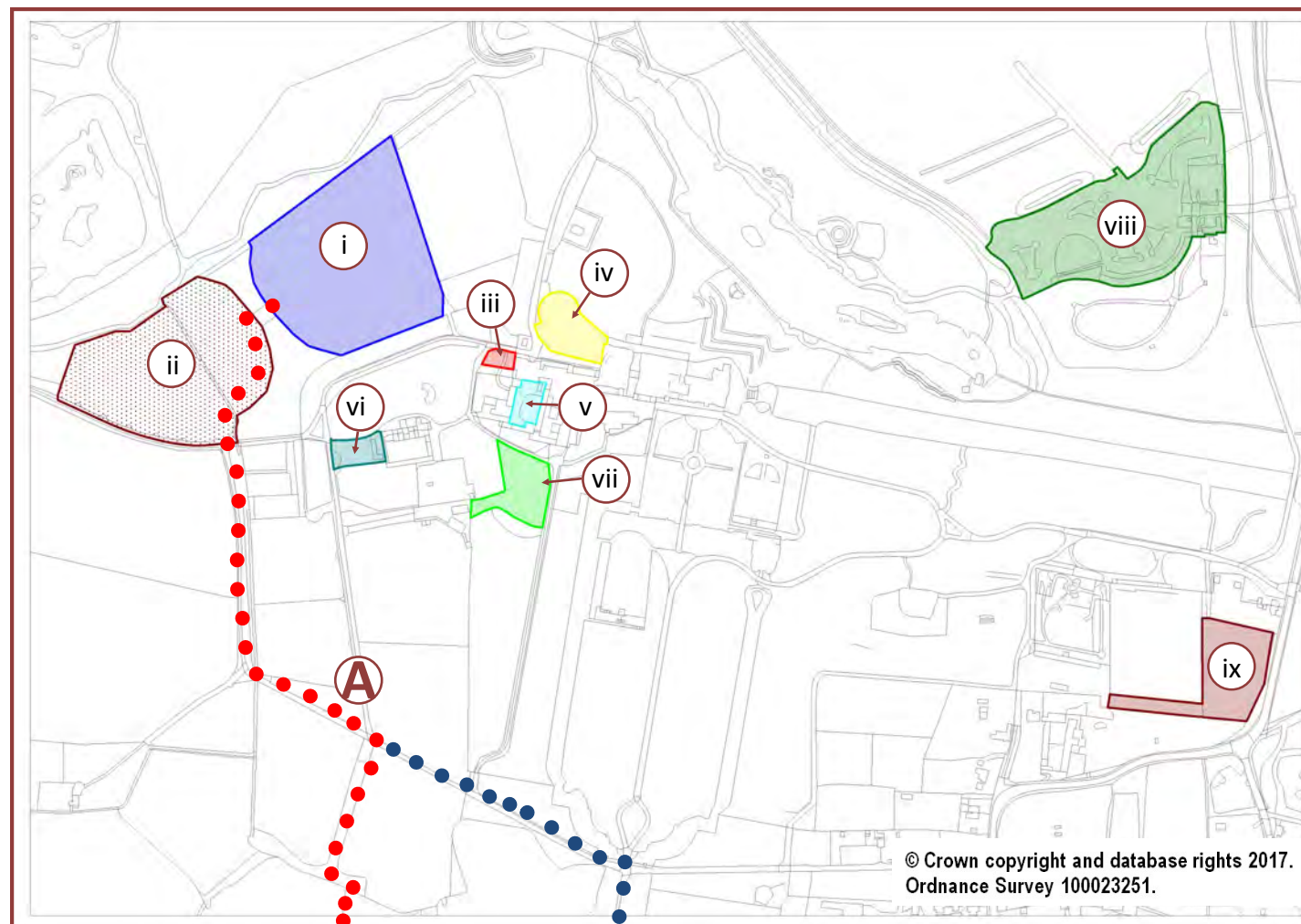


# Master Plan Components



## Car Parking Strategy

- i Main Visitor Car Park. This car park will be accessed via the new access road off the B5010. It will replace the current car park and should be used by all general visitors to the site. Access to the Estate from the car park will be from its southeast corner. It will include parking provision to accommodate motorbikes, cycles and horse boxes.
- ii Overspill Car Park. This area is only to be used when there are capacity issues on site such as in high season or if there are particular events that increase pressure on car parking.
- iii Disabled visitor parking. Area accessed through main car park.

- iv Car parking for special events in the Castle and Castle Courtyard and to support residential uses on the upper floor of the Castle. Area requires careful management and design as this is also where deliveries will be dropped off and the character of the historic lunging circle/ménage needs to be respected. Access to this car park will be via the new access road until point A where vehicles will continue directly north along the Estate's existing road network.
- v Car parking for operators in the upper and lower stable yards and for residential properties in the saw yard area. Businesses will be allocated 1 parking space each and residential units 2 parking spaces. Access to this car park will be via the new access road until point A where vehicles will turn east along the Estate's existing road network and then north along Church Drive.
- vi Car parking for the Kennels. Access to this car park will be via the new access road until point A where vehicles will continue directly north along the Estate's existing road network.
- vii Car park for St Bartholomew's Church. Car Park for services and events in the Church (such as weddings). Overspill provision for special events in the Castle and Castle Courtyard.
- viii Current Visitor Car Park no longer to be used for general visitors to the site. This area could be used to support and enhance glamping offer or/and providing car parking for one off events.
- ix Parking for events in the Nursery Garden.

### Parking at Hardwick Hall









# Phase One - Core Buildings

## Concept

The first phase of the Elvaston project will tackle the historic buildings at the core of the site bringing them into active use to provide a revenue stream to contribute towards the costs of running the Estate.

It has been identified that visitors to Elvaston may never visit or even know about the core buildings as legibility of the whole site is poor from the current car park. For this reason it is seen that an essential component of this first phase will be moving the main car park from its current location to an area just to the north west of the core buildings. To do this a new vehicular access will be required running from either the roundabout on the A6 or from the south avenue gates on Shardlow Road to the new car park.

The new access road should alleviate traffic pressure through Thulston, Elvaston and Borrowash.

Moving the car park will make the core buildings, once again, the centre of Elvaston providing visitors with convenient facilities and attractions and visitor information to orientate and explore the whole estate. In turn this will ensure that any commercial activity across the estate will get sufficient footfall to make it economically viable.

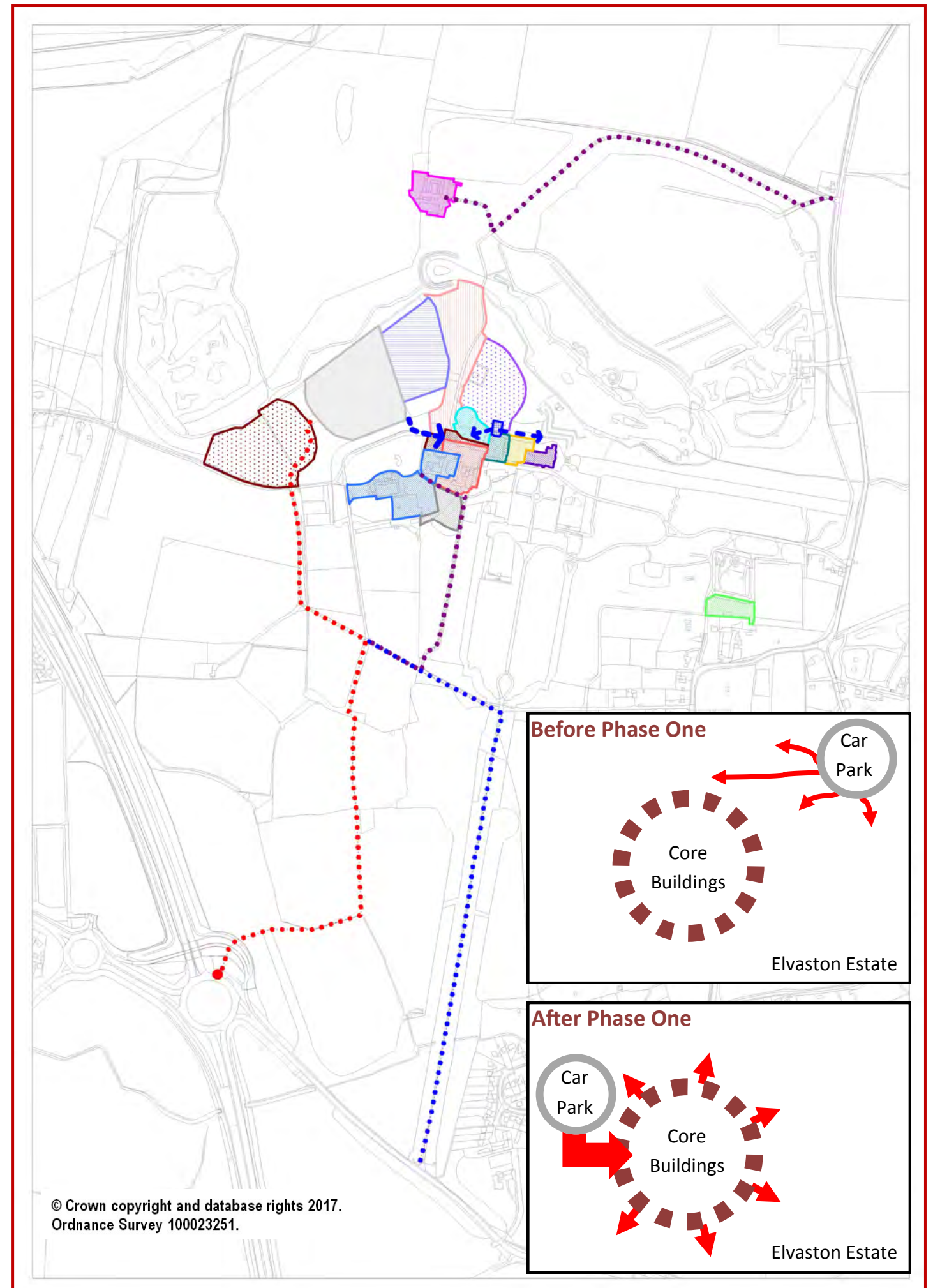
The core of the Estate will become a vibrant centre through which visitors will percolate to gain access and discover the whole of the Elvaston estate.

The core visitor facilities will be based around the top stable yard and are likely to include:

- Visitor welcome
- A new café
- An adventurous play facility
- Visitor facing staff offices
- Office space on upper floors.
- Visitor facilities such as toilets
- Retail units
- Visitor Interpretation
- Flexible spaces for 'pop-up' retail & Events

As the top stable yard becomes vibrant, further opportunities for retail and offices will be considered in the lower stable yard and museum buildings.

The Castle will also be brought back to life. The ground floor will be managed flexibly to host weddings, conferences and smaller meetings and there will be education provision plus some public access with interpretation. There will be the ability to combine its use with the Castle Courtyard giving guests exclusivity of this area for functions. Included on the ground floor will be an education room that can be used independently to the rest of the Castle.





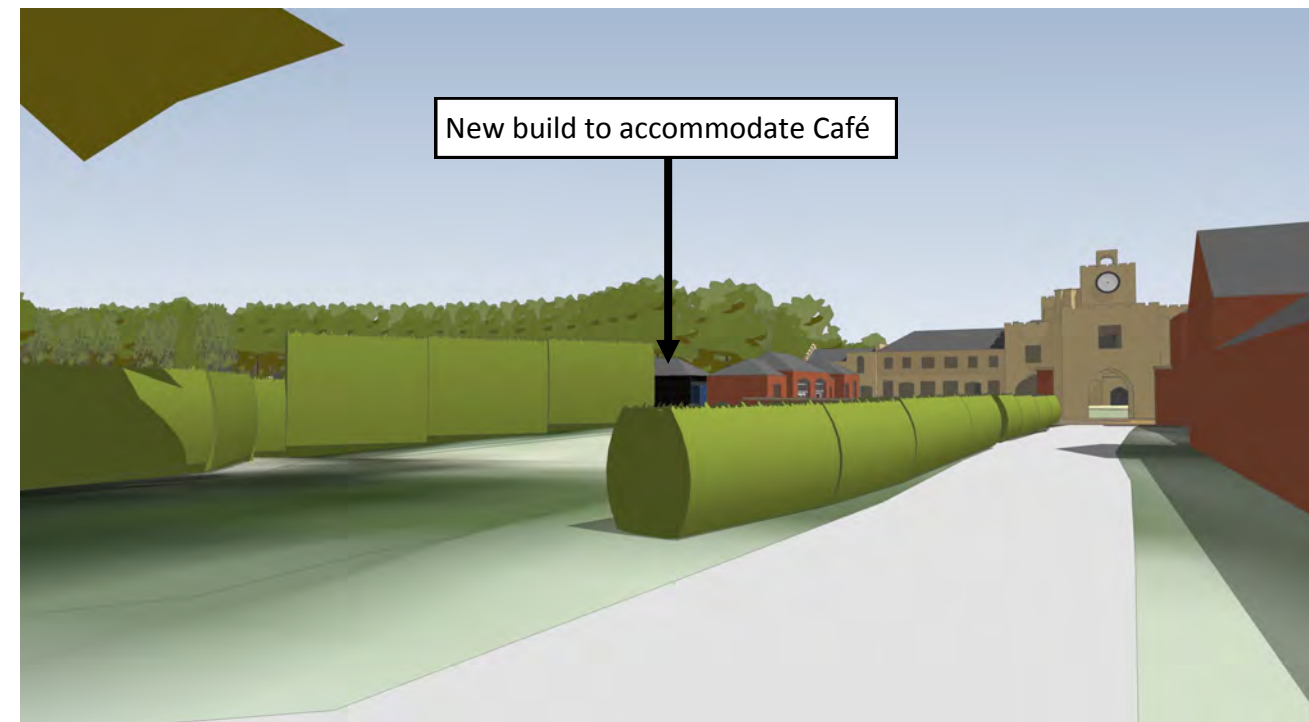
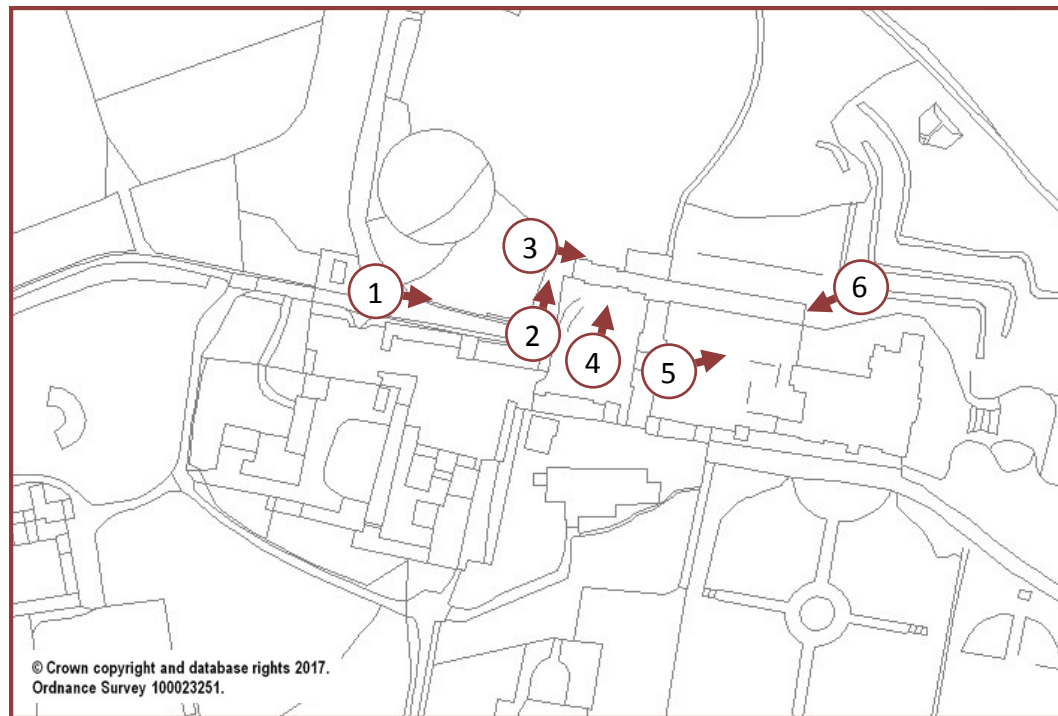
Upper floors of the Castle will be developed as a residential offer. Short term holiday lets through to long leases will be considered. The residential use will bring vitality and surveillance to the core of the estate.

Funding for the first phase is likely to be a mixture of Grant funding (such as the Heritage Lottery Fund), Derbyshire County Council capital funding and borrowing, development partner and operator funding as well as finance through developing parts of the site for housing, including 'enabling development'\*

The need for a change in operational management will be required with operational vehicles being stored and kept out of key visitor spaces as much as practicable. This will require the creation of a secure compound in the frame yard adjacent to the walled gardens to house 'site operations'.

It is thought that it may take up to 5 years to deliver phase 1 with works being carefully sequenced. As part of the initial work of moving the car park and creating a new vehicular access to the park, the opportunity will be taken to upgrade services to the core buildings.

#### Viewpoint Locations



Viewpoint 1

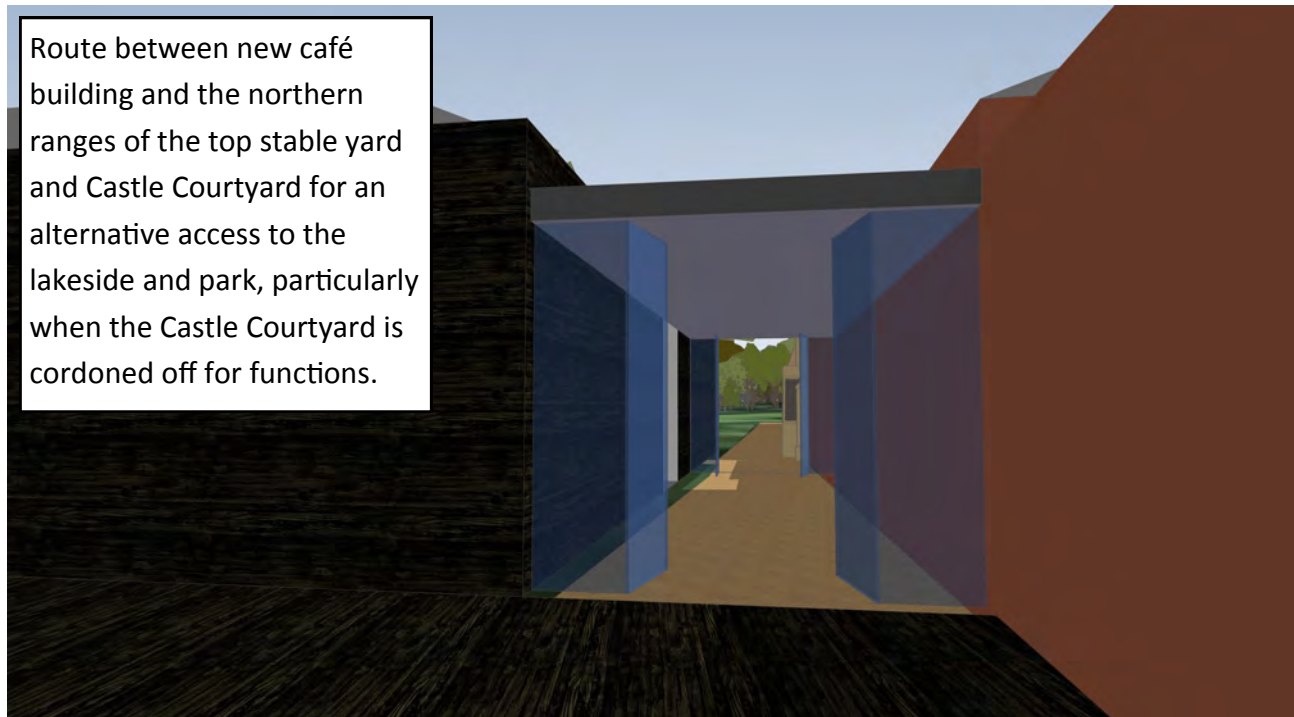


Viewpoint 2

\* "Enabling development is development that would be unacceptable in planning terms but for the fact that it would bring public benefits sufficient to justify it being carried out, and which could not otherwise be achieved. The key public benefit to significant places is usually the securing of their long-term future." Enabling Development and the conservation of significant places, Historic England



Route between new café building and the northern ranges of the top stable yard and Castle Courtyard for an alternative access to the lakeside and park, particularly when the Castle Courtyard is cordoned off for functions.



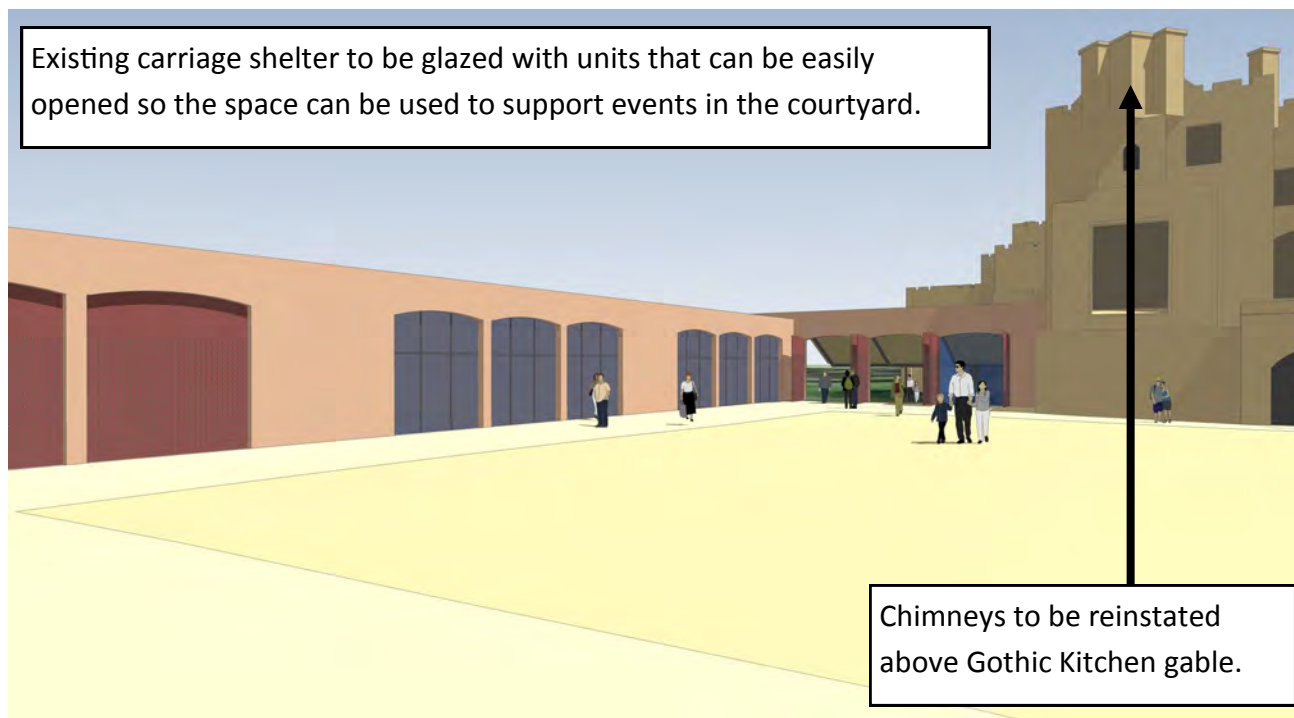
Viewpoint 3

Access from the top stable yard (centre of visitor hub) will be through the northern range. Either side of this access self contained units will support commercial activity.



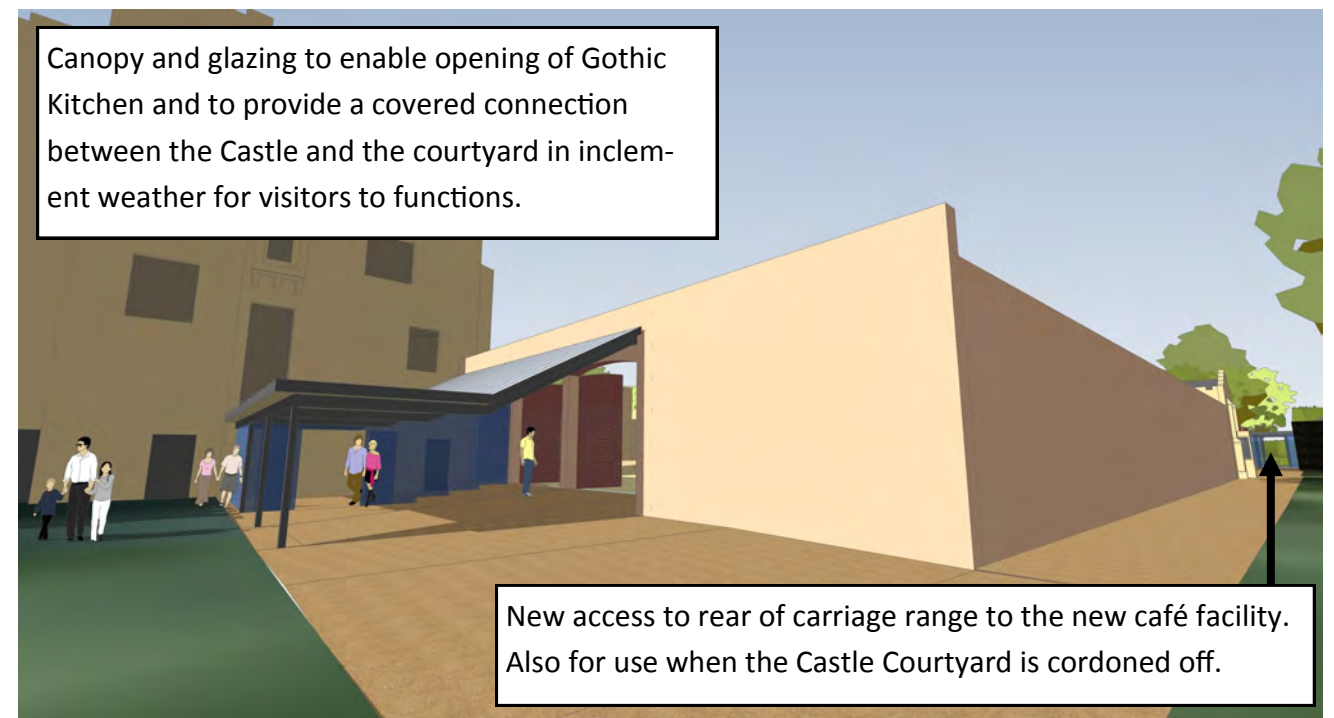
Viewpoint 4

Existing carriage shelter to be glazed with units that can be easily opened so the space can be used to support events in the courtyard.



Viewpoint 5

Canopy and glazing to enable opening of Gothic Kitchen and to provide a covered connection between the Castle and the courtyard in inclement weather for visitors to functions.



Viewpoint 6

New access to rear of carriage range to the new café facility. Also for use when the Castle Courtyard is cordoned off.



# Phase **Two** - Historic Gardens

## Concept

Elvaston's landscape is recognised nationally, extensively for the work of William Barron under the patronage of the 4th Earl of Harrington. This is reflected by the Elvaston Estate having a Grade II\* listing on Historic England's Register of Historic Parks and Gardens.

It is hoped that the recently commissioned Gardens Maintenance Management Plan (GMMP) will re-profile existing garden resources to maintain the gardens to minimise any further loss of its historic significance.

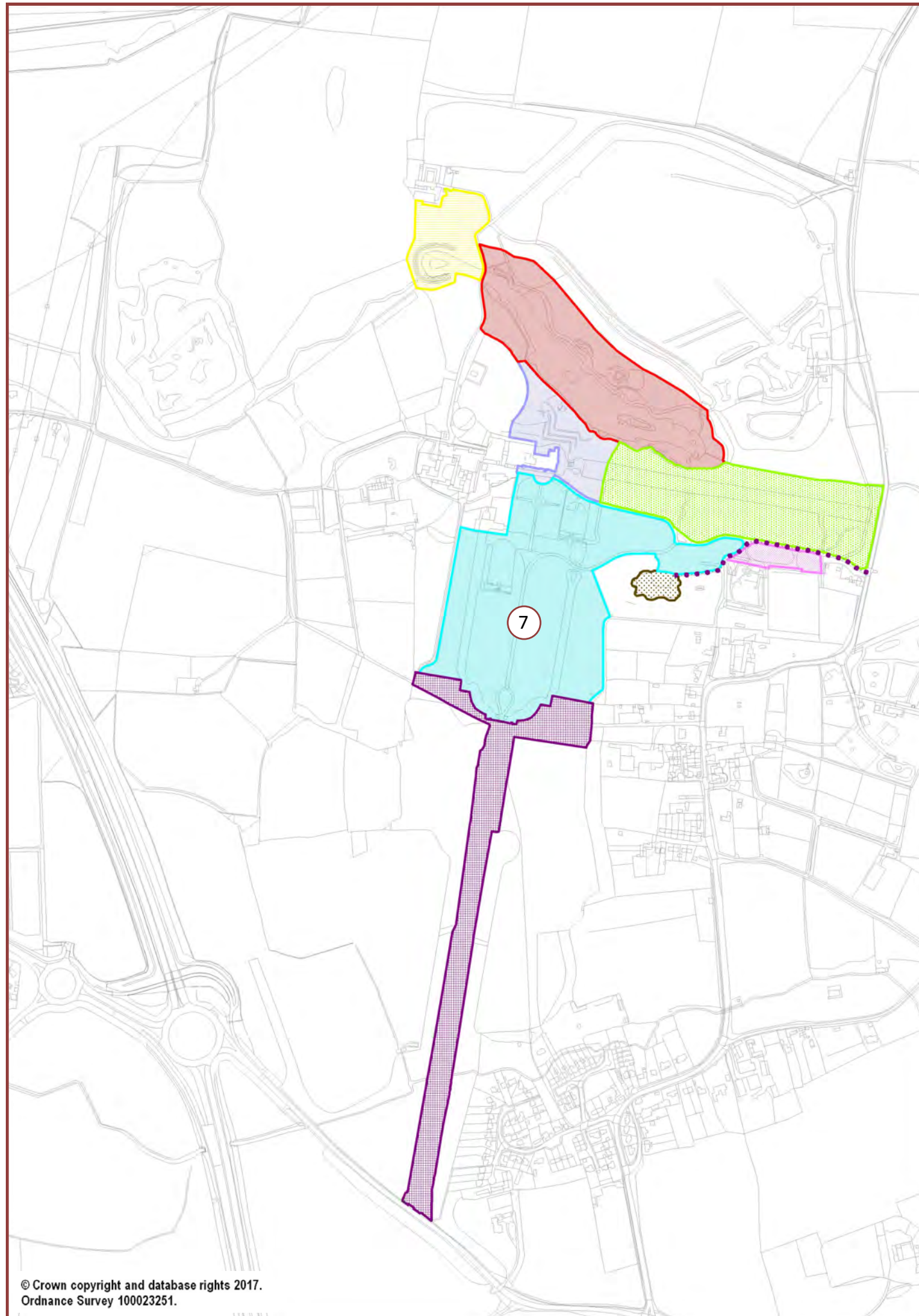
Even with the GMMP in place there are a number of challenges that the gardens and parkland face, the most pressing of which is the hydrology of the site, including the lake.

Phase two will lead on from the success of phase one and the work undertaken as part of the Gardens Maintenance Management Plan. However, there are a number of elements that will require a significant capital investment. These include:

- Lake restoration including works to the clay liner and the removal of contaminated silt.
- Restoring and enhancing drainage across the site
- Restoration of rock work including the Grade II listed grotto and sunken garden.
- Reinterpretation of some of Barron's early yew planting where original planting is beyond retraining but the design intention will be lost without some new planting.

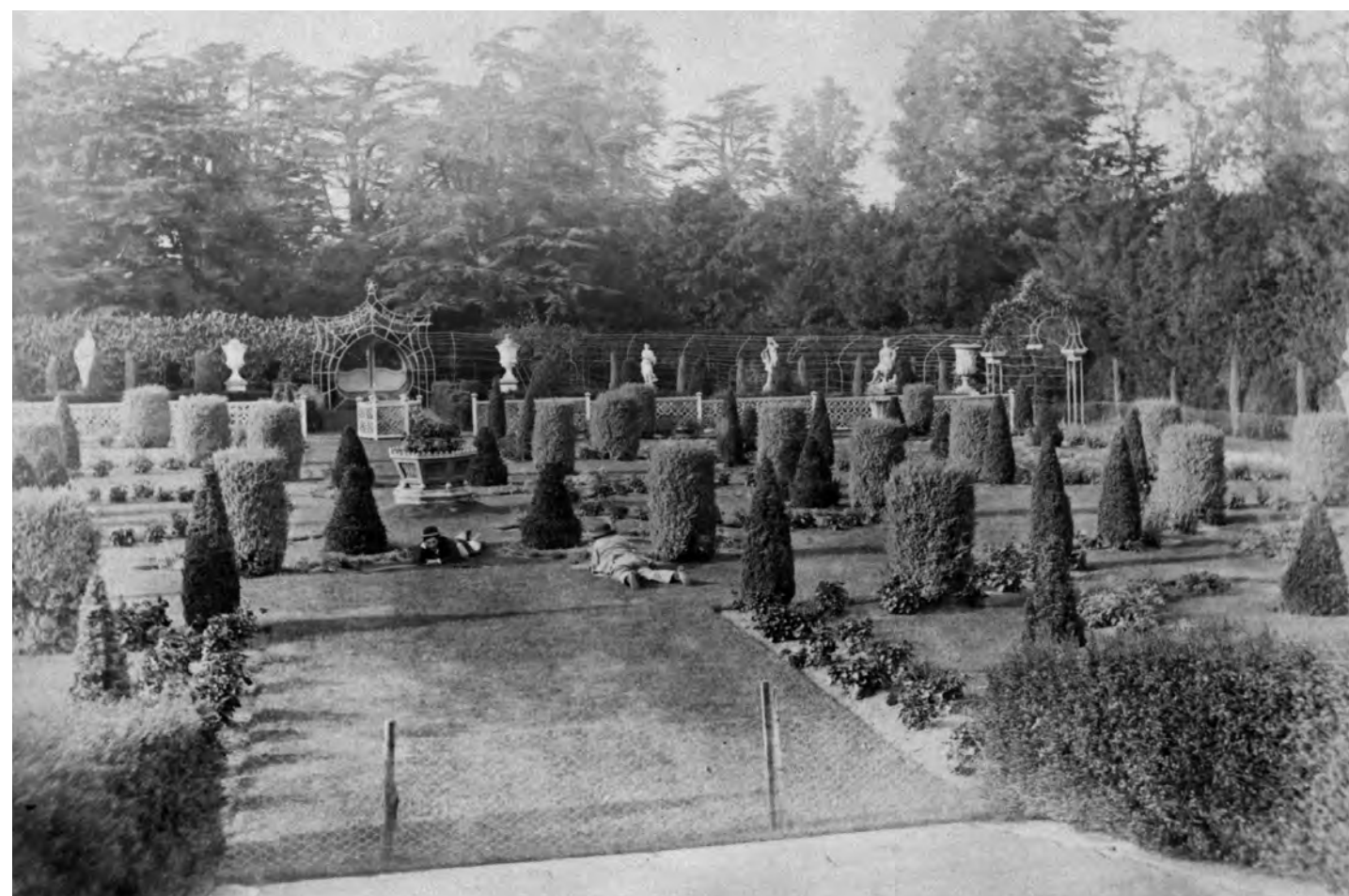
In addition to this, it may be desirable to recreate some of Barron's lost designs such as the 'Mon Plaisir' and the 'Alhambra' gardens. Both of these are in the Core Pleasure Gardens. As the condition of these gardens improves and more floral displays are incorporated, charging an entry fee may be considered for area 7.

It is hoped that the moving of the main visitor car park as part of Phase One will alleviate some of the immediate pressure being placed upon the grade II listed Grotto to the north of the lake and root compaction caused by footfall along the East Avenue.





At the height of Barron's tenure as Head Gardener at Elvaston there were over 100 gardeners working on the estate. In undertaking a restoration of the grounds of the Elvaston Estate, an understanding of the resource available to maintain it post completion needs to be kept in mind. It is not the intention to restore the grounds to a point where their maintenance is beyond the available resource. The ambition is to get them in to sustainable 'good-heart' where the significance of Williams Barron and the Fourth Earl of Harrington's designs are clearly appreciable for generations to come.





# Moving Showground

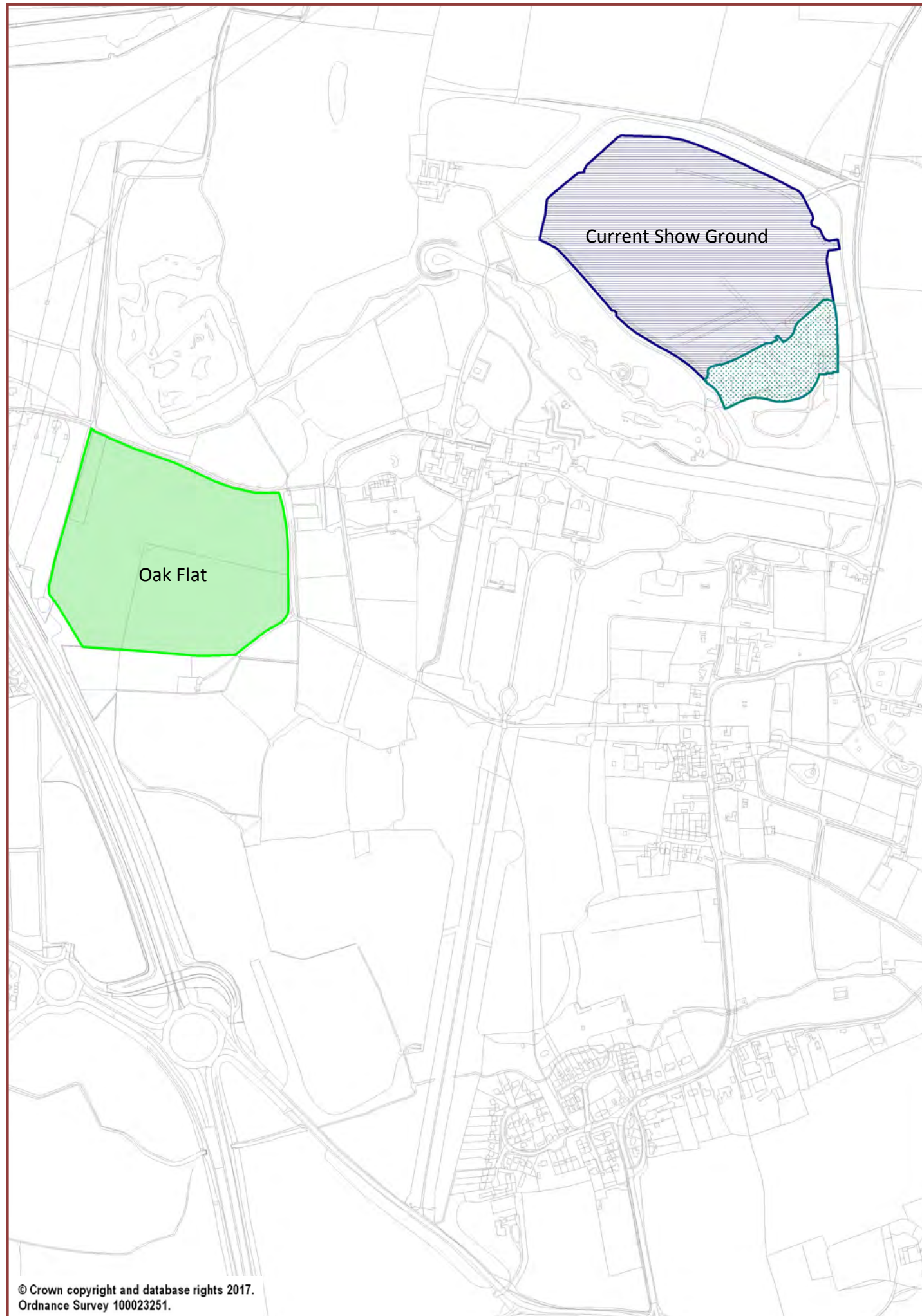
## Concept

At any time after Phase One it is the intention to move the Show Ground from its current location to Oak Flat. These fields are adjacent to the route of the proposed new access road and car park and are accessible from the dual carriage section of the A6 via Bridlegate Lane. Also, these fields, unlike the current show ground, are free draining.

The current Show Ground has been the location of many successful events, however, due to the hydrology of the site the number of times the Show Ground can be used is limited as it quickly becomes water logged and can require considerable recovery time between events. This is not the case with Oak Flat which is entirely outside the Environment Agency's predicted flood zones. Oak Flat is therefore more reliable, enabling a greater number of revenue generating events to be held.

In addition to this, because of the new access road, visitors to events would be less likely to contribute to congestion in the neighbouring settlements of Thulston, Elvaston and Borrowwash.

If the main events space moves from the Show Ground to Oak Flat other uses need to be found for this area. The Show Ground and existing car park could be retained as a secondary events space and/or use for pasture and/or use in connection with a 'glamping' offer.





# Current Projects

Derbyshire County Council is already undertaking projects to release revenue potential of areas of the Elvaston Estate in line with the adopted 10 year Vision.

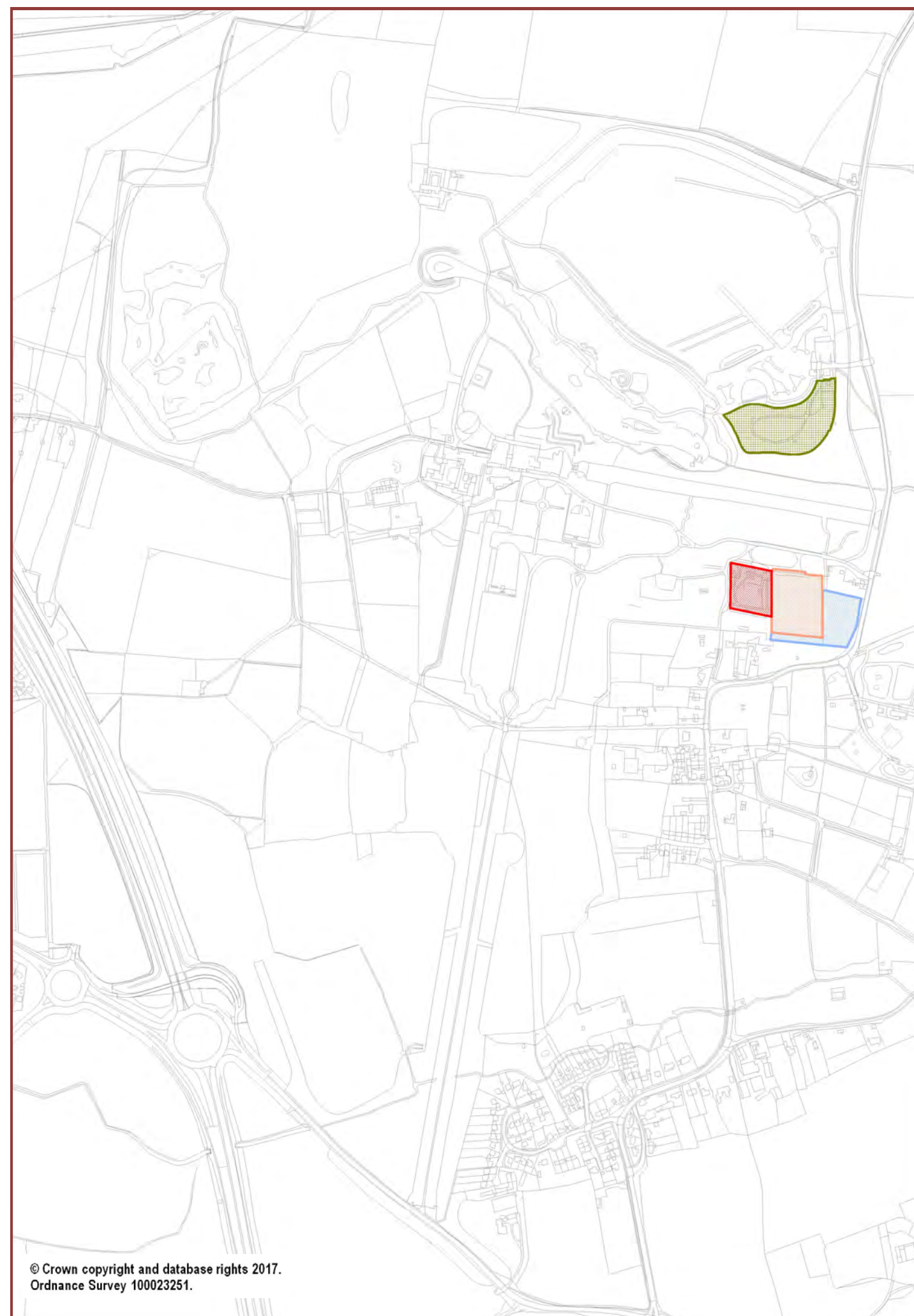
These areas include:

- **The former caravan site:** This site has recently had its foul drainage infrastructure repaired as well as the toilet block facilities being refurbished. The site is due to be advertised for lease for 'glamping' related uses.
- **Old English Garden:** This walled garden has been licenced as a space where wedding ceremonies can take place and forms part of a package that has been put out to find an operator who will run a weddings offer at Elvaston. In addition to this the space can also be booked for other uses. Money to repair the wall between the Old English Garden and the Nursery Garden has been secured and works should be completed in 2018. The 'heated' northern wall which is of a different construction still requires repair work and funding sources are being investigated.
- **Nursery Garden:** Derbyshire County Council has secured funding to repair the walls of the Nursery Garden. It has also been through a procurement exercise to find an operator who will run a weddings offer at Elvaston. As the Nursery Garden is not currently open to the public, it is felt that this is a good location for the erection of a marquee to support events such as weddings.

The garden is also used for horticulture to support the wider estate and this needs to be maintained and managed in the context of the garden as an events space.

The repair of the glass house along the northern wall of the garden is a medium to long term aspiration.

- **Heritage Orchard:** It is hoped that this space can be used for car parking set amongst the orchard trees to support the Old English and Nursery Gardens as events spaces.



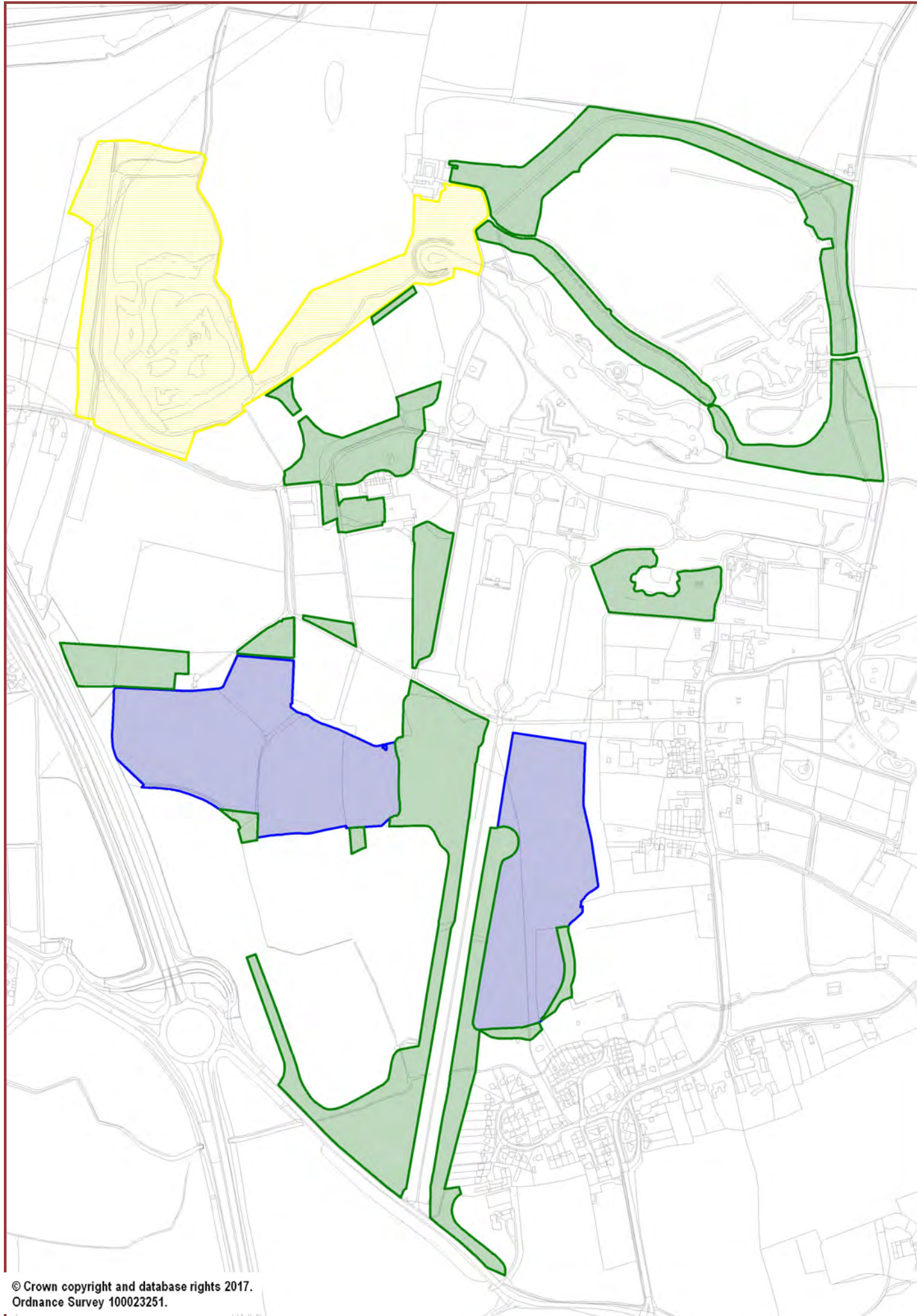


# Focussed Management

While much of the works at Elvaston will require significant capital investment there are areas that will be improved through more targeted management.

This includes:

- the nature reserve.
- Some areas of woodland
- Some areas of pastoral farmland.

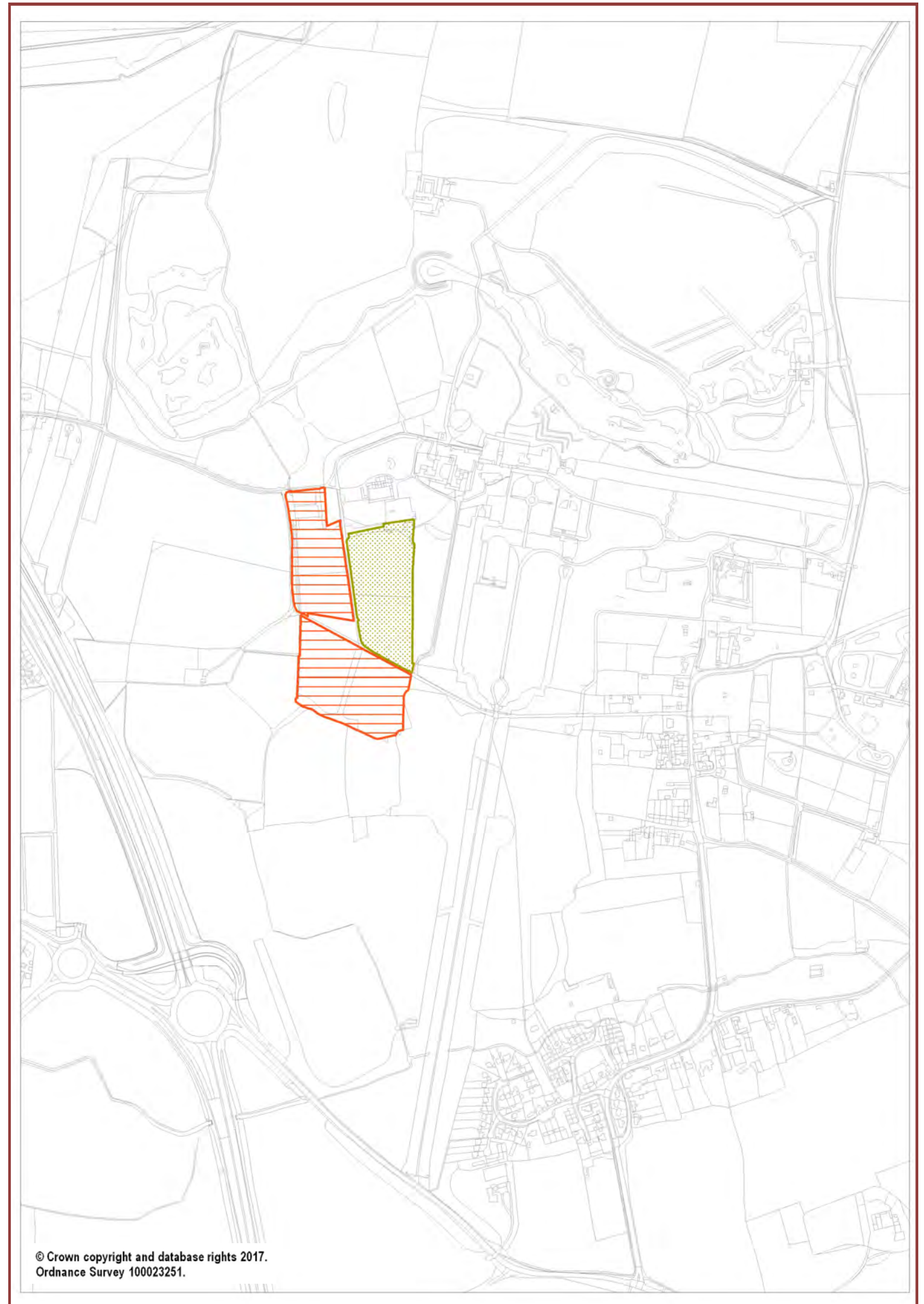




## Ascribed and Flexible Land

Immediately to the west of the Core Gardens there are areas of land that are included in the Master Plan that have not been allocated to a specific project phase or to a particular maintenance/management regime. This is because they already have an ascribed use that is appropriate to the estate, such as Elvaston Cricket Club, or is land that could be used in different ways to support existing and/or proposed uses around the estate.

Until the 'flexible' land is allocated a different use it should be maintained as pastoral farmland. This may also prove to be its optimal end use.





## Appendix 2

### **Elvaston Castle: Schedule of amendments to Elvaston Castle Master Plan**

To be read in conjunction with 20 December 2018 Cabinet Report title as above and appendix 1, Original Draft Master Plan.

Note: for purposes of clarity and brevity only amended items (shown blue) are included in the following schedule, changes as qualified by bold type. Other text and illustrations, etc. to remain unchanged from original.

#### **P1 Contents**

**Generally: Remove reference to Capital Implementation Plan appendix, change page numbers as document now to have more pages.**

#### **P2 Introduction**

**After the six 'Guiding Principles section, add:** In addition to the creation of the vision, DCC, working collaboratively with NT, produced a costed capital implementation plan for the total regeneration of the estate over time, instigated a long-term business plan and funding strategy for achieving this and, crucially, proposed a governance structure and identified coalition partners to enact the vision. To address the final aim, the Elvaston Development Board, an embryonic 'shadow' trust body, was created in 2015; this later developed into the Elvaston Castle & Gardens Trust (ECGT), which was formally created in 2017 and currently in the process of being registered with the Charity Commission."

In 2015, this work culminated in the development of a first-round HLF bid for an initial project phase of repair and regeneration works to the castle, surrounding 'core' buildings and the wider landscape of the estate. Also included in the bid were a range of initiatives to improve the visitor welcome, provide greater access to the castle and an enhanced catering offer, better tell the story of Elvaston, and improve activity, education and volunteering opportunities for the community.

Unfortunately the bid was unsuccessful and in confirming their decision, the HLF noted that they could not support every good application, but confirmed that they would welcome a re-application. Indicating that they would be keen to work with DCC in the strengthening a future bid, the HLF expressed a wish to understand more about plans for future phases to help realise the overall vision.

DCC is now working in partnership with ECGT with the ambition of handing the running of the Estate to the Trust as the 'competent single management body'. This Master Plan represents the joint ambition of ECGT and DCC for Elvaston and seeks to better inform a planned second major project bid, responding to the HLF's desire to understand more about Elvaston's long-term plans.

The Master Plan aims to crystallise the vision recommendations into a set of clear, practical development proposals with a clear timeline and phasing strategy. It seeks to identify which projects are seen as high priority, where the Council and ECGT



want to stimulate new leisure activities, where we want to welcome new retail and business offers and where we want to provide improved interpretation, education and catering facilities, in all cases balancing the potential benefits with the sensitivities of the historic estate's buildings, gardens and wider landscape and the appropriate urgency of repair need in each case.

## **P7 Access and Movement**

**Generally: Amend various illustrations to show just preferred 'third option' access road route**

**Replace the top three paragraphs with:** New vehicular access from a new junction on the B5010 (Shardlow Road) between the A6 roundabout and the south avenue gates to a new visitor car park, subject to a detailed traffic assessment. The road will be carefully designed to minimise its impacts, especially where its route crosses or is near pedestrian routes. Some examples of planned mitigation proposals are illustrated overleaf. **(See note re extra page '7A' below)**

The new access road will help to alleviate traffic pressure through Thulston, Elvaston and Borrowash. Access to St Bartholomew's Church, Elvaston Cricket Club and the Kennels and Saw Yard residential area will be via the new access road. As well as being close to the new visitor hub and giving a clear, legible approach to the core buildings, the new car park arrangement will provide more space for parking than the existing and will, through the termination of the existing car park function, reduce and reverse the incessant damage to the historic landscape around the lake, being caused through excessive erosion and root compaction.

The new road and car park will unlock the full potential of the Estate's core buildings by bringing visitors directly to the heart of the site. Along with the installation of new services and drainage infrastructure, this work is seen as essential in updating the core to modern standards, keeping people safe and ensuring that traffic is managed efficiently.

**At the base of the page add:** Access will be managed to ensure the estate offers easy access for all users. At busy times an electric buggy service or similar is envisaged to take disabled visitors from the car park to the Visitor Hub. At quieter times disabled parking will be available closer to the visitor hub. The provision made for disabled access, and access for less mobile visitors from the new car park will transform the visitor experience at Elvaston for visitors to the site who struggle with mobility.

## **P7A Access and Movement (continued)**

**Generally: Extra Page (7A) to be added to include illustrations of road/ pedestrian route, mitigation measure illustrations and supporting text**

**Add:** Springthorpe Cottage will act as a welcome point for all visitors on all but the quietest days. It is hoped that this could be a base for volunteers to orientate visitors to their surroundings with maps available to promote walking, cycling and horse-riding routes across the estate.



Cycle hire facilities could be introduced on the estate, providing opportunities to develop Elvaston as a cycling destination, maximising the opportunities offered by National Cycle Route 6 which connects locally with routes 66, 67 and 54, slightly further away. Secure cycle parking and spares and equipment available on-site would also encourage visitors to cycle to the site.

Signed walks, orienteering and other sports related events will be promoted and encouraged in partnership with tenants on the estate.

## **P8 Elements**

### **Generally: amend element items as follows:**

1. Main visitor car park. To be formally laid out using water permeable materials and possibly at a slightly raised level to improve drainage with run-off attenuated into wet woodland, ditches and ponds, creating additional wildlife habitats.

5. Pastoral farmland. Currently managed through lease. Future use in connection with an equestrian offer or to house livestock where weighting in the selection of future leases to take account of environmental practice, rare breeds, etc.

6. South Avenue and Golden Gates flanking lawns. Maintained for informal recreation/walking. Whilst the south avenue is no longer envisaged as the proposed new vehicular route into the estate, because of the potential negative impacts on its historical character, it could still possibly be used as the principal route for pedestrians and cyclists accessing the park from the new residential development proposed to the south-west of the estate. Grassland margins to the South Avenue should be managed to encourage greater bio-diversity.

9. Oak Flat, Pastoral farm land – see 5. This was initially considered as a possible future location for an events field as the land is on higher ground than the existing showground and as such is considered likely to be better-drained; it is also readily accessible from the new preferred vehicular access route and car park. However the existing showground (see 15) is the traditional much-loved location for holding large events at Elvaston Castle, so in the short to medium term it is envisaged that this will not be relocated. Area 9 will therefore continue to be let as pastoral farmland in the short to medium term. It should be noted that most of this area is tenanted land, however some areas have been given over for permissive public recreational access following requests from the local community.

15. Showground. In the short to medium term manage as the Estate's principal events space. Beyond that, use to be re-assessed in the light of further research to establish whether additional measures can be taken to improve the drainage of the area (and of Oak Flat, area 9, the previously suggested replacement). Longer term the area may remain the Estate's principal events space or, if not, it could be retained as secondary events space/communal recreational space/use for pasture and/or use in connection with glamping offer.

19. Home Farm. Site includes potential conversion of farm house and 'horse shoe' barn and could include an element of enabling development. Access to the site via Bedford Drive.



Residential use was initially considered the optimum use here (to assist in contributing funds to repairing the castle buildings) but the potential negative impact of an access route following Bedford Drive and the difficulty of linking increased drainage provision and other services to the houses is recognised. Accordingly the optimum proposed use of this area and the existing buildings of historic value has been changed to activity-related, to respond to leisure, well-being and tourist needs, with consideration given to the level of direct access required and an assessment of improved linkages with the new car park.

It remains an urgent priority, however, that the historic farm buildings be repaired as soon as possible to avoid the risk of losing them forever given the poor condition they are in. It is proposed that any suitable activity centre tenant chosen in the short term will need to show that they have the intention and resources to carry out appropriate repairs to the historic buildings in a timely manner and that, to ensure such measures are taken to save the buildings, a fixed compliance period (possibly 3 years) will be imposed on tenants, after which the property would revert to DCC or the Trust as applicable and its future reconsidered accordingly.

The option of redeveloping the site as housing, including an element of enabling development, may have to be reconsidered if no suitable alternative use can be found in the short term.

Equestrian use is considered inappropriate as the site is too remote from available pasture land.

20. Thatch Cottage residential area. Enabling development site accessed via Castle Drive. Where alternative leisure based proposals are put forward for an enabling development site these will be carefully considered.

## **P9 Components, Area A**

### **Generally: amend element items as follows:**

i. Kennels and saw yard residential area. Includes the conversion of the kennels (3 units) and the gas house (1 unit). It could also include, as Enabling Development, 10 houses on the site of the former Kennels Cottage and 2 houses on the footprint of the new build buildings in the saw yard. To be accessed via Church Drive. Where appropriate some of these will be considered for use as holiday lets – in particular the Gas House and Kennels Cottage.

## **P10 Area B**

### **Generally: amend element items where required (as below):**

d. Nursery Garden. Area to be used for private events such as weddings. Glasshouse restoration is medium to long term objective. Part of area needed for horticulture to support core gardens. Potential future use of this area will be informed by outcomes of the first phase, the area could eventually become a satellite 'horticultural hub' once the core area around the castle is fully developed as a visitor attraction; uses could include plant sales, secondary catering and other retail.



## **P11 Components, Car Parking Strategy**

### **Generally: amend element items as follows:**

viii. Current Visitor Car Park no longer to be used for general visitors to the site (except in the short term until the replacement is built, see i. above). This area could be used to support and enhance glamping offer or/and providing car parking for one off events.

## **P13 Phase One –Core Buildings, Concept**

### **Amend first two paragraphs as follows:**

The first phase of the Elvaston project will tackle the historic buildings at the core of the site bringing them into active use to provide a revenue stream to contribute towards the costs of running the Estate. All repair and conversion work to the historic buildings will be carried out sensitively under the direction of South Derbyshire District Council's conservation officer with the support of Historic England.

It has been identified that visitors to Elvaston may never visit or even know about the core buildings as legibility of the whole site is poor from the current car park. For this reason it is seen that an essential component of this first phase will be moving the main car park from its current location to an area just to the north west of the core buildings. To do this a new vehicular access will be required, running from a new junction on the B5010 (Shardlow Road) between the A6 roundabout and the south avenue gates to the new car park.

### **Add before final paragraph:**

The former museum buildings will be developed to reflect their former uses both in the context of the history of the estate and their more recent history as a working farm museum. For example, the former Blacksmith's workshop would ideally be brought back into use as an artisan blacksmith's workshop, whilst the sawbench area would be brought back into use to support some form of carpentry or woodcraft business.

The Engine House could be used as exhibition space and other former shops and stables would house a range of other craftspeople, niche retail businesses and workshops. The larger spaces in the adjacent stables could become a cycle hire centre, provide education facilities and an Elvaston Castle and Gardens Trust shop.

The outside areas provide excellent opportunities for pop-up events, including farmer's markets, plant sales and family events. The centrally located gardener's cottage may provide additional café facilities which would support events and may also provide an admissions and refreshments facility for a development within the site of the former real tennis court.

To ensure that Elvaston has a family offer which attracts people all year round the former real tennis court could be developed to house an indoor family leisure facility.



**Amend final paragraph as follows:**

The Castle will also be brought back to life. The ground floor will be managed flexibly to host weddings, conferences and smaller meetings and there will be education provision, plus some public access with interpretation. There will be the ability to combine its use with the Castle Courtyard where access will be able to be restricted on an occasional basis giving guests exclusivity of this area for functions. Included on the ground floor will be an education room that can be used independently to the rest of the Castle.

**P14 Phase One – Core Buildings, Concept (above continued)**

**Amend first paragraph as follows:**

Upper floors of the Castle will be developed as a residential offer, with short-term holiday lets the optimum use; this would also allow their use in conjunction with weddings or other events that may be held in the castle. Residential use throughout the core area of the estate will bring vitality, surveillance and a sense of communal ownership to this area. Whilst a mixture of tenure is envisaged, the optimal use for existing buildings is seen as short-term holiday lets with long term residential use seen as more appropriate for new properties.

There is a long-term commitment to providing public access to the Castle – in particular to the principal rooms, including The Gothic Hall, Gothic Kitchen and Orchid House. The Gothic Kitchen will be used as an interpretation and museum space, whilst regular guided tours and annual open weekends will provide access to the castle's interiors, providing significantly enhanced access.

**Amend second paragraph:**

Funding for the first phase is likely to be a mixture of Grant funding (such as the Heritage Lottery Fund), Derbyshire County Council capital funding and borrowing, development partner and operator funding, as well as finance through developing parts of the site for housing, including 'enabling development'. It should be noted that the areas envisaged for enabling development housing are all in discrete areas of the estate without public access.

**P15 Phase One – Core Buildings, Concept (continued)**

**Generally: Views of new café extension to be re-drafted for clarity**

**P16 Phase Two –Historic Gardens, Concept**

**Amend final paragraph on page only as follows:**

It is hoped that the moving of the main visitor car park as part of Phase One will alleviate some of the immediate pressure being placed upon the grade II listed Grotto to the north of the lake and root compaction caused by footfall along the East Avenue, enabling the restoration and long-term conservation of these important historic structures.



## **P18 The Showground, Concept (amend title from 'Moving Showground')**

### **Amend page as follows:**

The existing showground is the traditional much-loved location for holding large events at Elvaston Castle. In the short to medium term it is envisaged that this will not be relocated and will continue to be used as the Estate's principal events space as well as for community recreation. Longer term, the area may remain the Estate's principal events space or, if not, it could be retained along with the existing main car park site as secondary events space/communal recreational space/use for pasture and/or use in connection with glamping offer. Keeping the showground in its current location will not affect the relocation of the main car park however, as the existing showground can be serviced by parking at either the existing or the proposed new main car park locations.

Whilst the current showground has been the location of many successful events, due to the hydrology of the site the number of times it can be used is limited as it quickly becomes water logged and can require considerable recovery time between events. Further research is needed to establish whether additional drainage measures can be implemented at the existing showground to ensure regular and maximised use thus providing the best possible visitor experience, reassuring operators that events are less likely to need cancelling due to waterlogging, and generating the highest possible revenue for re-investment at Elvaston.

If suitable drainage solutions for the existing showground cannot be found and implemented, or are ineffective in the short term, it may be necessary to carry out similar research into the drainage characteristics (and any necessary mitigation potential) of Oak Flat, the previously suggested replacement, to assess this as a possible alternative option in the longer term. As Oak Flat is at a higher level than the existing showground it is considered likely to be better-drained.

In the short to medium term Oak Flat will therefore continue to be let as pastoral farmland. It should be noted that most of this area is tenanted land, however some areas have been given over for permissive public recreational access following requests from the local community.

Both the Oak Flat fields and the existing showground are adjacent to the route of the proposed new access road and car park. Because of the new access road, visitors to events at either location would be less likely to contribute to congestion in the neighbouring settlements of Thulston, Elvaston and Borrowash.