

WOODSEATS FARMHOUSE

Windy Bank, Low Bradfield, South Yorkshire



Historic Building Appraisal and Heritage Assessment

May 2018
Final

Document No: TJC2018.30
Planning Application No: TBC
OASIS No: thejessop-307221



Office contact details

The JESSOP Consultancy
Cedar House
38 Trap Lane
Sheffield
South Yorkshire
S11 7RD

Tel: 0114 287 0323

The JESSOP Consultancy
1 Sherbrook House
Swan Mews
Lichfield
Staffordshire
WS13 6TU

Tel: 01543 479 226

The JESSOP Consultancy
The Wheel House
Angel Court
81 St Clements
Oxford
OX4 1AW

Tel: 01865 364 543

Disclaimer This document has been prepared with the best data made available at the time of survey and research. It is, therefore, not possible to guarantee the accuracy of secondary data provided by another party, or source. The report has been prepared in good faith and in accordance with accepted guidance issued by the Chartered Institute for Archaeologists 2014. Digital versions of this document may contain images that have been down-sampled and are reduced in quality.

Copyright The copyright of this document is assigned to the Client, however the JESSOP Consultancy must be acknowledged as the author of the document. It is intended that the final version will be archived and made publicly accessible via the OASIS database.

TJC The JESSOP Consultancy is the trading name of TJC Heritage Limited, a United Kingdom Registered Company - No.9505554.

SUMMARY OF PROJECT DETAILS

OASIS ID:	Thejesso I-307221
Planning Reference:	TBC
TJC Project Code:	A43
Project Type(s):	Historic Building Appraisal Heritage Assessment
National Grid Reference:	SK 24874 92456
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 (NHLE: 1192742)
HER Record No(s):	South Yorkshire SMR: 01343/01; 01343/01
Prepared by:	James Thomson MCI(A) Victoria Beauchamp PhD (research)
Reviewed by	Oliver Jessop MCI(A)
Date:	May 2018
Version:	Final (14.05.2018)

TABLE OF CONTENTS

NON-TECHNICAL SUMMARY	1
1 INTRODUCTION	2
2 SITE LOCATION AND BASELINE CONDITION.....	4
3 METHODOLOGY.....	6
4 PLANNING POLICY.....	7
5 UNDERSTANDING THE SITE - BACKGROUND	10
6 UNDERSTANDING THE SITE – BUILDINGS APPRAISAL.....	13
7 UNDERSTANDING THE SITE – SIGNIFICANCE.....	24
8 IMPACT ASSESSMENT	28
9 DISCUSSION AND CONCLUSION	40
10 SUPPORTING INFORMATION.....	41

Appendix 1 – Historic mapping and illustrations

Appendix 2 – Site photographs

Appendix 3 – Listed Building Descriptions

Appendix 4 – Scope of works agreed with PDNPA

NON-TECHNICAL SUMMARY

This report presents the results of an historic building appraisal and heritage impact assessment produced for Woodseats Farm, Windy Bank, Low Bradfield, Sheffield, South Yorkshire, centred on National Grid Reference SK 24874 92456. It has been prepared to inform a previously submitted planning application and Listed Building consent application for the renovation of the farmhouse. This assessment should be read in conjunction with a desk-based assessment prepared for the whole of Woodseats Farm (TJC ref 2018.05).

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.

Woodseats Farmhouse, which is Grade II Listed, is a stone-built yeoman's house of the early 17th century, which was erected within the early period of when such houses were built within the region. The building survives substantially intact in relation to its scale, mass, plan form and circulation, although successive owners have left their mark eroding the legibility of its original design. More recently works have included the loss of internal plaster, flooring and damp proofing works that has potentially resulted in the loss of historic fabric. Although the significance of such lost fabric has not been addressed in this report, and it is considered that the core architectural interest of the building has been retained.

The proposed works include a comprehensive scheme of renovation, including conservation of historic fabric, some changes to plan form, replacement of areas of damaged fabric and limited considered restoration. Impacts to historic fabric are limited to aspects of the building that make a low contribution to the significance of the structure, whilst numerous works will result in no harm or minor enhancement.

It is considered that the proposed scheme of works to Woodseats Farmhouse will lead to the conservation of the remaining structure and its overall enhancement. The success of the scheme will be dependent on the detail design of several elements of the proposal, but the overarching strategy is appropriate to the preservation and enhancement of the heritage significance of the building.

I INTRODUCTION

BACKGROUND

This report comprises a historic building appraisal and heritage statement produced for Woodseats Farmhouse, Windy Bank, Low Bradfield, Sheffield, South Yorkshire (**Figure I**), centred on National Grid Reference SK 24874 92456, prepared to inform a proposed planning application.

The current proposal comprises the refurbishment of the farmhouse for continued domestic use.

AIMS

This document presents an appraisal of the historic built fabric of Woodseats Farmhouse, an assessment of its heritage significance, and an assessment of the impact of the development scheme upon that significance.

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

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 report presents an assessment of **Building 1** only.

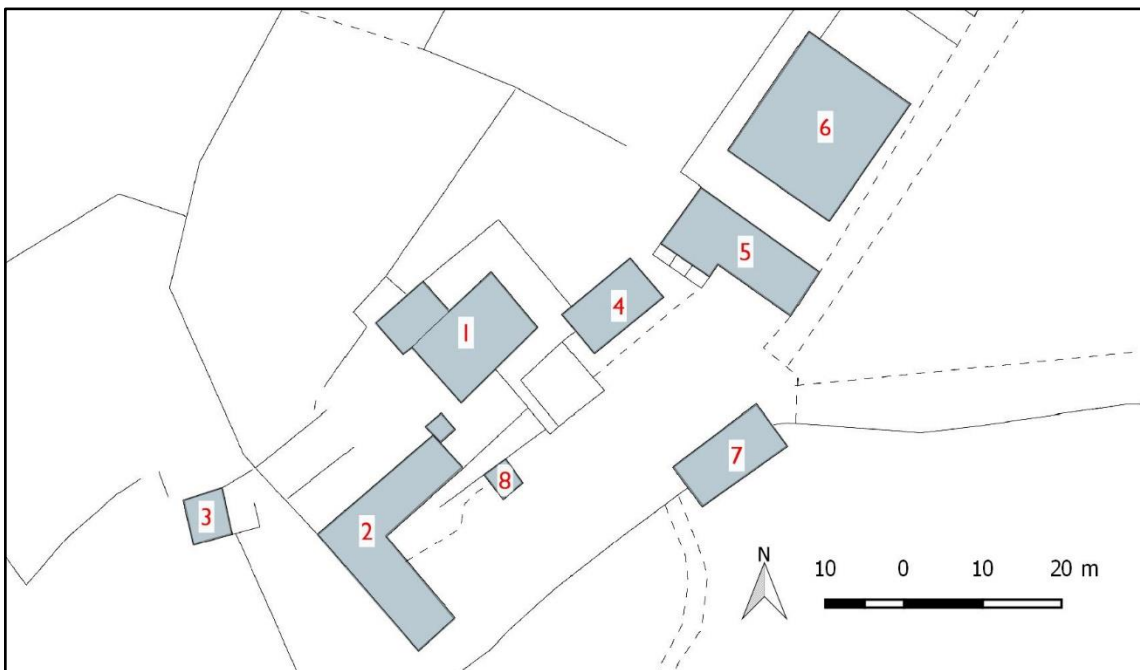


Figure 2: Site Layout with Building Numbers

GEOLOGY

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**.

3 METHODOLOGY

INTRODUCTION

This assessment was undertaken in accordance with the Chartered Institute for Archaeologist's standards and guidance for historic environment desk-based assessments (2014), Historic England guidance for recording historic buildings (2016) and in reference to the policies and guidance of the National Planning Policy Framework (NPPF).

LIMITATIONS

The scope of the report is limited to:

- A walkover survey of the site and study area;
- Reference to historic and archaeological baseline produced by The JESSOP Consultancy in January 2018;
- 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 in October 2017 and April 2018 by Oliver Jessop MCI(A) and James Thomson MCI(A) 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.

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

A full assessment of the historic and archaeological background of the site has been presented in a separate archaeological desk-based assessment for the site (The JESSOP Consultancy 2017) and is summarised here to provide a high-level baseline to provide context for the appraisal. Extracts from relevant historical visual sources including illustrations and maps are included as **Appendix 1**, with photographs from the site survey as **Appendix 2**.

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 (Carnfield 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).

ARCHAEOLOGICAL BASELINE

Early History

Woodseats Farm developed in the 16th century on the outskirts of the village of Bradfield's rural hinterland, an area of narrow fields to the east likely forming the former extent of its western open field. 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).

16th and 19th Centuries

The first documented record of Woodsetts (Woodseats) is in reference to a Thomas Otes in 1539, next appearing in the Parish register in 1577 (Hatfield, 2002: 15 & Castle 2008). A datestone on the extant farmhouse reading "R1634W" provides a firm date for construction activity at the site under the ownership of Robert Ward (**Appendix I.1**). The farm passed through marriage to the Woodhead family in the latter part of the 17th century, and then to the Hope family in the late 18th century who are believed to have let the property out. The farm appears to be marked on Jeffrey's map of 1777 (**Appendix I.2**).

Henry Ibbotson was occupying the farm by 1813, whilst the land tax assessment for 1828 confirms the occupier had changed to John Crawshaw, the Crawshaws then remaining at the farm until the early 1900s. Maps of the parish produced by Fairbank in 1813 and 1826 indicated the farm comprised of 3 buildings at this time (**Appendices I.3 and I.5**).

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 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.

In 1864 notice appeared in the Sheffield Daily Telegraph 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 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 reason for the sale is unclear, and the family remained at the farm afterwards.

The farm was sold in 1896 (18th July Sheffield Independent; 4), the lot comprising 106 acres, 1 rood and 32 perches of freehold land, including a stone-built farmhouse, cowhouses, barns, stables and conveniences. The Crawshaws remained at the farm following the sale, but later references suggest it was jointly owned from this point with the Creswick family.

20th Century

Woodseats was again advertised for sale in 1903, when it was bought by Henry Sanderson of Watt House Bradfield who, in the following year, let the farm to the Shepherd family. The 1911 census records the Shepherds to have been a large family of 13 children, many of whom stayed to work on the farm.

Whilst the whole of the valuable live and dead farming stock was sold off in 1920 (including 23 dairy cows, 6 draft horses, 50 fowl, and other items) the Shepherd family stayed on at the farm as dairy farmers.

Ida Smith who wrote about her life at Woodseats in the first volume of *Bygones of Bradfield*, recalled the following about the farmhouse:

"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."

The Shepherd family left the farm in 1979. By this date Sheffield City Council had become the farm's owners and the farm subsequently 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 has remained unoccupied since 2013, probably its longest period of disuse since its construction in c.1634, passing to the current owner in 2016.

6 UNDERSTANDING THE SITE – BUILDINGS APPRAISAL

INTRODUCTION

The following section presents an assessment of the character and condition of Woodseats Farmhouse (**Building 1**). A plan showing the location of the building 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**).

PHASING

A phased plan of the building is included as **Figure 3**.

Phase 1: 1600-1650	Construction of the hall
Phase 2: 1650-1800	Development of the farm
Phase 3: 1800-1900	Re-organisation of the farm
Phase 4: 1900-1970	Extension of farm accommodation
Phase 5: 1970-Present	Alterations and renovations to the house



Figure 3: Phased building plan of Woodseats farmhouse

Phase 1: 1630-1650

Woodseats Farmhouse (**Building I**) was most-likely built during the time of Robert Ward with a datestone in the western gable of the north elevation recording 'R 1634 W'.

The hall is considered to have been subject to a phased development, with differences in the fabric noted between the south and west elevations and east and north elevations. It is unclear whether these differences constitute a significant break between construction, extensions to an earlier structure, or refacing. Due to the presence of the datestone in the north elevation of the farmhouse, it is possible that the building was originally intended to be accessed through the north elevation, and the construction phases identified could relate to a reorientation of the principal elevation of the house. The interior fabric and organisation of the building, however, appears largely consistent with a single staged construction, although the present staircase is probably a later addition and the roof configuration appears to have been altered, presumably lowered. The former is evidenced in the presence of redundant joist holes which suggest the first floor was pierced through to create the stairwell. The latter is evidenced in the truncation by the present valley gutter of a finely dressed doorway, the presence of reused timbers in the roof, and inserted corbels in the north wall.

Phase 2: 1650-1800

This phase coincides with the occupation of Woodseats farm by the Woodhead and Hope families, who owned the farm.

The north wing of the building was an extension to the main farmhouse, requiring the insertion of a ground floor doorway, and the partial blocking of a window at ground floor level. A previous external doorway appears to have been reused for the first-floor connection. This building provided a ground floor room with substantial fireplace, and an upper heated chamber. The function of the ground floor room is uncertain, although the presence of the large fireplace (with evidence for a former internal oven) and the extensive fenestration suggests that it had a domestic function, perhaps used as a combined brew and bakehouse. The first-floor room provided a heated chamber, possibly a bedroom.

It is suggested that the addition of the north wing may have provided the impetus to reorganise the interior of the building, including the creation of the present staircase, and potentially the reconfiguration of the roof.

Phase 3: 1800-1900

This phase coincides with the tenancing of the farm by the Ibbotson, Cranshaw and Creswick families, during which time the wider farmstead was reorganised. This was evidently reflected in

some minor changes to the internal organisation of the farmhouse, considered to have included the relocation of the southern doorway, requiring the insertion of a new door through a previous window and coinciding with the creation of an interior corridor and ovens in **G1**. The floor boards of the first and second floor were potentially replaced during this period.

Phase 4: 1900-1970

The extension of the farm facilities during this period, coinciding with the transfer of the farm from the Crawshaws to the Shepherd family, is considered to have included the raft of alterations to the rear access into G2 and G6 which included the swapping round of doors and windows and the insertion of an additional window.

Phase 5: 1970-Present

A small number of insertions are considered to have occurred during the later period of the buildings history, including the reopening of earlier blocked doors on the ground floor, the alteration of the fireplace in **G5**, and the insertion of a doorway between **S1** and **S2**.

Since the sale of the farm in 2013, renovations have been undertaken in the farmhouse including the re-laying of ground floors with Yorkshire flagstone, repair of rotten timbers and removal of modern inserted partitions.

DESCRIPTION OF FABRIC

Exterior

The farmhouse is a three-storey building constructed from sandstone ashlar, repointed with a cementitious mortar over an earlier lime mortar. The masonry of the south and west elevations (**Appendices 2.1 and 2.4**) comprises long rectangular stones, laid in regular courses that gradually recede in height in stages up the elevation. In comparison, the depths of the coursing within the east and north elevations is less regularly laid (**Appendices 2.2 and 2.3**). This variation is also reflected in the quoins which within the southeast corner are neatly matched in with the coursing of the adjoining elevations but are of less regular depths at the other corners such that the masonry of the adjoining elevations has had to be snecked (the use of small squared stones to fill spaces between courses of differing heights).

The roof of the farmhouse is of stone slate, forming two pitches orientated north-south and a secondary pitch relating to a gable in the southern part of the east elevation. Gables within the south, east and north elevation are coped with plain chamfered stone. Shaped pieces at the apex of the northern two gables suggest that they were once pedimented. The coping terminates in cyma

recta kneelers, those on the west elevation incorporating a central horizontal fillet (**Appendix 2.6**). The kneeler to the northern side of the east gable is situated at a point which is inconsistent with the existing roof layout and could therefore be indicative of alteration.

Chimneys are situated within the eastern gable and within the central ridge of the western pitched roof. They are built of sandstone ashlar, with a moulded string. The western chimney has a moulded cornice (**Appendix 2.7**), whilst that within the eastern gable has a plainer square string course.

The elevations of the farmhouse are ornamented with a plain chamfered plinth to the south, west and east elevations; moulded string above ground floor level to the south, west and east elevations; moulded string above first floor level to the south elevation; and moulded string within the gables above second floor level to the south and north elevations. In addition, landing ledges are situated within the upper gables of the south elevation (**Appendix 2.5**). Above each of these ledges are three small blocked openings indicating the former presence of internal dovecotes. (a common feature of gentry houses, where having a ready supply of fresh meat was considered a sign of status).

The northern part of the building is terraced into the hillside, with a narrow pathway set around its east, north and west elevations, bounded by rubble built retaining wall.

South Elevation

The south elevation is fairly regularly ordered. Within each gable are a set of three windows centred on one another between floors, comprising a transomed and mullioned windows of eight lights on the ground floor, mullioned windows of four lights on the second floor, and mullioned three light windows on the second floor. The window set within the east gable of this elevation is set to the west of centre, in order to incorporate a second run of openings including a doorway, now window, at the ground floor, small mullioned window of two lights at the first floor and single light windows at second floor with a pointed arch. The former doorway has a moulded chamfered surround, with evidence of decorative stops towards the base of the wall (**Appendix 2.8**). The plinth steps down either side of the door. A second doorway has been inserted within the western side of the east gable, by intersecting the previous eight light mullioned window, with a chunky plain sandstone surround (**Appendix 2.9**).

The windows through this elevation have modern timber frames, with casements. Evidence within their fabric suggests that they would have been glazed with some incorporating vertical iron bars behind the glass within the centre of each light.

East Elevation

The southern gable of the east elevation is blind, likely owing to the position of the chimney within the centre of the wall. A row of three tall stones situated within the apex of the gable, beneath the chimney stack, are through stones that form corbels on the interior face of the elevation and carry the chimney stack beyond the width of the wall. Within the northern part of the elevation is an inserted, or heavily modified, window at ground floor level with plain still and lintel and timber framed window of six lights. The wall beneath this window has been rebuilt. An apparently chiselled back stone to the upper left of the window may represent a former continuation of the stringcourse. It is possible that this window had originally been a mullioned window, similar to one situated centrally above it, which would have then mirrored the arrangement of fenestration on the west elevation. Unfortunately, no evidence for the former stone surround or internal splay now survives.

South of this window is a small blocking, most likely comprising a former window, of which only the lintel survives.

Towards the eastern end of the elevation is a doorway that was boarded over at time of survey, but from examination of exposed jambs and chamfered plinth appears to be a reopening of a former doorway that had previously been converted to a window.

West Elevation

The elevation incorporates two sets of windows, comprising stone mullioned three light windows at ground and first floor within the northern half of the elevation, and smaller stone mullioned two light windows in the southern part of the elevation. The southern windows had previously been blocked up but had been reopened by time of survey. Both sets of windows appear contemporary with the construction of the elevation.

The scar from a removed boundary wall is evident towards the southern side of the elevation, rising to just below the string course. The wall was evidently not tied in, and most likely an addition dating to the reconstruction of Building 2 in the first half of the 19th century (Phase 3). Its removal has not affected the architectural interest of the building.

North Elevation

The north elevation lacks the careful arrangement of the other elevations, with windows situated irregularly across it.

At ground floor level, within the eastern gable, is a window opening. To its west is a two-light stone mullioned window, once paired with an identical window within the eastern side of the west gable. This latter window has been partially blocked by the extension of the north wing leaving a single light visible. Further two-light mullioned windows are also situated roughly towards the centre of the east gable at first and second floor, and towards the centre of the west gable at second floor level.

Single light windows with pointed window heads are situated towards the eastern side of the west gable at first and second floor. The form of the moulding to the jambs of these windows (chamfer, square and chamfer) are identical to the pointed window in the south elevation, and likely to be contemporary. A stringcourse that around the lintel of the window is cut short by the line of the gable. This arrangement is awkward and could indicate that the form of this gable has been altered, possibly in relation to evidence for the lowering of the valley gutter observed internally.

Situated above the stringcourse, at second floor level, within the western gable is a date stone reading "R 1634 W" (**Appendix 2.10**).

North Wing

The north wing comprises a rectangular two-storey structure, constructed of coursed sandstone ashlar, with a pitched roof of stone slates. The building abuts the northern elevation of the main house, lapping around its corner to project beyond the line of the west elevation. The wing has been built into the hillside behind the farmhouse, and its footings have been exposed along its northern elevation illustrating it is built directly onto bedrock. The gables of the building are coped and incorporate kneelers. The moulding of the kneelers is inexpertly applied, with those to the southwest and northeast being rather crudely executed, and the cyma moulding of the northwest kneeler being the incorrect way round.

The east elevation of the wing (**Appendix 2.11**) contains two openings at ground floor level, both altered. The southern opening comprises an original door, evidently previously converted to a window, and now reopened. The northern opening comprises an inserted door through a former window. At first floor level there is a stone framed window to the centre which has lost a central mullion, and a pointed single window to the north. The moulding of the jambs of the pointed window is slightly simpler than those of the main building.

The north elevation (**Appendix 2.12**) of the wing is blind, except for a chamfered plinth. The top of the gable has collapsed where a chimney had previously emerged. The walling below the plinth appears to have been rebuilt, with a variation in tooling evident.

The west elevation (**Appendix 2.13**) has a four-light stone mullioned window at ground floor level and a former three-light mullioned window at first floor which has been altered to incorporate a doorway within the northern two lights. A moulded stringcourse is interrupted by the insertion of the doorway. A small single storey lean-to is present at the northern end of the elevation, built of a similar sandstone

The north wing laps around the northwest corner of the main body of the farmhouse, such that a narrow section of south elevation is exposed. This wall contains a single doorway at ground floor level.

Interior

No historic plaster survives within the rooms, and the majority of the internal joinery has been removed (although it is understood three of the first floor doors are being stored for reinsertion). The floors throughout the ground floor have been lifted and re-laid with new flagstones over a damp proof membrane, with a damp proof slurry applied to the lower part of the walls. Scarf repairs have been undertaken to principal beams within the wall between **S1** and **S2**, and to numerous floor joists throughout the building. Where it has not been possible to retain joists they have been replaced with oak replacements.

Ground Floor

Principal entry into the hall is currently afforded into **G1** by the inserted doorway in the southern elevation. From **G1** there is a door into **G3**, which serves as a central hall, and a historically inserted door into **G4**. From **G3** there are doors into **G4-G5**, historically inserted doors into **G2** and **G6**, and a staircase to the first floor. An inserted door also links rooms **G4** and **G5**.

The ceiling throughout this floor comprises large principal oak beams, with beaded edges. The beams in **G1** and **G4** feature additional ornament in the form of chamfered recessed strips along the lower face of the beams. The floor joists in all the rooms have a simple stepped chamfer to the floor joists.

G1 contains a large central flat arched fireplace in its east wall, with narrow dressed jambs and a cyma recta moulded cornice above. The masonry at the back of the fireplace includes alterations in brick that suggest two or three side-flues entered the chimney from an oven, or similar, situated to the southern side of the fireplace. This oven does not survive, although blockings in brickwork evidence its presence. This oven must have post-dated the blocking of the original external doorway through the south elevation. The existing fireplace in **G1** is an insertion, with angled cuts into the timbers of the ground and first floor ceiling beams, and a row of projecting corbels within the attic,

suggest that there was originally a timber framed smoke-hood in the same location, presumably replaced with the existing stone fireplace in Phase 3.

North of the fireplace is a blocked window with deeply splayed jambs and a timber lintel. To the side of the window is a small timber lined cupboard.

The northern wall of **G1** contains a timber frame within its eastern two-thirds, comprising a post and mid-rail with sandstone ashlar infill. The upper panel contains a narrow blocking of indeterminate function. The western part of the wall has been rebuilt in blockwork, replacing a modern brick wall possibly dating to the Phase 5 (Rachel Hauge, pers. comm.). A beam across the wall has a beaded edge, similar to those within the main body of the room.

A scar in the ceiling joists of **G1** illustrate the former alignment of a partition wall that created a corridor along the western wall. This partition however was evidently a secondary insertion in Phase 3.

G3 comprises a narrow hallway within the centre of the building. The staircase within **G3** is stone built and abuts the principal fabric of the hall (**Appendix 2.18**). The eastern side of the staircase incorporates turned banisters, whilst the western side is closed with a timber panelled wall. Evidence suggesting that the staircase may be an addition is in **G5** where empty mortices within an original floor beam suggest joists had been removed to create the current stairwell (**Appendix 2.23**).

The doorways to **G1** and **G4** from **G3** possess finely dressed sandstone architraves, with chamfered edges facing into **G1** and **G3**, respectively, incorporating highly decorative stops (**Appendix 2.19**). Timber lintels above the doorways have circular holes to one side that would have supported a door hinge (**Appendix 2.20**). The outer edge of the timber lintels are chamfered, with simple run-out stops.

A fireplace is situated within the northern wall of **G4** (**Appendix 2.21**). A deep stone lintel above the fireplace is cracked and has been damaged on its lower edge such that it is not clear whether it was flat arched or shallow four-centre arch. The jambs of the fireplace are chamfered, whilst the back of the fireplace has been rebuilt. A further fireplace is located within **G5** (**Appendix 2.22**), to the rear of that in **G4**. The jambs and lintel of this fireplace are altered, indicating it is either inserted or a reworking of an earlier fireplace.

A small square hatch or window links rooms **G2** and **G3** (**Appendix 2.24**). No evidence of former fittings for a window or door survive.

Room **G6** (**Appendices 2.25-27**) is situated within the northern wing of the building and has lost its first floor such that the interior forms a single room open to the rafters. For the purposes of simplicity, first floor features are discussed in relation to **F6**. Across the northern wall of the room are two wide segmental arched fireplaces, divided by a central ashlar pier with chamfered edges. The masonry at the back of the western, larger, fireplace incorporates a change in fabric and scars suggestive of an internal division having been present, although none now survives.

First Floor

Access to the first floor is from the staircase in **G3**, which rises in hall **F3** from where there are doors into the adjoining rooms in **F1**, **F2**, **F4** and **F5**. A timber staircase continues up from **F3** to the second floor (**Appendix 2.31**). An inserted door also links rooms **F1** and **F2**.

The floors throughout this level are tongue-and-groove, with those in **F1**, **F2**, **F3** and **F4** being of a dimension and character indicative of 19th century date or later. A few boards in **F5**, viewed from below as boarded over above, appear to be earlier but are in a poor condition.

The doors to **F1-F2** and **F4** (**Appendices 2.28-30**) possess finely dressed stone architraves with chamfered jambs and lintels, with timber backing lintels incorporating the same circular hinge hole on their underside. The ornamented jambs of these doors faced into **F3**.

Of note is that room **F1** does not feature a fireplace, although a chimney breast from the **G1** below continues through this room (**Appendix 2.32**). The northern wall of this room comprises a timber frame, comprising a central post with raking braces, and regularly spaced studs with grooves to support lath and plaster infill (**Appendix 2.33**). A number of studs have historically been removed within the eastern part of the screen to facilitate the insertion of a doorway. A beam running across above this wall was decorated with a beaded edge on the side facing into **F1** but was unadorned to the north. The eastern end of the beam was supported on a roughhewn stone corbel (**Appendix 2.34**).

A fireplace is located within the north wall of **F4**, with ashlar surround incorporating a four-centre arch and chamfered jambs (**Appendix 2.36**). A smaller, plainer, fireplace is also situated in the southern wall of **F5**, to the side of the chimney breast.

The eastern wall of **F5** was formed by the side of the staircase, formed of vertical studs with grooves for lathe and plaster (**Appendix 2.31**).

Room **F6**, situated in the north wing, is presently continuous with Room **G6** below due to the absence of a floor. Empty joist holes within the northern wall indicate that they had been orientated

north-south, whilst the absence of evidence for a central beam would suggest that they spanned the full length of the room.

Second Floor

The second floor was accessed via a staircase rising from **F3** into **S3** (**Appendix 2.37**). There was no evidence to indicate that Room **S3** was subdivided. From **S3** there are doors into **S1** and **S2**. A further inserted door links **S1** and **S2** (**Appendix 2.44**).

The doors from **S3** have finely dressed sandstone ashlar frames, with chamfered jambs orientated to face into **S3** (**Appendix 2.38**). The timber backing lintel to the door into **S2** incorporated a hinge hole. Of note is the absence of stone lintel above the door into **S1**, the lintel instead formed by a piece of timber. The character of this lintel is out of keeping with the character of the surrounding stonework and high quality of the carved stops at their base and suggests that the doorcase has been altered and reduced in height (**Appendix 2.42**), which could provide evidence for a lowered rearrangement, or alteration, to the shape or angle of the roof at this point.

Further evidence for alterations to the roof are evident in **S1** in relation to the use of reused timbers for purlins, and the altered corbels within the north wall of **S1** (**Appendix 2.40**). Reused timbers are present as purlins along the east and west sides of the central valley to the south of the truss, and appear to correspond with alterations to the valley. The truss (**Appendix 2.39**), comprising a tie beam and principals, is of substantial hewn oak timbers supported at either end on cantilevered timbers, bound with iron strapwork (**Appendix 3.41**), and supported at their junction with the walls on corbels that are secondary insertions into the wall fabric and they are poorly tied into the walling.

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 four-point scale of negligible, local, regional or national.

BUILDING I: WOODSEATS FARMHOUSE

Historical and Archaeological Interest

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, Woodseats farmhouse is likely to have been within the early to mid-part of this period in South Yorkshire, enhancing its historical interest.

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.

Aesthetic Value

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.

The variation in construction technique between the south/west and north/east elevations of the building cannot be easily explained. Whilst the southern elevation is the principal façade of the building, and could be expected to be more finely built, the western elevation is the rearmost façade when the hall is approached from the east. Furthermore, the 1827 tithe map suggests that the access to the house at this period ran towards its north elevation which have made this a prominent elevation and would explain the positioning of the date stone. Possibly, therefore, the change in construction could illustrate a troubled build requiring a reduction in quality to reduce costs or, perhaps less likely given the apparent singular design: differing phases of construction.

The exterior of the building has changed little since the 17th century, although there have been various alterations to the way in which the building has been accessed which has adversely affected the legibility of the original design. Similarly, internally the circulation and layout of the building survives relatively well, although there have been insertions between rooms which have affected the significance of a central hallway. There is evidence for the alteration to the fireplace in **F1**, which may have originally been contained within a smoke hood, although original fireplaces surviving in **F4** and **S2** with four-centre arched lintels. The overlying additions and alterations made by successive owners is evident in the fabric of the building, and whilst contributing to the historic interest many were inconsiderate to the building resulting in the loss of architectural interest. Principally this is seen in the loss of the end-lobby entrance, historically entering the building adjacent to the fireplace on the eastern wall of **F1**, when the central door (and probably a central corridor) was inserted to create an axial route between rooms.

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 reversed and 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.

Artistic Value

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, offering extensive views of the wider agricultural landscape and making it a prominent focal point with views across the valley from Hoar Stones Road, which were likely intentional elements of its design. The farmhouse derives a level of artistic interest from the views out from the house and those back towards it.

Summary

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.



Figure 4: Plan showing the contribution made by fabric to the significance of Woodseats farmhouse.

8 IMPACT ASSESSMENT

PROPOSED DEVELOPMENT – POTENTIAL IMPACTS

The proposals for the renovation of the farmhouse require:

- Alterations to external doorways, including reinsertion of original entrances with considerate restoration of truncated/lost windows;
- Extensive timber repairs to joists and beams, to include scarfing in of new timber where old has failed and/or replacement where timbers are beyond reuse;
- Replacement of timber floors to first and second floor;
- Replacement of lost floor in northern wing;
- Complete re-glazing of fenestration, including isolated masonry repairs and considerate restoration of lost features;
- Insertion of new partitions to subdivide a limited number of rooms;
- Insertion of new cooking and sanitation facilities; and
- Raising of drip steps to valley of roof to accommodate raising of head of doors on second floor.

IMPACT ASSESSMENT

An assessment of the effect of the proposed works has been undertaken, considering the contribution made by the affected fabric to the significance of the building, and the nature of any residual effect (both negative and positive). For ease of reference this has been tabulated below (Table 2), with references linking to proposal drawings.

Note: The assessment does not attempt to assess the impact of any previously actioned works.

Table 1: Levels of significance and effect referred to in Table 2

Contribution of Fabric to Significance		Effect	
High	H	Very positive	++
Medium	M	Positive	+
Low	L	Neutral	o
Neutral	N	Negative	-
Negative	Neg	Very negative	--
Works do not affect historic fabric	n/a	More information required	?

Table I: Assessment of impact of proposed works to the significance of Woodseats Farmhouse.

Ref.	Description	Contribution of Fabric	Effect	Heritage Impact Assessment
South Elevation				
HM01	W1.02 & 03: Carefully remove existing C20 stone door surround and set aside. Reinststate missing stone LH jamb blocks, section of sill, mullion and transoms to match W1.01. Infill remaining opening to existing removed door with walling stone to match adjacent (incl re-using stone removed from W1.04). All as drawing 581WF-P05, P10 to spec C41.	Neg	+	The door contributes to the historic interest of the building as a reflection of previous improvements to the building made to accommodate modern living. The insertion of the door, however, negatively impacted an earlier window and the legibility of the original end-lobby entrance. Reinstatement of doorway will reverse this harm and is considered as a positive change.
HM02	W1.04: Carefully remove existing C20 stone door infill and set aside. Make good surround. All as drawing 581WF-P05, P10 to spec C41.	Neg	+	Evidence of previous alterations to accommodate changes in living practice are of historic interest, however, the window in this location is negative in character and reinstatement will reintroduce a significant feature of the original building's design.
East Elevation				
HM03	W1.05: Carefully remove existing stone window infill and set aside. Retain existing lintel, cut and dress blocks to form jambs and sill (simple square reveals with no historic moulding). All as drawing 581WF-P11 to spec C41.	Neg	+	This window appears to be an insertion, and whilst its scale is in keeping with that of earlier windows its timber frame is out of keeping with the aesthetic of the building and forms a detractive feature. Whilst conjectural restoration is perhaps inappropriate, the creation of a new frame that reflects the proportions of the historic windows, possibly in wood, would be an enhancement.
HM04	Carefully remove existing poor-quality infill stonework and replace with new stone blocks to match adjacent cant plinth and walling blocks. All as drawing 581WF-P05, P11 to spec C41.	Neg	+	The fabric at this point appears to have been disturbed and rebuilt in relation to the insertion of services beneath the wall at this point or as a part of the insertion of the window above. Repair of this damage would be positive.
HM05	Masonry indent repair to heavily damaged/weathered cornice blocks. Match adjacent profiles. All as drawing 581WF-P11 to spec C41.	H	+	The stringcourse is an important element of the architectural design of the building, but serves an important functional purpose. Careful removal of weathered stone and like for like replacement is constant with the conservation of the building.
HM05a	W2.07: Reinststate missing stone mullion to match W1.13. As drawing 581WF-P06, P11 to spec C41.	H	+	The sill and lintel of the window retain evidence for the location and sectional profile of this missing mullion. Repair of this missing feature would be positive.
HM05b	Remove existing modern vent and make good aperture with new	Neg	+	Removal of vent and making good of insertion would be positive.

Ref.	Description	Contribution of Fabric	Effect	Heritage Impact Assessment
	stone blocks to match adjacent walling blocks. All as drawing 581WF-P06, P11 to spec C41.			
North Elevation				
HM06	Rebuild partially collapsed chimney stack to match main house stacks as drawing 581WF-P12 to spec C41. Match adjacent cornice profiles and horizontal coping line. Bed 2no. clay pots in lime mortar flaunching and line to solid fuel standard.	Neg	+	Absence of a chimney has adversely affected the architectural character of the north wing, and restoration is appropriate in this instance. No evidence of the form of chimney, and but continuation of architectural details from the main house over this extension suggests the chimney may have been similar to those of the main house. Direct copying should be avoided, with a simpler reflection of the existing chimneys considered to more appropriate in the absence of evidence.
HM07	New cornice blocks to damaged/missing sections. Match adjacent profiles. All as drawing 581WF-P12 to spec C41.	H	+	Like for like replacement is consistent with conservation of the building.
West Elevation				
HM08	W2.09: Reinstate missing section of stone sill and 2no. Mullions to match W1.13. Infill remaining door opening below sill with walling stone to match adjacent. All as drawing 581WF-P05, P13 to spec C41.	H	+	Insertion of a door at this point must have coincided with the burying of the ground floor window to raise access into the building. The creation of the door extensively damaged the earlier window. The lowering of external ground to its previous level has enabled the reopening of the lower window, and restoration of this window would be appropriate to return this elevation to its earlier appearance.
HM09	W2.11: Carefully remove existing walling stone where sill should be. Reinstate missing stone sill and mullion to match W1.16. All as drawing 581WF-P13 to spec C41.	H	+	The replacement sill and mullion will be an enhancement. The form of these elements should be based on evidence within surviving fabric, and comparison with W1.16.
HM10	W1.16: Replace heavily weathered stone mullion to match existing. Resin inject crack to sill and point with lime/stonedust mortar. All as drawing 581WF-P13 to spec C41.	H	+	The repair of the sill will be an enhancement. Replacement of the mullion should be acceptable where it can be shown that its condition is such that it cannot be wholly or partially retained.
HM11	W1.13: Replace missing internal chamfered head stone (beneath oak lintel) to match adjacent. All as drawing 581WF-P13 to spec C41.	H	+	Chamfered headstone at this location is heavily damaged, having lost its worked face and showing signs of erosion. Replacement will consolidate this window and ensure its long-term conservation.
General External				
HM15	PARAPET COPINGS: Re-bed and point existing parapet coping stone	H	+	Maintenance to the parapet will ensure that the building remains watertight, reducing the

Ref.	Description	Contribution of Fabric	Effect	Heritage Impact Assessment
	with lime mortar on new lead DPC coated with sand/bitumen, tied into roof flashings. Arrange for Architect to inspect the condition of exposed corework before proceeding. Keep joints tight and space equally, inserting stone slip if larger than 21mm. Lowest stone to be secured with new SS dowels. Bedding and pointing with approved lime mortar sample. All as drawing 581WF P10, P11, P12, P13 to spec C41			risk of damage to the internal fabric of the building from water penetration.
HM16	REPOINTING: Remove existing cement pointing and repoint all elevations in lime mortar to spec C41. Mortar and joint profile sample to be approved by the Architect before commencing works. Insert stone slip if joint larger than 21mm wide.	H	+	Maintenance of pointing with an appropriately soft lime mortar will ensure the proper functioning of the joints and the conservation of the masonry.
HM17	STRUCTURAL REINFORCEMENT: Cintec structural ties or joint reinforcement to line of open joint as drawing 581WF-P10, P11, P12, P13 to spec C41. Exact extent of reinforcement to be agreed with Architect on site before commencing.	H	?	The extent to which identified structural movement is active, and the cause of the movement should be identified to inform the most appropriate reinforcement works.
HM18	MISC FIXED ITEMS: Remove items from elevations and make good any fixing holes or masonry penetration to match adjacent as drawing 581WF-P10, P11, P12, P13 to spec C41.	H	+	Removal of redundant modern fixtures will lead to the enhancement of the architectural interest of the building.
Floor Structure				
HM20	FIRST & SECOND FLOOR STRUCTURE REPAIRS: Replace damaged sections of timber members as indicated on drawings. Fully prop and cut out damaged section and fit new section of timber (match existing species and profile) with traditional scarf joint (stop-splayed, undersquinted) with additional metal strap for larger members for horizontal members (in bending) and scissor scarf joint	H	o	Like for like repairs to timbers is acceptable where it is demonstrable that works are necessary and where the retention of historic fabric is prioritized. The proposed scarfing in of new timber to replace damaged sections is considered appropriate, whilst the proposed strapping in larger members is considered to provide a level of non-intrusive legibility as to the modern origin of the repair. It is recommended that the decorative chamfer evident in beams is applied to beams

Ref.	Description	Contribution of Fabric	Effect	Heritage Impact Assessment
	for vertical members (in compression). Wall pockets to all joists bearing into external walls to be cleaned out and joist ends wrapped in DPC. All as drawings 581WF-ST05, 06.			where a significant proportion of a joist is to be replaced. This should only be undertaken in rooms where the chamfer has been observed.
Roof				
HM21	ROOF STRUCTURE REPAIRS: Carry out structural timber repairs as drawings 581WF-ST06, 07, 08.	M	o	The extent to which the roof dates to the first phase of construction is uncertain, with the presence of reused beams suggesting it has been historically altered. It is therefore considered that it can support a limited level of intervention without damaging its contribution to the significance of the building. A detailed photographic record should be made prior to any changes.
HM22	ROOF STRIP: Carefully remove existing roof covering (set aside stone slates in diminishing courses to refit, cart- away battens and leadwork). Inform Architect when roof structure exposed and allow time for inspection.	H	o	Retention and replacement of original stone slates will preserve the significance of the roof covering.
HM23	ROOF ALTERATIONS: Alter valley gutter to increase head room to second floor Bedroom 4 and Store doors, including all structural works, framing, lining and leadwork. All as drawings 581WF-ST07, 08 to spec H71.	L	o	The presence of finely dressed jambs to the door between S1 and S3 , which has been shortened such that it lacks a lintel, along with the alterations evident to support the valley at the southern end, together suggest that the valley has been previously altered. These historic alterations are of low historic and architectural interest, and their loss as part of these works could be mitigated by record. It is anticipated that returning these rooms to functional use will mitigate any residual harm from this loss.
HM24	RE-ROOF BUILDUP: Following roof structure repairs/alterations relay salvaged stone roof slates and insulated roof build-up as drawing 581WF-ST08.	H	o	Retention and replacement of original stone slates will preserve the significance of the roof covering.
Gutters				
HM25	Replace existing with new 100mm half round CI gutters with rise & fall brackets and 75mm diam CI eared downpipes with HW bobbins, as drawing 581WF-P10, P11, P12, P13 to spec R10. Painted gloss black.	Neg	+	Existing modern guttering to be removed and new guttering to reorganize drainage to less prominent locations in order to enhance the architectural interest of the building.

Ref.	Description	Contribution of Fabric	Effect	Heritage Impact Assessment
Windows & Doors				
WI.01 WI.03 WI.05 WI.06 WI.08 WI.09 WI.10 WI.11 WI.13 WI.15 WI.16 W2.01- W2.11 W3.01- W3.06	WINDOW: Replace with new steel opening casement with double glazed unit. Paint finish black. All as drawing 4354/001, 002 and as per example shown in Appendix 2.45.	Neg	+	Current window casements are of timber and evidently comprise a variety of ages. Opening lights are formed in timber and are consequently appear overly large for their apertures. The form of the original glazing method is unknown, although leaded glass casements is likely. The proposed replacement with steel casements is considered to be a suitable modern compromise, avoiding unevidenced restoration of historic window forms, whilst enabling a slim profile that is more in keeping with the dimensions of the windows. The latter glazing strategy appears to have comprised single pane sheet glass. Thin double-glazed units are unlikely to therefore detract from the aesthetic of the building. It is recommended that a mixture of fixed and opening lights are used.
WI.02	EXTERNAL DOOR: Remove & cart away.	N	o	Modern stable door which does not contribute to the special interest of the building.
WI.04	EXTERNAL DOOR: Supply & fit new solid oak frame, ledge & braced door as drawings 581-P05. Finish with 3no. coats of Danish oil. Supply & fit 2no. WI strap hinges and tennon lock/latch with WI lever, decorate with bees wax.	n/a	o	Door for reopened doorway. Assessed to be acceptable subject to detail design.
WI.07	EXTERNAL DOOR: Supply & fit new solid oak frame, ledge & braced door as drawings 581-P05. Finish with 3no. coats of Danish oil. Supply & fit 2no. WI strap hinges and tennon lock/latch with WI lever, decorate with bees wax.	n/a	o	Door for reopened doorway. Assessed to be acceptable subject to detail design.
WI.12	EXTERNAL DOOR: Supply & fit new solid oak frame, ledge & braced door as drawings 581-P05. Finish with 3no. coats of Danish oil. Supply & fit 2no. WI strap hinges and tennon lock/latch with WI lever, decorate with bees wax.	n/a	o	Door for unenclosed doorway. Assessed to be acceptable subject to detail design.
WI.14	EXTERNAL DOOR: Supply & fit new solid oak frame, ledge & braced door as drawings 581-P05. Finish with 3no. coats of Danish oil. Supply & fit 2no. WI strap hinges	n/a	o	Door for unenclosed doorway. Assessed to be acceptable subject to detail design.

Ref.	Description	Contribution of Fabric	Effect	Heritage Impact Assessment
	and tennon lock/latch with WI lever, decorate with bees wax.			
W1.20	INTERNAL DOORS (excl W1.20, 21, 22, 23): Supply & fit new oak batten & plank internal door as drawings 581- P05, 06, 07. Finish with 3no. coats of Danish oil. Supply & fit 2no. WI strap hinges and Suffolk latch, decorate with bees wax.	n/a	o	Doors for unenclosed doorways. Assessed to be acceptable subject to detail design.
W1.21	Lightly abrasive clean existing door. Remove SW battens and piece in new section of oak plank to match existing. Re-finish with 3no. coats of Danish oil. Remove any surface rust from WI hinges, decorate with bees wax. Supply & fit new WI Suffolk latch, decorate bees wax.	n/a	+	Clean, restore and refurnish historic doorway for reinstatement in the house. Restoration and reinstatement of historic fabric is positive.
W2.20	Lightly sugar soap clean existing door. Remove SW repairs and piece in new oak rail repairs and reinstate missing cover battens to match existing. Re-finish with 3no. coats of Danish oil. Remove any surface rust from WI hinges and nail heads, decorate with bees wax. Supply & fit new WI Suffolk latch, decorate bees wax.	n/a	+	Clean, restore and refurnish historic doorway for reinstatement in the house. Restoration and reinstatement of historic fabric is positive.
W2.21	Lightly sugar soap clean existing door and re-finish with 3no. coats of Danish oil. Remove any surface rust from WI hinges and nail heads, decorate with bees wax. Supply & fit new WI Suffolk latch, decorate bees wax.	n/a	+	Clean, restore and refurnish historic doorway for reinstatement in the house. Restoration and reinstatement of historic fabric is positive.
W2.22	Lightly sugar soap clean existing door and re-finish with 3no. coats of Danish oil. Remove strap hinges and latch, supply & fit WI H-hinge and Suffolk latch, decorate with bees wax.	n/a	+	Clean, restore and refurnish historic doorway for reinstatement in the house. Restoration and reinstatement of historic fabric is positive.
Interior: G1				
HG10	FIREPLACE: Indent repair missing/damaged block to RH mantel leg. Repoint fire surround and rubble fireback in lime mortar. All to spec C41.	M	o	Rebuilt, c.19 th century fireplace. Repair of masonry is consistent with long term conservation aims and should preserve the significance of the building.

Ref.	Description	Contribution of Fabric	Effect	Heritage Impact Assessment
Interior: G2				
HG17	PARTITION WALLS: Reconfigure existing stud partitions (remove all existing construct all new) to Boot Room, WC and Store as drawing 581WF-P05.	H	o	No studs present at time of survey. Creation of new partitions will sit within a historic room and are not considered to adversely affect the legibility of the historic plan form. Assessed to be acceptable subject to detail design.
HG31	Supply & fit obscure glass internal fixed window in oak frame.	H	o	No evidence for previous window or cupboard arrangement survives. Insertion of window should not affect significance where it is of an unobtrusive design and avoids impact to historic fabric. Assessed to be acceptable subject to detail design.
Interior: G3				
HG46	Remove redundant existing 15mm diam plastic pipe. Make good hole in wall with lime/stone-dust mortar repair as spec C41.	N	o	Removal of redundant modern services, and repair of damaged fabric is consistent with the long-term conservation of the building.
HG47	Remove existing scaffold prop. Fit 2no. new 100x100mm oak newel post with stop chamfered corners, to support trimming beam above.	Neg	+	No definite evidence for form of former newel post, although a scar in the trimming beam above suggests it ran to the full ceiling height. Treads are so worn that no sign of the base of the post remains. Replacement of an appropriately designed post will enhance the staircase and enable the removal of the temporary prop.
HG48	GR/IFL STAIRS: Overlay existing heavily worn stone treads with new 25mm thick solid oak boards with bullnose edge. Finish with 3no. coats of Danish Oil.	H	o	Existing treads are intrinsic to the interest of the staircase, and over boarding will allow the preservation of the historic fabric whilst retaining its function.
Interior: G4				
HG75	Resin inject crack and point with lime/stone dust mortar. Repoint fireback and cheeks. All as spec C41.	H	+	The maintenance and repair of the fireplace is essential to its preservation and will ensure its long-term survival.
HG80	Supply & fit new oak free standing units with inset Belfast Sink, connecting to existing drainage run.	n/a	o	This work will not affect the historic fabric of the building.
HG85	Remove redundant existing 15mm diam plastic pipe over door. Make good hole in wall with lime/stone-dust mortar repair as spec C41.	N	o	Removal of redundant modern services, and repair of damaged fabric is consistent with the long-term conservation of the building.
Interior: G5				
HG71	Remove & cart away existing hardboard. Repoint fireback and cheeks with lime mortar to spec C41.	L	o	Altered fireplace opening of uncertain date. The maintenance and repair of the fireplace will ensure its long-term survival.
Interior: G6				
HG57	New timber stair, handrail and balustrade (to first floor) with	n/a	o	The insertion of this staircase will not impact historic fabric. It will alter the internal

Ref.	Description	Contribution of Fabric	Effect	Heritage Impact Assessment
	vertical 38x38mm square spindles at 100mm c/c and bull nose treads.			circulation, but the northern elevation reads as a separate entity and the addition of the staircase will not adversely impact the significance of the building.
Interior: F1-F2				
HF35	Remove existing cement pointing and repoint in lime mortar to spec C41. Mortar and joint profile sample to be approved by the Architect before commencing works.	H	o	Repair and replacement of cementitious mortar is compatible with the conservation of its heritage interest.
HF36	Studs to be left open with no infill. Form door opening (no lining or door leaf) by insert missing oak stud to match existing with vertical side grooves. Lightly clean existing timberwork with 3M 'Scotch-Brite' delicate surface scourer and sugar soap. Finish with 3no. coats of Danish Oil.	H	o	Evidence for laths between the studs of this wall. It is not considered essential to reinstate the lost fabric, as with lack of evidence of its original form would necessarily rely on conjecture and there is an archaeological value in its exposure. The proposed works will preserve the heritage interest of the remaining fabric, and whilst there will be a loss of closed division between F1 and F2, this is essentially reversible in the future should it become desirable.
Interior: F3				
HF01	STAIR/LANDING PARTITION: To upper area reinstate existing diagonal boarding, make up missing boards to match. To lower area insert new stop chamfered structural posts to match existing and new spindles evenly spaced at max 100mm c/c (as Building Regs). All as drawing 581WF-P15.	H	+	There is some evidence for an enclosing structure on the eastern side of the staircase, corresponding with record photos held by the client of a partial, and damaged, diagonally boarded paneled wall. Empty mortices on the base of the staircase suggest banisters or studwork wall enclosed the head of the staircase emerging from ground floor level. The proposed works will reinstate historic fabric and restore the staircase, commensurate with the enhancement of its heritage interest.
HF02	STAIR/BATHROOM PARTITION: Move existing door lining to new position, infill opening with new studs to take new lath & plaster finish. All as drawing 581WF-P15.	H	o	Incomplete studwork wall, with some evidence for beaded studs at the southern end suggesting part of the eastern face may have had exposed joinery. There is an absence of evidence for the phasing of the doorways into this room. The proposed works will reinstate a solid wall in appropriate materials, commensurate with the preservation of its heritage interest.
HF04	Replace damaged / worn oak treads and risers with new to match existing (square cut with pencil edges).	H	o	Repair and restoration of the staircase is compatible with the conservation of its heritage interest.
Interior: F4				

Ref.	Description	Contribution of Fabric	Effect	Heritage Impact Assessment
HF46	New through wall mechanical extraction fan, terminating at CI Round Slotted Vent Grille (www.castironairbricks.co.uk). Vent hole to be neatly wet diamond core drilled from the outside in the centre of a stone block, painted gloss black. Exact location to be agreed with Architect before commencing. As drawing 581WF-P06, P13.	H	-	The insertion of an extraction fan will result in the minor loss of historic fabric, and the introduction of a new structure on the external west elevation of the building. This elevation is not prominent, and the proposed iron vent grill is of a style that will reduce the scale of intrusion to a low level. The fan will ensure moisture is effectively removed from the building which will reduce risk of damp affecting the condition of the internal fabric. Ensure that the design of the fan does not detract from the external character of the building.
HF48	FLOOR FINISH: Level floor with new 18mm plywood boards set on firrings & battens as required. Overlay with 12mm thk limestone tile finish.	N	o	This work will be reversible and will not affect the significance of the building.
Interior: S3				
HS02	New timber balustrade with vertical 38x38mm square spindles at 100mm c/c.	n/a	o	No evidence for the form of a historic balustrade was identified. The proposed square spindle will be distinct from the historic balustrade of the building but will not detract from the significance of the structure.
HS11	FLOOR FINISH: Level floor with new 18mm plywood boards set on firrings & battens as required. Overlay with 12mm thk limestone tile finish.	N	o	No historic floor boards remain, with the current floor levelled on batten above the historic joists. This structure is not in keeping with the historic aesthetic but will be reversible and once enclosed it will not be observable.
HS14	INTERNAL PARTITIONS: Supply and fit new SW stud and plasterboard partitions. Shadow gap beads used at junction between newly inserted walls and existing wall. End studs not to be fixed into existing walls, but securely fastened to head and sole plate. As drawing 581WF-P07.	H	o	New partitions will subdivide the current floor plan, affecting its sense of scale and circulation. As an attic space, this room did not form a principal space within the building and it is not considered that its alteration will affect the significance of the structure. Any harm will likely be offset through securing a beneficial use of the space.
Interior: S2				
HS18	INTERNAL PARTITION: Supply and fit new SW stud and plasterboard partition. Shadow gap beads used at junction between newly inserted walls and existing wall. End studs not to be fixed into existing walls, but securely fastened to head and sole plate. As drawing 581WF-P07.	H	o	New partitions will subdivide the current floor plan, affecting its sense of scale and circulation. As an attic space, this room did not form a principal space within the building and it is not considered that its alteration will affect the significance of the structure. Any harm will likely be offset through securing a beneficial use of the space.
Interior: S1				
HS31	Remove existing timber frame to the south of S1 chimney breast.	N	o	Inserted modern structure. The removal of this will not affect the significance of the

Ref.	Description	Contribution of Fabric	Effect	Heritage Impact Assessment
	Make good holes to match adjacent walling stone in preparation for lime plaster finish. As drawing 581WF-P07 to spec C40, C41.			building.
HS39	INTERNAL PARTITION: Infill opening within existing truss to form a partition between Bedroom 4 and Store. Infill to be SW frame, plasterboard and skim set min 10mm back from the face of the truss timbers to ensure that they remain exposed. Draw a pointing knife along junction between new skim and existing timber while skim is green to form a narrow shadow gap (thus preventing shrinkage cracks at this point). All as drawing 581WF-P07.	H	o	Infilling of truss, which was not intended to be a visible architectural feature of the building, will not affect the significance of the building.
General Interior				
HF45 & HS12	BATHROOM / LAUNDRY DRAINS: Supply & fit new internal S&VP and water supply enclosed in insulated boxing to full length. To discharge to new below ground drainage run along west elevation, connecting into existing drainage run along south elevation. Ensure that drain runs below existing foundation stone (aprox 2no. courses below ext ground level). As drawings 581WF-P05, P06, P07.	H	o	Work will not impact any extant historic floors but is likely to require minor excavation of ground within and adjacent to the western wall to enable the SVP to pass beneath the foundation. This has the potential to impact archaeological remains, although the scale of any impact is likely to be very limited and could be mitigated by archaeological record. The insertion of the boxing is not considered to impact the architectural or historical interest of the building.
HM53	WINDOW BOARDS: Existing corework exposed at sill to windows W1. 01, 03, 05, 06, 08, 09, 10, 15, 16, W2.01, 02, 04, 07, 09, 10, W3.01, 02, 06. Consolidate existing rubble with lime mortar. Supply & fit new 21mm thk oak sill boards with bullnose edge. Finish with 3no. coats of Danish Oil. Refer to drawings 581WF-P10, 11, 12, 13.	n/a	o	Replacement of window boards where wall core is exposed will not affect the historic significance of the building.
HM54	1FL & 2ND FLOOR BOARDS: Remove existing floor boards (apart from Office, Bathroom, Laundry, 2Fl Landing and part of Dressing Rm where existing floor finish is missing). Level floor with	L	-	Works will result in the removal of what are considered to be 19 th century replacement floorboards. Whilst the loss of historic fabric should be avoided where the boards are in sufficiently good condition for repair or retention, as an Phase 3 feature they are not

Ref.	Description	Contribution of Fabric	Effect	Heritage Impact Assessment
	new 18mm plywood boards set on firings & battens as required. Overlay with 18x200mm solid oak t&g floor boards.			considered to be key features of the significance of the building and their replacement could therefore be balanced against the benefit of ensuring the long-term occupation of the building.

9 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. Woodseats Farmhouse, which is Grade II Listed, is a stone-built yeoman's house of the early 17th century, which was erected within the early period of when such houses were building built within the region. The building survives substantially intact in relation to its scale, mass, plan form and circulation, although successive owners have left their mark eroding the legibility of its original design. More recently works have included the loss of internal plaster, flooring and damp proofing works that has potentially resulted in the loss of historic fabric. Although the significance of such lost fabric has not been addressed in this report, it is considered that the core architectural interest of the building has been retained.

The proposed works include a comprehensive scheme of renovation, including conservation of historic fabric, some changes to plan form, replacement of areas of damaged fabric and limited considered restoration. Impacts to historic fabric are limited to aspects of the building that make a low contribution to the significance of the structure, whilst numerous works will result in no harm or minor enhancement.

CONCLUSION

It is considered that the proposed scheme of works to Woodseats Farmhouse will lead to the conservation of the remaining structure and its overall enhancement. The success of the scheme will be dependent on the detail design of several elements of the proposal, but the overarching strategy is appropriate to the preservation and enhancement of the heritage significance of the building.

10 SUPPORTING INFORMATION

AUTHORSHIP

This report has been prepared by James Thomson MCI fA. Editing has been provided by Oliver Jessop MCI fA. Fieldwork was undertaken by James Thomson MCI fA and Oliver Jessop MCI fA, 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 and Sheffield City Archives for their assistance.

SOURCES AND REFERENCES CONSULTED

BGS (British Geological Survey) 2017. *Geology of Britain Viewer* [online]. Available: mapapps.bgs.ac.uk/geologyofbritainviewer/home.html. Accessed: 08/01/18.

Browne A.B. 1905. *Registers of Bradfield transcribed 1559 - 1722*

Chartered Institute for Archaeologists 2014. *Standards and Guidance for Historic Environment Desk Based Assessment*.

Glover, S 1829. *A directory of the county of Derby Mozley and Son Derby*

Glover, S 1833. *The History, Gazetteer, and Directory of the County of Derby* (edited by T Noble), Volume 2, Part 1 Mozley and Son Derby

Hatfield J., 2002. *Continuity and change in a Pennine Community: The Township of Stannington c1660-1900*. University of Sheffield Ph.D. (reference to Woodseats based on NATCECT computer data base Hallamshire Medieval Records)

Historic England 2006. *Historic Farmsteads Preliminary Character Statement: Yorkshire and the Humber Region*.

Hoskins, W.G. 1953. The Rebuilding of Rural England, 1570-1640, in *Past and Present*, vol. 4, pp. 44-59.

Hunter, J. 1895. *Familiae minorum gentium* Vol 38 London

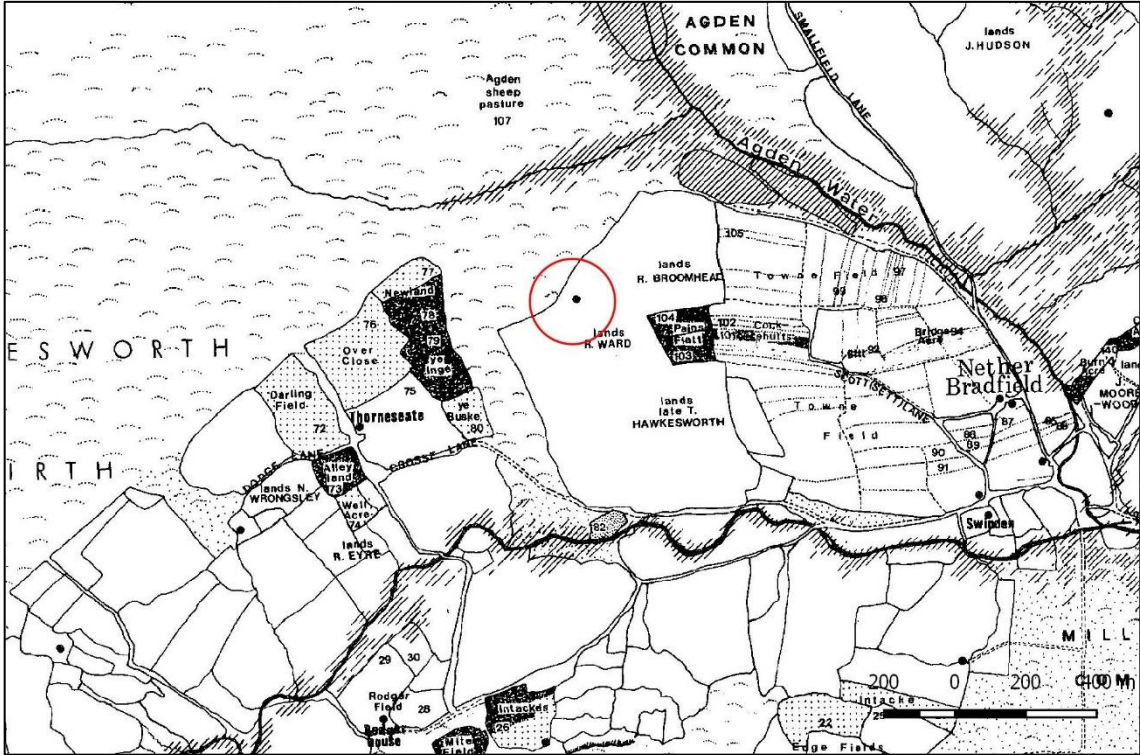
Hutton, W. 1817. *The History of Derby: From the Remote Ages of Antiquity to the Year MDCCXC*. Nichols Son and Bentley, London

Marchent J., Ratcliffe, D., Lines, A., & Saich, D. 2008. *South Yorkshire Historic Environment Characterisation*. South Yorkshire Archaeology Service and English Heritage.

- Millbank, M. 1838. *West Riding Election: The Poll for two knights of the shire 3rd and 4th August 1837 Sheffield Polling District*. Crosby, Leeds
- Palmer, J. & Slater, G. (not dated). *Open Domesday* [online]. Accessible: opendomesday.org. Accessed: 19/12/2017.
- Peak District National Park Authority 2009. *Peak District Landscape Character Assessment: Dark Peak Yorkshire Fringe*.
- Peak District National Park Authority 2017a.
- Peak District National Park Authority 2017b. *Farmstead and Landscape Statement: Dark Peak National Character Area 51*.
- Plint, T. 1848. *West Riding Election: The Poll for a Knight of the Shire for the West Riding of Yorkshire Thursday and Friday 14th and 15th December 1848*. Crosby, Leeds
- Radley J. and Marshall G., 1963. Mesolithic sites in south-west Yorkshire, in *Yorkshire Archaeological Journal*, vol. 41, pp. 81–97.
- Royal Commission on the Historic Monuments of England, 1986. *Rural Houses of West Yorkshire 1400-1830*. HMSO.
- Scurfield, G. 1986. Seventeenth Century Sheffield and its Environs, in *The Yorkshire Archaeology Journal*, vol. 58. pp. 141-171.
- Wentworth, F.V. 1841. *West Riding Election: The Poll for two knights of the shire 8th and 9th July 1841*. Stanfield, Wakefield

APPENDIX I:

HISTORIC MAPPING AND ILLUSTRATIONS



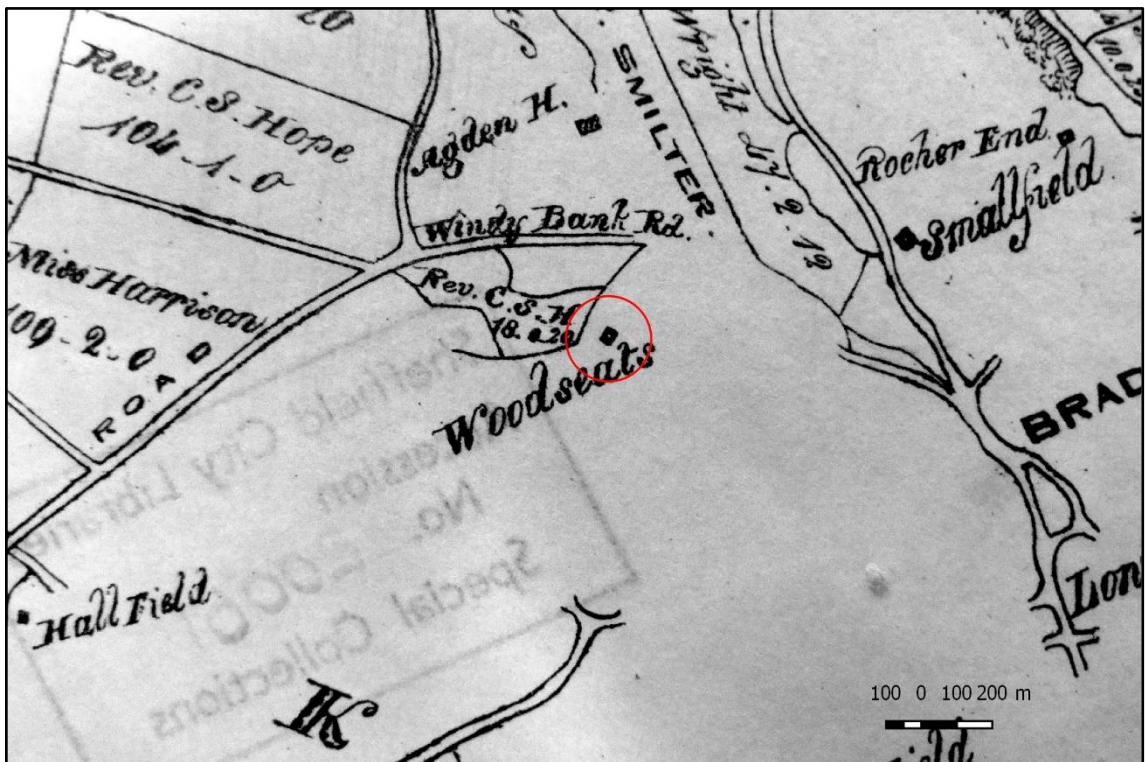
Appendix I.1: Reconstruction of the lost 1637 survey of Sheffield by John Harrison (Scurfield 1986)



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



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



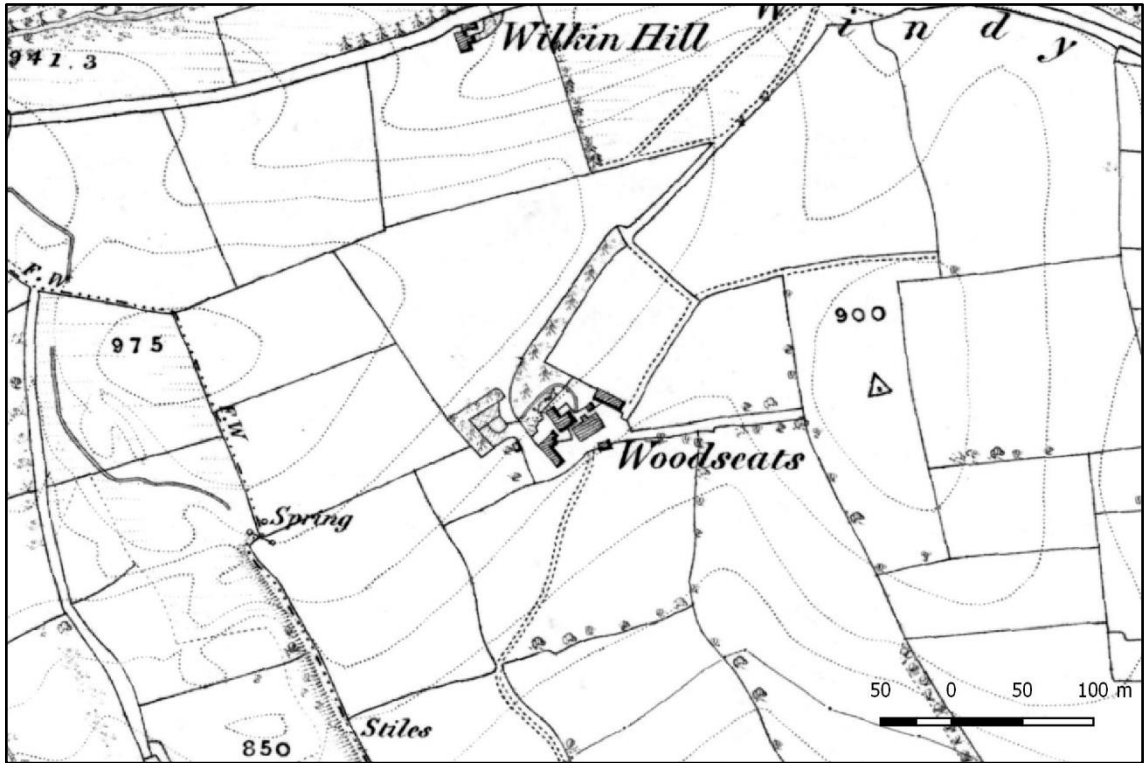
Appendix I.4: 1826 Bradfield Enclosure Plan
© Sheffield City Archives: SY 236/P1/1.



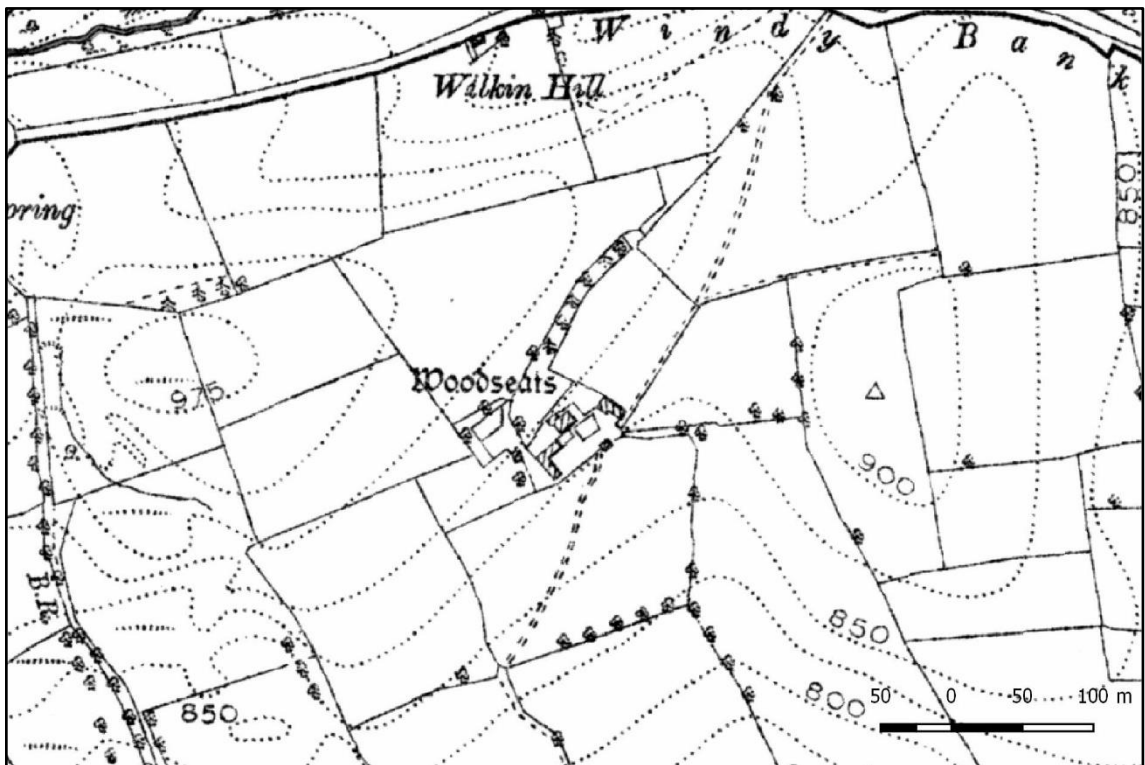
Appendix 1.5: 1826 Fairbank map
© Sheffield City Archives: BRA.55



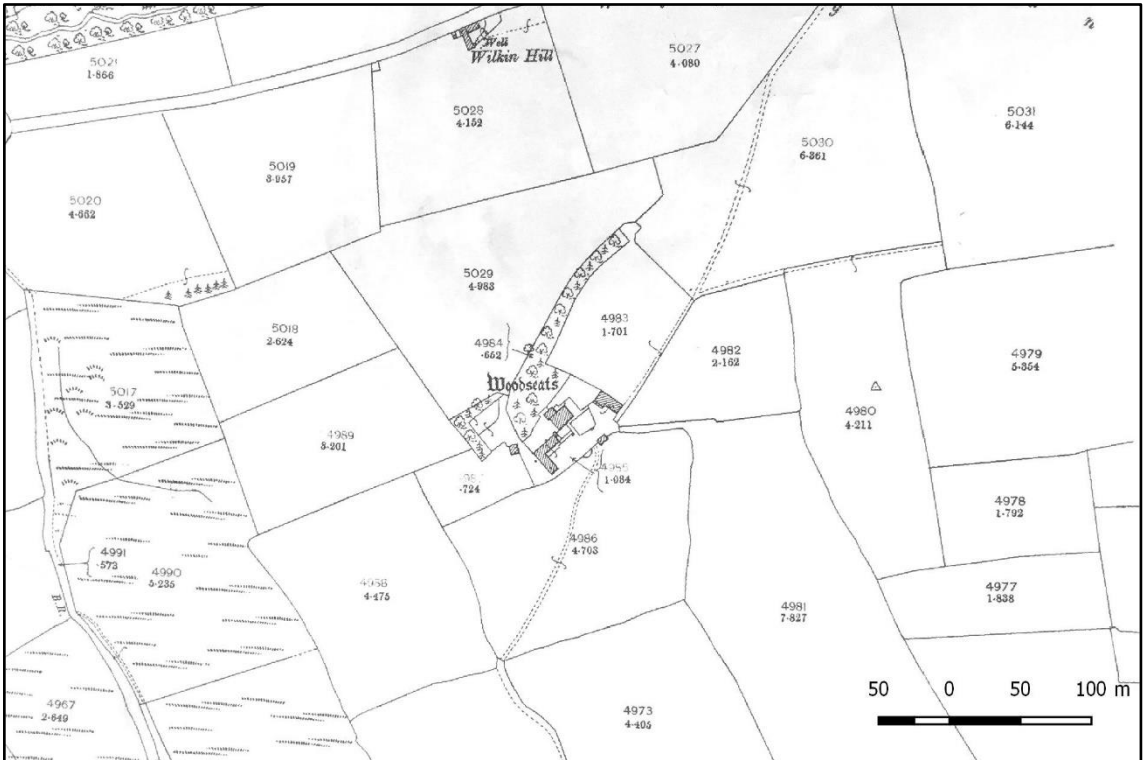
Appendix 1.6: 1827 Bradfield and Loxley tithe map
© Sheffield City Archives



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
OS map reproduced under Licence No.100056148. Ordnance Survey © Crown Copyright ©.



Appendix I.9: 1903 Ordnance Survey map
OS map reproduced under Licence No.100056148. Ordnance Survey © Crown Copyright ©.



Appendix I.10: 1962 Ordnance Survey map
OS map reproduced under Licence No.100056148. Ordnance Survey © Crown Copyright ©.

APPENDIX 2:

SITE PHOTOGRAPHY



Appendix 2.1: South elevation of Building I (2m scale)



Appendix 2.2: East elevation of Building I (2m scale)



Appendix 2.3: North elevation of Building I (2m scale)



Appendix 2.4: West elevation of Building I



Appendix 2.5: Landing ledge on south elevation of Building I



Appendix 2.6: Detail of kneelers, northwest corner of Building I, looking northeast



Appendix 2.7: West chimney stack of Building I, looking northeast



Appendix 2.8: Blocked door in south elevation of Building I (2m scale)



Appendix 2.9: Inserted door in south elevation of Building I (2m scale)



Appendix 2.10: Detail of datestone on north elevation of Building I



Appendix 2.11: East elevation of north wing of Building I (2m scale)



Appendix 2.12: North elevation of north wing of Building I



Appendix 2.13: West elevation of north wing of Building I (2m scale)



Appendix 2.14: General view of Room GI, looking north (2m scale)



Appendix 2.15: General view of room GI, looking southeast (2m scale)



Appendix 2.16: Detail of joists in GI, looking northeast



Appendix 2.17: Detail of beam above north wall of **G1**, looking southwest



Appendix 2.18: General view of **G3**, looking south (2m scale)



Appendix 2.19: Detail of chamfered stop to doorway between G3 and G4, looking south



Appendix 2.20: Detail lintel with hinge socket to doorway between G3 and G4, looking north



Appendix 2.21: General view of G4, looking north (2m scale)



Appendix 2.22: General view of G5, looking east (2m scale)



Appendix 2.23: Detail of joist in G5 showing empty mortices, looking southeast



Appendix 2.24: General view of G2



Appendix 2.25: General view of G6/F6, looking north (2m scale)



Appendix 2.26: General view of G6/F6, looking northeast (2m scale)



Appendix 2.27: General view of G6/F6, looking south (2m scale)



Appendix 2.28: General view of F3, looking southeast (2m scale)



Appendix 2.29: Detail of stop to chamfer on surround to doorway between **F3** and **F4**, looking south



Appendix 2.30: Detail of stop to chamfer on surround to doorway between **F3** and **F1**, looking northeast



Appendix 2.31: General view of F5, looking east (2m scale)



Appendix 2.32: General view of F1, looking east (2m scale)



Appendix 2.33: Timber partition wall between F1 and F2, looking northwest (2m scale)



Appendix 2.34: Detail of corbel supporting timber joist in F1



Appendix 2.35: General view of F2, looking west (2m scale)



Appendix 2.36: General view of F4, looking west (2m scale)



Appendix 2.37: General view of S3, looking northwest



Appendix 2.38: General view of S3, looking east (2m scale)



Appendix 2.39: General view of SI, looking southeast (2m scale)



Appendix 2.40: Detail of strap and support to truss in SI, looking west



Appendix 2.41: Detail of added corbel supporting purlin on north wall of SI, looking northeast



Appendix 2.42: General view of SI, looking southwest (1 m scale)



Appendix 2.43: Detail of chimney in S1, looking northeast (2m scale)



Appendix 2.44: General view of S2, looking north (1m scale)



Appendix 2.45: Example of proposed glazing, showing fixed light (left) and casement (right)

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:

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