

WOODSEATS FARM

Windy Bank, Low Bradfield, South Yorkshire



Archaeological Desk-Based Assessment

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SUMMARY OF PROJECT DETAILS

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County:	South Yorkshire
District/Unitary Authority:	Peak District National Park
Parish:	Bradfield
Elevation (above sea level):	c.270m OD
Designation Status(s):	Grade II Listed Building
HER Record No(s):	01343/01; 01343/01
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Reviewed by	Oliver Jessop MCI(A)
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NON-TECHNICAL SUMMARY

This report presents the results of an archaeological desk-based assessment produced for Woodseats Farm, Windy Bank, Low Bradfield, Sheffield, South Yorkshire, centred on National Grid Reference SK 24874 92456, prepared to inform a proposed planning application.

The current proposal comprises the refurbishment of the existing dwelling, with future proposals for the refurbishment of the farm buildings.

Woodseats Farm is an early post-medieval farmstead, with possible medieval origins, situated within an area of early piecemeal enclosure on the outskirts of the rural hinterland of medieval Low Bradfield. The farm includes two Grade II listed buildings, comprising Woodseats Farmhouse and an adjacent cruck frame barn. The associated farmyard includes a combination of farm buildings of 18th to 20th century date, providing the essential setting in which the listed buildings are experienced, and representing a regionally significant group in their own right.

The relative significance of each element of each of the buildings varies, and it is considered that there are opportunities for managed change within the farm buildings and farmhouse which would be in keeping with their conservation. It is recommended that further investigation is undertaken of the historic buildings of the site to understand their development and significance, and the sensitivity of their constituent parts to change, whilst striving to make all the buildings wind and watertight as soon as possible to prevent decay.

The archaeological potential at the site is considered to primarily derive from the potential for remains of earlier medieval and early post-medieval buildings. Any such remains encountered from these periods would be of interest in enhancing our understanding of the formation and development of Woodseats Farm.

I INTRODUCTION

BACKGROUND

This report presents the results of an archaeological desk-based assessment produced for Woodseats Farm, Windy Bank, Low Bradfield, Sheffield, South Yorkshire (**Figure 1**), centred on National Grid Reference SK 24874 92456, prepared to inform a proposed planning application.

The current proposal comprises the refurbishment of the existing dwelling, with future proposals for the refurbishment of the farm buildings for agricultural use.

AIMS

This document establishes the extent of known or potential archaeology at the Site, based on an assessment of recorded archaeological evidence in its immediate proximity, and presents an assessment of the impact of the development scheme upon any identified remains.

MONITORING AND CONSULTATION

This scheme of archaeological investigation was formulated in consultation with Natalie Ward and Rebecca Waddington of the Peak District National Park Authority (PDNPA).

DISSEMINATION

Copies of this report will be distributed to the Client, the South Yorkshire Sites and Monuments Record, and the Peak District National Park Authority. In addition a digital copy will be uploaded to the OASIS (Online AccesS to the Index of archaeological investigationS) with the reference number: thejesso1-307221.



Figure 1: Site Location

2 SITE LOCATION AND BASELINE CONDITION

LOCATION OF SITE AND GEOLOGY

Woodseats Farm is located 1.6km west of Low Bradfield in an agricultural setting on the northern crest of Strines Dyke valley, at approximately 270m above Ordnance Datum (**Figure 1**).

The farm complex comprises a central detached farmhouse (**Building 1**); an L-shaped range of farm buildings (**Building 2**) and detached cow standing house to the west (**Building 3**) and detached store (**Building 8**); workers cottage/stable building (**Building 4**), timber framed barn with pigsty (**Building 5**) and modern portal frame shed to the east (**Building 6**); and an open fronted barn to the south (**Building 7**). The arrangement of buildings is illustrated on (**Figure 2**).

The underlying geology of the site is sandstone of Marsden Formation, a sedimentary bedrock formed approximately 320 to 322 million years ago in the Carboniferous Period (BGS, 2018).

DESIGNATION(S)

Woodseats Farm includes two Listed Buildings, comprising Woodseats Farmhouse (NHLE ref: 1314560) and Barn at Woodseats Farm approximately 25 metres to north east of house (NHLE ref: 1192742). Listing Descriptions are included in **Appendix 3**.

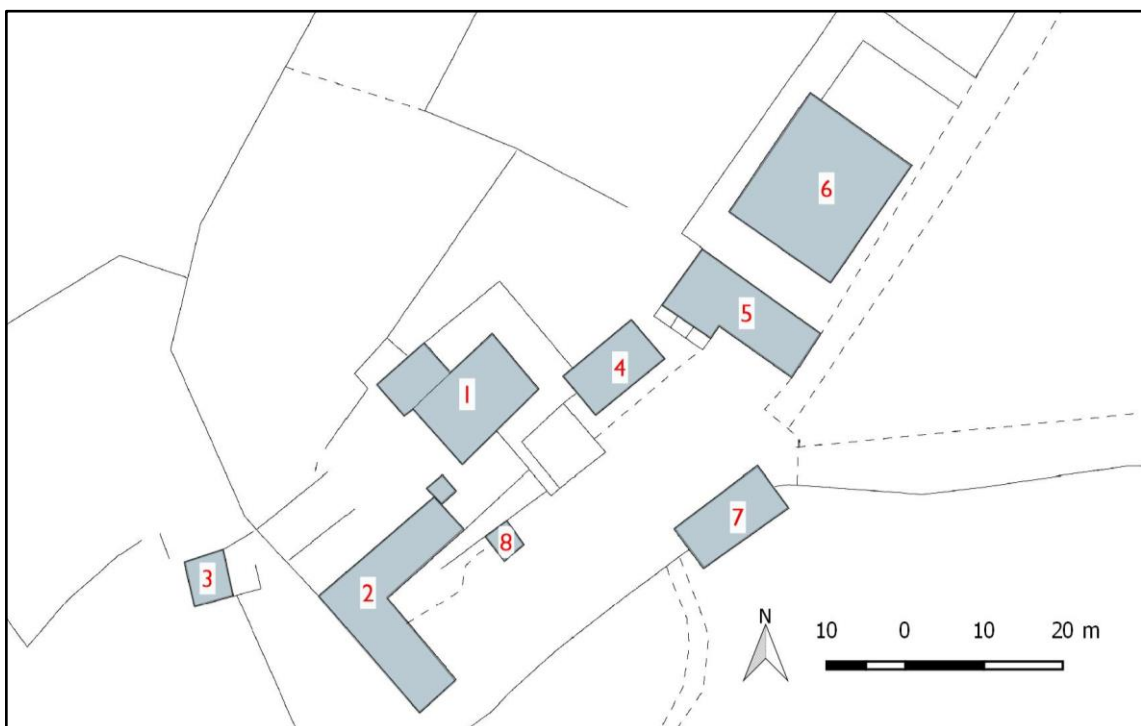


Figure 2: Site Layout with Building Numbers

3 METHODOLOGY

INTRODUCTION

The desk-based research has taken into consideration the historical and archaeological background of the Site and a 1km radius study area (see **Figure 1**). The research and reporting has been undertaken in accordance with guidance prepared by the Chartered Institute of Archaeologists (2014).

LIMITATIONS

The scope of the report is limited to:

- A walkover survey of the site and study area;
- Review of relevant archive and documentary material;
- Consultation of plans and information provided by the Client and their Architect;
- Relevant published literature and websites.

WALKOVER INSPECTION

The Site was inspected on the 4th October 2017 by Oliver Jessop MClfA and James Thomson MClfA in order to assess its character, identify visible historic features and assess possible factors that may affect the survival or condition of known or potential assets.

DOCUMENTARY AND ARCHIVE RESEARCH

A review of the previous archaeological archives and documentary sources has been undertaken to identify gaps in knowledge, and to ensure that the full historic character of the site and study area is understood.

Direct consultation was made with:

- South Yorkshire Sites and Monuments Record;
- Peak District National Park Sites and Monuments Record
- National Heritage List for England;
- Bradfield Archives; and
- Sheffield City Archives.

In addition, the following archaeological databases and archive repositories were consulted:

- Archaeological Data Service (ADS);
- Documentary sources, including archaeological publications and relevant grey literature reports and surveys where available;
- Geological Mapping;
- Heritage Gateway;
- Historic mapping including relevant Ordnance Survey Maps;
- Internet Archives;
- The Historic England Red Boxes Archive;
- National Record of the Historic Environment;
- The National Heritage List for England – Historic England;
- Trade and Business Directories.

TIME PERIODS

The description of archaeological remains, find spots or extant features within the report, makes reference to the following time periods, which describe broad and unequal phases of past human activity:

- Prehistoric – Palaeolithic, Mesolithic, Neolithic (Pre 30,000BC – 2000BC)
- Prehistoric – Bronze Age and Iron Age (2000BC – AD43)
- Roman (AD43 – AD450)
- Saxon/Early Medieval (AD450 – AD1065)
- Later Medieval Period (AD1066-1540)
- Post-Medieval and Modern (AD1541 to present)

4 PLANNING POLICY

LEGISLATIVE CONTEXT

The principle legislation in relation to the protection and management of the historic environment comprises:

Historic Buildings and Ancient Monuments Act 1953 – established the register of parks, gardens and battlefield sites of special historic interest. The effect of proposed development on the sites and their settings on the list is a material consideration in planning decisions. Historic England are a statutory consultee in relation to works affecting Grade I/II* Registered Parks and Gardens.

Ancient Monuments and Archaeological Areas Act 1979 – affords statutory protection to Scheduled Monuments and Areas of Archaeological Interest. Consent of the Secretary of State (Department for Digital, Culture, Media and Sport) is required for works affecting these assets.

Planning (Listed Buildings and Conservation Areas) Act 1990 – provides additional planning controls for works affecting Listed Buildings and Conservation Areas. The Act established that the Local Planning Authority should have special regard to the desirability of preserving Listed Buildings, or its setting, (Section 66); and a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas (Section 72). Historic England is a statutory consultee in relation to works affecting Grade I/II* Listed Buildings.

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) was published on 27th March 2012, and sets out the Government's planning policies for England and how these are expected to be applied. The new emphasis states that planning requirements within the planning system must be relevant, proportionate and necessary to each individual application (Para. 1). This guidance includes 12 Core Planning Principles that include promoting the different roles and character of our main urban areas and protecting the Green Belts around them. The conservation of heritage assets in a manner appropriate to their significance is also important, so that they can be enjoyed for their contribution to the quality of life of this and future generations (Para. 17).

NPPF encourages local planning authorities to identify and bring back into residential use empty housing and buildings (Para. 51), and make effective use of land that has previously been developed (brownfield land), provided that it is not of high environmental value (Para. 111). Section 12 of the NPPF, 'Conserving and enhancing the historic environment', seeks to ensure that heritage assets at risk, through neglect or decay, should be conserved (Para. 126). The setting of any heritage asset

needs to be described in a planning submission, with the level of detail proportionate to the asset's importance (Para. 128).

Where a proposed development will lead to substantial harm or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss (Para. 133). Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal (Para. 134).

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining an application, although a balanced judgment will need to be made in regards to the scale of harm, or loss, and the significance of the heritage asset (Para. 135).

NPPF does, however, encourage planning authorities to look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance (Para. 137). Clear guidance is also given in regards to the requirements of developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and to make this evidence publicly accessible (Para. 141).

NPPF tasks local planning authorities to have up-to-date evidence about the historic environment and to use it to assess the significance of heritage assets and the contribution they make to the environment (Para. 169). Where appropriate, landscape character assessments should also be prepared and integrated with an assessment of historic landscape character, especially where major expansion options are being considered in areas of landscape sensitivity (Para. 170).

LOCAL PLAN

The statutory development plan for the Peak District National Park currently comprises the Core Strategy (adopted October 2011) and 'saved' policies of the Local Plan (adopted 2001).

The following policies concerning the historic environment are considered to be relevant to the proposed scheme.

Peak District National Park Local Development Framework (2011)

- L3: Cultural Heritage Assets of Archaeological, Architectural, Artistic or Historic Significance

Local Plan (2001)

- LC6: Listed Buildings
- LC8: Conversion of Buildings of Historic or Vernacular Merit

5 UNDERSTANDING THE SITE - BACKGROUND

INTRODUCTION

This section of the report examines the archaeological context of the site and presents a summary history of the development of Woodseats Farm. Sites, or features of interest, or archaeological investigations are referenced in the description below as Heritage Assets, HA1-7. Extracts from relevant historical visual sources including illustrations and maps are included as **Appendix 1**, with photographs from the site survey as **Appendix 2**, and HER data as **Appendix 4**.

HISTORIC LANDSCAPE

Woodseats Farm lies on the gritstone uplands of the Dark Peak region of the Peak District, situated on the southern edge of a slight promontory between the River Loxley and Strines Dyke. From the site, the topography falls steeply towards the south from c.270m AOD to around 180m AOD at Strines Dyke. The soil in the vicinity of the site is recorded as freely draining slightly acid loam, with a low fertility that is suitable for a range of spring and autumn sown crops, and if under grass offers a long grazing season (Camfield University, 2018). The 1937 Land Utilisation Survey of Britain (Vision of Britain) records land adjacent to Woodseats Farm as being a mixture of permanent grassland and arable land with patches of moorland, reflected in its present use.

The character of the landscape directly surrounding the site is characterised as piecemeal enclosure, small and irregular in form (**Figure 3**; Marchant *et al.*, 2008), having most likely developed during the early post-medieval period from open moorland. Field boundaries are principally of dry stone walls, with no hedges and rare trees. Northwest of the site, the enclosed farmland is fringed by woodland plantation before opening onto unenclosed moorland. This area is situated within the PDNPA landscape strategy as within the "Slopes & Valleys with Woodland" character area of the Dark Peak Yorkshire Fringe (PDNPA, 2009), defined by:

- Steeply sloping and undulating topography
- Gritstone edges characterise the tops of some steeper slopes
- Patches of acid grassland and bracken
- Irregular blocks of ancient semi-natural and secondary woodland
- Permanent pasture in small fields enclosed by hedges and gritstone walls
- Narrow winding, often sunken lanes
- Scattered gritstone farms and loose clusters of dwellings

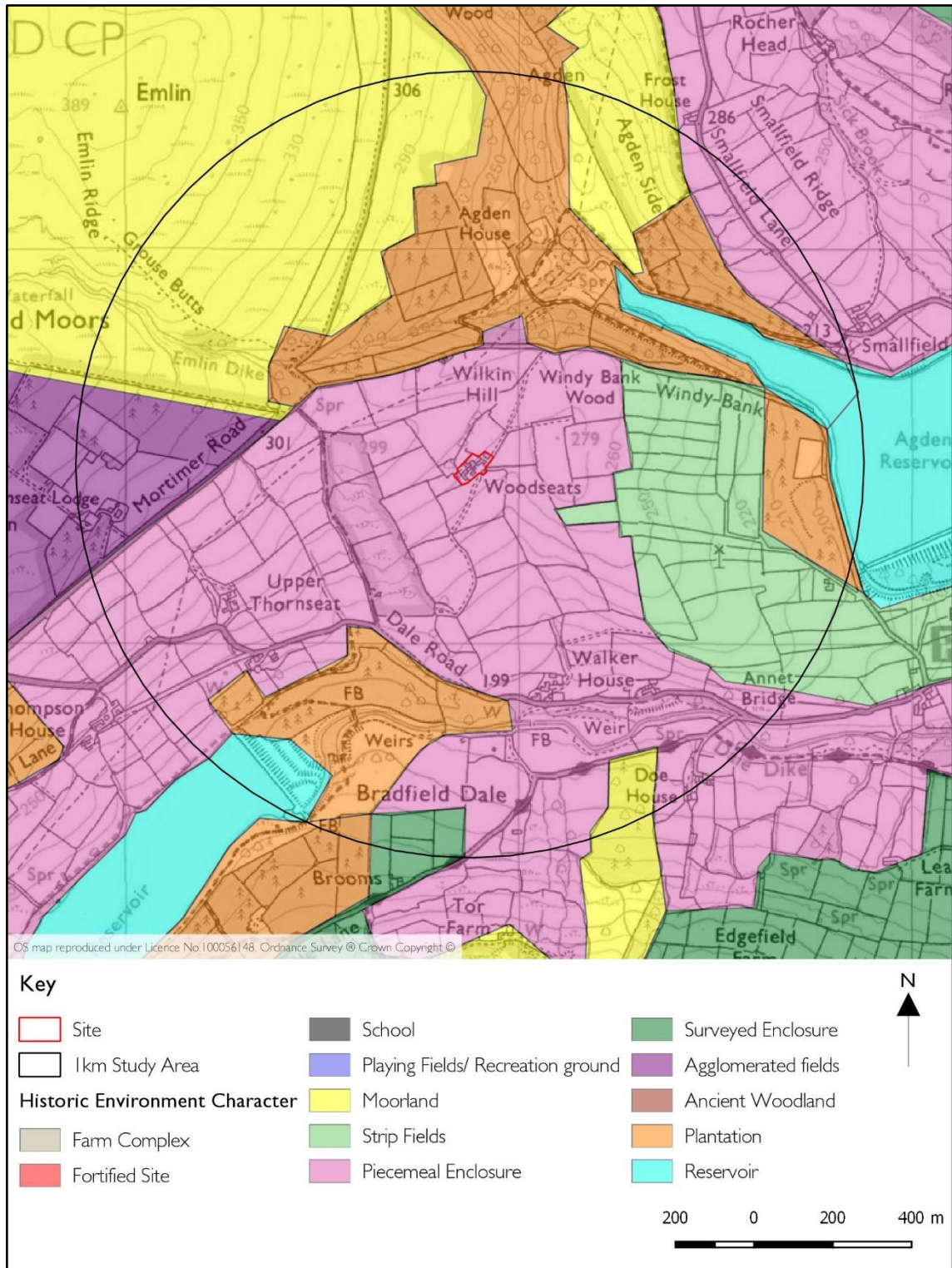


Figure 2: Historic Environment Character

ARCHAEOLOGICAL BASELINE

Prehistoric

Evidence of early prehistoric activity within the vicinity of the site is limited to the discovery of a Mesolithic pebble macehead near Agden (**HA 1**), originating from a time when people were highly mobile, migrating through the landscape to take advantage of seasonal resources. Whilst it is difficult to predict the presence of such remains, wider research has indicated that there was seasonal occupation across the spine of the moorlands between Totley Moor and Midhope Moor (Radley and Marshall, 1963).

Later prehistoric settlement evidence is represented by the presence of a possible Bronze Age cairn (**HA 2**), since destroyed, near to Thomsett Lodge. Whilst it is possible that this was a burial cairn, no finds were recorded from its destruction, suggesting it may have served as a marker or have derived from field clearance.

Early Medieval and Medieval

The first documentary reference to Bradfield dates from 1188, in a charter of Henry II, when it was spelt *Bradesfeld* (Mills, 2011). The etymology of this place-name suggests the spelling derives from the Old English words *brād* and *feld* meaning 'broad stretch of open field' which were in use from the 5th to 12th centuries. Further evidence of its pre-Norman origins is suggested by the presence of an Anglo-Danish wayside of boundary cross in Bradfield Church, which has been dated to the 10th century.

The value of Bradfield at the beginning of the medieval period, both strategically and economically, is reflected in construction of a motte castle after the Norman Conquest by William de Lovetot, the Lord of Hallamshire. The settlement of Bradfield developed around two centres, with High Bradfield focused on the church and castle, and Low Bradfield around the manorial mill.

The site at this time likely lay on the outskirts of Bradfield's rural hinterland, an area of narrow fields to the east likely forming the former extent of its western open field. The existing field boundaries in this area were likely formed during the post-medieval period, fossilising the boundaries of medieval strip fields. The irregular enclosures surrounding Woodseats Farm, appear to be largely unplanned, and in their rectilinear form may represent the enclosure of former moorland during the early post-medieval period (16th to 17th century). The more curvilinear boundaries of those fields towards the base of the valley are distinct, and typical of assart (arable land formed from former woodland).

Cruck framed structures in Woodseats and Walker House (**HA 3-4**) both retain cruck framed barns that likely date from the 16th or 17th century (P. Ryder assessments in South Yorkshire SMR) and

thus may be contemporary with Woodseats Farmhouse (HA6), which is dated to 1634. A full history of Woodseats Farm is provided below.

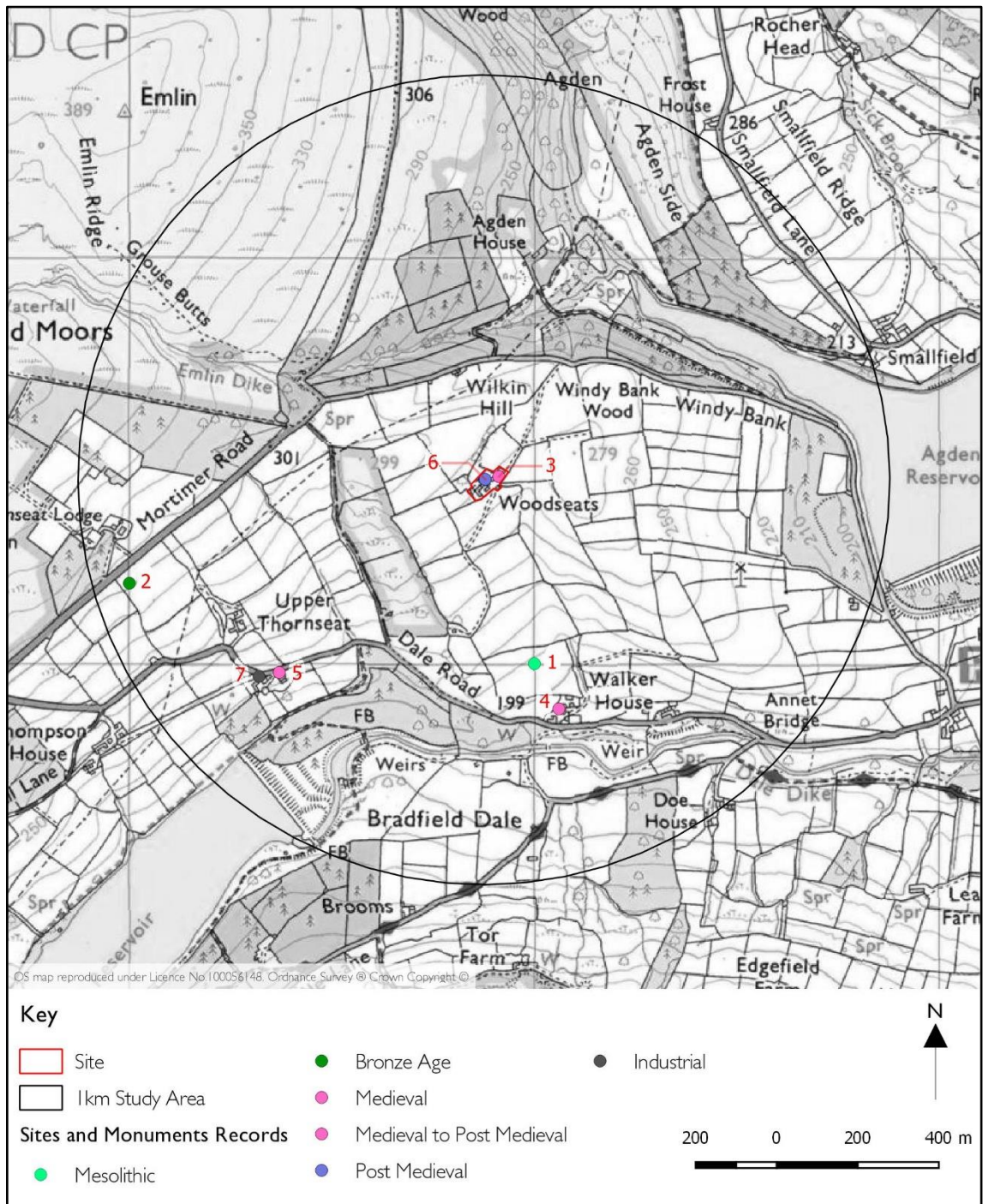


Figure 3: Sites and Monuments Data

HISTORY OF WOODSEATS FARM, BRADFIELD

The name Woodseats is not unique in Sheffield. It is often found as a shortened name for the area of Norton Woodseats near Meersbrook and Beauchief to the south of the city. There is another Woodseats Farm on the edge of Greno Wood in Ecclesfield. In preparing this report caution has been exercised to link the term Woodseats to the Chapelry of Bradfield.

The Ward and Woodhead families

Hatfield mentions evidence for a Thomas Otes of Woodsetts (Woodseats) in 1539 (2002; 175) and Castle (2008) that the name Woodseats appears in the Parish register as early as 1577 although it has not been possible to verify this during the course of this research.

Although no firm evidence has been found relating to the origins of the name Woodseats in Bradfield the date stone on the farm building of R1634W (Listed building reference 1314560) suggests that the present building was built by a Robert Ward. This is supported by a reference to Robert Ward of Woodseats in the Bradfield Archives in an account of the Court Baron held in November 1659 (87/1, Bradfield Archives), and his name appearing in the records of John Harrison's 1637 survey (**Appendix 1.1**).

Joseph Hunter helps with the names of those associated with the early history of the farm in volume 38 of his *Familiae minorum gentium* published in 1895. Here he records an Abraham Woodhead of Thong in Almonbury married Grace the daughter of Robert Ward of Woodseats in the Chapelry of Bradfield as recorded in the York Wills nos. 1918 and 1925. From them was descended John Woodhead of Woodseats living in 1698 (Hunter 1895; 659) and buried in 1730/31.

Documents giving detail of property of the Feoffees of Bradfield (87/13 and 87/17 Bradfield Archives) mention John Woodhead of Woodseats in 1689 and 1709. The farm appears to be marked on Jeffrey's map of 1777 (**Appendix 1.2**).

The Hope family

John Woodhead's son was known as Robert Woodhead of Woodseats (buried 1732). He married a Mary Croydon and from them descended Dorothy Woodhead their youngest daughter (b. 1721) who married Benjamin Stead of Dungworth and later Robert Hope of Derby brother of Charles Hope. It seems unlikely that the Hope family ever occupied the farm at Woodseats. In records they are always described of as of Derby and records suggest the farm was tenanted at least from the beginning of the 19th century.

The Rev. Charles Stead Hope (b. 1762) had had an interest in Bradfield since at least the 1780s. In The Transactions of the Society for the Encouragement of Arts, Manufacturers and Commerce (Vol 12, dated 1794) he records he was allotted land through enclosures in Bradfield and used it to “*indulge myself in this favourite amusement and to try the cheapest and most effectual methods of making plantations of mixed timber trees, upon rough stony land, that would not answer ridding and making arable*”. His experiments were successful and he won the Society's gold medal in 1794 for mixed timber tress planted between the 5th October 1789 and first May 1791 (p161). He was vicar of St. Alkmund's, curate of All Saints in Derby (Glover 1833; 565) and former president of the True Blue Club in Derby (History of Parliament online). He was also mayor of Derby five times (Glover 1833; 565) including in 1805 and 1816 (Hutton 1817; 90). Glover records him a member of the Derby corporation in 1829 (p40). His father Glover notes that there is a monument in All Saints Church Derby to Charles Hope and his wife Susannah who is described on the monument as daughter of Benjamin Stead of Woodseats esq. (1833; 470) They had been married in Edinburgh in 1761 and in Bradfield in 1862 (Glover 1833; 564). Their son, Charles Stead Hope, married Ellen Mellor in 1818 and their second son Robert Mellor was born in 1807 and later inherited the property at Woodseats (Stirnet.com). A portrait of Charles Stead Hope by William Say dated to 1820 can be found in the National Portrait Gallery's Collections (NPG D35968).

The land held by Charles Stead Hope is shown on a map dating to c1826 held in the Sheffield Archives (**Appendix I.4**) to the north west of the farmhouse. In the details of the 1826 Enclosure Awards Charles Stead Hope was recorded as receiving (Sheffield Archives 236/p1/2; p101):

“all that other allotment at Woodseats containing 18-0-20 bounded eastwards by ancient enclosures of the said Charles Steade Hope and an allotment of William Jackson and westwards by an allotment to Thomas Brameld and Mortimer Road northwards by Windy Bank road and allotments severally to William Jackson and to Joshua Spooner and southwards by the property of the said Charles Steade Hope, an allotment to Thomas Brameld and an ancient enclosure of and an allotment to the real representative or representatives of Thomas Harrison Leaward subject to making and forever hereafter supporting of fences of such description as is hereafter generally mentioned on the south and east side and on so much of the west side of the allotment adjoining the Mortimer Road.

William Jackson's name was associated with land described as being at Woodseats (Sheffield Archives 236/p1/2; p120):

“To William Jackson also all that other allotment at Woodseats containing 3-3-30 bounded eastward by an allotment to Joshua Spooner Woodward and southwards by an allotment to the Rev Charles Steade Hope and northwards by Windy Bank a road subject to making and for ever hereafter supporting fences of such description as is hereinafter generally mentioned on the east and north sides thereof.

Although the farm itself does not seem to have been subject to the enclosure awards (**Appendix I.4**), it does appear in detail on the 1827 Tithe map for Bradfield and Loxley (**Appendix I.6**), where it is depicted as three main buildings, with a fourth small building to the south of a central yard.

The land tax assessment for 1828 confirms that the owner of the farm Revered Charles Stead Hope and the occupier by John Crawshaw. The farm buildings were assessed at £1 15s. (Image 35170 Bradfield Archives).

From at least 1835 voters lists for the parish confirm that ownership of the farm had passed from Charles to his son Richard Mellor Hope of King Street Derby. John Crawshaw remained eligible to vote as occupier of the farm at Woodseats for an annual rent of £50 (Images 40204/205, 46209/10, 46237/8 Bradfield Archives online). In 1841 the voters claim show that Robert Mellor Hope was freeholder of the farm and tenements at Woodseats and Burley lngs.

Further evidence is provided by the land tax assessments for 1837, 1839, 1840 and 1842 (Images 34647, 34642 & 35198 and 35088 Bradfield Archives) that shows Jno. Crawshaw occupier and R.M. Hope owner. The farm in this period was assessed at £2 11s 4d.

Richard Mellor Hope, clerk at St Michael Vicarage, Derby is still recorded in the voter lists of 1857 as owner of the farm at Woodseats (p4). (Image 46457 Bradfield Archives online).

The Ibbotsons

In 1813 the Vestry Minutes for August 19th record Henry Ibbotson of Woodseats as liable to take an apprentice in 12 months time but as not yet liable (Image 22625 ref 1a/13 Bradfield Archives). This may suggest that he had only recently taken the farm on. The minutes further note in 1819 that Martha Ibbotson of Woodseats took Hannah Shaw as an apprentice and it was noted that Henry Ibbotson the occupier also by this date had an apprentice (image 22694 ref 1a/83 Bradfield Archives). Jane Bradshaw is recorded as having once been an apprentice to the Widow Ibbotson at Woodseats when she claimed poor relief 16th January 1829 (Image 25170 ref 8/62 Bradfield Archives). Widow Ibbotson also is named in a poor assessment (55o/12 Bradfield Archives) with an assessment of Woodseats at £1-14-11. A map by the Fairbanks dating to c1813 shows the farm as a collection of 3 buildings at this time (**Appendix I.3**).

The Militia lists show a number of Ibbotsons and their servants at Woodseats in the period 1819 to 1825 (84/1819/6 & 7, 84/1819/16, 84/1820/18 & 19, 84/1822/4 & 5, 84/1823/4 & 5, 84/1824/2 & 3, 84/1824/4 & 5 Bradfield Archives).

Table 1: Entries from the Bradfield Milita Lists 1819-1831

Name	Occupation	Age	Year	Notes
Joseph Ibbotson	Farmer	29	1819	
George Ibbotson	Servant	18	1819	
Joseph Cottrill	Servant	30	1819	
Joseph Ibbotson	Farmer	31	1820	1 child
George Ibbotson	Servant	21	1822	
George Ibbotson	Servant	22	1823	
James Eyre	Servant	18	1824	
George Ibbotson	Servant	23	1824	
George Ibbotson	Servant	24	1825	
John Crawshaw	Farmer	28	1826	1 child
George Ibbotson	Servant	22	1827	
John Crawshaw	Farmer	33	1829	2 children
Joseph Crookes	Servant	20	1829	
John Rodger	Labourer	25	1829	
Jonathan Crawshaw	Farmer	34	1831	3 children
John Crawshaw	Servant	22	1831	
Joseph Crookes	Servant	22	1831	

The Crawshaws

The Crawshaws arrived at the farm around 1826, and remained at the farm until the early 1900s. A Fairbank map of around the same date shows a collection of 3 buildings as in his earlier 1813 map (**Appendices 1.5**). By the production of the 1827 Tithe map (**Appendix 1.6**), the western building is shown, measuring approximately 40 x 11m, and extending south from the now freestanding cow standing house (**Building 3**). This building was subsequently demolished by the mid-19th century, being absent by the publication of the first edition OS map in 1855, when it was apparently replaced by the L-plan range (**Building 2**). The cow sanding house (**Building 3**) may have formed part of this earlier range, or more likely was built following its demolition. A detached building is also shown on the 1827 map to the southwest of the farmhouse, which was evidently built over, or incorporated into, Building 2. The detached barn (**Building 7**) south of the yard, was also depicted on the 1827 map.

The Milita Lists show John Crawshaw from 1826 as a farmer and there were a number of servants also listed as of Woodseats. George Ibbotson appears to have been kept on as a servant after the Ibbotsons left and Joseph Crookes was taken on around 1829 (84/1829/18, 84/1829/3, 84/1829/6 & 7, 84/1831/4 & 5 Bradfield Archives).

In 1829 John Crawshaw of Woodseats is recorded as having taken Thomas Jones, a poor boy aged nine as an apprentice both his parents being dead (Image 36179 ref 56/437 (2) & (1) Bradfield Archives online and image 24697, ref 36/18).

The poll books for the election of knights of the shire of West Riding show how John Crawshaw voted. In 1837 John Crawshaw is recorded as having voted for the Hon. John Stuart Wortley (Millbank 1838;2) and in 1841 for John Stuart Wortley and Edmund Beckett Denison (Wentworth 1841 ;562). Seven years later in 1848 he voted for Edmund Denison, conservative candidate and winner of the contest. (Plint 1848; viii).

In July 1849 Bradfield Association for Prosecution of Felons (76/126 image 42950) shows that a George Elliott was paid 15s for “*searching after property*” stolen from John Crawshaw of Woodseats. John Crawshaw was also listed as a juror, his qualification being that he paid poor rates (71/41 image 42500 Bradfield Archives).

The parish registers suggest that there was a continued relationship with the Ibbotson and the Crawshaw families, although as Ibbotson is a common family name they may not have been of the same branch as those at Woodseats in the first quarter of the 19th century. On the 26th December 1850 Thomas Crawshaw, 24, farmer, Woodseats married Teresa Ibbotson, 23, of New Laithes,

(both father's John Crawshaw and Richard Ibbotson were farmers). On the 29th March 1868 Henry Crawshaw, 20 recorded as farm labourer at Woodseats, married Charlotte Ibbotson, 20 of Agden and on the 27th December 1892 Jonathan Crawshaw 23, labourer, Woodseats married Elizabeth Ibbotson of Holdworth.

The census records confirm the Crawshaw's occupation of Woodseats from 1841-1901. The records appear to show that John Crawshaw lived with his wife Hannah and up to 4 children, Harriet Thomas, Jonathan and John and at other times grandchildren and his son in law. One or two servants were kept, described as either domestic servants or farm labourers.

Between 1827 and 1855 a moderately large building, measuring approximately 20 x 10m, was erected in front of the farmhouse. The function of this building is unknown, but was evidently short lived as it was no longer depicted on the 1893 OS map.

The 1855 Ordnance Survey (OS) map illustrates a plantation had been established west of the house, containing a rectangular hatched in building typically indicative of a glasshouse. A small round enclosure is shown to the south of this building, and a curving path illustrated looping around to emerge opposite the east elevation of the farmhouse.

Table 2: Census records for the Crawshaw family 1841-1901

Year	Place	Family	Age	Occupation
1841	Woodseats	John Crawshaw	40	Farmer
		Hannah Crawshaw	35	
		Harriet Crawshaw	15	
		Thomas Crawshaw	14	
		Jonathan Crawshaw	12	
		John Crawshaw	8	
		Jane Wilson	15	Servant
1851	Woodseats	John Crawshaw	53	Farmer 103 acres, widower
		Harriet Crawshaw	25	
		Jonathan Crawshaw	18	
		Elizabeth Crawshaw	9	
		Hariph Crawshaw	5	Scholar
		Henry Crawshaw	3	
		Martha Bramall	16	Servant
1861	Woodseats	John Crawshaw	64	Farmer
		Harriet Crawshaw	35	
		Elizabeth Crawshaw	19	

Year	Place	Family	Age	Occupation
		Hariph Crawshaw	15	
		Emily Crawshaw	5	Grandaughter
		Henry Crawshaw	13	
		William Newton	17	Farm labourer
		Charlotte Uttley	16	Farm servant
1871	Woodseats Farm	Jonathan Crawshaw	41	Farmer 104 acres employing 2 men
		Elizabeth Crawshaw	39	Farmer's wife
		Avis Crawshaw	17	
		Hannah Crawshaw	15	
		Jonathan Crawshaw	5	Scholar
		Maria Crawshaw	3	
		Edith Crawshaw	11 mths	
		Bejamin Hague	23	Farm servant
		George Siddon	17	Farm servant
1881	Woodseats	Jonathan Crawshaw	52	Farmer 106 acres
		Elizabeth Crawshaw	49	
		Maria Crawshaw	13	Scholar
		Edith Crawshaw	10	Scholar
		John Creswick	22	Farm servant indoor
		John Halliwell	16	Farm servant indoor
1891	Woodseats	Jonathan Crawshaw	62	Farmer - employer
		Edith Crawshaw	20	Housekeeper
		Fred C Creswick	9	Grandson
		Emma Buckley	15	General domestic servant
		Herbert Sanderson	23	Farm labourer
		George Hadfield	17	Farm servant
1901	Woodseats	Jonathan Crawshaw	72	Retired farmer
		Maria Creswick	33	
		Henry Creswick	36	Farmer (son in law)
		Bernard Wing	6	Grandson
		Edith Wing	5	Grandaughter
		Wright Walker	26	Horseman on farm
		Mabel Elliott	15	General servant domestic

In 1864 notice appeared in the Sheffield Daily Telegraph on the 21 March (p4) advertising the sale at Woodseats Farm on the 1st April at Bradfield Dale of "26 beasts, 3 draught horse, 39 sheep, pigs,

poultry, hay, corn and straw stacks, farming implements and household furniture." The sale, by Robert Lowe, was on behalf of the executors of John Crawshaw. John had died on Christmas Day 1862 aged 65 years (Burial records, St. Nicholas, Bradfield no 1037). The sale records show that the farm common to other in the Bradfield area focused on the rearing of livestock, both cows and sheep most likely for milk as well as meat and wool.

The beasts included:

- heifers, 2 ½ years old near calving
- 3 heifers 2 years old to calve in May
- 2 heifers in milk and in calf
- 2 heifers in full milk, newly calved
- Useful calf newly calved
- Roan heifer, barren
- Road bull 18 months
- 2 heifers, 18 months
- stirks 12 months (heifer 6-12 months)
- 4 very nice calves, 15 months
- A well bred Roan bull, 1 year
- 2 fat calves
- 3 draught horses: a grey mare, 4 years, 16 hands, bay horse, 6 years, 16 hands, brown horse, 9 years, 15 hands
- 39 long wool sheep: 19 ewes, lambed and in lamb, 13 gimmer hogs, 6 tup hogs and one-shear ram.
- Gilt pig, 13 stone
- Dog
- 13 couples of fowls

There was also 16 tons of hay, 7-8 tons of oat straw a small stack of wheat and oats, 2 loads of seed potatoes and 7-8 Quarts of Hayseed.

The reason for the sale is unclear. It may have been to raise funds to cover death duties. The family remained at the farm after the sale as evidenced by the census returns.

The Sheffield Flood of 11th March 1864 that had occurred a few weeks before the sale had had a minor impact on those at Woodseats. Jonathan's son Hariph Crawshaw, described as a farmer at Woodseats and described as a tenant made a claim of £2 2s which was upheld for:

2 roods 19 perches and lots of herbage on the rest of the Field occasioned by the washing away of the fences (claim 3887)

The claims also show that a farm labourer by the name of John Barber, Labourer, Woodseats, made a claim for an injury to his pig of £3 5s but was awarded £2 10s (claim 271).

In 1876 (August 4th) another advert in the Sheffield Independent for grouse shooting available to let on White Lee Common, a total of 84 acres. The contact to find out more about the rent and particulars was J Crawshaw of Woodseats. The land lay some 3 1/2 miles distant from Woodseats towards Ewden and suggests that the Crawshaws worked other land in the local area.

Kirby mentions in his Introduction to Bradfield that 14 acres of land at Wilkin Hill became incorporated into the land held by Woodseats during the occupation of Jonathan Crawshaw and that this was farmed by Miles Booth who supplemented his income as a milkman (2011; 18), although further verification of this was not undertaken during the course of this research.

The farm was sold in 1896 (18th July Sheffield Independent; 4). The area of the freehold land was 106 acres, 1 rood and 32 perches. The lot included a stone-built farmhouse, cowhouses, barns, stables and conveniences.

Again the sale did not mean that the Crawshaws moved on. Although in 1903 an advert in the Sheffield Daily Telegraph (p5) stated that there would be a sale of “*valuable cattle, sheep, horses, hay and straw stacks and farm implements*” as Messrs Crawshaw and Creswick were giving up the farm. The census records inform us that Creswick was Jonathan Crawshaw’s son-in law married to his daughter Maria. The census in 1911 showed that when the family left the farm Henry became the inn-keeper at the Plough Inn living with his wife Maria, father-in-law Jonathan recorded as a retired farmer aged 72 and niece Edith Wing. Further evidence as we will see below suggests Henry Sanderson of Watt House Bradfield, a farmer, purchased the farm.

The Shepherds

An advert in the Sheffield Daily Telegraph dated 16th January 1904 (p3) states that in:

Bradfield Dale; to be let Woodseats Farm; 106 acres, good house and farm buildings, apply H Sanderson, Bradfield.

The Shepherd family moved in soon afterwards and the 1911 census reveals they were a large family and had 13 children, many of whom stayed to work on the farm.

The 1909-1910 Domesday Survey contains two references to Woodseats. One entry is for 8 acres, 1 rood and 4 perches of land at Woodseats with a rateable value of £6 land owned by George Beaumont of Grenoside. The second reference, mostly likely to be that of the farm in question shows that occupied is Tom Shepherd and the owner Henry Sanderson of Watt House Bradfield. The property is described as farmhouse and land at Woodseats, Windy Bank with a rateable value of £66 and land amounting to 102 acres, 8 roods and 22 perches.

Thomas Shepherd gave up farming in 1920. A sale on the 17th of March, advertised on the 6th March (p12) in the Sheffield Daily Telegraph listed:

- 23 valable dairy cows
- 6 valuable draft horses
- 50 choice young fowl
- Implements
- Harness
- Dairy utensils etc.

Mr George Elliott was instructed to sell the whole of the valuable live and dead farming stock. However like the sale of livestock and implements by the Crawshaws this did not mark the end of the Shepherds at Woodseats.

Table 3: Census records for the Shepherd family at Woodseats

Year	Place	Family	Age / DOB	Occupation
1911	Woodseats	Thomas Shepherd	57	Farmer - employer
		Jane Shepherd	51	Married 30 years, 13 children born alive and living
		Jane S Shepherd	22	Farmer's daughter dairy work
		Thomas Charles Shepherd	21	Farmer's son working on farm
		William Frederick Shepherd	19	Farmer's son working on farm
		Sarah Annie Shepherd	17	Farmer's daughter dairy work

Year	Place	Family	Age / DOB	Occupation
		Edith Florence Shepherd	16	Farmer's daughter dairy work
		Frank Victor Shepherd	14	Farmer's son working on farm
		Elsie Miriam Shepherd	12	School
		Agnes Clarice Shepherd	10	School
		John Edward Shepherd	7	School
		Wilfred Wingfield Earnshaw	16	Farm Labourer
1939	Woodseats Farm	William F Shepherd	3/12/1891	Farmer and Dairyman
		Edith Shepherd	11/11/1895	Unpaid domestic duties
		Arthur C Shepherd	14/11/18	Horseman and ploughman
		Mary Shepherd	21/01/22	Unpaid domestic duties
		Dorothy Shepherd	20/07/34	At school
		and 4 other closed records relating to people still living.		
		Mary Shepherd	21/01/22	Unpaid domestic duties

The Castle (2208) quotes Ida Smith who wrote about her life at Woodseats in the first volume of *Bygones of Bradfield*.

"I was born at Woodseats Farm in 1920, the eldest girl in a family of eight children, four boys and four girls. The large stone house was dated 1634 and had mullioned windows, some of which were blocked up, I presume from the days of the window tax. We had a large family kitchen with wooden beams. There was also a wooden seat under the windows which could seat six children at meal times, an old stone staircase leading to our bedroom.

Outside were many farm buildings including a cruck barn...we had 100 acres in a ring-fence at Woodseats with more rented land at Thornsett, so approximately 210 acres were farmed. We had a mixed dairy herd of 100 store lambs and 3 or 4 horses.

The water supply apparently for both Thornsett and Woodseats came off the moor to filters in the wood until a ram was put in Agden to pump water to us."

Further newspaper adverts in 1929 and 1930 show that the Shepherds took on new staff. In August 1929 W. Shepherd advertised for a good "milker and plough man" (Sheffield Daily Telegraph 03 August 1929; 2), In August 1930 Mrs Shepherd advertised for a "strong girl" for housework (Sheffield Daily Telegraph 28 August 1930; 1). Milk production appears to be well established and in surplus as the day after the advert placed by Mrs Shepherd William Shepherd placed an advert stating that there was 10-20 gallons of new milk for sale at Woodseats farm (Sheffield Daily Telegraph 28 August 1930; 2). Almost a year later the Shepherds placed an advert stating they had lost on the 4th of July 6 sheep (4 shearlings and 2 ewes). Two of the shearlings were described as

having horns and one of the ewes had a speckled face while the other ewe had a long tail (Sheffield Daily Telegraph 11 July 1931; 2)

The Shepherd family left the farm in 1979. By this date Sheffield City Council had become the farm's owners and farm became tenanted by David Robinson.

The farm passed from Sheffield City Council to a private buyer in 2013. A report in the Sheffield Star in 2015 in reference to the sale stated "The council acquired an agricultural estate mostly in the first half of the 20th century either as the former water authority or to provide land for future development." Ellen Beardmore, 12/7/2015, The Star). The farm passed again to the current owner in 2016. The farm has remained unoccupied since 2013, probably its longest period of disuse since its construction in c.1634.

6 UNDERSTANDING THE SITE – BUILDINGS APPRAISAL

INTRODUCTION

The following section presents an assessment of the character, condition and significance of the buildings at Woodseats Farm. A plan showing the location of the buildings is included as **Figure 2**, and photographs, where referenced, are included in **Appendix 2**.

LAYOUT

Woodseats Farm conforms to a loose courtyard plan, defined by the farmhouse (**Building 1**) and workers cottage/stable (**Building 4**) to the north, L-shaped building to the west (**Building 2**) and barn to the east (**Building 5**). South of the courtyard is a detached single storey barn (**Building 7**). West of the complex is a small cow standing house (**Building 3**). A detached building is located within the northern edge of the yard space (**Building 8**).

The farm complex is situated down an lane off Windy Bank, with the main axis of the complex aligned parallel to the gradient of the hill such that the barn, which is orientated perpendicular to the hill, could benefit from the prevailing wind clearing the threshing floor.

PHASING

Phase 1: c.1500-1630	Formation of Woodseats Farm
Phase 2: 1630-1650	Construction of the hall
Phase 3: 1650-1820	Development of the farm
Phase 4: 1820-1900	Re-organisation of the farm
Phase 5: 1900-1970	Extension of farm accommodation
Phase 6: 1970-Present	Alterations to the barn and house

Phase 1: c.1500-1630

The date of the initial phase of construction at Woodseats Farm is unknown, although the historic baseline suggests that it was likely to have been during the latter part of the medieval period. Documentary evidence suggests Woodseats may have been occupied by the Otes family as early as 1539, although it has not been possible to verify this.

The cruck barn (**Building 5**), situated east of the house, has been dated by Historic England as of probable 17th century date but there is some uncertainty over this. P.F. Ryder investigated the

building in 1979 recording that the form of the truss apexes is of an early type, typically attributed to the 15th century, but also identified several characteristics attributed to late (i.e. 16th or 17th century) examples of cruck frame buildings in South Yorkshire (information from South Yorkshire Sites and Monuments Record). Given these dates, it is presently unknown whether the barn dates to Phase 1, Phase 2, or Phase 3 of the sites development. Dendrochronology could potentially be of use in identifying the date of timbers surviving in the various buildings at the site.

Phase 2: 1630-1650

The three-storey double-pile farmhouse (**Building 1**) was most-likely built during the time of Robert Ward, Phase 2, with a datestone in the western gable of the north elevation recording 'R 1634 W'. Elements of an early phase of building at the site is considered to possibly survive in the fabric of the farmhouse (**Building 1**) where architectural details in the main house and the north wing, including differences in coursing and built alignment, potentially point towards incorporation or reuse of an earlier structure. Detailed analysis of the fabric of the building may be required to determine further evidence of this.

Phase 3: 1650-1820

Whilst we have little record of the form of the early farm during the 17th and 18th century, Phase 3, it is likely that there were a number of other agricultural structures in addition to those described above. By the production of the earliest phase of detailed mapping of the site in 1827, several buildings are shown including **Building 7**. This building appears to have been altered, with areas of collapsed and rebuilt masonry and a mono-pitched sinusoidal metal sheet roof. A further building was situated west of the present complex, demolished during Phase 4. The Bradfield Militia Lists of 1819-1831 lists at least 2 male servants and labourers at the farm, and it is possible that the demolished west range included accommodation for them and their families in addition to agricultural buildings.

Phase 4: 1820-1900

Between 1827 and 1855 (Phase 4) there was a period of reorganisation on the farm, including the demolition of several earlier structures and the construction of the L-plan range (**Building 2**). This phase is contemporary with the farm coming into the ownership of the Crawshaws, who principally kept dairy cows and sheep on the land, with pigs and horses in much fewer numbers. No documentary record was identified of arable land at the farm, although it is anticipated that winter feed would be grown and harvested on the estate. The cow standing house (**Building 3**) may have formed part of the earlier west range, or more likely was built following its demolition. The pigsty was likely constructed on the western elevation of the barn (**Building 5**) during this period, first

appearing on the 1893 OS. A further large structure was building within the yard during this period but was no longer roofed by the production of the 1893 OS, with elements of the walling potentially surviving in the terraced garden walls of south of the hall.

Phase 5: 1900-1970

Development during the 20th century comprised the extension of farm facilities, including the construction of new workers cottage/stable building (**Building 4**) and store (**Building 8**) by the 1960s. The beginning of this period coincides within the transfer of ownership of the farm from the Crawshaws to the Shepherd family, who appear to have maintained the same operations as previous. The recorded advertisement for a “milker and plough man” in 1929 indicates that parts of the estate were under arable use, with in accordance with the later Land Utilisation Survey of 1937. The construction of the combined workers cottage and stable may be linked to the 1901 census entry of a “horseman on farm” – the only entry specifically mentioning the role (R. Haugh, *pers. comm.*).

Phase 6: 2000- Present

The most recent phase of development at the farm (Phase 6) spans the period from the latter period of ownership of the farm by Sheffield City Council, and its more recent private ownership. During this period, by the 1980s, a large portal frame shed was added to the farm to the east of the historic core (**Building 6**). In 2000 the barn (**Building 5**), was stripped of its original roof covering, and a free-standing steel frame canopy structure installed. Since the sale of the farm in 2013, renovations have been undertaken in the farmhouse (**Building 1**) including the re-laying of ground floors, repair of rotten timbers and removal of modern inserted partitions.

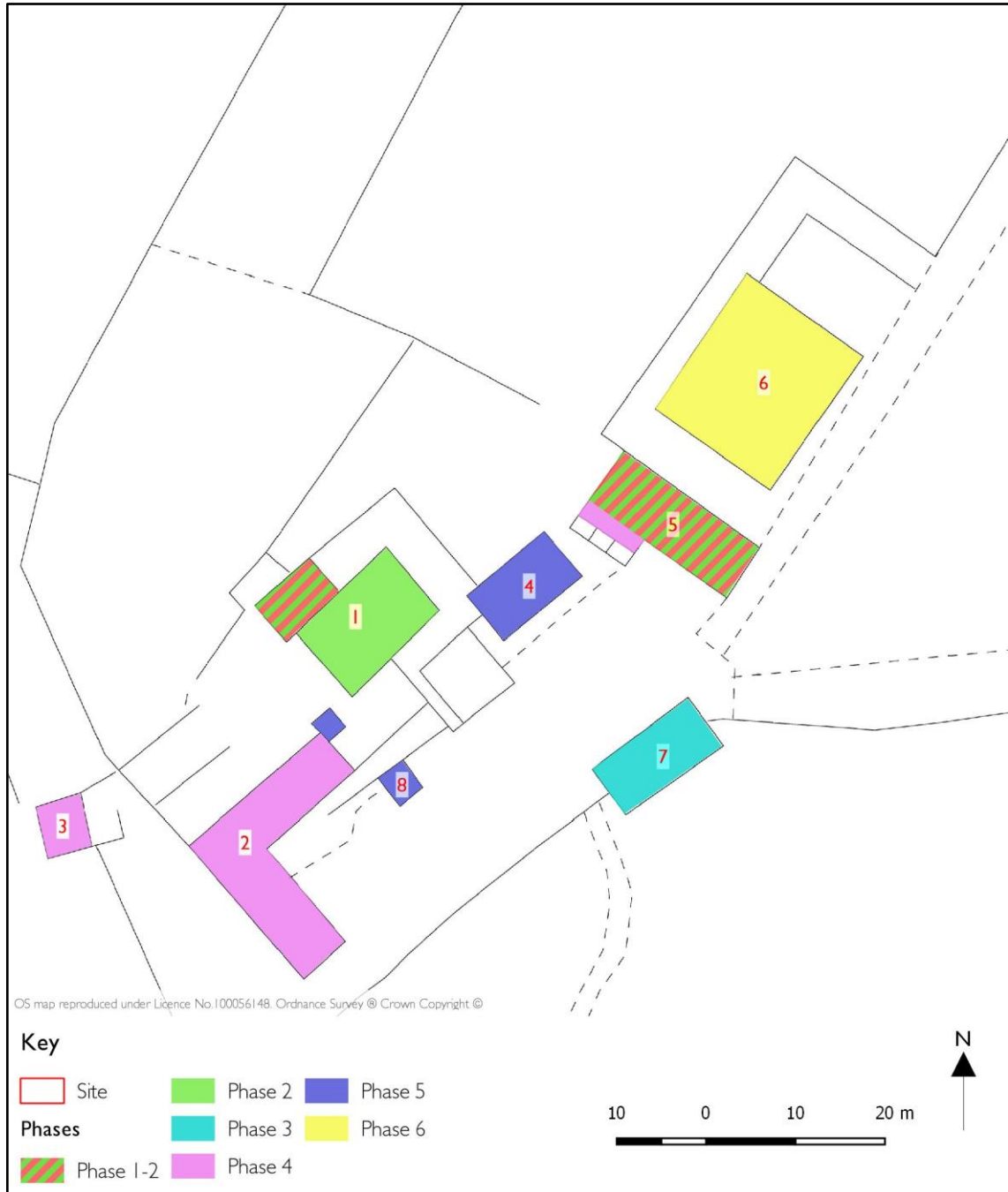





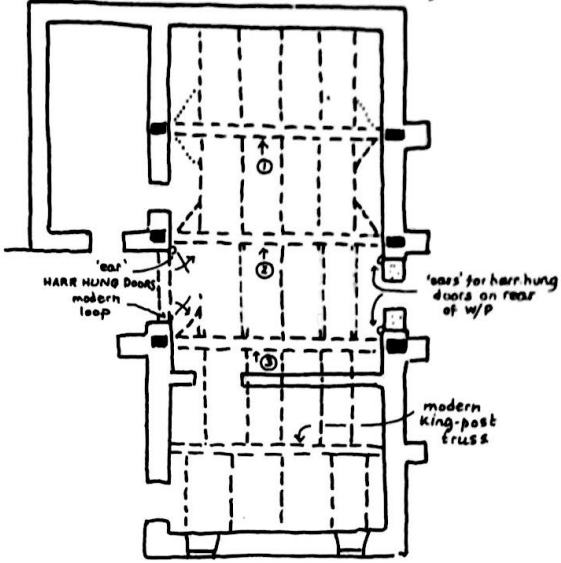
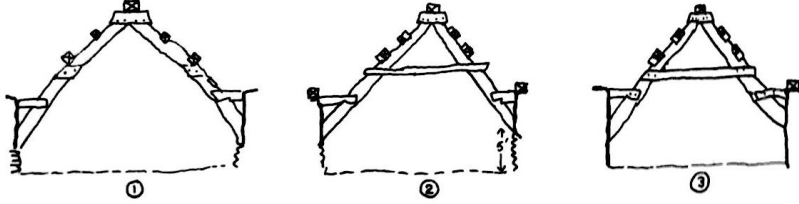




Figure 4: Block Phase Plan

<p>WOODSEATS FARMHOUSE</p>	<p>BUILDING I</p>
<p>Designation Grade II Listed Building</p>	
<p>Primary Phasing Potentially incorporates <i>insitu</i> built fabric, or reused architectural details, of an early post-medieval building to the rear. The double-pile element of the hall incorporates a date stone of 1634 (Appendix 2.5). Whilst it is possible that the dates stone is reused, the hall architecturally fits with a seventeenth century date. The house has several phases of minor alterations, including the blocking and opening of windows and doors, and the alteration of internal plan form through subdivision and blocking of doorways.</p>	
<p>Description Two-storey, plus attic, double-pile house with stone-slate roof, and two chimney stacks (Appendices 2.2-2.4). Originally end-lobby entrance, rearranged to central doorway. Double gabled principal elevation, facing south across the valley, with single bay of fenestration in west gable, and two bays in east gable. The fenestration reflects a hierarchical order, reducing in scale from ground to attic level. The building is built in coursed dressed gritstone, with plinth and drip-courses between floors., and plain stone coped gables. A two-storey wing is situated to the north, built of gritstone with stone slate roof and end gable chimney stack. The wing is aligned on a slightly different orientation to the main house. Internally the principal southern entrance opens into the house body (Appendix 2.6), being half the depth of the house, which was most likely originally living space before its conversion to a kitchen in the 1900s. A doorway in the southern end of the west wall provide access into a front parlour and a corridor leading north from which there are doors west into a pantry (Appendix 2.7) east into a rear parlour or dairy, and north into the kitchen in the rear wing (Appendix 2.8). From the corridor is a stone staircase leading up to the first floor. The arrangement of the first floor reflects that of the ground floor with a landing at the top of the stairs opening into two front chambers (Appendix 2.9), two rear chambers, and a room above the kitchen in the rear wing. The first floor in the rear wing has been lost, although joist holes record its arrangement. The stairs from the landing continue to the second floor. The staircase enters a rear chamber on the second floor, with access through to front chamber to the south and a larger chamber to the east which spans the full depth of the building. These chambers are open to the rafters, with trusses exposed in the eastern chamber which comprises a tie beam and principal rafters with pegged joints. The truss is supported on projecting timber corbels (Appendix 2.10).</p>	
<p>Survival The building is of at most two principal phases and survives relatively intact, with later alterations to the exterior envelope being generally minor and of limited impact to fabric. Windows and doors have typically been replaced in more recent periods, and the character of original glazing is unknown. The interior has been subject to alterations during its occupation, resulting in changes to circulation and function, but survives sufficiently to identify the original intention of the design. The building has been stripped of internal surface finishes, fittings and chattels that relate to previous phases of occupation, although panelling and carved timbers are retained.</p>	

<p>BARN, STABLES & COWHOUSE</p>	<p>BUILDING 2</p>
<p>Designation May be considered curtilage to the Grade II Listed Woodseats Farmhouse.</p>	
<p>Primary Phasing Constructed in two phases between 1827 and 1855. Post 1900 the building has been fitted out with concrete stalls.</p>	
<p>Description</p> <p>Two storey L-plan range built of coursed gritstone with dressed quoins to northeast-southwest range (Appendices 2.11-12). Roof is pitched with stone-slates to the northwest-southeast range, and sinusoidal asbestos to the northeast-southwest range. The building is built into the hillside such that the first floor of the northeast-southwest range is accessed from ground floor.</p> <p>The northwest-southeast range has relatively few openings, exhibiting a wide doorway in its east range, potentially incorporating a reused cruck as a lintel, and a wide doorway with two small windows to its south. Both windows appear to have been formed within earlier doorways. Small square ventilation holes are evident across the elevation. Internally the range has a split-level ground floor with clear open space to the north and a concrete cattle stalls to the south. The building has a single level timber first floor (Appendix 2.14), opening to form a gantry over the southern half of the building.</p> <p>The northeast-southwest range features a structural joint indicating the western third of the building is an addition, potentially representing a blocking in of an earlier opening. The southern elevation has a doorway with one western window in the extension, and three windows to the east which are all insertions. Interior of ground floor contains several concrete stalls, with concrete floor incorporating a gully (Appendix 2.13).</p> <p>A lean to adjacent to the eastern elevation of the northeast-southwest range contains a two seat earth-closet.</p>	
<p>Survival</p> <p>The building exhibits several phases of construction and alteration, consistent with a working agricultural building, dating from its probable mid-19th century construction, extension and extensive modifications in the 20th century. Extensive original fabric survives, whilst there is evidence of numerous alterations to windows and doors in the southern and eastern elevations. Whilst nothing was identified during this assessment for the arrangement and form of previous uses, it is considered likely that detail examination of fabric would provide additional evidence.</p>	

COW STANDING HOUSE		BUILDING 3
<p>Designation May be considered curtilage to the Grade II Listed Woodseats Farmhouse.</p>		
<p>Primary Phasing Constructed between 1827 and 1855. May incorporate fabric of earlier barn.</p>		
<p>Description Single storey gritstone rubble-built shelter building, with pitched roof (now missing covering) (Appendix 2.15). Evidence of alterations to eastern entrance, comprising narrowing of opening. Rough incised inscriptions are visible in two places on the structure, one appearing to possess the date 1877 (Appendix 2.16). Internally the building comprises a single open space and has been fitted out with a concrete stall.</p>		
<p>Survival The building is in a poor condition, having lost its roof, and the masonry showing early signs of collapse in places.</p>		
WORKERS COTTAGE / STABLE		BUILDING 4
<p>Designation May be considered curtilage to the Grade II Listed Woodseats Farmhouse.</p>		
<p>Primary Phasing Constructed between 1901-1920. First floor replaced recently. The phasing of the stalls is uncertain but appears to be secondary to the primary phase of building due to the use of modern materials (concrete).</p>		
<p>Description Two storey building built of regularly coursed rock faced gritstone, with a pitched roof (currently missing its covering) (Appendices 2.1 & 2.17). The first floor is accessed via an approximately 2m high door above ground level to the rear which was accessed via a timber staircase externally. The principal southern elevation is regularly ordered with wide doorways either side of the elevation and three identically sized windows at ground and first floor level. Ground floor windows incorporate ventilation grills, whilst those at first floor are fully glazed. The ground floor interior comprises a single open space, with concrete floor and stalls at ground level (Appendix 2.18). The upper level is a single space with exposed trusses.</p>		
<p>Survival The building survives moderately intact, although the internal timber floor has been replaced in the recent past.</p>		

CRUCK BARN	BUILDING 5
<p>Designation Grade II Listed</p>	
<p>Primary Phasing Constructed in the 16th or 17th century. External pigsty added in 19th century. Reroofed with secondary steel structure in 2000 by Sheffield City Council.</p>	
<p>Description</p> <p>Single storey, five bay, cruck barn with coursed gritstone envelope (Appendices 2.19-20). Buttressing on the east and west elevation corresponds to the location of the internal cruck blades. Two sash windows are evident in the southern elevation, apparently contemporary with the surrounding masonry. Large entrances are situated parallel to one another in the east and west elevations, where surviving upper iron loop hinges and bottom pivot stones indicate harr-hung doors had been present. To the north there are two triangular breathing slits.</p> <p>Internally (Appendix 2.21) the building comprises a single open space, although historic records (see inset figure) suggest a dividing wall had formed a separate room in the southern end of the building. Three cruck trusses are evident, comprising relatively straight blades springing from the interior walls, with tie beam and two purlins to each roof pitch. Against the northern half of the west elevation is an added aisle incorporating three pigsty's with stalls surrounded by low walls and individual entrances (Appendix 2.22).</p> <p>A secondary steel frame structure supports a canopy over the original roof of the building, the supporting universal columns set in concrete plinths cast up against the interior face of the barn. The floor throughout is concrete.</p>   <p><i>Images source: South Yorkshire Archaeology Service (survey by P. Ryder in 1979)</i></p>	
<p>Survival</p> <p>The building survives with numerous evident phases, potentially indicating the reconstruction of the exterior envelope, or at least substantial reconstruction. The principal roof elements survive under the modern shelter, although the rafters have been removed and the stone slates were lost during the ownership of SCC.</p>	

MODERN BARN		BUILDING 6
Designation Non-designated		
Primary Phasing Built 1960s-1980s		
Description Modern shed comprising steel frame with blockwork plinth and timber boarding.		
Survival Extant as built.		
COWSHED		BUILDING 7
Designation May be considered curtilage to the Grade II Listed Woodseats Farmhouse.		
Primary Phasing Pre-dates production of Bradfield tithe map in 1827, and potentially incorporates fabric of 17 th century date. Extensive alterations evident, most likely 20 th century.		
Description Single storey gritstone rubble-built structure with mono-pitched sinusoidal steel roof. Two large entrances are present within the northern elevation. A long straight timber is built into the northern elevation, forming the lintel above the eastern entrance.		
Survival The general condition of the structure is generally good, although with an area of collapse within the eastern elevation. The masonry of the building has evidently been much patched and rebuilt and may represent the reconstruction of a collapsed structure.		
DAIRY		BUILDING 8
Designation May be considered curtilage to the Grade II Listed Woodseats Farmhouse.		
Primary Phasing Constructed between 1903 and 1965.		
Description Single storey gritstone building with mono-pitch roof. The western elevation incorporates a doorway and window.		
Survival Extant as built.		

7 UNDERSTANDING THE SITE – SIGNIFICANCE

INTRODUCTION

The significance of heritage assets is their value to this and future generations because of the archaeological, architectural, artistic or historic interest derived in their physical presence and way in which they are experienced (after definitions in NPPF). Establishing what factors contribute to the significance of an asset, and how, is crucial to understand its vulnerability to change and in ensuring appropriate conservation strategies are identified which preserve and enhance that significance.

Significance is expressed in this report on a five point scale of negligible, local, regional or national.

ARCHAEOLOGICAL REMAINS

The origin of Woodseats Farm is uncertain, although it is most likely that it developed during the latter part of the medieval period or early post-medieval period (15th to 16th centuries), with the earliest extant building deriving from a period of rebuilding during the 17th century.

Map regression suggests that there have been several phases of farm buildings erected at the site since the early 19th century, with the site of the known demolished buildings depicted on **Figure 5**. Whilst it appears that the majority of these buildings were taken down, with fabric potentially reused in later building projects, the archaeological survival of footings and deposits associated with these buildings and their demolition is likely to survive. Any such remains will be of interest in providing additional evidence for the origins and development of the farm.

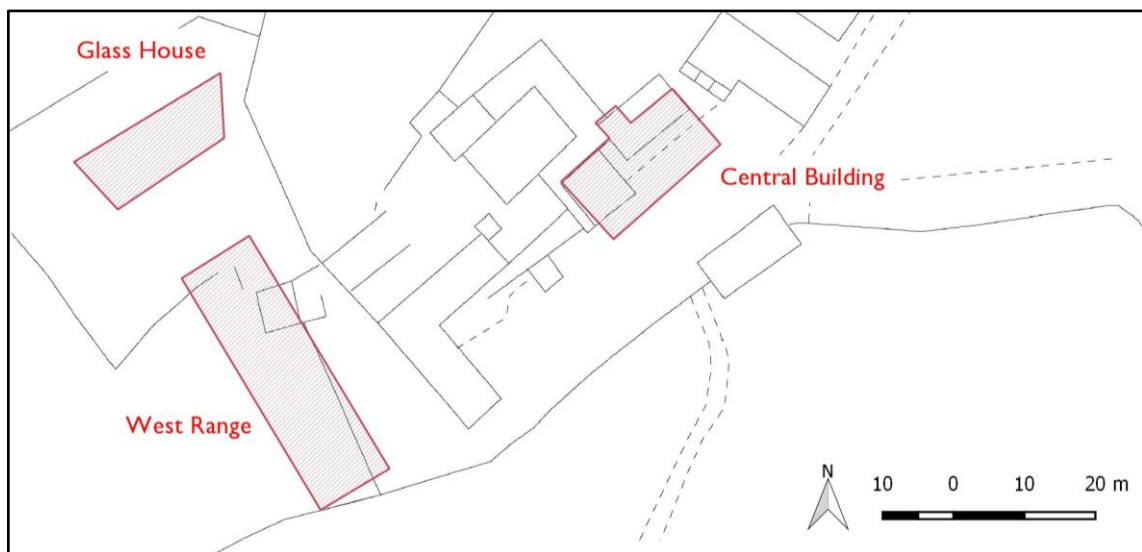


Figure 5: Approximate location of demolished buildings at Woodseats Farm

The location and extent of any earlier medieval or early post-medieval farmstead at Woodseats is unknown. Whilst there is a high potential that remains of this activity could be preserved within the farmstead, the extent of historic and modern earth movement within the vicinity of the house is likely to have impacted any such remains.

The potential for prehistoric to early-medieval archaeology at the site is uncertain, but given the few instances of previous discoveries from these periods within the site and study area it is considered that the likelihood of encountering any such remains is negligible.

BUILDING I: WOODSEATS FARMHOUSE

The 1634 date stone on the farmhouse, places it within a nation-wide period of housebuilding by the yeomanry, or small rural landowners, in response to a fall in grain prices and rise in cattle prices (Historic England, 2006: 26). This period, known as the Great Rebuilding, is considered to have commenced during the 1560s, reaching West Yorkshire around 1600 where it peaked during the 1670s (Hoskins, 1953: 44; RCHME, 1986: 109). Historic England give the average date for this period within the Yorkshire and Humber region as 1650 (Historic England, 2006: 7). Within this context, Woodhouse farmhouse is likely to have been within the early to mid-part of this period in South Yorkshire, enhancing its historical interest.

The double-gabled elevation of Woodseats Farmhouse is a feature of the local tradition, differing from the typically tri-partite form of contemporary halls in West Yorkshire, and lends architectural interest in demonstrating local building traditions. Other examples in the wider Bradfield area alone include Onesacre Hall (also built by the Stead family - Grade II*, NHLE: 1191806), Swinock Hall (Grade II, NHLE: 1132820), Hallfield House (Grade II, NHLE: 1192122) and Fair House (Grade II*, NHLE: 1132863). The relative height of Woodseats Farmhouse, the quality of its materials, general symmetry and adoption of hierarchical order to fenestration would have appeared fashionable at time of construction, indicating the wealth and wider connections of the occupants. The relatively quality and high survival of the external form and internal layout of this building is considered to contribute towards its architectural interest. Additional detail analysis of the building will enhance understanding of the architectural and historical interest of the building.

The gradual long-term changes embodied in the buildings fabric, although eroding the legibility of the original layout and circulation of the building when built, do reflect the changing requirements of its occupants through the years, and in so doing possess a degree of historic interest. In addition, the building has archaeological value in the traces of earlier phases of use and organisation preserved in its fabric, and the potential that its investigation could have in enhancing our

understanding of the buildings development. Further detailed analysis is required to understand the potential value of later phases of fabric.

The farmhouse is situated within its historic farmstead and surrounding by associated farmland. The farmstead has evolved through time, reflecting the evolution of farming practices and the local rural economy, but essentially preserves the character of a post-medieval farmstead, contributing to the architectural and historical interest of the farmhouse. The orientation of the house, facing out over the valley, offers extensive views of the wider agricultural landscape, and was likely an intentional element of its design. The farmhouse derives a level of artistic interest from the views out from the house and those back towards it.

Overall the building is considered to possess a national level of significance, reflecting its rarity, quality of architecture, preservation, and its representation of local building traditions at an early point in the development of yeomanry housing in Yorkshire.

The interior of the building has been soft-stripped, such that no original plaster or removable fittings survive. Work has commenced replacing unsound floor timbers, the approach of which in cutting back to sound wood and splicing in the new oak is considered to be considerate to its conservation. Several alterations made to the building during the 1900s have been undone, resulting in the loss of contribution these elements made to the historical interest of the building but increasing the legibility of its original plan form. Where original fabric and layout is retained it is considered that the interior of the building is relatively robust, having survived extensive alterations in the 1900s and a number of years standing empty.

BUILDING 2: BARN, STABLES & COWHOUSE

Building 2 is best described as a combination barn, in that it provides various spaces for a multitude of functions. Latterly the building has principally been used as a cowhouse with the upper storey most likely having been for the storage of fodder.

The architecture of the building is functional, although elements of finer dressed masonry are evident in the northeast-southwest range. A number of phases of alteration have altered the original arrangement and appearance of the building but are reflective of the adaption of the building to accommodate changing agricultural practices throughout its lifetime.

The survival of a significant part of the contemporary farmstead, its continued agricultural use, and the close association with its surrounding agricultural land are aspects of the building's setting that contribute highly to its significance.

In consideration of the above it is considered that the physical fabric of the building does possess historical, architectural and archaeological interest, but that this is of a much lower order to the farmhouse, and therefore equivalent to local significance. Due to the extent of change to the building, the heritage interest of the interior is relatively minor and continued modification, sensitive to the preservation of historic fabric, would be in keeping with its future conservation.

BUILDING 3: COW STANDING HOUSE

The building is of a simple functional vernacular, potentially utilising reused masonry from the demolition of an earlier building.

Similar to Building 2, the survival of a significant part of the contemporary farmstead, its continued agricultural use, and the close association with its surrounding agricultural land are aspects of the building's setting that contribute highly to its significance.

The building retains a low degree of historical, architectural and archaeological interest, equivalent to local significance, and is considered relatively robust in that it could support significant change to its interior without affecting its significance.

BUILDING 4: WORKERS COTTAGE / STABLES

Building 4 is of a modest agricultural building, built in local materials in keeping with the proportions and appearance of Victorian architecture. Former visitors and residents of the farm (Doug Hague and Tom Shepherd) recollect that the building incorporated accommodation for stable boys on the first floor (R. Hauge, *pers. comm.*).

Again, the survival of a significant part of the contemporary farmstead, its continued agricultural use, and the close association with its surrounding agricultural land are aspects of the building's setting that contribute highly to its significance. The building is of limited architectural interest and possess little historical interest beyond what it contributes to the wider farmstead group. Overall it is considered to be negligible/local heritage significance. The significance of the structure principally derives from its external appearance, and the interior is therefore considered to be able to support change where it is conducive to the conservation of the building as a whole.

BUILDING 5: CRUCK BARN

The cruck barn at Woodseats Farm forms an example of early construction technology dating in South Yorkshire to the 15th to 18th centuries (Ryder, 1979: 83). There are a good number of cruck framed barns surviving within the western fringe of South Yorkshire, principally focused within the area of assarted enclosure, including 17 listed cruck barns in Bradfield Parish alone. The closest other

cruck barn is the Grade II Listed Walker House barn (**HA3**) to the south of the study area. Walker House barn is of a differing, potentially later, type of construction but is similarly enclosed in stone walls. The structure of Woodseats farm is unusual in incorporating a typically early form of cruck frame construction which is of architectural and technological (historical) and archaeological interest as a part of a significant national resource in the area (see Ryder, 1979 and PDNPA, 2017) and what they can tell us about the nature and form of agriculture in the region.

The cruck barn has had several phases of alteration and conservation works, evidence of which is preserved in its fabric and the presence of the buttressing and steel frame shelter structure. These changes correspond to the adaptation of the building to facilitate new uses over its operation lifetime, and the history of conservation in more recent years that has sought to preserve it.

The significance of the barn is enhanced by the survival of the adjacent farmhouse, the form of later farm buildings, and the adjacent farmland, all of which preserve its historical context and increase the legibility of its functional relationship within an operational farm.

Overall the barn is of national significance, principally deriving from the interest embodied in the fabric of its frame, as demonstrated by its Grade II status.

BUILDING 6: BARN

Building 6 is a modern barn building of no heritage interest. Its scale and prominence on approaching the farmstead detract from the visibility of the core historic buildings but does reflect the continuation and development of agricultural practices at the site up to the present day.

BUILDING 7: COWSHED

Building 7, whilst one of the earliest buildings surviving on the site, has been significantly altered and may not be representative of its original scale or form. The surviving fabric of the building is likely original, although patched and rebuilt in places, and retains some historical and archaeological interest. The architectural interest of the structure is limited, in that its original likely utilitarian form has been significantly eroded by subsequent changes such that it is no longer legible. It is possible that this structure historically comprised a dung house, although insufficient evidence survives to conclude with any certainty.

Similar to those buildings above, the survival of a significant part of the contemporary farmstead, its continued agricultural use, and the close association with its surrounding agricultural land are aspects of the building's setting that contribute highly to its significance.

The overall significance of the building cannot be considered to be higher than local, owing to the scale of loss of original fabric. It is therefore considered that the renovation or reconstruction of the building, where considerate to the preservation of its surviving fabric, would be commensurate with its enhancement and long-term conservation.

BUILDING 8: DAIRY

Building 8 is a relatively modern addition to the farm, but in a vernacular that is in keeping with that of surrounding historic buildings. It is possible that it reused fabric from demolished or collapsed buildings on the site. The building is of limited architectural interest and possess little historical interest beyond what it contributes to the wider farmstead group.

SUMMARY

As part of a traditional farmstead, the buildings of Woodseats Farm make a special and significant contribution to local character and distinctiveness, especially because the working inter-relationships between the main house, buildings, yards and open landscape is still clear (PDNPAa, 2017: 6). The composition of building types and materials is typical of the region, although the plan form of farmsteads in the area is more typically linear than loose courtyard (PDNPAa, 2017: 26 & PDNPAb, 2017: 8).

Woodseats Farm meets the PDNPA criteria for being of special significance on several counts, comprising the presence of pre-18th century buildings, and cruck-framed buildings. The generally low survival of historic details within the farm building complex is a negative feature, but further investigation may identify additional evidence.

Overall, whilst individually the farm buildings at Woodseats (with the exception of the Grade II farmhouse and barn) are typically of no more than local significance, they form a regionally important group within South Yorkshire and the Peak District on account of their historical and architectural interest as a well-preserved group of distinctive buildings.

8 DISCUSSION AND CONCLUSION

DISCUSSION

Woodseats Farm is an early post-medieval farmstead, with possible latter medieval origins, situated within an area of early piecemeal enclosure on the outskirts of the rural hinterland of medieval Low Bradfield. The farm includes two Grade II listed buildings, comprising Woodseats Farmhouse and an adjacent cruck frame barn. The associated farmyard includes a combination of farm buildings of 18th to 20th century date, providing the essential setting in which the listed buildings are experienced, and representing a regionally significant group in their own right.

In regard to the archaeological potential of the area, there is insufficient evidence for prehistoric to early-medieval activity in the area to be able to determine with certainty where such activity to has occurred within the site., although the likelihood is considered to be negligible. It is possible that a farm had been constructed at the site by the later medieval period, although documentary evidence and the initial appraisal of extant historic fabric is inconclusive. It is known, however, that the farm went through a period of reorganisation in the early nineteenth century, and the remains of earlier farm buildings may survive archaeologically.

CONCLUSION

Woodseats Farm comprises an important group of post-medieval farm buildings, preserving a high legibility of their development and how they have changed. The farmhouse and cruck barn form particularly significant highlights within the farm, although the other buildings hold a regionally important group value and contribute positively to the setting of the listed buildings.

The relative significance of element of the each of the buildings varies, and it is considered that there are opportunities for managed change within the farm buildings and farmhouse which would be in keeping with their conservation. It is recommended that further investigation is undertaken of the historic buildings of the site to understand their development and significance, and the sensitivity of their constituent parts to change.

The archaeological potential at the site is considered to primarily derive from the potential for remains of earlier medieval and early post-medieval buildings. Any such remains encountered from these periods would be of interest in enhancing our understanding of the formation and development of Woodseats Farm.

9 SUPPORTING INFORMATION

AUTHORSHIP

This report has been prepared by James Thomson MClfA. Editing has been provided by Oliver Jessop MClfA. Fieldwork was undertaken by James Thomson MClfA and Oliver Jessop MClfA, whilst archive research was undertaken by Dr Victoria Beauchamp.

ACKNOWLEDGEMENTS

Rachel Hague is thanked for commissioning the project, for arranging access to the site, and for her advice during the course of the project.

Thanks also go to Zac Nellist of South Yorkshire Sites and Monuments Record and staff of the Bradfield Archives, Sheffield City Archives for their assistance.

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Image 43912 ref. 87/13 Deeds of Properties of the Feoffees and Papers relating to the Charity Commission 1689

Image 43916 87/17 Deeds of Properties of the Feoffees and Papers relating to the Charity Commission 1709

Image 34647 Land tax Assessment – Final 127

Image 35170 Land Tax Assessment- Final 1828

Image 34642 Land Tax Assessment 1839

Image 35198 Land Tax Assessment 1840

Image 35088 Land Tax Assessment 1842

85/B/1842/3/PIT Land Tax Assessment 1842 Collector's Duplicate - Property and Income Tax

Images 40204/205, 46209/10, 46237/8, 46457 Voters Lists

Image 22625 ref 1a/13 1813 Vestry Minutes

Image 22694 ref 1a/83 1819 Vestry Minutes

Image 25170 ref. 8/62 Poor relief assessment n.d.

Image 27141 ref 55o/12 Poor assessment n.d.

Milita Lists

Image 34166 ref. 84/1819/6 & 7

Image 34171 ref. 84/1819/16,

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Image 34135 ref. 84/1822/4 & 5

Image 34126 ref. 84/1823/4 & 5

Image 34115 ref. 84/1824/2 & 3

Image 34082 ref. 84/1824/4 & 5

Image 23063 ref. 84/1829/18

Image 34178 ref. 84/1829/3

Image 34045 ref. 84/1829/6 & 7

Image 34049 ref. 84/1831/4 & 5

Image 42950 ref. 76/126 Bradfield Association for Prosecution of Felons 1849

Image 42500 71/41 List of Jurors

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FC/MAPS/BRA 3S Map of Bradfield post 1826

FC/MAPS/BRA 5S Map of Bradfield post 1826

SY 236/P1/1 Bradfield enclosure Map 1826

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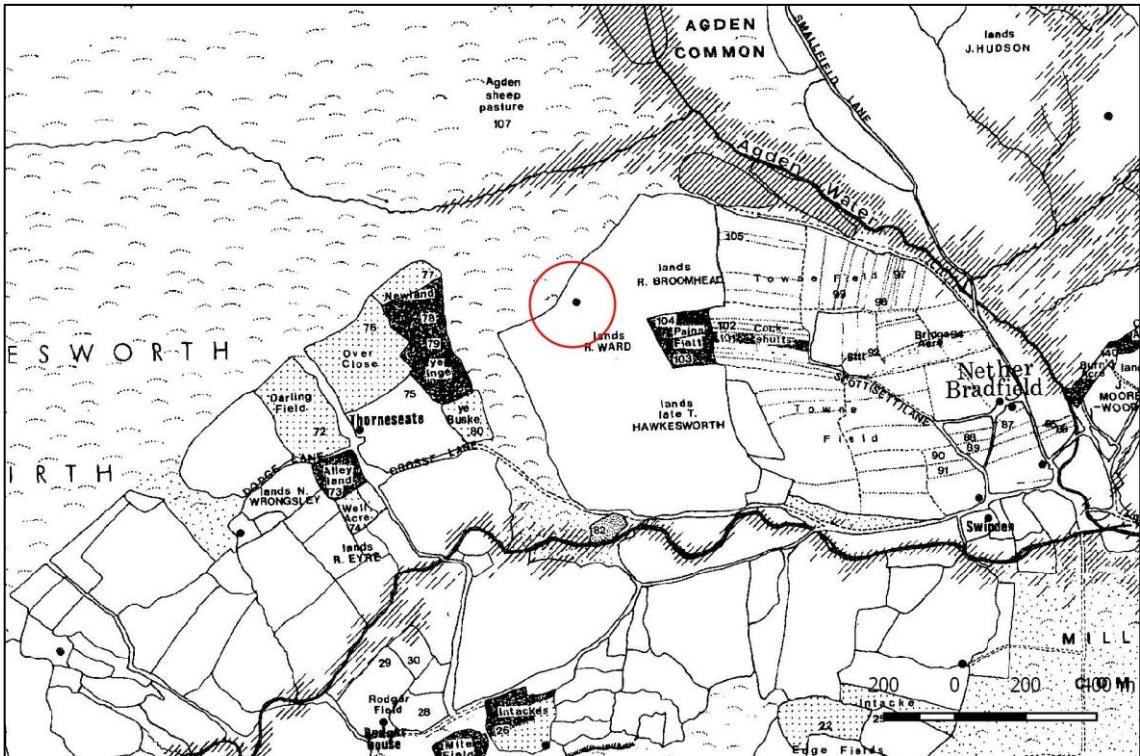
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APPENDIX I:

HISTORIC MAPPING AND ILLUSTRATIONS



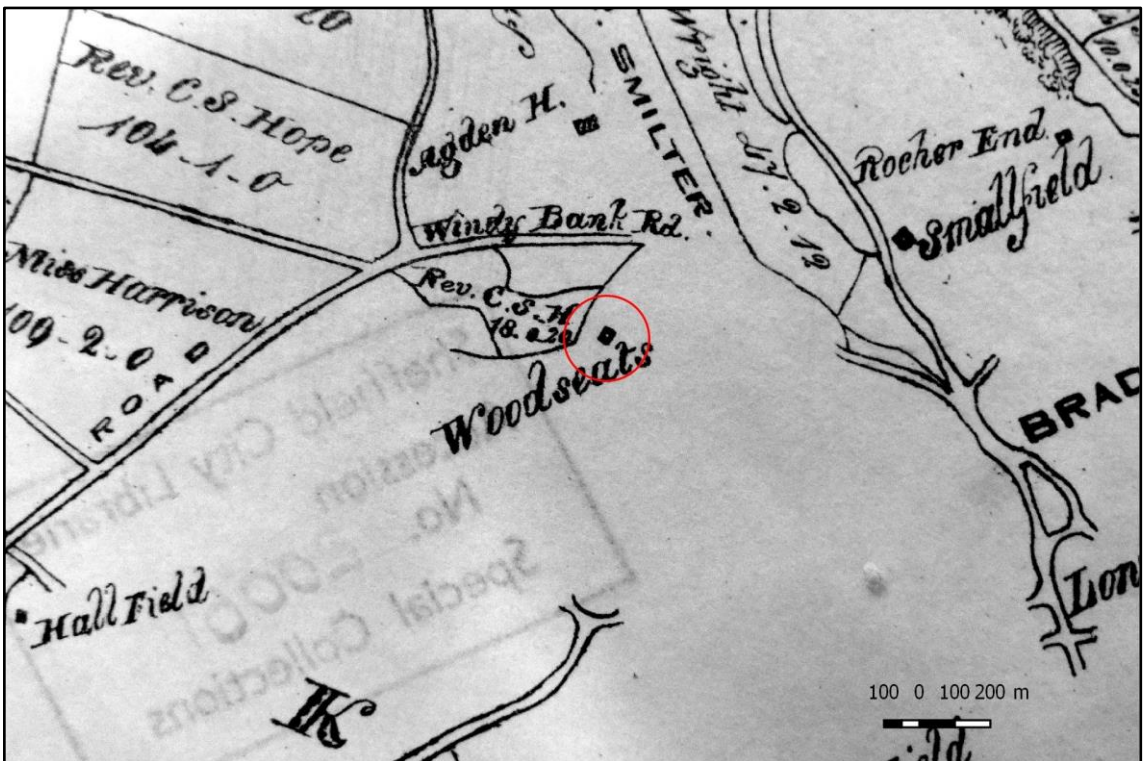
Appendix I.1: Reconstruction of the lost 1637 survey of Sheffield by John Harrison (Scurfield 1986)



Appendix I.2: Thomas Jefferys' 1777 Map of Yorkshire
© Sheffield City Archives: BRA 1L



Appendix I.3: 1813 Fairbank map
© Sheffield City Archives: BRA 1L



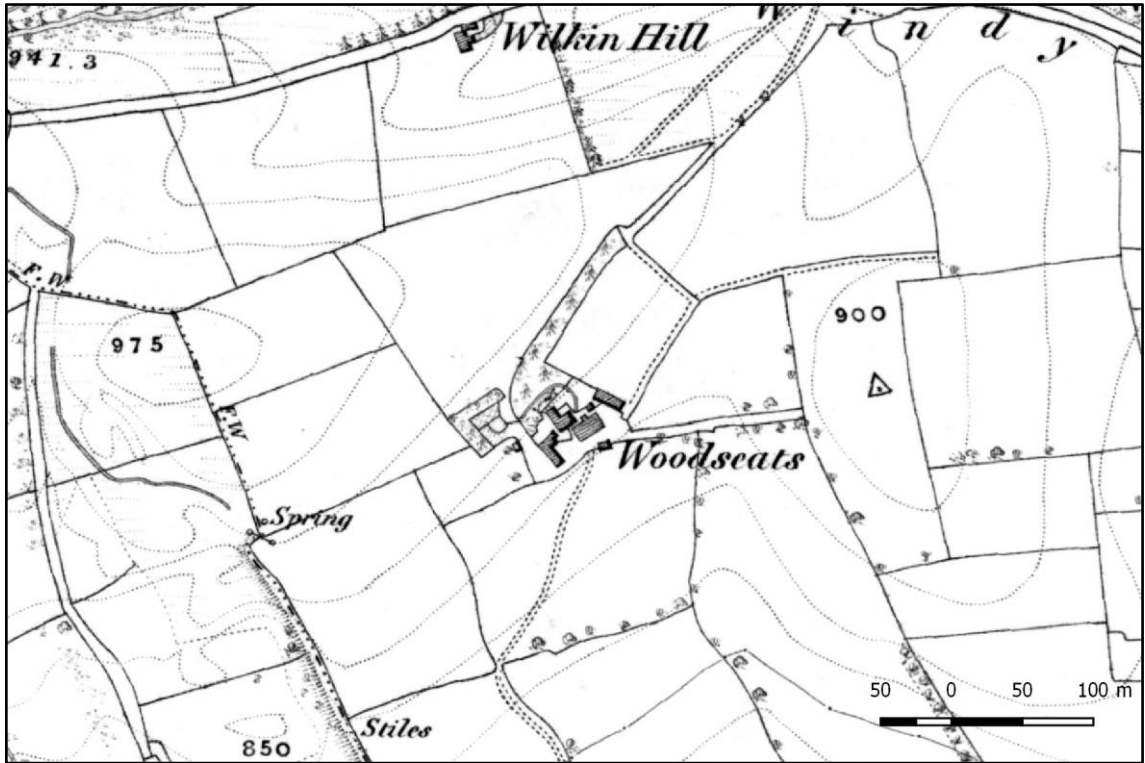
Appendix I.4: 1826 Bradfield Enclosure Plan
© Sheffield City Archives: SY 236/P1/1



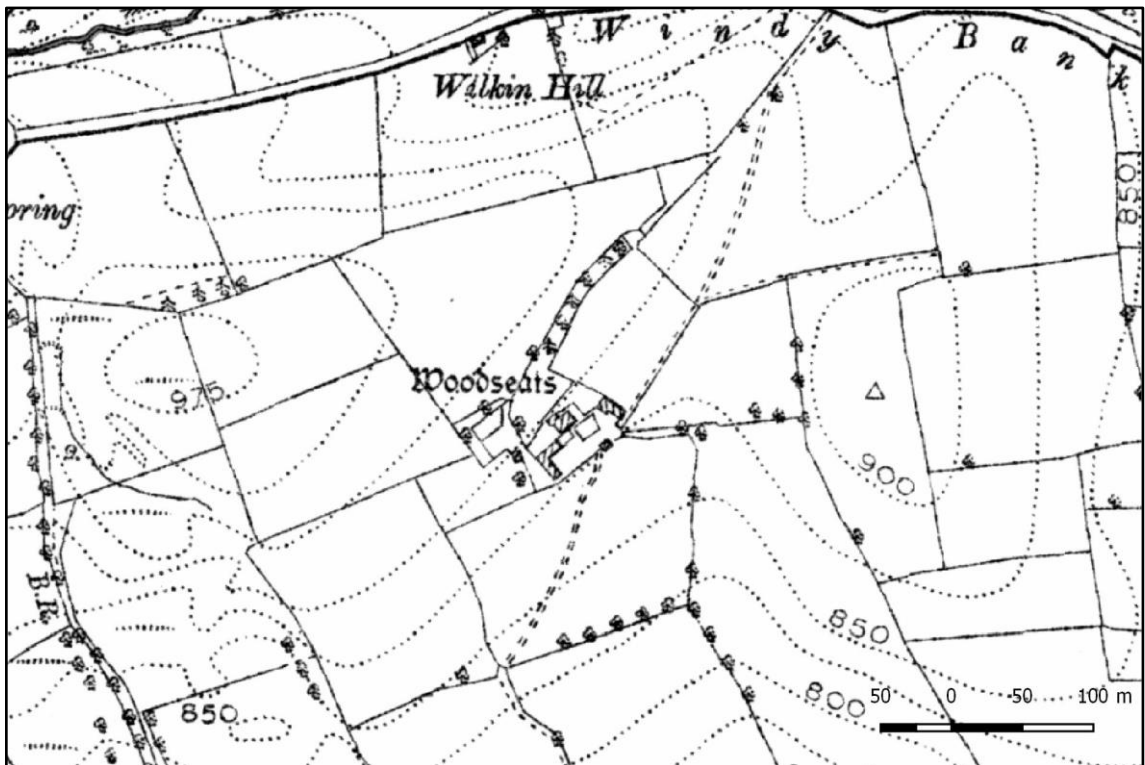
Appendix I.5: 1826 Fairbank map
© Sheffield City Archives: BRA.55



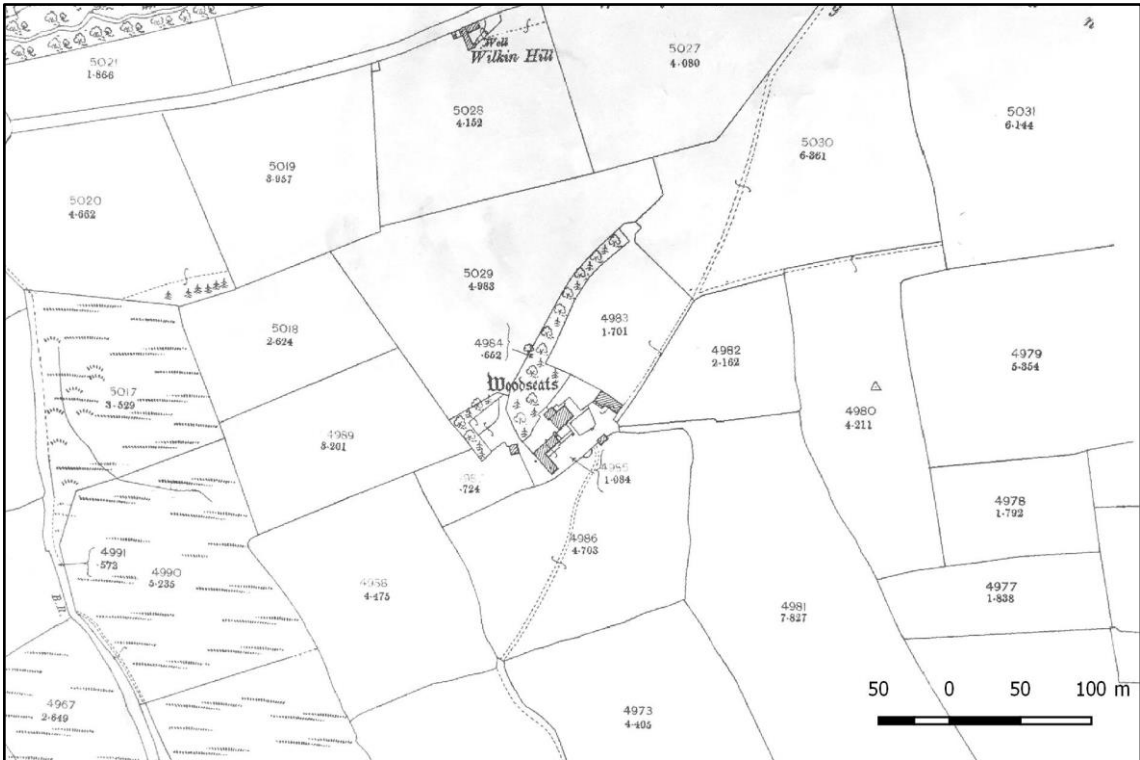
Appendix I.6: 1827 Bradfield and Loxley tithe map
© Sheffield City Archives



Appendix I.7: 1855 Ordnance Survey map
OS map reproduced under Licence No.100056148. Ordnance Survey © Crown Copyright ©.



Appendix I.8: 1893 Ordnance Survey map
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Appendix I.9: 1903 Ordnance Survey map
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Appendix I.10: 1962 Ordnance Survey map
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APPENDIX 2:

SITE PHOTOGRAPHY



Appendix 2.1: View of woodseats Farm, looking southwest



Appendix 2.2: View of the south elevation of Woodseats Farmhouse (Building 1)



Appendix 2.3: View of the Woodseats Farmhouse (Building 1), looking south



Appendix 2.4: View of the Woodseats Farmhouse (Building 1), looking northeast



Appendix 2.5: Detail of datestone on north elevation of Woodseats Farmhouse (Building 1)



Appendix 2.6: View of housebody of Woodseats Farmhouse (Building 1)



Appendix 2.7: View of rear pantry (Building 1)



Appendix 2.8: View of fireplaces in rear wing of Woodseats Farmhouse (Building 1)



Appendix 2.9: View of timber screen between chambers on first floor of Woodseats Farmhouse (Building 1)



Appendix 2.10: View of truss in the eastern bay of Woodseats Farmhouse (Building 1)



Appendix 2.11: View of Building 2, looking southwest



Appendix 2.12: View of Building 2, looking southeast



Appendix 2.13: View of interior of northeast-southwest range of Building 2, looking northeast



Appendix 2.14: View of first floor of northeast-southwest range of Building 2, looking south



Appendix 2.15: View of Building 3, looking south



Appendix 2.16: Detail of inscription on door reveal of Building 3 (possible date of 1877)



Appendix 2.17: View of north elevation of Building 4, looking northeast



Appendix 2.18: View of interior of Building 4, looking northeast



Appendix 2.19: View of Building 5, looking west



Appendix 2.20: View of Building 5, looking north



Appendix 2.21: View of interior of Building 5, looking southeast



Appendix 2.22: View of pigsty built against west wall of Building 5

APPENDIX 3:

LISTED BUILDING DESCRIPTIONS

WOODSEATS FARMHOUSE, WINDY BANK

List entry Number: 1314560

Grade: II

Date first listed: 25-Feb-1952

8/123 Woodseats Farmhouse 25/2/52 GV II

Farmhouse. R1631W over rear window. Sandstone ashlar, stone slate roof. 3 storeys, 3 1st floor windows with 2-storey, 2-bay kitchen block to rear left. Gable front : chamfered plinth. To right, original doorway, now window, has cyma-moulded quoins and lintel. Later doorway, to right of centre, has plain ashlar surround. Double-chamfered mullion windows throughout, that to ground floor left of 4 lights with transom and king mullion, that to right of centre with only king mullion remaining. 1st floor: Two 4-light windows with king mullions, and a lower, 2-light window to right. 2nd floor: Two 3-light windows and a single-light, triangular-headed window to right. Continuous dripmould to each floor, raised over 2nd-floor right window. 2 gables, each with pigeon ledge, the openings blocked. Kneelers, shaped to left; ashlar coping. Corniced ashlar stack to left ridge and stack to right. Rear : 2 single-light triangular-headed windows, and 2-light double-chamfered mullion windows, with dripmould to 2nd floor. Kitchen block has, to right, doorway, now window, with chamfered hoodmould, and to right a double-chamfered mullion window, now door. Right return : to right, blocked chamfered doorway with decorative stops. To left, gable with ashlar coping. Left return : to ground and 1st floors doublechamfered mullion windows, of 3-lights to left and of 2 blocked lights to right. Interior : Moulded spine beams to ground floor, and some moulded plank and muntin partitioning to staircase at rear. The kitchen block has 2 large arched fireplace openings.

Listing NGR: SK2487492455

BARN AT WOODSEATS FARM APPROXIMATELY 25 METRES TO NORTH EAST OF HOUSE

List entry Number: 1192742

Grade: II

Date first listed: 30-Sep-1975

8/124 Barn at Woodseats Farm 30/9/75 approximately 25 metres to north-east of house.

GV II

Barn. Probably C17. Cruck framed, coursed gritstone rubble, stone slate roof. 4½ bays with outshut on left. Some quoins. Cart door, with buttress on right and cowhouse door with wooden lintel to far right. Rear : former cart door, mostly blocked. Buttresses. Interior : stone paved threshing floor. 3 cruck pairs rising from above floor. Double purlins with some wind braces. Square-set ridge on saddle at apex. No tie beam to left truss (halvings remain), others have purlin ties. King post truss to right end. Pegged ears for harr-hung cart doors remain.

Listing NGR: SK2490892465

APPENDIX 4:

SITES AND MONUMENTS RECORD DATA

Table4: South Yorkshire Sites and Monument Record Data

HA	Period	Name	Description	SMR ref	Grid Reference	
1	Mesolithic	Mesolithic flint find, Agden, Bradfield	FINDSPOT	5079	424999	392002
2	Bronze Age	Possible Bronze Age Cairn, near Thornsett Lodge, Bradfield	CAIRN	00605/01	424000	392200
3	Medieval to Post Medieval	Medieval? Cruck Barn, Woodseats Farm, Bradfield	CRUCK BARN	01343/01	424912	392464
4	Medieval to Post Medieval	Walker House Cruck Barn, Bradfield	CRUCK BARN	01185/01	425060	391890
5	Medieval	Medieval Carved Stone Head, Thornseats House, Bradfield	CARVED STONE	00748/01	424370	391980
6	Post Medieval	Woodseats Farm Post-Medieval Farmhouse, Bradfield	FARMHOUSE	01343/02	424878	392456
7	Industrial	Lower Thomseat Farmhouse, Bradfield	FARMHOUSE	04126/01	424320	391970

APPENDIX 5:

SCOPE OF WORKS AGREED WITH PDNPA

From: Maxwell Adam
Sent: 07 December 2017 09:37
To: Rachel Hague
Subject: FW: Woodseats Farm, Bradfield Dale

Importance: High

Dear Rachel

Thank you for setting out the proposed approach. Please see our response below.

Kind Regards

Adam

From: Waddington Rebecca
Sent: 07 December 2017 09:34
To: Maxwell Adam
Cc: Ward Natalie
Subject: FW: Woodseats Farm, Bradfield Dale
Importance: High

Hi Adam,

Natalie and I have discussed the recent e-mail from Rachel Hague regarding the above site. We have no objection to the proposed approach as set out by Rachel Hague, on 4th December 2017. However, we would strongly recommend that if each structure is to be assessed individually, that, in addition to the proposed Desk Based Assessment that considers the whole site, a context/overview of the whole site should be included for each individual assessment. The latter should set out the significance of the building and how it contributes to the significance of the historic farmstead as a whole and this could be included as part of the first stage of the works. Advice on an approach to such an assessment that the Authority recommends is set out in the Authority's Historic Farmsteads guidance, particularly the Farmsteads Assessment Framework'. The latter can be viewed via the following link, <http://www.peakdistrict.gov.uk/looking-after/living-and-working/farmers-land-managers/historic-farmsteads-guidance>

I hope the above is of assistance .

Kind regards,
Becky and Natalie.

From: Maxwell Adam
Sent: 04 December 2017 09:57
To: Waddington Rebecca; Ward Natalie
Subject: FW: Woodseats Farm, Bradfield Dale

Hi Both

Can you let me know if you have any issues with this approach in principle?

Adam

From: Rachel Hague MHH Contracting
Sent: 04 December 2017 06:39
To: Maxwell Adam; Waddington Rebecca
Cc: Rachel Hague
Subject: Woodseats Farm, Bradfield Dale

Rebecca and Adam

Following our initial consultation with you and the PDNPA regarding our Listed Building application at Woodseats Farm, we have taken advice from Oliver Jessop of The JESSOP Consultancy and would like to suggest the following approach regarding progressing the project. It is clear that the farm as a whole comprises of numerous buildings of varying levels of historic significance, and a sensible approach would be to consider each element independently. This will then ensure that any surveys/reports that are produced do not become unwieldy, and we can then look at funding each element in turn.

The first stage of work would be to undertake an overview of the heritage significance and archaeological potential of the farm in the form of an archaeological desk-based assessment. This document would be prepared in accordance with guidance issued by the Chartered Institute for Archaeologists (2014) and ensure that all relevant historic and archaeological sources are examined. It would explore the sequential development of all the buildings and any associated gardens/yards, although would not describe each building in detail. Its purpose would be to establish a baseline understanding of the overall significance of each part of the site and ensure that all future decisions regarding any alterations, or restoration work is undertaken in an informed manner that is proportional to the guidance within the NPPF.

The subsequent stages would then be undertaken as independent reports, starting with the Farmhouse which is considered to be the main priority. These documents would entail a historic building appraisal and heritage statement to be prepared that will comment on the nature of any proposed renovation works and the potential harm that they might have on the historic fabric, or surrounding archaeological remains.

We feel that a staged approach as outlined above will be beneficial to both ourselves and the PDNPA, and welcome your agreement to this proposal.

Kind Regards
Rachel Hague

N.B.: email addresses and contact details removed