mile OS map of 1884 (not illustrated).

Sowbrook Farm, located some 200m west of the site, comprises a farmstead pre-dating c. 1840. The farmhouse is rendered beneath a gabled roof and the front elevation features three tall window openings. The farmstead is unlikely to date to before c. 1700 (HA5).

The Nutbrook Canal, located immediately north of the site, was built as a branch of the Erewash Canal following an Act of Parliament of 1793. The Stanton section was ready first, with the first tolls being taken in November 1794. The remainder of the canal was completed in 1796. The canal the canal rose some 84 feet through thirteen locks, and carried almost entirely coal, iron and limestone (HA6) Ilkeston Road crossed the canal via Stanton Bridge near the north-eastern corner of the site. A small branch or side cut of the canal leads from the main cut south along the north-western boundary of the site (HA7).

An ironworks at Dale, located some 1.5km southwest of the site, seems to have been in operation by the end of 1798. An associated iron railway had been laid down to the Nutbrook Canal, apparently ending alongside the side-cut near Sow Brook and at the north-western boundary of the site. The ironworks was short lived and was apparently demolished in 1806. The probable line of the railway is shown on the Stanton-by-Dale Tithe Map of 1844, and although affected by ironstone and other workings, remains partly visible on the first edition six-inch to the mile OS map of 1884 (HA8).

Sanderson's Map of Mansfield and Twenty Miles round of 1835 (Appendix I.1), probably the earliest detailed map of the area, shows Sowbrook Lane and Ilkeston Road to the south and east of the site respectively. Sowbrook Farm is shown to the west of the site. The Nutbrook Canal is shown to the north of the site, with a small spur to its west. The site itself is shown as being divided into four fields.

The Stanton Tithe Map of 1844 (Appendix I.2) shows the site divided into five fields, with a further small subdivision, in an approximately similar disposition to that of Sanderson's map of nine years previously, but with a subdivision in the western part of the site which contained two dwellings. The site was owned by Earl Stanhope, who was the Lord of the Manor. The agricultural fields were occupied by James Meakin, while an area of plantation woodland in the north of the site was in hand, and the two cottages were occupied by Henry Barber and Samuel Barber Senior. The map and award indicate that the spur leading south from the Nutbrook Canal was disused by this time.

The Stanton Ironworks was established as three blast furnaces by Benjamin Smith and his son Josiah in 1846 on an area of land to the east of the site, located east of Ilkeston Road, between the Nutbrook Canal to the north and Lows Lane to the south (**HA9**). The company operated independently for three years before financial difficulties caused a series of takeovers. The site expanded during the 1870s and again during the 1920s. The works continued to operate through the 20<sup>th</sup> century and finally ceased production during the first decade of the 21<sup>st</sup> (Thomson et al 2008: 2-3).

New Stanton Cottages, a terrace of twelve workers' cottages located immediately south of the site on the south side of Sowbrook Lane, were built by the Stanton Ironworks in 1848 (**Appendix 2.7**). The structures are listed at Grade II (NHLE: 1329236, **HA10**).

The first edition Ordnance Survey Twenty-Five inch to the mile map of 1881 (**Appendix 1.3**), shows a similar disposition to that of the tithe map of some 37 years previously. The village of Stanton-by-Dale is shown some 980m to the south of the site, laid out mostly along Stanhope Street. The northern part of the site is shown as being marshy and several irregularly shaped ponds have been excavated into the wetter part of the site. The cottages in the south-western part of the site are shown. The site boundaries are shown as containing a number of mature trees.

The OS edition of 1900 (**Appendix 1.4**) indicates that the cottages and the surrounding boundary within the site had been removed. The ponds within the site were marked as 'fish ponds' and a further pond had been excavated in the north-eastern part of the site. Significant field boundary removal had taken place.

The 1910 Land Valuation map (**Appendix 1.5**) and reference book indicates that the site comprised a single land unit. The land was owned by the Earl of Stanhope and occupied by Thomas Doar. The 1911 census lists Thomas Doar as a 60-year-old farmer, living at Church Farm, Stanton-by-Dale.

Later Ordnance Survey mapping shows that a similar disposition in the wider area to that of the edition of 1900 lasted for a number of years. An aerial photograph taken in 1925 shows the Stanton Iron Works, with the site in the background. At this time the site is shown as being in agricultural use. There is a line of telegraph or electricity poles running roughly north to south across the eastern part of the site (Britain from Above EPW012568). During the late 1930s, when a Spun Iron plant was developed to the south of New Stanton Cottages. The disposition at the site itself did not change until after the Second World War. The pond in the eastern part of the site had been filled in according to the OS edition of 1959 (**Appendix 1.6**), and the marshy area at the north of the site is no longer shown as such. It is unclear from the mapping evidence whether these changes

within the site were relatively minor in nature, or whether they represent a more fundamental campaign of bulk earth moving and site preparation.

Later OS mapping indicates that there has been much settlement expansion since the end of the Second World War. The settlement at Kirk Hallam and the industrial estate at Quarryhill to the north and the now largely cleared and partially reused Stanton Ironworks to the east and south now partially surround the site.

To the south of the site Stanton-by-Dale Conservation Area was designated in 1978 and extended in 1983, with further subsequent amendments to the Conservation Area boundary.

Aerial photography indicates that the site has been used for arable agricultural purposes since at least the 1980s, according to Google Earth, and has more recently been under grass.

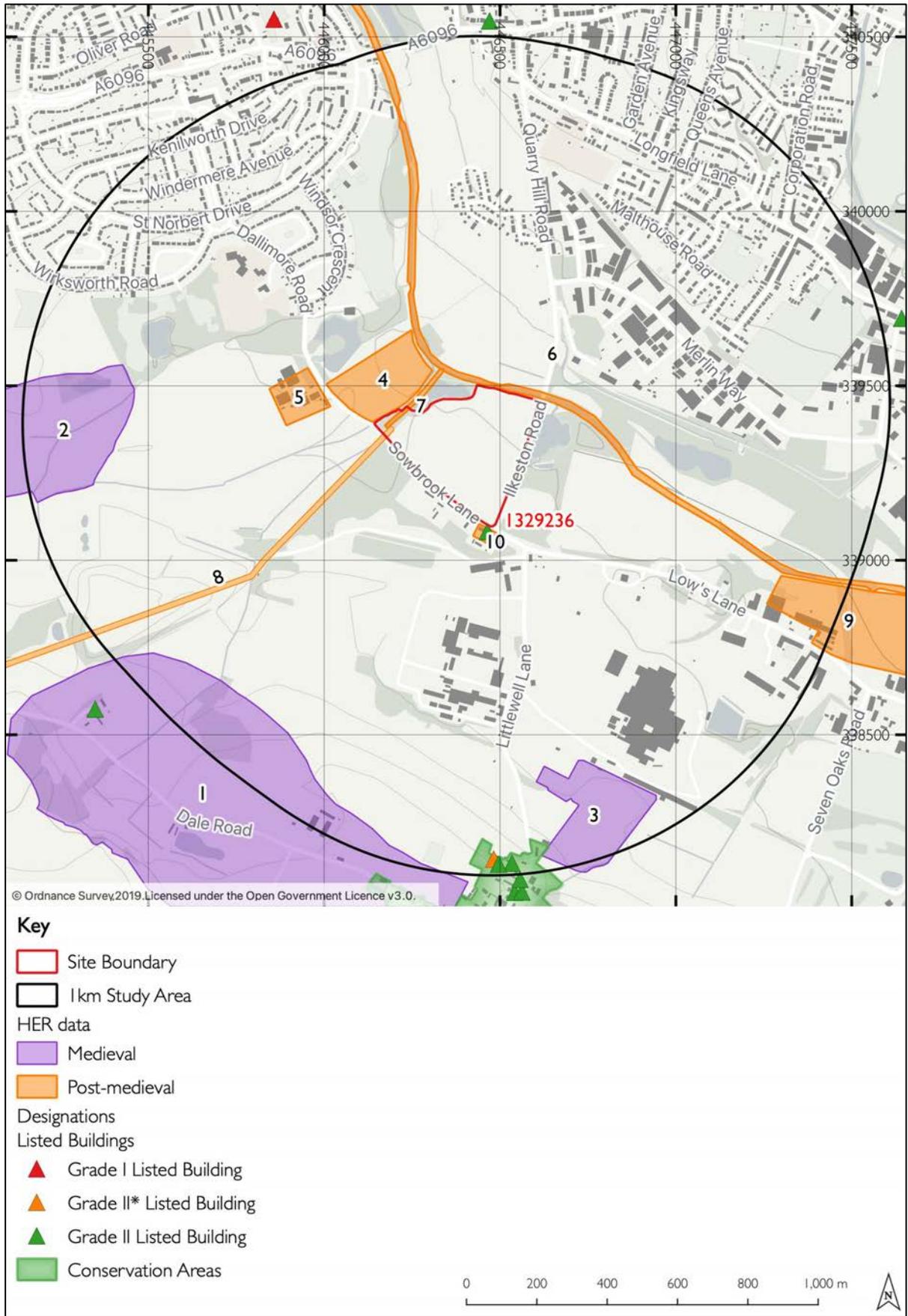


Figure 2: HER data

## 6 UNDERSTANDING THE SITE – LANDSCAPE APPRAISAL

### LANDSCAPE CHARACTER

The development of the area is described in the Historic Background section, above. The site has largely retained its semi-rural character, although much of the surrounding area has been developed. There has been much settlement expansion at Kirk Hallam, and development of the industrial estate at Quarryhill to the north of the site. The now largely cleared and partially reused Stanton Ironworks to the east and south partially surround the site.

Immediately south of the site is the mid 19<sup>th</sup> century New Stanton Cottages, a group of twelve terraced workers' cottages located on the south side of Sowbrook Lane. The structures are listed at Grade II (**NHLE: 1329236, HA10**).

Further to the south of the site, Stanton-by-Dale is a Conservation Area and the village retains much of its historic character. Around the village, to the west, south and east, there is considerable survival of earlier landscape characters and the heritage interest inherent in the form and appearance of the village has substantially been retained.

### SITE APPRAISAL

The site (**Figure 1, Appendices 2.1 to 2.7**) slopes very gently down towards the Nutbrook Canal and the Sow Brook, which forms the watercourses to its north.

The site is bounded to the north by a hedgerow and the Nutbrook Canal, which remains water filled in this location. There is a former canal lock against the site boundary, although this is in poor condition, with the lock gates removed.

To the east and south the site is bounded by hedgerows. To the north-west the site contains a fishing pond surrounded by trees and vegetation and the site is bounded by the side-cut at the north-western boundary of the site.

Site access is via an open entrance at the south-western corner of the site, off Sowbrook Lane. The site has been under overgrown grass which had recently been cut at the time of the site visit. A number of stumps of very young trees or bushes remained in the ground at the time of the site visit.

The site is separated from the settlement at Stanton-by-Dale by the concrete works to the south. The Stanton-by-Dale Conservation Area is not intervisible with the site.

## 7 UNDERSTANDING THE SITE – SIGNIFICANCE

### INTRODUCTION

The following heritage assets have been identified as potentially sensitive to change within the site:

- Below Ground Archaeological remains
- Those designated assets, including the Listed Building and Stanton-by-Dale Conservation Area described in **Section 5**, above

The following statement of significance follows the methodology and terminology set out in **Section 2**.

### BELOW GROUND ARCHAEOLOGY

There are no recorded remains of prehistoric or Roman date in the wider area, and there is very little evidence for pre-medieval activity. During the medieval period the site and surrounding area is likely to have been used for grazing. There are no recorded medieval remains within the site or the surrounding area.

Remains of coal mining activity, in the form of a group of bell pits have been recorded adjacent to the site. Given that the bedrock underlying the northern part of the site comprises the Pennine Lower Coal Measures Formation, similar remains being located within the site cannot be ruled out.

The Nutbrook Canal (**Appendix 2.3**) survives as a water filled feature immediately to the north of the site and the side-cut at the north-western boundary of the site also survives. Ilkeston Road crosses the canal via the stone-built Stanton Bridge near the north-eastern corner of the site (**Appendix 2.3**). Outside the site and to the north-west, it is likely that remains of the railway associated with the ironworks at Dale survive.

Any surviving remains within the site are likely to represent fragments of medieval or more likely later activity. The overall potential for encountering archaeological remains at the site is considered to be low.

### *Significance*

Although surviving remains within the site are likely to represent a fragment of medieval or later activity, they may comprise further evidence for the extent of medieval or later fields, and/ or coal mining activity. On this basis any archaeological remains within the site are considered to have the

potential to be of **low-moderate heritage significance** in their capacity to contribute towards our knowledge of the age, form and function of early activity in the area.

#### LISTED BUILDING

*New Stanton Cottages (NHLE: 1329236)*

##### *Description*

New Stanton Cottages (**Appendix 2.6**) represents a terrace of twelve workers' cottages built by the Stanton Ironworks in 1848. The three-storey structure is of red brick with stone lintels. The cottages are roofed in Welsh slate, with brick gable stacks and five brick ridge stacks. The north (road frontage) elevation is of twelve symmetrical bays. There is a central round-arched through passageway. The building is Grade II listed.

##### *Archaeological interest:*

The fabric of the listed building contains evidence of its construction and phasing. The possibility that remains may be preserved within and around the listed building is considered to be high and as such the buildings archaeological interest makes a moderate contribution towards the significance of the building.

##### *Architectural and Artistic interest, with Historic Interest:*

The designated asset represents industrial workers housing of the mid-19<sup>th</sup> century. The architectural interest of the listed building derives from its design value in terms of its expression of the domestic architecture of the 19<sup>th</sup> century and later. The historic interest derives from the symbolic value of the buildings as part of the local community. The historical interest is partly illustrative, but the terrace is associated with known persons, including its developers and to some extent its occupiers. The building's historic interest is therefore considered to make a moderate contribution to the significance of the building significance. Much of the architectural and artistic interest of the building remains and is thus considered to make a high contribution towards the building's significance.

##### *Physical Surroundings and Experience*

The setting of the listed building has altered considerably over time. A comparison of modern and historic OS maps shows much development, and subsequent demolition in places locally, including in the immediate vicinity of the listed building. The setting of the listed buildings now comprises this more modern development, in particular immediately to the south of the asset. The setting of the

listed buildings is formed by the concrete works to the south and to the north by Sowbrook Lane and the site. Only fragments of the local landscape surrounding the designated asset are legible in terms of previous land use.

Overall, the contribution of setting to the significance of the listed building is **limited** and its sensitivity to further change in its setting is low.

#### *Summary of Significance*

The listed building is considered to be of a **high level** of heritage significance, deriving from:

- \* Its **architectural interest**, which makes a **high contribution** to the significance of the listed building, as an important examples of the architecture of the early Victorian period.
- \* Its **historic interest**, which makes a **moderate contribution** to its significance, in relation to the historical importance of the site to the development of the local area, the reasonably well-documented history of the designated asset; its illustrative historic interest in reflecting the changing local economy, styles of living and land-use over the last 170 years, and the symbolic value of the designated asset as part of the local community.
- \* Its **archaeological interest**, which makes a **moderate contribution** to its significance primarily in relation to the research value of the fabric of the building itself and the potential below ground remains within and adjacent to the asset to increasing our understanding of the development of the site and wider area.

Setting does not form a major part of the significance of the listed building in that the ironworks which it was built to serve has been removed and little of the local landscape surrounding the designated assets is legible in terms of previous land use. The site is situated within the setting of the listed building but is not considered to contribute towards its significance.

#### STANTON-BY-DALE CONSERVATION AREA

##### *Description*

The Stanton-by-Dale Conservation Area, located some 980m to the south of the site illustrates historic layout and fabric of the medieval and later village of Stanton-by-Dale.

*Archaeological interest:*

The fabric of the historic buildings within the Conservation Area, whether designated or not contain evidence of their construction and in the case of the Parish Church of St. Michael & All Angels in particular, phasing. The possibility that buried archaeological remains may be preserved within and around the Conservation Area is considered to be high. As such the intrinsic archaeological interest of the Conservation Area is considered to make a moderate contribution to the significance of the Conservation Area.

*Architectural and Artistic interest, with Historic Interest:*

The Conservation Area represents a village dating from the medieval period and later. Chiswick House presumably being one of the oldest buildings in the area. The architectural interest of the Conservation Area derives from its design value in terms of its expression of the architecture of religion and domestic dwellings of the medieval period and later. The historical interest of the Conservation Area is largely illustrative, but it is noted that the parish church is associated with known persons, including at least some of its incumbents. Further historic interest derives from the symbolic value of the buildings and land divisions in particular as part of the local community. Much of the architectural and artistic interest of the Conservation Area remains and is thus considered to make a high contribution to the significance of the Conservation Area.

*Physical Surroundings and Experience*

The setting of the Conservation Area has altered considerably over time. A comparison of modern and historic OS maps shows some development within and much development around the village.

In terms of views the Conservation Area appraisal (Erewash 2011) notes the following *'When the village is approached from Littlewell Lane, one is afforded a dramatic glimpse across open fields toward the parish church at the top of the slope.*

*The footpath that provides access to the cricket ground and No Man's Lane also offers a panoramic view of properties to the south side of Dale Road and glimpses of properties on Pepper Lane.*

*Stanhope Street is densely developed and Dale Road occupies a sunken position. As a result, there are few opportunities for views out of the village. Conversely, Quarry Hill is sparsely developed and occupies an elevated position. This affords glimpses of the open countryside.*

*Despite its acreage, the former Stanton Ironworks is not visible from within the village. A panoramic view of the site can be afforded from the field adjacent to the churchyard.'*

The site is not visible from the Conservation Area and is difficult to see from any public viewpoints to its south. Overall, the contribution of setting to the significance of the Conservation Area is moderate, although the setting of the conservation area does not extend far to its north and in that direction is considered to be limited, The sensitivity to further change in its setting is very low. There appears to be no evidence for historical associations between the listed buildings and the site.

### *Summary of Significance*

The Conservation Area is considered to be of a **high level** of heritage significance, deriving from:

- \* Its **architectural interest**, which makes a **high contribution** to the significance of the Conservation Area, as an important example of a village of the medieval period and later.
- \* Its **historic interest**, which makes a **moderate contribution** to its significance, in relation to the reasonably well-documented history of the parish church in particular; and the illustrative historic interest of the historic buildings in reflecting the changing local economy, styles of living and land-use over the past centuries, and the symbolic value of the Conservation Area as part of the local community.
- \* Its **archaeological interest**, in particular that of the church, which makes a **moderate contribution** to its significance primarily in relation to the research value of the fabric of the historic buildings and the potential below ground remains within and adjacent to the Conservation Area to increasing our understanding of the development of the village.

Setting does not form a major part of the significance of the Conservation Area in that there has been considerable industrial development, in particular to the north of the village. The site is not considered to make a contribution towards the significance of the designated asset.

## 8 IMPACT ASSESSMENT

### PROPOSED DEVELOPMENT

The proposed development comprises a number residential dwellings, with areas of public open space along its north-western boundary and within the north-eastern corner of the site.

#### *Potential Effects Arising from the Proposal*

The principal attributes of the scheme which have the potential to affect heritage assets include:

1. **Groundworks** – Groundworks associated with the construction of the access, drainage, and foundations for the proposed development.
2. **Scale** – An increase in scale, and therefore prominence, of development at the site.
3. **Appearance** – Change in the appearance of development at the site in relation to evident land use, architectural design, and materials.

### ARCHAEOLOGICAL REMAINS

**Groundworks** – The proposal will result in groundworks deriving from the excavations for new footings, services, and surfaces. This has the potential to impact buried archaeological remains.

There is no recorded evidence for medieval or earlier archaeological remains within the site, or in the immediately surrounding area. Historic mapping indicates that the site has remained as fields since at least the 19<sup>th</sup> century and there is no evidence for settlement activity here. The likelihood of encountering coherent archaeological remains seems low and the significance of any surviving remains is likely to be low-moderate at most.

Impacts on any associated below ground archaeology are likely to derive from excavation and bulk earthmoving. Any surviving below ground archaeology is likely to be wholly or partially destroyed by the proposed works, resulting in a **negative effect** to their significance.

### DESIGNATED ASSETS

**Scale** - An increase in scale, and therefore prominence, of development at the site, may have an adverse effect on the settings of designated assets.

**Appearance** - Change in the appearance of development at the site in relation to evident land use, architectural design, and materials, may have an adverse effect on the settings of designated assets.

New Stanton Cottages, located immediately south of the site, a listed building (NHLE: 1329236), was built in 1848 by the ironworks company. The setting of the designated asset includes the site

of the former ironworks. Located to the north-east and south of the designated asset. In addition, the setting of New Stanton Cottages includes the site, which would have formed agricultural fields on their construction, and continues to do so today.

The proposed development may be visible at points along Sowbrook Lane and there may be combination views of the proposed development and the listed building from Sowbrook Lane. To limit the potential for these views the existing hedge which borders the site and Sowbrook Lane is proposed for retention.

The proposed development would have no impacts on the fabric of the listed building. Careful design of the proposed development, in terms of scale, massing and materials, would result in the proposed structures appearing at scale with the designated asset. On this basis the proposed development would result in a **minor adverse effect** to the significance of the listed building.

The Stanton-by-Dale Conservation Area is located some 980m south of the site. The Conservation Area comprises the historic built development of the village and is located to the south of the concrete works, which must be passed when travelling from the Conservation Area to the site. In addition, the Conservation Area appraisal (Erewash 2011: paragraph 8.9) notes that *despite its acreage the former Stanton Ironworks is not visible from within the village*. It is noted that this statement also applies to the site.

The proposed development would have no impacts on the fabric of the Conservation Area, and no change in terms of its setting. The proposed development is considered to result in to result in a **neutral effect** on its heritage significance.

## 9 DISCUSSION

The proposed development at the site may lead to harm to below ground archaeology, representing a heritage asset likely to be of at most low-moderate heritage significance. Any surviving below ground remains would not be of sufficient significance to require preservation *in situ*.

The proposed development would have no impacts on the fabric of any designated assets, either listed buildings or conservation areas.

In regards to New Stanton Cottages (Grade II listed building) the legibility of the historic setting of the nearby listed building has been compromised somewhat by post war development. The contribution of setting to the significance of the listed building is limited and as such, the sensitivity of the listed building to further change in its setting is low. The proposed development is considered to result in a minor adverse level of effect on heritage significance and setting. The harm would be less than substantial in nature and towards the lower end of this scale.

No impacts are anticipated in relation to the Stanton-by-Dale Conservation Area as a result of the proposals.

Overall it is considered that the scheme is in compliance with relevant policies from the Erewash Plan.

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## ILKESTON ROAD, STANTON-BY-DALE, Derbyshire

*Final 2.0 Heritage Statement - Report TJC2021.153*

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*National Archives*

IR 30/8/193 *Tithe map and apportionment of Stanton-by-Dale 1844*

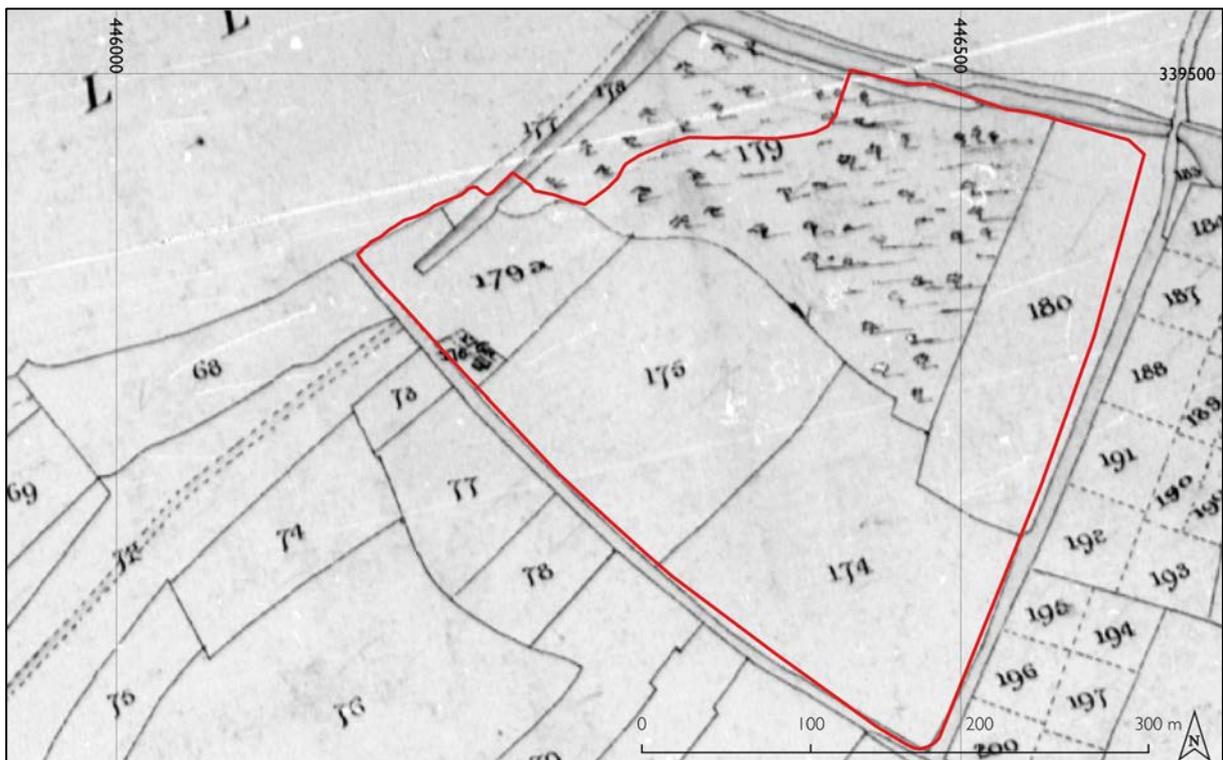
IR 29/8/125 *Tithe map and apportionment of Kirk Hallam 1848*

**APPENDIX I:**

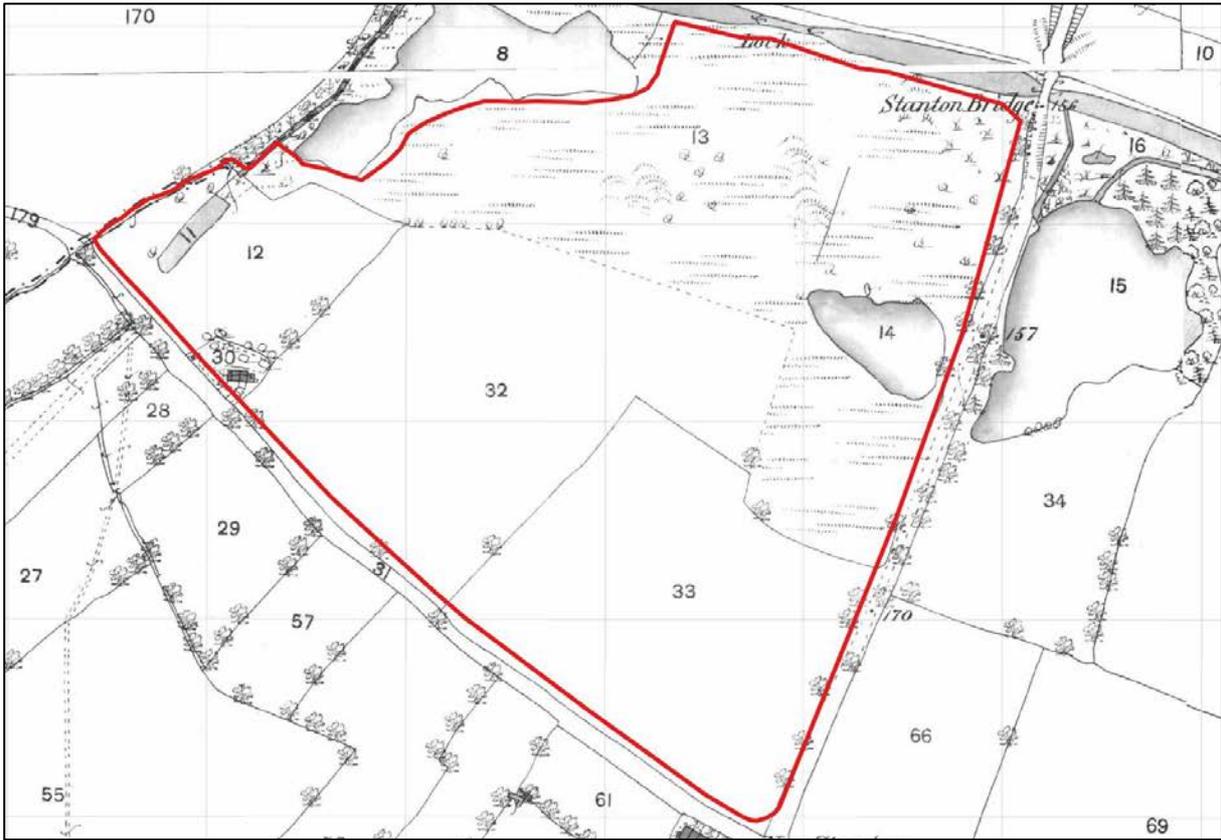
HISTORIC MAPPING AND ILLUSTRATIONS



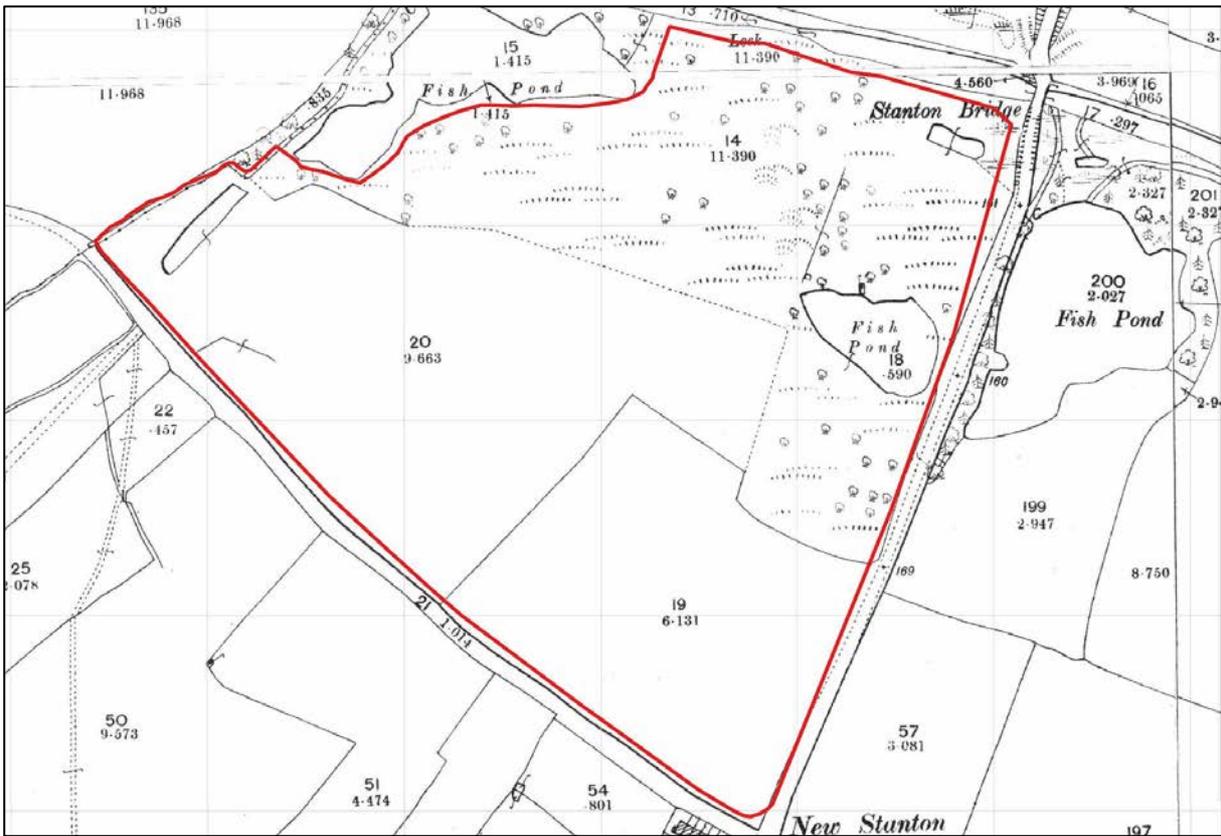
Appendix I.1: Sanderson's Map of Mansfield and Twenty Miles round of 1835



Appendix I.2: Stanton Tithe Map of 1844



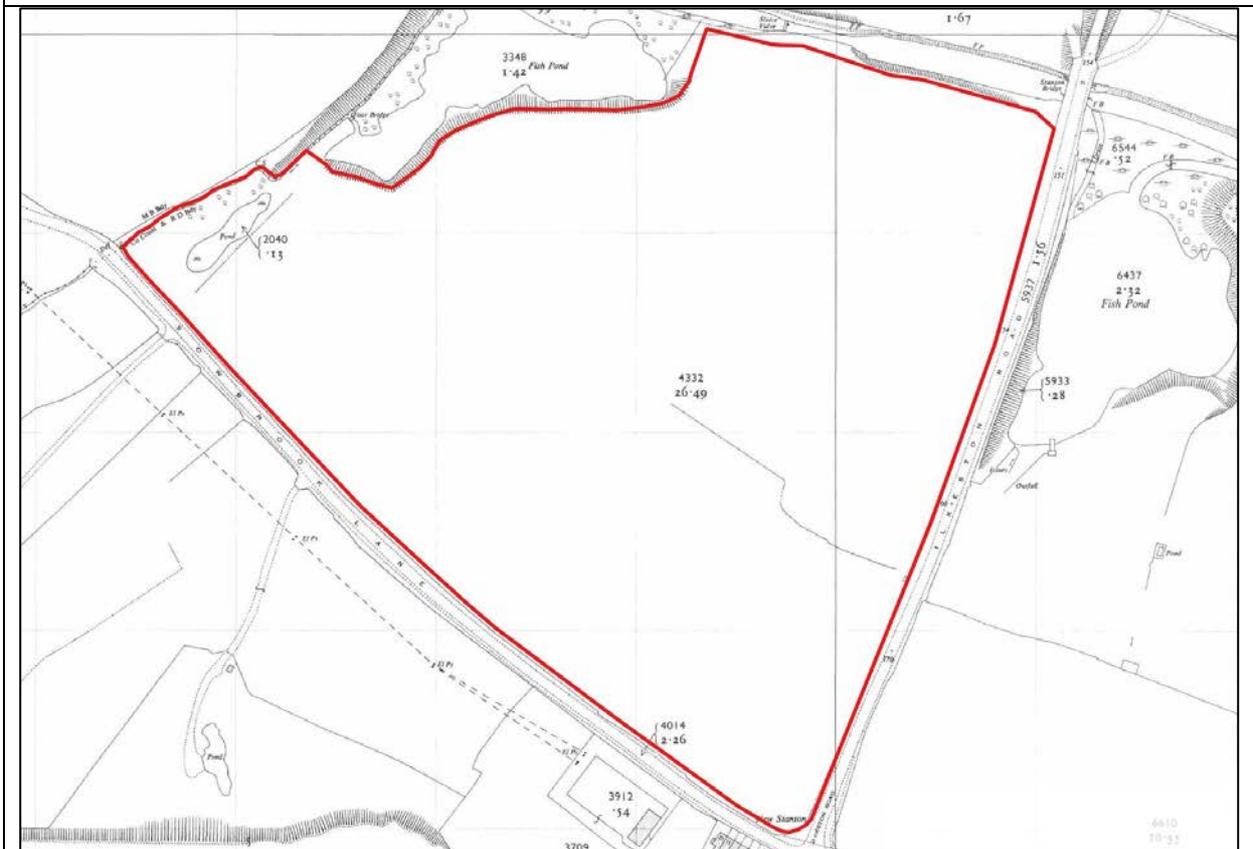
Appendix I.3: 1885 OS Map



Appendix I.4: 1900 OS Map



Appendix I.5: 1910 Land Valuation Map



**APPENDIX 2:**

PHOTOGRAPHY

**Appendix 2.1:**  
View from eastern  
side of site looking  
west



**Appendix 2.2:**  
View of western  
side of site looking  
east



**Appendix 2.3:**  
View of Nutbrook  
Canal looking north-  
east



**Appendix 2.4:**  
View from Stanton  
Bridge looking west  
along Nutbrook  
Canal



**Appendix 2.5:**  
View along Ilkeston  
Road looking north



**Appendix 2.3:**  
View along  
Sowbrook Lane  
looking East and  
Showing New  
Stanton Cottages  
(Grade II Listed  
Building NHLE:  
1329236)



**Appendix 2.7:**  
View of New  
Stanton Cottages (  
Grade II Listed  
Building NHLE:  
1329236)



**APPENDIX 3:**

GAZETTEER OF HERITAGE ASSE

## ILKESTON ROAD, STANTON-BY-DALE, Derbyshire

*Final 2.0 Heritage Statement - Report TJC2021.153*

HA	Period	Name	Type	HER ref	NGR	
1	Medieval	Stanton Park, Stanton by Dale	PARK	MDR13040	445709	338253
2	Medieval	Kirk Hallam Park, Dale Abbey	PARK	MDR13041	444589	339351
3	Medieval	Ridge and furrow, north of Stanton-by-Dale	RIDGE AND FURROW	MDR22806	446768	338269
4	Post-medieval	Bell pits, Sowbrook Lane, Ilkeston	BELL PIT	MDR5555	446167	339516
5	Post-medieval	Sowbrook Farm, Sowbrook Lane, Kirk Hallam	FARMSTEAD	MDR13697	445928	339466
6	Post-medieval	Nutbrook Canal, Shipley to Stanton by Dale, Amber Valley and Erewash	CANAL	MDR8231	445784	341154
7	Post-medieval	Stanhope Arm, Nutbrook Canal, Stanton-by-Dale	CANAL	MDR5549	446261	339463
8	Post-medieval	Early 19 <sup>th</sup> century tramway (route of), Stanton by Dale	TRAMWAY	MDR11579	445799	338938
9	Post-medieval	Stanton Iron Works - the 'Old Works'	BLAST FURNACE; IRON WORKS; FOUNDRY	MDR5550	447518	338818
10	Post-medieval	New Stanton Cottages, Stanton-by-Dale	TERRACE	MDR5547	446457	339074

**APPENDIX 4:**

LISTED BUILDING DESCRIPTION

## NEW STANTON COTTAGES

### DETAILS

Grade: II

List Entry Number: 1329236

Date first listed: 06-Nov-1986

### LOCATION

County: Derbyshire

District: Erewash (District Authority)

Parish: Stanton by Dale

National Grid Reference: SK 6464 39082

### DETAILS

Terrace of twelve workers' cottages built by the Stanton Ironworks. 1848. Red brick with stone lintels. Welsh slate roof with brick gable stacks and five brick ridge stacks. Three storeys. North elevation of twelve symmetrical bays. Central round-arched through passageway. to the left a window, two doors, two windows, two doors, two windows, two doors and a window. Six bays to right form a mirror image. The windows have wooden cross windows, except the extreme left hand window, which has a C20 casement. Stone lintels of concave profile. The doorways have segmental arches and C20 half-glazed doors. Twelve C19 casement windows above under lintels with concave profile. Twelve smaller casement windows above again beneath the eaves.