

YEW TREE FARMHOUSE

Yew Tree lane, Bolsterstone, South Yorkshire



Historic Building Appraisal

May 2018
FINAL

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SUMMARY OF PROJECT DETAILS

OASIS ID:	Thejesso I-316369
Planning Reference:	NP/S/1017/1113
TJC Project Code:	B10
Project Type(s):	Historic Building Appraisal Heritage Assessment
National Grid Reference:	SK 26935 96449 (centered); S36 3ZG
County:	South Yorkshire
District/Unitary Authority:	Sheffield / Peak District National Park
Parish:	Stocksbridge
Elevation (above sea level):	c.250m OD
Designation Status(s):	Grade II Listed Building (Farmhouse): NHLE 1240698 Grade II Listed Building (Cottage): NHLE 1240678
HER Record No(s):	03641/01 (South Yorkshire Sites and Monuments Record)
Prepared by:	Oliver Jessop MCI(A) Victoria Beauchamp PhD (research)
Reviewed by	James Thomson MCI(A)
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NON-TECHNICAL SUMMARY

This report presents the results of an historic buildings appraisal prepared for the dwelling house at Yew Trees Farm, Bolsterstone, South Yorkshire. It is centred on National Grid Reference SK 26935 96449, and has been produced to provide supporting information for a Listed Building application to renovate the building for residential occupation.

The current proposal comprises the refurbishment of the existing farmhouse and does not comment upon the historic significance or development of the surrounding farm buildings and ancillary structures. The document makes reference to National Planning guidance in NPPF and is considered to be proportional to the scope of works that are proposed.

Yew Trees Farm is a post-medieval farmstead, which was first noted in the historic documentary sources as being owned by Ralph Greaves in 1639. The farmhouse and cottages comprise of two separate Grade II listed buildings, but does not fall within a Conservation Area. The associated farmyard includes a combination of farm buildings that are essentially 18th century in date, comprising barns, stabling and animal shelter sheds which together comprise the wider setting of the farmhouse and represent a typical upland farmstead in the central belt of the Yorkshire Pennines.

The relative significance of each element of the farmhouse varies as the building comprises of six principal phases of change and expansion, which have both enhanced the built fabric and introduced negative alterations that detract from the overall historic integrity and character of the structure.

This appraisal has undertaken a historical review of all available sources and a detailed analysis of the historic fabric has been undertaken. Resulting from this an assessment of the significance of the building has been prepared, followed by a consideration of the impact of the proposed alterations. Differing degrees of harm have been identified and some of the proposals are concluded to be inappropriate, while others will actually reverse negative alterations to the structure and are deemed to be justifiable in regards to the harm, versus public benefit and the enhancement of the remaining historic fabric.

The proposals seek to renovate and modernise parts of the building whilst retaining historic character; legibility and integrity represent this continuation of the adaptation of the building to ensure its continued survival into the future and it is considered that there are opportunities for managed change within the interior spaces which would be in keeping with their conservation and would also enable the historic plan form to be still understood.

I INTRODUCTION

BACKGROUND

This report comprises a historic building appraisal produced for Yew Trees Farmhouse, Bolsterstone, Sheffield, South Yorkshire (**Figure I**). It is centred on National Grid Reference SK 226935 96449 and has been prepared as supporting information to inform a Listed Building application for the renovation of the property, principally associated with internal changes to the existing layout to accommodate modern domestic usage.

AIMS

This document presents an appraisal of the historic built fabric of the extant historic building, comments on its historical development and presents an assessment of its heritage significance, and an assessment of the impact of the proposed structural alterations upon that significance.

MONITORING AND CONSULTATION

This scheme of archaeological investigation was formulated in consultation with Sue Adams 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 OASIS (Online AccesS to the Index of archaeological investigationS) with the reference number: **thejesso1-316369**.

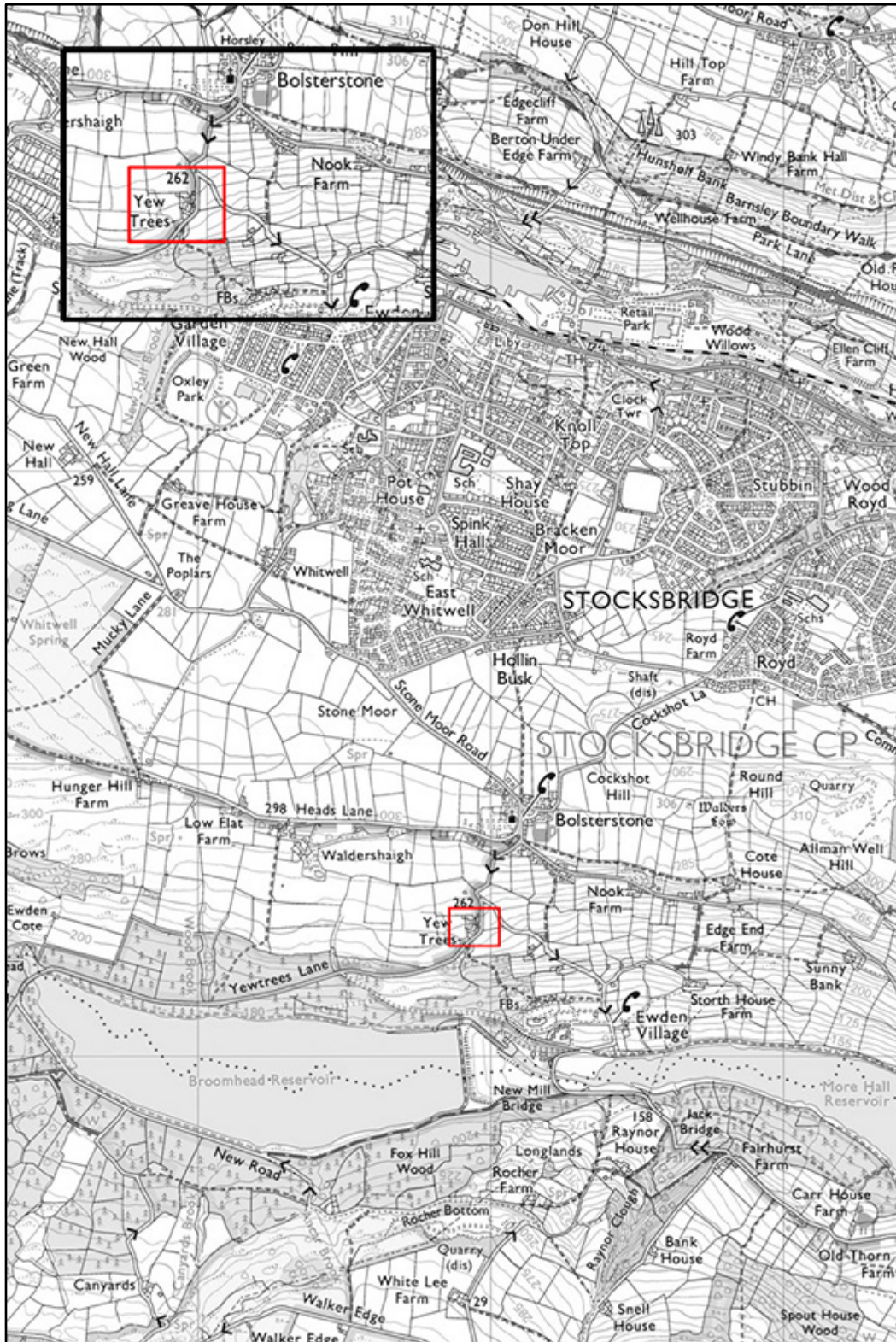


Figure 1: Site Location

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2 SITE LOCATION AND BASELINE CONDITION

LOCATION OF SITE AND GEOLOGY

Yew Trees Farm is located Farm 0.5km southwest of the village of Bolsterstone. It is at an elevation of approximately 255m above Ordnance Datum (**Figure 1**) and overlooks Ewden village and Moor Hall Reservoir to the southeast.

The farm complex comprises an irregular courtyard plan (**Figure 2**) with a detached farmhouse (**Appendix 2.1**) and a series of dispersed cattle sheds, barns and outbuildings (**Appendix 2.12**) to the northeast and northwest. The principal access into the farmyard (**Appendix 2.11**) is via an entrance to the northeast of the farmhouse. The layout of the internal rooms of the farmhouse is included as **Figure 3**.

The local vernacular of the area typically comprises of drystone walling, with sandstone buildings, with stone slate roofs.

There are two footpath entrances, one to the east elevation and the other to the south, reflecting the former separate nature of the buildings – Farmhouse and attached Cottage.

For ease of reference a site north has been used in this report which is orientated to the walls of the building – see **Figure 3**.



Figure 2: Site Layout

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GEOLOGY

The underlying geology of the site is Rossendale Formation – Sandstone, Mudstone and Siltstone defined by a series of faults (BGS, 2018).

DESIGNATION(S)

The site is within the Peak District National Park and the house is formed from two Listed Buildings:

- Grade II Listed Building (Farmhouse to the north): NHLE 1240698
- Grade II Listed Building (Attached Cottage to the south): NHLE 1240678

Listing descriptions are included in **Appendix 3**.



Figure 3: Floor plans of Yew Tree Farmhouse/Cottage

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 review of previous planning documentation and correspondence;
- A site survey of the farmhouse and attached cottage (**note:** although photographs of the building have been examined that detail features no-longer present within the building have been consulted, this report primarily comments upon the existing condition of the exposed historic fabric);
- Review of relevant archive and documentary material;
- Consultation of plans and information provided by the Client and their Architect;
- Relevant published literature and websites.

SITE INSPECTION

The buildings were examined in March 2018 by Oliver Jessop MCI(A) in order to assess its character, identify visible historic features and establish the sequence of construction.

ARCHIVE RESEARCH

In order to fully appreciate the historical development of the building visits have been made to the Sheffield Record Office and local studies library. The PDNPA have also made available relevant historic material and photographs that they have in their offices in Bakewell.

4 PLANNING POLICY

LEGISLATIVE CONTEXT

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

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

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

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

NATIONAL PLANNING POLICY FRAMEWORK

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

NPPF encourages local planning authorities to identify and bring back into residential use empty housing and buildings (Para. 51), and make effective use of land that has previously been developed (brownfield land), provided that it is not of high environmental value (Para. 111). Section 12 of the

NPPF, 'Conserving and enhancing the historic environment', seeks to ensure that heritage assets at risk, through neglect or decay, should be conserved (Para. 126). The setting of any heritage asset needs to be described in a planning submission, with the level of detail proportionate to the asset's importance (Para. 128).

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

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

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

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

LOCAL PLAN

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

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

Peak District National Park Local Development Framework (2011)

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

Local Plan (2001)

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

5 UNDERSTANDING THE SITE - BACKGROUND

INTRODUCTION

This chapter presents a historical summary for Yew Trees Farm and is intended to provide context for the appraisal. Extracts from relevant historical visual sources including illustrations and maps are included as **Appendix I**.

HISTORIC LANDSCAPE

Yew Trees Farm lies on the gritstone uplands of the Dark Peak region of the Peak District. From the site, the topography falls steeply towards the southeast from c.250m AOD down to Moorhall Reservoir around 155m AOD.

The character of the landscape directly surrounding the site is characterised as piecemeal enclosure, small and irregular in form (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 few trees. To the southwest of the site, the enclosed farmland is fringed by woodland 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).

HISTORICAL SUMMARY

Early History – 17th Century

The documents relating to the early history of the site are sketchy. Hunter in his *Familie Minorum Gentium* mentions a Ralph Greaves of Yew Trees in Waldershelf in 1639 and Richard Greaves of Yew Trees in 1701 (1895; 802). The Bradfield Waldeysshelf hearth tax returns for Lady Day 1672 show an Edward Greaves having 4 hearths (Hey 1991; 12). Edward is also mentioned in a documents held in the Bradfield Archives dated 27th August 1687 as being of uvtrees (Bradfield Archives 87/13 – translated by the National Archives as Viewtrees).

18th and 19th Centuries

Nunn makes reference to enclosures made in 1714/15 at Bolsterstone Common to support a church living (Nunn 1985; 63 referring to WWM Box 37.10c Sheffield Archives). In 1724 John Parek, curate of Bolsterstone, and Henry Ibbotson, church warden, provided an inventory of the chapel to clerks of the Archbishop of York which included "*two parcels of old land, with 2 houses*

appropriated for the curate of Bolsterstone worth £3 6s and three score acres of common taken in and all enclosed...worth about £15" (Hoskins, 2010; 79) but again it unclear if this refers directly to Yew Trees or other land in the parish.

Occupants of the farm and associated cottages can be traced at the end of the 18th century through the Parish Registers and Bishops Transcripts. In the late 1770s the family Ibbotson appear to have resided in one of the properties. In 1778 Sarah Ibbotson was baptised, the *natural* daughter of Sarah Ibbotson of Yew Trees (the father is mentioned as Gilbert Wainwright but appears not to have been living with the family). The baptism of Ann Ibbotson on the 8th May 1796, daughter of John and Elizabeth Ibbotson of Yew Trees, records John as a labourer at Yew Trees, suggesting that the Ibbotsons were tenants rather than owner-occupiers. Another tenant is also noted in 1798. Mary Simpson, daughter of Samuel and Hannah Simpson of Yew Trees was baptised on the 7th January, the same day as Elizabeth Ibbotson, another of John and Elizabeth's daughters. Samuel Simpson was described as a forgerman. A year later the registers noted that John Ibbotson, was buried on the same day as his daughter Eleanor was baptised on the 12th August 1799 (Parish Registers). The evidence in the registers of more than one family living at Yew Trees points to more than property being at the site by this date.

Yew Trees is situated on the southern side of land that once formed part of the Townend Common that was broken up in the Enclosure Act of 1782 and largely awarded to Lord Melbourne (**Appendix I.1**), Lord of the Manor of Bolsterstone. The buildings of the farm are depicted around a courtyard on the enclosure map (CA366 Sheffield Archives).

The map shows that Yew Trees farm was surrounded by land belonging to the Rev. M Hope and Lord Melbourne. Three parcels of land, located close to Yew Trees are identified as being allotted as part of the award, 29, 30 and 31. The award records that the Rev. Charles (rather than M) Hope was allotted a parcel of land on Yew Trees Green containing 2 roods and 20 perches *bounded to the east and north by a public road and to the west by a private road and south by ancient inclosures* and another piece of land lying at Yew Trees contain 1 rood and 18 perches *being an encroachment on the old common made by Charles Hope and his tenants* who were order to put fences round the allotment and be responsible *hereafter* for their upkeep (CA366 p19-20). The Hope family also owned land at Woodseats Farm, Bradfield, acquired through marriage into the Woodhead Family in mid 18th century. It is likely therefore that the Ibbotson's and Simpsons were tenants of the Rev. Hope but it is unclear if Hope held just the land rather than the actual buildings at Yew Trees as

the farm itself was not part of the award. The Rev. Hope was incumbent in parishes in Derby rather than Bolsterstone.

Twenty years later the buildings at Yew Trees (described as The Yew Tree) are shown on Fairbank's c1802/3 plan of the road from the Yewtrees to Cowper Cars (FC/ERo 2L Sheffield Archives) (**Appendix I.2**). There are two L-shaped structures as well as the two trees (possibly the yew trees mentioned by Holland). In his field book (FB99; 20) Fairbank has sketched the narrower L-shaped in two parts (**Appendix I.3**).

In 1802, Lord Melbourne sold the manor, freehold and tithe-free estate to John Rimmington, a lawyer and banker, at a public auction held at Garraway's Coffee Shop, London (Kenworthy 1910; 12). As a way of raising the purchase price plots were offered to the tenants who were given the opportunity to buy their freeholds. Yew Trees is mentioned in the sale catalogue which records John Ibbertson, as a tenant at will, having an allotment on Yew Tree Green and a piece called Long Croft and Rough Fall Piece comprising a total of 5 acres 2 roods and paying a rent of £3-17-0 (although it looks as though the allotment was reassessed at a later date and deemed to be only 5 acres and 16 perches (MD6266/15 Sheffield Archives).

The early documents concerning the farm largely relate to land rather than the buildings and suggest that the farm gathered land in a piecemeal fashion over several years. An Indenture of Lease dated 9th October 1804 exists in the Sheffield Archives (CA778/1842/3) dated 1804 between John Rimmington of Hillsborough and Isaac Newton of Bolsterstone refers to Indentures of Lease and Release dated 21st May 1803 where in Isaac Newton had agreed with John Rimmington for the absolute purchase for the sum of £200 *all that piece or parcel of land situate near Bolsterstone known as Near West Field* which contained 5a 2r 31p formerly *in the occupation of John Grayson but now in the possession of Isaac Newton together with all the paths and water courses* and also the adjoining field called Far West Field. The new indenture appears to confirm the payment. There is also mention that there was a yearly farm rent of £4 6s 4d payable to the Bishop of Durham as a fee-farm rent but that this was to be paid out of the estates of Mr. Rimmington.

Baptism records confirm the occupants of the farm changed from the Ibbotsons to the Newtons. The sons of Isaac and Elizabeth (known as Betty) Newton of Yew Trees named William and Isaac were baptised in 1811 and 1812 and a further son named Samuel Newton was baptised in 1815 the spelling of the farm in the baptismal records being Ewe Trees.

Ownership of Yew Trees may be clarified in the abstracts of title produced for the sale of land in 1910 (**Appendix 1.6**), the first of which once again emphasises the connection of the farm to the church. The first abstract refers to the will of Thomas Bland, curate of Bolsterstone, dated 6th July 1814 which states he held *messuages lands wood and hereditaments at Yew Trees in the Chapelry of Bolsterstone... to hold the same with their appurtenances charged and chargeable with the annuity or yearly rent of £5...bequeathed to his niece Isabel Garnet...unto his wife Frances* (who he had married in 1775)...*to his sd wife's son Isaac Newton or his wife Elizabeth or their eldest son William and henceforth to male descendants.* The will became effective after Thomas Bland died in 1818 (CA778/1842/1). Lawton records that the Rev. Thomas Bland also left a gift in his will of “*20s a year to the poor not requiring parochial relief and not being of the sect called Methodists. To be given at the discretion of the minister and the Proprietor of Yew Trees Farm every Christmas*” (1842; 189). Bland was responsible for replacing the old Bolsterstone chapel “*which was so ruinous...plaster used to fall away in large patches*” (History of the Parish). He collected enough funds for a new church in 1791 but the building was unpopular, Gatty described it as “*more like a factory than a church*” and was replaced in 1872 (Hepworth 1959; 30). Bland also supported the Rev Charles Hope's evidence when he won the Gold Medal for mixed timber trees in 1794 from the Society for the encouragement of the Arts, Manufactures and Commerce (p205).

The Newtons therefore appear to have acquired ownership of the farm through their family connections with the Thomas Bland in 1818. The Militia Indemnifications for Bradfield 1825 also record James Green at Yew Trees paying 7s. (48/2 Bradfield archives) It is likely that James was a labourer at the farm.

In 1824 Elizabeth Newton (37), noted as being of Yew Trees, was buried at Bolsterstone on the 23rd April (Parish records p 16), 11 years later, in 1835, the burial of Frances Newton (17), also of Yew Trees, was recorded on the August 24th aged 17 (Parish records p38).

In the 19th century voting records keep track of the Newton Family who used the farm as their qualification to vote. The voter list for the election of two knights of the shire (West Riding) on the 29th July 1836 records Isaac Newton held the *freehold farm of Yewtrees, Bolsterstone* (72/12 Image 46211 Bradfield Archives). In 1837 both William and Isaac Newton gave Yew Trees as their qualification to vote, Isaac claiming the freehold farm and William freehold land and buildings.

The Poll book for the election of Two Knights of the Shire in 1841 records an Isaac, William and Samuel Newton at Yew Trees. All voted for John Stuart Wortley and Edmund Beckett Denison (p565) and three years later in 1844 the voters' claims show that William Newton used Yew Trees

(freehold house, land and tenements) as his qualification for voting even though he lived at Hoyle House (53/83 Bradfield Archives). Joshua Newton a year later (1845) made his claim to vote as occupier of land and tenement at Yew Trees at £50 rent per annum. However in the same year Robert Winteringham [?] objected to Isaac Newton *of Yew Trees*, being retained on the list of voters for the West Riding, although no reason was given.

The Farmer's Magazine reported in July 1848 (XVIII) (p 505) mentions J. Wragg, servant to Mr J. Newton, Yewtree, Bolsterstone won £1.10s as third prize for ploughing at the Ecclesfield Farmers Club. William Newton was just 39 when he died in 1850 of *delirium tremens* (Sheffield Independent 2nd February 1850; 5)

From the mid 19th century the census clearly shows that the Newtons lived at the farm with their labourers and that there were at least two properties on the site. Parish records and newspaper accounts also help to build a picture of the family and their role in local society.

In 1851 Yew Trees is recorded as property 30 in the schedule. Occupants listed included Joshua Newton (31), farmer of 70 Acres with 2 labourers, living with his wife Ann (35) and two farm labourers William Robinson (28) and Samuel Bray (39). There was also a house servant Hannah Nield (15). In 1852 Joshua Newton was elected an overseer of the poor (1/137 Bradfield Archives).

In a separate entry for Yew Trees (29 on the schedule) John Bell (29), Master of Arts, Fellow of Jesus College Cambridge and Curate of Bolsterstone, is recorded living with his housekeeper, Elizabeth Howe.

Joshua Newton died on the 15th February 1858 aged 37 and was buried in the churchyard at Bolsterstone. Shortly afterwards an advert appeared in the Sheffield Independent (8th May):

"All Persons Indebted to the Estate of Mr. JOSHUA NEWTON, late of Yew Trees, near Bolsterstone, Farmer, Deceased, are requested forthwith to pay the Amount of their Debts to Mr William Stead, of Owlerton".

In November 1858 an advert appeared in the Sheffield Independent announcing the sale of property from Yew Trees of 8 hay and corn stacks, horse, carriages, implements, thrashing machine and after grass on behalf of the Administratrix of Joshua Newton (*who is declining farming*).

The 1861 census, taken on the 7th April, records Yew Trees as no 2 on the schedule. Listed are: Samuel Newton (45) a farmer of 75 acres employing 1 labourer. Living with him were his wife

Charlotte (26), His children Fanny (16) and Isaac (13) and a general servant named Anne Eliza Waterhouse (10). There was also John Siconish, (34) an agricultural labourer from Stockton in Warwickshire. In a separate property also recorded as Yew Trees were William Hague (43), a retired farmer and Mary Ann, Tyzack (27), housekeeper.

By the end of the year however the farm was for let. An advert appeared on the 16th November 1861 in the Sheffield Independent. Described a property *situate at Yew Trees, Bolsterstone*. It contained *77 acres of arable and grassland* with buildings including the farmhouse, barn, stable, cow houses, shed and appurtenances. Also for let were the farming stock, implements, hay, corn and turnips to be sold as per their valuation (p5). Enquires were to be made to Mr. James Booth only, land and tillage valuer, Brightholmlee.

It would appear that the new tenant was E Hudson as the poll book for 1865 for the Southern Division of the West Riding records that on the 21st July that year Mr. Er. Hudson *of Yew Trees Bolsterstone* and Samuel Newton, who is recorded as being of *Yew Trees near Sheffield*, voted for Christopher Beckett Denison and Walker Spencer Stanhope (p174).

A year later in August 1866 Priam J Hudson married Francis Newton, daughter of Samuel Newton (Transcription of the Ecclesfield Marriages- Find my Past). This marriage ensured the farm stayed in the family until the 20th century.

Then follows further holdings of Samuel Newton including land occupied by Joshua Helliwell, Marsden, James Grayson (land and house and buildings), Peter Bunting (house and garden), John Brown (house and garden) and Edward Coldwell (land).

The fieldnames Tenter Field, Tenter Bank, Tenter Croft and Dye Croft hint that at one time some form of textile production took place in this area although no further evidence has been found to substantiate this.

Samuel Newton is listed as occupant of Yew Trees Bolsterstone in White's Directory of Sheffield 1868 (398).

Mr E. Hudson does not seem to have lasted long at the farm. Within 7 years there was another advert on the 22nd February 1868 stating that he was giving up farming at Yew Trees Farm and was selling 20 beasts, 30 sheep, 3 horses, pigs and poultry and all the implements and utensils on the farm (Sheffield Daily Telegraph 22nd February; p 4).

The farm however does seem to have been retained within the family as Priam John Hudson, farmer, *of Yew Trees* was elected to the Wortley Board of Guardians in March 1869 on behalf of the Bradfield Township (Sheffield Daily Telegraph 17 April 1869; 10 and 2/75 Bradfield Archives). He was re-elected in March 1871 (2/82 Bradfield Archives) and in the same year he contributed £1 towards the cost of a new hearse for the parish (Kenworthy 1910; 87).

The 1871 census records Priam J. Hudson (39) as a farmer of 80 acres living with his wife Francis (26) and children Blanche (4) and Spencer (1). Also at Yew Trees were John Briggs (32) described as a farmer's man living with his wife Mary Ann (24) and son Fred (9 months).

In September 1878 The Sheffield Water Works Company bought land adjoining to Yew Trees (CA778/1842/1 Sheffield Archives) although the nature of this is not recorded within the file of deeds held at Sheffield Archives.

Samuel Newton made his will on the 31st July 1882 in which he was described as *'late of Yew trees formerly a farmer but out of business'*. In his will he granted all the residue and remainder of his estate to Priam John Hudson upon Trust with consent of his daughter Francis Hudson and on their deaths the estate was to be sold. Samuel died 11th October 1886 with the will proved 1st October 1887.

In 1891 the census shows Priam, now aged 59, was still living with his wife Francis (49) and daughter Blanche, (24) described as a dairy maid. Living with them was a domestic servant, Cony Wragg (16) and visiting them was Regina Wildgoose also aged 16. George (24) and Bessie Buckley (18), a shepherd and his wife were also recorded as living in a separate property at Yew Trees (**Appendix I.4**).

In 1894 Mr Priam Spencer Newton Hudson (son) and Priam John Hudson (father) and Blanche Hudson (sister of P.S.N Hudson) opened an account with the The Sheffield Banking Company in order that money could be advanced to Priam Spencer (P.J. Hudson acting as surety and the Yew Trees Farm). A total of £700 was loaned at an interest rate of 5%. A year later in May 1895 this was increased to £1000.

In January 1896 the farm appears to have been mortgaged between father and son. P.S.N. Hudson (mortgager) agreeing to pay £200 with a further £5 interest by the 11th July 1896 to P.J. Hudson (mortgagee). In June 1896 an indenture was made between P.S.N. Hudson and Blanche Hudson on account of money owing the P.J. Hudson from Samuel Newton's Will but P.S.N. Hudson was

unable to pay the £629.15.8 due and was further indebted to the Sheffield Banking Company by the above mentioned £1000. The farmhouse and land situated at Yew Trees was valued at £3000. (CA778/1842/1 Sheffield Archives)

On the 1st June 1896 Priam Spencer Newton Hudson agreed to sell to Blanche Hudson all his interest in the estate of Samuel Newton for the sum of £629-15-8 and also £370-4-4 borrowed by the vendor from the Sheffield Banking Co and the sum of £200 and interest owing on a mortgage with P.J. Hudson. A sum was to be paid to the vendor of £600 with £50 being paid immediately and then £200 on execution of the sale followed by 7 yearly instalments of £50 (CA778/1842/1 Sheffield Archives).

The Hudsons, despite their family problems with their grandfather's will and need to borrow from the bank, continued to employ labourers. In 1897 the Derbyshire Times and Chesterfield Herald reported the death of John Whitely at the Hydro Baths in Matlock. His daughter, Jane Whitely stated that John (48) had been a farm servant at Yew Tree Farm, working for Mr. P.G. Hudson (2nd October; 5).

20th Century

In the 1901 census Priam J. Husdon was described as a farmer and cattle dealer. He was still living with his Francis at Yew Trees Farm together with a domestic servant named Edna Dyson. George and Bessie Buckley were also residents of Yew Trees with their daughter Elsie 4 and son Cyril 8 months (**Appendix I.5**). George was described as a cattleman on the farm rather than a shepherd perhaps emphasising a change in farming to a greater emphasis on dairy and cattle.

On the 14th March 1905 Priam John Hudson noted as being of Yew Trees agreed to let to George Broadhead of Hunshelf the *farm house, farm buildings and land known as Yew tree Farm containing 76a 3r and 28p* from year to year with 12 months notice required. The rent was £77 per annum payable in two equal half yearly instalments payable on the 25th March and 29th September each year. Conditions of the tenancy agreement included upkeep of the buildings inside and out and to "*cultivate the said land in a proper husbandlike manner and according to the best practices of husbandry practiced in the neighbourhood and shall spread and apply the manure arising from the crops consumed yearly*" (CA778/1842/1)

Later the same year on the 23rd November Priam John Hudson died at Yew Trees aged 74 (Sheffield Daily Telegraph 25th Nov). A month later on the 28th December a sale took place at the farm of //

stacks of prime seeds and Hay covering 945 yards, horse gear, corn crusher and straw cutter attached to poser, sheep rack on wheel, pot cow trough etc." (Sheffield Daily telegraph 23rd December 1905; 4).

When Mrs Hudson died in February 1910 and later buried on the 1st March (Sheffield Daily Telegraph March 2nd 1910; 4) Yew Trees was put up for sale on the 28th June 1910. The lot contained not only Yew Trees but also Waldershef. Both properties were described as valuable Milk Farms (CA778/1842/1 Sheffield Archives).

The farm appears to have been purchased by the City of Sheffield as the agent for the Lord Mayor and Citizens of Sheffield paid the sum of £2,110 leaving a deposit of £210 on the 29th June 1910 with the auctioneers Clegg and Son. Blanche Furness is mentioned as the vendor accepting receipt of the deposit. John Clegg made requisitions on behalf of the Corporation of Sheffield including an enquiry regarding a yearly rent of 2d on a lease of land made for 2000. The reply from vendor said they did not know if it had been paid and the Corporation suggested that it become a fee simple. Tenants were confirmed as George Broadhead at Yew Tree Farm paying as his agreement in 1905 a rent of £77 per annum and Chas Crossland at Waldershef paying £14 per annum (CA778/1842/1 Sheffield Archives).

In the 1911 census the Furness family were described as resident, Blanche (44) is described as the head and a widow. She is living with her children Mary (8), Joseph (7) and Edward (6) and a servant Elsie Shaw (13). The farmhouse is described as having 7 rooms not including any scullery, landings, lobbies or closets. Blanche, Priam's daughter, had married Joseph Machin Furness a Sheffield chemist on the 23rd May 1900 (Parish Marriage Register p127).

The Broadhead family were also residents. George (47) was described as a farmer living with his wife Rose A. (54) and son George Henry (14) described as working on the farm. The farmhouse is described as having 6 rooms not including any scullery, landings, lobbies or closets.

In 1913 an advert appeared in the Sheffield Daily Telegraph (1st Feb) offering for let:

Bolsterstone - Yew Trees House: 2 sitting rooms, 4 bedrooms, kitchen, larder, coach house and stable etc. Vacant March 25th. Details were available from the General Manager of the Water Department at the Town Hall in Sheffield (p3).

A year later an advert for the sale of *valuable live and dead farming stock* at Yew Tree Farm, Bolsterstone on March 11th 1914 on behalf of George Broadhead which the paper states was of Ughill, Bradfield (Sheffield Daily Telegraph 7th February; 4 and Sheffield Independent 14th Feb 1914).

The farm is not mentioned in Kelly's Directory of the West Riding 1927 in the listings for Bolsterstone.

William Barnes sold *Valuable Farm Stock* at Yew Tree Farm on March 23rd 1932 (Sheffield Daily Telegraph 30th January 1932; 5). The stock included 22 young beasts including red heifers, red and white cows). A black carthorse (16.1 hands), 4 crossbred sheep, 1 black sow and 12 pigs. The agricultural implements to be sold included a milk float, flat roller, wood harrows, horse hoes, and a turnip drill, hay lifter, hay collector, stack cover and chopper. There was a set of shaft gears and sling gears, light harnesses and spare collars and 20 fowls. Produce for sale included a part stack of hay and seeds and 6 tons, 30cwts of oat straw. (Sheffield Daily Telegraph 19 March 1932; 6)

A note attached to the advert in the Sheffield Daily Telegraph 19 March 1932 (p6) states Mr W. Barnes was "*leaving, as the farm is required for waterworks purposes*", although no further details have been found.

It would appear however that the Sheffield Water Company was interested in the land rather than the farm and the building remained tenanted. In August 1936 A. Morrell of Yew Tree Farm was reported as having won 2nd prize in the Shire Horse Society Medal at the Penistone Show (Leeds Mercury 28 August 1936; 3).

The layout of the farmstead made essentially retained its layout through the 20th century (**Appendix I.7**) with only minor alterations to the external arrangement of buildings and boundary walls.

6 UNDERSTANDING THE SITE – BUILDING APPRAISAL

INTRODUCTION

The following section presents an assessment of the character and structural development of Yew Tree farmhouse and attached cottage. A plan showing the location of the building is included as **Figure 2**, and photographs are included as **Appendix 2**. The building today is arranged on three levels comprising a cellar, ground floor and first floor. It is partially terraced into the hillside and the internal levels gradually step up from west to east to accommodate this.

PHASING

A phased plan of the building is included as **Figure 4**.

Phase 1: c.1639-mid 18th C	Construction of a Yew Tree Cottage
Phase 2: mid 18th C – 1870s	Expansion and construction of Yew Tree Farmhouse
Phase 3: 1870s-1880s	Construction of cart shed and hayloft
Phase 4: 1880s-1890s	Addition of external privies
Phase 5: 1900-1920s	Remodelling of internal spaces to create smaller rooms
Phase 6: Modern	Modern alterations

Phase 1: c.1639-mid 18th century

The documentary sources suggest that the first resident at Yew Tree Farm was Ralph Greaves in 1639, who is likely to have been responsible for building the western section of the building, known as Yew Tree Cottage.

Exterior

This building had an L-shaped footprint and its principal elevation faced the northwest (**Appendix 2.3**). Although vernacular in character, this elevation had a degree of symmetry with a central entrance doorway and mullioned windows on either side at ground and first floor levels. There is no evidence for raised copings or kneelers on the gables, but the corners have prominent quoins. Internally the arrangement comprised of two rooms **G1** and **G2** separated by a central spine wall (**Appendices 2.27, 2.28, 2.33-2.36**) which supported fireplaces at both ground and first floors in **F1** and **F2** (no access was possible to these rooms during the survey).



Figure 4: Phase development plans of Yew Tree Farmhouse/Cottage

The north gable contained no features, possibly due to the prevailing weather and that it appears to have originally been partially terraced into the hillside. Evidence for this is in the exposed unfinished foundation blocks on the northeast corner of **G2 (Appendix 2.4)**, which would have been exposed as part of the Phase 2 development on the site (see below).

The south eastern half of the building was narrower than west end, possibly only one room in depth with single light windows facing east in **G2/F2**, and double light mullioned windows facing north in **G3/F3 (Appendix 2.4)**.

It is suggested that the south elevation of the Phase one house has been shortened in length when the larger farmhouse was built in Phase 2 (**Appendix 2.1**). Evidence for this is that at the junction of the two Phases there are no quoins, which is a feature of the Phase 1 structure. In addition, the steps down to the cellar in **G4 (Appendix 2.37)** appear to be part of the initial phase of construction and the southern part of the cellar **C1** is different in its form of construction than the northern part **C2**. There is a single light window in the south wall (**Appendix 2.38**) and a large recessed cupboard to the west (**Appendix 2.37**). The cellar has a flat timber ceiling, and if it is assumed that the southern half is part of the Phase 1 house, it is likely that there would have been a room above forming the southeast corner of the building (removed in Phase 2).

Interior

The northeast part of **G3** may however reflect the original form of the building, which was accessed via an external doorway with a flight of steps up to the northeast. Evidence for this survives as a series of scars of former treads and risers with broken sections of sandstone step still attached in the exposed walling in the south wall of **G3/G8 (Appendix 2.19)**. The existing level of this part of the room does correspond with the height of the window in the north wall and the evidence of the earlier steps was only revealed when the later (higher) floor level was reduced. A second piece of evidence that there was a doorway in this location is inferred from a reused lintel in the north elevation - above doorway into **G9 (Appendix 2.8)**. This lintel is identical in form to the one above the Phase 1 door in the west elevation (**Appendix 2.3**). In addition, there is a chamfered detail that extends beyond the existing width of the door, the dimensions of which broadly correspond with the width of the former steps down to **G3** and it is suggested that it was taken from this position and reset in its current location as part of the Phase 2 expansion in the mid 18th Century.

The arrangement of the upper floor in this period appears to have comprised of 3 rooms **F1-F3**, although the location of any staircase at this period has not been established, perhaps being located

in the demolished section of the building. The rooms appear to have been well lit (**Appendix 2.43**) and the larger two **F1** and **F2** were heated with fireplaces (**Appendices 2.35, 2.36**), thus interpreted as the principal chambers or bedrooms. There is evidence in the exposed wall fabric that the east wall of **F3** has been altered (**Appendix 2.44**), but subsequent rebuilding has obscured any features apart from a projecting corbel of unknown function c.2m above the floor.

Phase 2: 1650-mid(?) 18th Century

This phase is dated to the mid 18th Century and comprised over the construction of a larger farmhouse (Yew Tree Farmhouse) that was attached to the east gable of the existing cottage (**Appendix 2.1**). It should be noted that although the Listed Building description (**Appendix 3**) describes this building as being early 19th Century in date, the documentary and map evidence (see 1782 enclosure map **Appendix 2.1**) indicates that it is 18th Century in date. The new extension had a rectangular footprint and was a double pile structure (two rooms deep), and was arranged over four levels – cellar, ground, first and attic (not surveyed due to lack of access). It has already been suggested that the creation of this new building would have involved the demolition of part of the southeast corner of the existing cottage and involved enlarging the existing cellar to the northeast. One of the notable aspects of this phase was that it created two separate dwellings and it is likely involved the construction of the L-shaped range of barns to the rear (**Appendix 2.11-2.12**) creating the layout of the site as it exists today.

Exterior

The principal elevation faced the road, with commanding views over the valley to the southwest. This elevation has elements of architectural design and proportion, built from deeply coursed squared gritstone with a stone slate roof. There is a central panelled door which did have an external porch (now removed). On either side of the door at ground and first floor are large square windows, with replaced timber frames. The windows have projecting sills linked to the door surround by a continuous horizontal ashlar band (**Appendix 2.2**). There is a second horizontal ashlar band linking the sills of the first floor windows. There are gable chimney stacks, that provided heating to the principal living and bedrooms on the ground and first floors.

The rear (north) elevation has a completely different appearance and is much less decorative and more vernacular in its appearance. There are quoins on the corners of the elevation, with a single ground floor entrance door towards the east. When built there was a single ground floor window adjacent to this door, which had plain ashlar surrounds (**Appendix 2.8**). The western half of the

elevation (**Appendix 2.7**) is dominated by an unusual arrangement of vertical stone ashlar blocks that form a tall narrow light well (now partially blocked) with a large window at first floor with plain ashlar surrounds. The tall window appears to be part of the original design and confirms that internally there was always a staircase in this location **G8/F7**.

As part of the formation of the farmyard to the rear a wide terrace c.3.8m wide was formed by digging into the hillside and gritstone retaining wall was constructed (**Appendix 1.8**). The wall appears to have been raised in height at an unknown date, as evidenced by the change in walling material and coursing noted on a PDNPA photograph taken c.2016 (**Appendix 1.9**). In the east wall of the yard, there was a flight of stone steps (**Appendix 2.8**) up to the farmyard to the north and an angled opening (**Appendix 2.9**) that would have formed a delivery chute for coal/timber for the internal fireplaces.

The east elevation is largely obscured by the Phase 3 extension (**Appendix 2.10**), but there is a short return on the southeast corner of the building which contains a narrow recess with an inserted window. This represents the remaining stone jamb of an external doorway, that would have allowed direct first floor access into (**F9**) the farmhouse from the yard above.

Internal

The cellar was extended and subdivided by a thin slabby sandstone wall to create separate spaces for each dwelling, **C1/C2**. A new access stair was inserted in the northeast corner of **C2**. The tall window that overlooked the staircase on the north elevation (**Appendix 2.7**) extended into **C2** to provide light (**Appendix 2.39**), presumably with an external lightwell (now infilled). The new extension included pairs of square recessed cupboards in the west and east walls which are different in design to the cupboard in **C1**. It is also at this date that the large stone tables/thrawls in **C1** may have been inserted.

The ground floor layout comprised of two principal rooms **G5/G6** on the south side of the house, with a central stairwell to the rear (**Appendix 2.15**) and a store/pantry to the northwest **G7** with ceiling hooks (**Appendix 2.20**) and a scullery **G9** (**Appendix 2.13**) to the northeast which had direct access to the rear yard. **G5** is interpreted as the parlour (**Appendices 2.17, 2.18**) and **G6** as the kitchen. **G6** has a larger fireplace that would have contained range (**Appendix 2.14**), which is evidenced by a burnt rectangular scar in the internal reveal of the hearth. There was a corridor at the base for staircase **G8** (**Appendix 2.16**) that connected all the rooms and gave access down into **G3** in the cottage to the west. **G3** was however altered and a new wall created of the same slabby

sandstone as used to divide the cellar. This wall (**Appendix 2.42**) created a new room **G4** which was within the cottage, whilst **G3** was reduced in size to conform with south wall of the corridor **G8**. **G3** was within the footprint of the Phase I cottage, but now formed part of the new farmhouse being accessed down the original external flight of steps in the northeast corner with a lower floor level (**Appendix 2.19**).

The first floor of the farmhouse when built had a similar layout to the ground floor. There were two principal bedrooms **F4/F5** (**Appendices 2.23, 2.24**) on the south side of the house, each heated with fireplaces. A central landing (**Appendix 2.21**) gave access to each room and the staircase. In the northeast of the first floor was a rectangular room **F8/F9** (subdivided in Phase 5) which had an external door leading to the farmyard (now blocked). At the west end of the landing was a large open area (divided off into a separate room **F6** in Phase 5). This formed an upper landing and was lit by large window that overlooked the stairs. It is possible that this space may have contained a stair to the attic/roof, but there is no extant evidence to confirm this theory.

It was not possible to gain access to the attic/roof void of the farmhouse, but an open loft hatch in **F6** confirmed that there was a window in the west gable, which is indicative that living accommodation may have originally been provided at this level within the house.

Remodelling of the Cottage

As part of the formation of two separate dwellings, alterations were made to the ground floor layout interior of the Phase I cottage. The central entrance doorway in the west elevation was blocked and converted to a window, with a new door being created in the southwest corner of **G1** (**Appendix 2.33**). This involved blocking up of the original mullioned window in this location. The connecting door between **G1** and **G2** was blocked and a new doorway opened upon the east side of the fireplace. Both of the fireplaces in **G1** and **G2** were rebuilt (**Appendices 2.27, 2.31**), evidenced by changes in the brickwork and a curious cantilevered arrangement of timber beams in **G2** (**Appendix 2.29**). Secondary flues (now bricked up) were added to the west side of each fireplace for either a copper to heat water, or a bread oven. **G1** is interpreted as being the parlour and **G2** was used as a kitchen.

G1 was also reduced in size as part of the remodelling and a new partition (now removed) was created to form an access corridor linking **G2** and **G4/C1**, thus creating privacy from domestic service activities and the parlour. It is likely also that this is when the window in the south wall was

altered by lowering the internal sill (**Appendix 2.34**) to form a recess for a window seat (blocked up with brick in Phase 5, see **Appendix 1.10**).

It is suggested that as part of this extensive phase of remodelling and the blocking of the central doorway is when a well was dug in the northwest corner of **G1**. This feature is c.1.5-2m in diameter and c.9m in depth with water to within 0.5m of the flagstone floor level. It is covered by large stone slabs (**Appendix 2.32**), above which was a stone floor (removed at the time of survey). Remains of lead pipe can be observed within the well, which continue below the blocked doorway and rises up below the window in **G2**, presumably the site of a hand pump. The walling beneath the west window in **G2** has been cut back to form a recess (**Appendix 2.28**), which would have helped accommodate a stone sink in this location. The well is interpreted as being a secondary insertion into the building.

The insertion of a new wall in the northern third of **G3**, created a smaller room in the cottage **G4**, which was adapted as a larder and provided with stone tables (thrawls) and stone shelves (**Appendices 2.41, 2.42**). It is suggested that as part of this work in **G4** a new staircase was built against the west wall leading to **F3** above.

Phase 3: 1870s-1880s

This phase principally comprised of the addition of an extension against the east gable of the farmhouse (**Appendix 2.10**). There were two ground floor garages/cart sheds of unequal size **G10/G11** (no access at the time of survey), but both originally with pairs of double doors. There was a hayloft above, with the only access via a first floor taking-in door in the centre of the east gable - now blocked and converted to a window (**Appendix 2.25**). There was a narrow breather slit in the north wall. The addition of this extension resulted in the blocking of the first floor doorway into **F9** from the farmyard, which is evidenced by a exposed lintel and blocking in the northwest corner of **F10** (**Appendix 2.26**).

Phase 4: 1880s-1890s

This phase involved the construction of small rectangular building at the west end of the retaining wall holding back the farmyard (**Appendix 2.5**). This structure contained two privies. The only other feature that is ascribed to this phase is the insertion of a doorway in the northwest corner of **G2** (**Appendices 2.3, 2.30**).

Phase 5: 1900-1920s

The phase involved the subdividing of internal spaces to create new smaller rooms and spaces, perhaps indicative of the changing needs and sizes of the households living in each of the two dwellings.

External

A new fuel store **G12** (**Appendix 2.8**) was built in front of the chute (**Appendix 2.9**) in the east wall of the rear yard. This made use of a machine pressed dark red brick with a stone tile roof.

A second extension **G13** (demolished at the time of survey) built into the rear yard made use of the slightly recessed space between **G2** and **G3** (**Appendix 2.4**). The creation of this space involved the blocking up of the two single light windows in the east wall of **G2** and **F2** and also the two light mullioned windows in the north wall of **G3** and **F3**.

Internal

The construction of the external lean-to **G13** resulted in internal alterations to **G3** and **F3**. For a reason that is unclear a new internal wall was constructed c.0.5m in front of the north wall of **G3** (removed at the time of survey). This new wall created a narrow void, which apparently had no purpose and effectively reduced the width of **G3** to form a narrow corridor/store room. Associated with this the floor was raised to form a continuous level corridor with **G8**, an action which resulted in the removal of the phase I stone steps and the laying of new flagstones (at the time of survey this artificially raised level had been reduced to its original level, thus exposing the evidence for the former steps **Appendix 2.19**). The effect of raising the floor level in **G3** was that the ceiling height was greatly reduced and an unusual solution was found that involved forming a raised bulkhead in **F3** on the floor above (now removed) (see (**Appendix 1.11**)). Two steps were added to allow access into **F1**, and the corner of the wall was cut back to form a rounded edge.

Possibly as a result of a failed ceiling beam, the ceiling above **C2** (**Appendix 3.9**) was remodelled and new RSJ's were inserted. This is evidenced by a larger wall socket in the north wall of the cellar and the use of slate packing (**Appendix 2.40**) which indicates that the RSJ's replaced an earlier timber (**Appendix 2.5**). Following the insertion of the RSJ's a new ceiling was cast in concrete above the northern end of **C2**. Once this had set a new wall was built against the west side of the staircase in **G7** (**Appendix 2.20**) and also on the landing on the first floor (**Appendix 2.22**) to create a new room **F6**. Evidence to suggest that these two walls were inserted is in the form of construction with

exposed partially de-barked studs used to form the western faces of each wall. There is no evidence for nail holes on these timbers indicating that they were ever covered with lath and plaster and they sit on top of the cast concrete floor and metal RSJ's. In addition there are no comparable walls anywhere in the building and the style of construction is out of place with the remaining stud work walls in the farmhouse. Also at first floor level the west wall on the landing (**Appendix 2.21**) has a doorway with a very low head and door that is of a much earlier architectural form and clearly has been re-used in this location. The wall also cut across the large window at the top of the stairs, resulting in two small sections of timber sill with a rounded profile remaining on either side (**Appendices 2.21, 2.22**).

The external taking-in door to the hayloft **F10** was blocked, externally with stone and internally with brick, and a new flight of steps and door was formed in the east wall of **F9** (**Appendices 2.25, 2.26**). To enable separate access to **F10** and to provide new bathroom facilities on the first floor, two further rooms were partitioned off to create a bathroom **F8** which had a new window in its north wall (**Appendix 2.7**) and an adjacent toilet **F9**.

Phase 6: Modern

This phase represents the current conversion of the house and is included to document that a period of modernisation and refurbishment is being undertaken which will involve the removal of walls, opening up of windows and improving the circulation within the property.

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 and the building as a whole (comprising of both Listed Buildings) is considered as a single entity.

Historical and Archaeological Interest

The building is interpreted as dating from the 1630s, with Ralph Geaves being documented as living at Yew Trees in 1639. The property in many ways represents a typical upland farmhouse, with window details and an internal layout that reflects the functional nature of the spaces used for daily life in the 17th Century. Its date does however place the Phase I building within a nation-wide period of housebuilding by the yeomanry, or small rural landowners largely in response to a fall in grain prices and a 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).

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.

Architectural Value

By comparison with the larger yeoman houses in the locality of Bolsterstone such as at Woodseats Farm (Grade II, NHLE: 1314560), Onesacre Hall (Grade II*, NHLE: 1191806), Swinock Hall (Grade II, NHLE: 1132820), Hallfield House (Grade II, NHLE: 1192122) and Fair House (Grade II*, NHLE:

I132863) Yew Tree Farmhouse is notably inferior in its scale, survival of historic features and architectural quality. It does confirm to the local vernacular tradition of stone built upland farmhouses, and whilst is not of a notable design has a degree of architectural interest for its simplicity alone.

The exterior of the building demonstrates multiple phases of alteration, dating from the 17th -20th Centuries. The west elevation is largely 17th Century in date and the south elevation comprises an amalgamation of 17th, 18th and 19th century episodes of development and expansion.

Evidence survives internally to suggest that the internal plan form and circulation of the building had been progressively altered during the building's lifetime, in the course of its early phases of extension and later phases of internal division. These alterations reflect the changing fashions and status of the buildings occupiers. The interior of the building has been soft-stripped, such that no original plaster or removable fittings survive. Several inappropriate alterations made to the building during the early 20th Century been undone, resulting in the loss of contribution these elements made to the historical interest of the building but increasing the legibility of its original plan form.

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 principal elevation of the Phase 1 house faced the west, whilst the Phase 2 expansion resulted in the principal faced being changed to the south which would have made it more prominent to anyone passing by, or when viewed from the Ewden Valley to the southwest. 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, although it does not retain any particular features that make it unusual, nor is it associated with any notable individual, architect or historic event.

8 IMPACT ASSESSMENT

PROPOSED DEVELOPMENT – POTENTIAL IMPACTS

The proposals for the renovation of Yew Tree Farm require a range of alterations to the historic fabric, but also to the electrical and heating system which will require changes to pipework and wiring. New wall plaster, flooring and fenestration will be required and the materials and constructional details are detailed elsewhere in the Listed Building application (NP/S/1017/1113), and this section of the report will therefore focus upon specific items that have been raised by Historic England and the PDNPA Conservation Officer where additional information and evidence of significance, harm and impact need consideration.

The impact assessment has been prepared following the analysis of historic fabric and the phased development of the building has been fully understood (see **Section 6**) and an assessment of the overall significance of Yew Trees Farmhouse has been prepared (see **Section 7**).

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 and clarity this has been tabulated below (**Table 2**), with levels of significance detailed in **Table 1**.

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	--

Table I: Assessment of impact of specific works identified by PDNPA at Yew Tree Farmhouse.

Ref.	Description	Contribution of Fabric	Effect	Heritage Impact Assessment
Insertion of steps between Cottage and Farmhouse, removal of wall between utility and passage				
1a	Removal of wall forming void at north end of G3 (approved in application NP/S/0816/0750), but was removed prior to a methodology being submitted and approved.	Neg	++	<p>The wall forming the north end to G3 that formed the void, is a secondary insertion into the building undertaken in Phase 5, c.1900-1920 in date. The void apparently had no function, and it is represented a negative introduction into the building that formed part of the blocking of the 17th windows overlooking the rear yard.</p> <p>The removal of the wall has reversed this negative introduction that will allow the original windows to be re-exposed, thus the harm associated with the loss of the wall is considered beneficial to the allowing the appreciation of the original historic fabric to be restored.</p>
1b	Removal of cupboard and steps down to cottage (west end of G3) (approved in application NP/S/0816/0750), but removed prior to methodology submitted.	L	o	<p>The cupboard and steps that lead down to the cottage are not fully understood, since the fabric has now been removed. However the cupboard does form part of the Phase 5 alterations associated with the raising of the floor and creating the void to the north.</p>
1c	Removal of raised floor and lowering of ground level in G3 (approved in application NP/S/0816/0750), but removed prior to methodology submitted	L	+	<p>The formation of the raised floor dates to the Phase 5 period of alterations and allowed for a level floor surface to be created between the cupboard G3 and the corridor G8.</p> <p>The raising of the floor does represent a period of change and alteration within the building, reflecting the changing needs of the occupants at that time. The removal of the floor has removed that layer of the building which can no longer be appreciated within the extant historic fabric.</p> <p>The removal of the floor is considered to be harmful and negative to the Phase 5 period of the building, but the lowering of the floor has reinstated the ground level of the Phase I house, which was still evident in Phase 4 c.1880-1890.</p> <p>The removal of the floor has also exposed the scar of the former steps leading down into G3, which greatly enhances our understanding and appreciation of the former layout of the Phase I building.</p>

Ref.	Description	Contribution of Fabric	Effect	Heritage Impact Assessment
Works to the stone flagged floors to the cottage and the uncovered well				
2a	The lifting of the stone flagged floors in G1 and G2 (works included in application NP/S/0816/0750) site works have commenced, but still awaiting approval	H	+	<p>The flagstone flooring within G1 and G2 is interpreted as dating to the Phase 2 alterations on the Site. It represents a traditional flooring material within the region and the surface should be reinstated to ensure that the character of the rooms is maintained.</p> <p>Assuming that the flooring is reinstated in the same locations from where it was lifted then historic wear patterns and any associated surface marks will be restored to their former positions, thus maintaining the historical legibility of the rooms and reversing any harm that may have been caused by lifting the slabs and is considered to be positive.</p>
2b	Retaining the uncovered well open to view within the living room G1.	M	o	<p>The well that has been exposed beneath the floor in the northwest corner of G1 contributes to our understanding and appreciation of the changing use of the cottage between Phases 1 and 2.</p> <p>The proposal to expose the well within the floor of the room does not correlate with the historic treatment of the flooring and was never intended to be seen.</p> <p>The well does not retain its original function of providing a water supply to the cottage and now that it has been discovered it could be argued that its discovery enhances our understanding of the use of this part of the building and that covering it up would prevent future visitors, or owners of the property to appreciate this historic feature. The proposal therefore could be regarded as a neutral change to the room, assuming that it was undertaken in such a way that the surrounding pattern of the flagstones was maintained and not damaged. If for example a glass cover was introduced this could be shaped to have irregular edges to fill the places of the removed stone above the well, and ensure that the nature of the changes to the flooring that have been introduced are clearly readable.</p>

Ref.	Description	Contribution of Fabric	Effect	Heritage Impact Assessment
Insertion of window seats within the cottage				
3a	Proposal to insert window seat within south window of G1	M	+	The window has undergone a series of alterations and whilst it would appear that there was never originally a window seat in this location in Phase 1, it appears that one was created in the Phase 2 remodeling. The recess was then infilled with brick in Phase 5. The proposal to reinstate a window seat in this location, will restore the Phase 2 character of this part of the room and is considered to be a beneficial change. Care should be taken to ensure that the construction of any new seating is undertaken that is comparable to other examples of 18 th Century window, thus ensure a degree of authenticity to the Phase 2 changes.
3b	Proposal to insert window seat within west window of G2	M	o	The window in the west wall was altered in Phase 2 to allow for a sink to be installed. The harm to the historic fabric has therefore already been undertaken. Prior to this there is evidence to suggest that there was a window seat in this location. The proposal to insert a window seat is therefore considered to have a neutral impact upon the historic fabric.
First floor connection between Cottage and Farmhouse				
4	Proposal to insert doorway at first floor level between F3 and F6	M	+	The walling between F3 and F6 represents part of the earlier east gable of the Phase 1 cottage, but the wall appears to have undergone partial rebuilding, or alteration, evidenced by a possible irregular construction joint in the west wall of F6. It is therefore not possible to confirm, or disprove whether there was a previous opening in the historic fabric in this location. The potential harm of inserting a new opening would be weighed against the ability to create an improved means of circulation throughout the first floor. The existing historic staircase in G4 is very steep and potentially hazardous in its current form, with almost no opportunities for improvement to meet current fire regulations and the insertion of a new doorway would ensure that it could be retained in its current form.

Ref.	Description	Contribution of Fabric	Effect	Heritage Impact Assessment
Conversion of farmhouse loft to create additional bedroom and bathroom				
5	Proposal to form an additional bedroom and bathroom within the attic/loft space above the farmhouse	NA	NA	This proposal is beyond the scope of this assessment as it has not been possible to obtain safe access to the attic/roof void to satisfactorily assess the impact of any harm to the historic fabric of the building.
Rooflights to the rear farmhouse roof				
6	Proposal to add 4 large rooflights to the rear of the farmhouse	NA	NA	This proposal is beyond the scope of this assessment as it has not been possible to obtain safe access to the attic/roof void to satisfactorily assess the impact of any harm to the historic fabric of the building.
Creating a void at first floor level against the northwest wall of the cottage in F3				
7	Proposal to adjust the flooring at the north end of F3, thus forming a light well to G3 below to expose 17 th Century mullioned windows	H	-	The proposal to install a new well at the north end of F3 is regarded as a modern intervention which does not have a historic precedent with the building. It will require the alteration to the floor structure and is considered to be harmful to the character of both G3 and F3.
Repairs to the ceiling beams in G1				
8	Repairs to ceiling beams in G1, previous repairs have failed	NA	NA	This proposal is beyond the scope of this assessment as it related to assessing the structural integrity and condition of the timbers. However should repairs be undertaken it is recommended that they are 'honest' and in accordance with the principles of SPAB, so that it is clear they are a modern addition.
Removal of stone thralls in G4				
9	Removal of stone thralls in G4 and opening up the north wall to connect with G3	M	o	The proposal to remove the inserted wall between G3 and G4, along with the stone thralls in G4 will cause harm by the loss of historic fabric. The fabric however, relates to the Phase 2 alterations and represents part of the subdivision of the building into two separate dwellings and is not of primary significance. The desire to reinstate the two spaces as a single room is considered to be a positive change and will restore a historic space, but the loss of all the thralls is considered detrimental to the future appreciation of the use of this room in Phase 2 and will cause harm. If however, the thralls are relocated within the new room and at the north end of G4 following the removal of the inserted

Ref.	Description	Contribution of Fabric	Effect	Heritage Impact Assessment
				north wall, then the rooms would be connected again reinstating legibility and historic character and the thralls would be retained within the room, maintaining legibility of the Phase 2 changes, whilst improving circulation in this part of the farmhouse.
Removal of lath and plaster panels in F6 at head of farmhouse staircase				
10	Removal of lath and plaster panels between vertical studs in F6	L	+	It has been demonstrated that the wall at the top of the stairs between F6 and F7 dates to the Phase 5 period of alterations. Whilst it does add to the sequence of gradual alteration and development of the building, its introduction is considered to have had a negative impact upon the historic appearance and legibility of the landing at the top of the stairwell. The proposal therefore to open up the laths between the studs is concluded to be positive will contribute to reinstating the open nature of the landing and allowing the window at the top of the stairwell to be viewed as a single opening again.
Unblocking the gable window to the NE elevation of F10				
11	Unblocking the former first floor taking-in door at the north-east end of the farmhouse in F10	L	+	The doorway in the upper part of the north-east gable represents a primary feature of this Phase 3 extension to the farmhouse. It was the only means of access to the upper floor, and enable hay, com, or other agricultural materials to be lifted up to the loft for storage. Since the insertion of a new doorway in Phase 5 into F9 the door was blocked and a window inserted. The blocking of the doorway is considered to have been a negative action, which resulted in the loss historic authenticity of the elevation. Should a doorway be reinstated it would enhance the visual appearance of the elevation and allow its former use to be appreciated once again.
A number of extract vents				
12	Proposal to insert a number of external extraction vents to the rear north elevation of the building	M	-	The rear elevation of the farmhouse is not considered to have the same visual importance of the elevations that are directly visible from the road, but it still comprises of historic fabric that contributes to the overall significance of the building.

Ref.	Description	Contribution of Fabric	Effect	Heritage Impact Assessment
				<p>The insertion of inappropriate windows has however negatively detracted from its original appearance.</p> <p>The insertion of new vents is considered to be inappropriate to the historic fabric, unless the works is undertaken in a manner that is unobtrusive and does not comprise the historic integrity of the rear elevation.</p>
Alterations to the rear retaining wall to the rear farmyard				
13	<p>Proposal to adjust the height of the retaining wall and create an upper terrace at the rear of the farmhouse against the farmyard.</p>	M	o	<p>Due to vehicular damage to the wall which has impacted upon the overall structural integrity of the wall and its foundations the lower 'retaining part' of the wall has been rebuilt to ensure the stability of the structure is maintained for the future. This work has required the removal of the upper section of walling for these essential structural repairs.</p> <p>The wall appears to have been constructed in two phases, based upon the difference in walling from the historical photographs, which may indicate that a lower wall in this location would be acceptable.</p> <p>The purpose of the wall was to create a clear separation between the differing activities that were undertaken in the farmyard and domestic setting of the rear yard, and was used to manage livestock, however the yard is no longer part of a working farm.</p> <p>The proposal to lower the retaining wall and create a new upper terrace in the former farmyard will have an impact upon the overall appearance of the rear yard and would involve the reconstruction of the upper section of the drystone wall 2-3m back from its former location.</p> <p>There is evidence that the upper part of the wall was a secondary phase of work, and if it is not reinstated in its former location the impact upon the legibility of the yard, which is still maintained as a sunken area, is assessed as being neutral.</p>

Ref.	Description	Contribution of Fabric	Effect	Heritage Impact Assessment
Removal of the small attached outbuilding (Fuel store) G12				
I4	Proposed demolition of the fuel store G12	L	+	<p>The fuel store was built in Phase 5 and using a 20th century form of red brick which is notably different to the stone used elsewhere on the elevation. The brick does contribute to an appreciation of the phase development of the rear elevation, but it is considered to be a negative addition to the structure of the farmhouse.</p> <p>The harm cause by the removal of the brickwork and mon-pitch roof is considered to be an acceptable change as it will reinstate a degree of historical character to this part of the rear yard.</p>

9 DISCUSSION AND CONCLUSION

DISCUSSION

Yew Tree Farmhouse and its attached cottage is an example of a 17th century upland farmstead, located on the fringes of the open moorland in the northeast of the Peak District National Park. The house comprises of two separate Listed Buildings, both Grade II. The surrounding farmyard to the north represents 18th and 19th century development of the site, probably dating to when the farmhouse was built in the 18th century – however these structures have not been assessed in this appraisal.

It has been demonstrated that the buildings have been changed in at least six phases of structural alteration to accommodate the changing needs of the owners and tenants. The proposals to renovate and modernise parts of the building whilst retaining historic character, legibility and integrity represent this continuation of the adaptation of the building to ensure its continued survival into the future.

This appraisal has undertaken a historical review of all available sources and a detailed analysis of the historic fabric has been undertaken. Resulting from this an assessment of the significance of the building has been prepared, followed by a consideration of the impact of the proposed alterations that have been submitted to the PDNPA as a Listed Building application. Differing degrees of harm have been identified and some of the proposals are concluded to be inappropriate, while others will actually reverse negative alterations to the structure and are deemed to be justifiable in regards to the harm, versus public benefit and the enhancement of the remaining historic fabric.

CONCLUSION

Yew Trees Farm comprises an important group of post-medieval farm buildings, preserving a high legibility of their development and how they have changed.

The relative significance of element of the each of the buildings varies, and it is considered that there are opportunities for managed change within the farmhouse which would be in keeping with their conservation and process of continued change that characterises the form of the building that survives today.

10 SUPPORTING INFORMATION

AUTHORSHIP

This report has been prepared by Oliver Jessop MCI(A). Editing has been provided by James Thomson MCI(A). Fieldwork was undertaken by Oliver Jessop and the archive research by Dr Victoria Beauchamp.

ACKNOWLEDGEMENTS

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Time Architects are thanked for providing floor plans of the building and for details of the scope of building work.

Thanks also go to the staff of the Sheffield City Archives for their assistance.

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- RG 13/4337 1901 Census Bolsterstone, Stocksbridge, p1 (90)
- RG14/ 27698/335 1911 Census Bolsterstone

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- 72/12 Image 46211 Voter list for 2 knights of the shire 1836
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- Bradfield Civil Parish Records Voters Claims 1835 – 1840: 52/46 image 25862
- Bradfield Civil Parish Records Voters Claims 1841 – 1845: 53/83 image 25800, 53/97 image 25812, 53/105 image 25818
- Bradfield Feoffees Deeds of Properties and Papers 87/13 image 43912

SHEFFIELD ARCHIVES

- CA778/1842/1 Bundle of documents relating to the sale in 1910 but also containing details and actual deeds and indentures relating to the property. Documents within the bundle are unnumbered.
- CA366 Bolsterstone Enclosure Map and Award 1782
- FB99 Fairbank Field Book relating to a road from Yew Trees to Cowpur Carr c1802/3
- ERo 2L Plan of road from Yew Trees to Cowpur Carr
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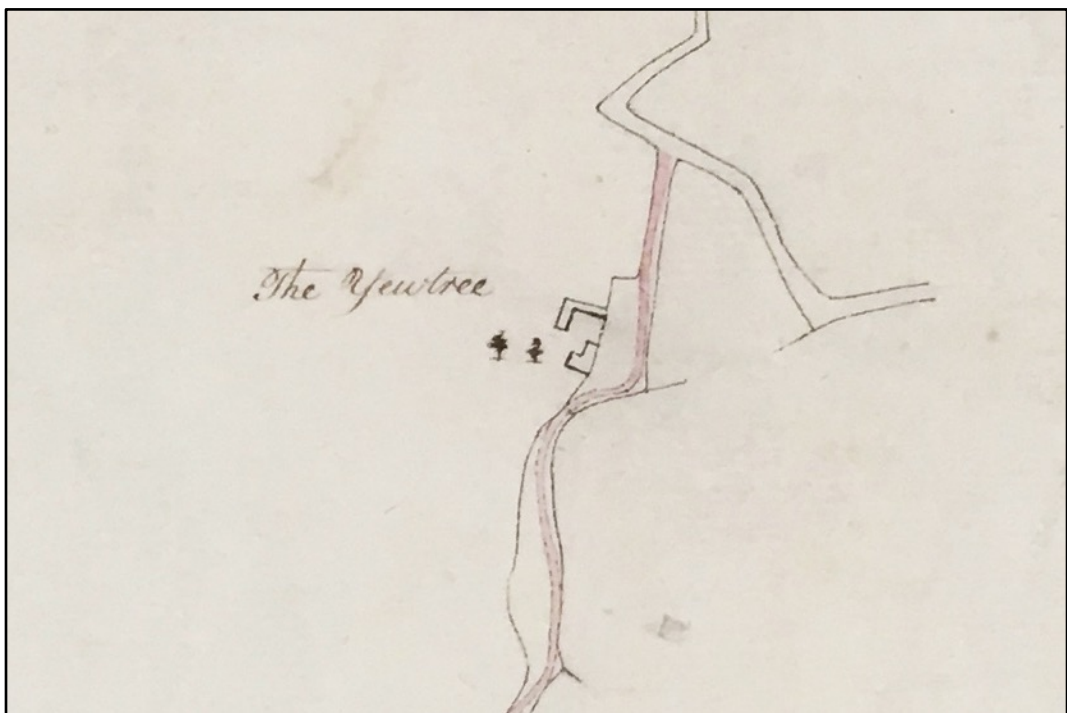
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APPENDIX I:

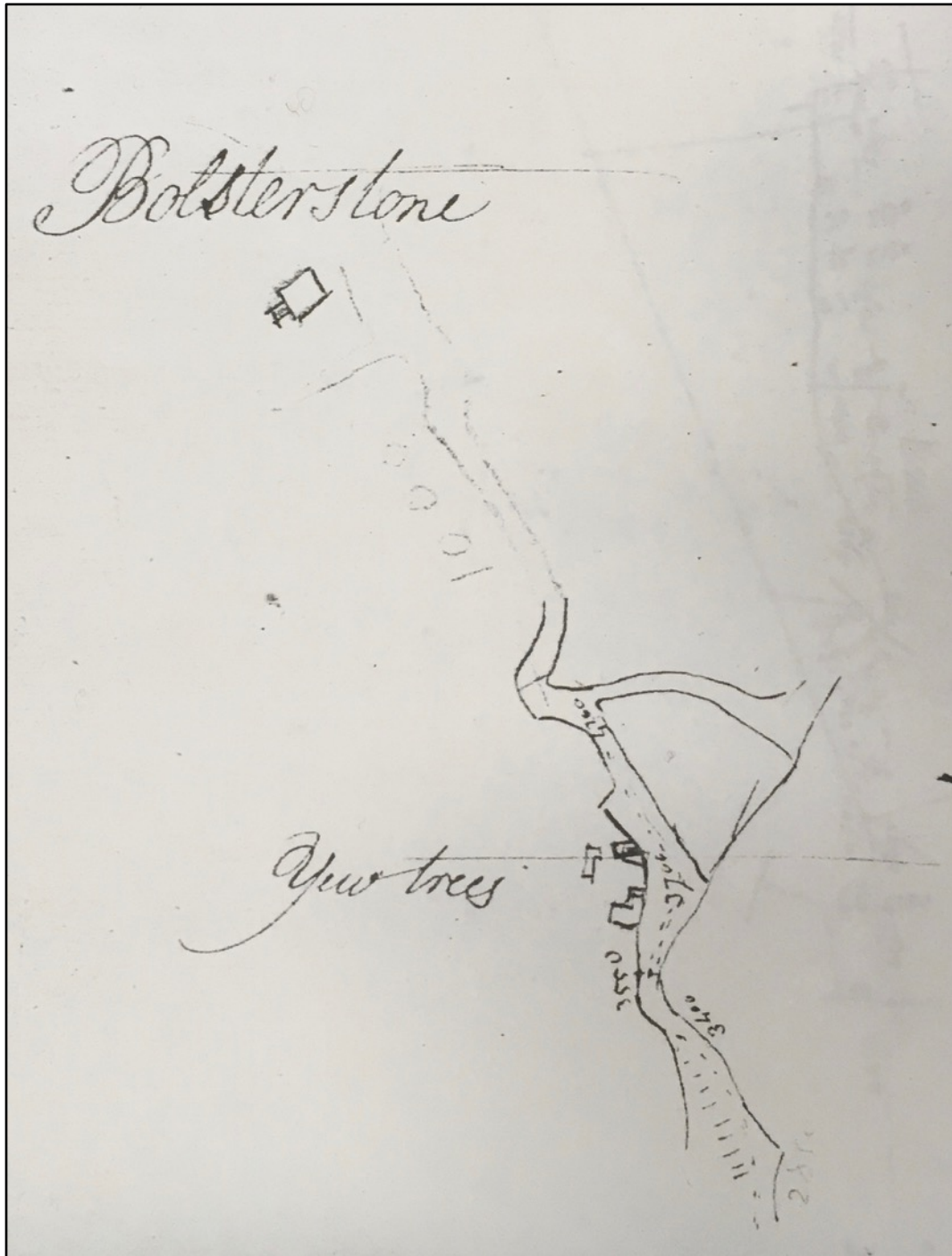
HISTORIC MAPPING, ILLUSTRATIONS AND PHOTOGRAPHS



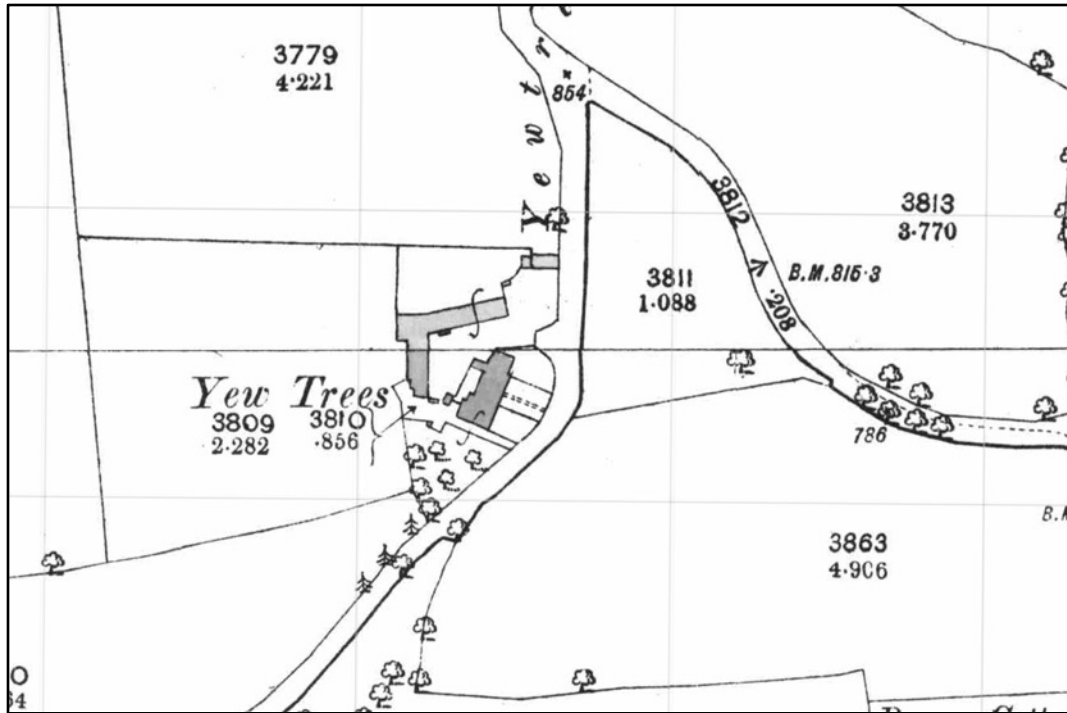
Appendix I.1: Extract from 1782 Enclosure map
© Sheffield City Archives: CA366



Appendix I.2: 1802-3 (extract) Road map from Yew Trees to Cowper
© Sheffield City Archives: ERo2L

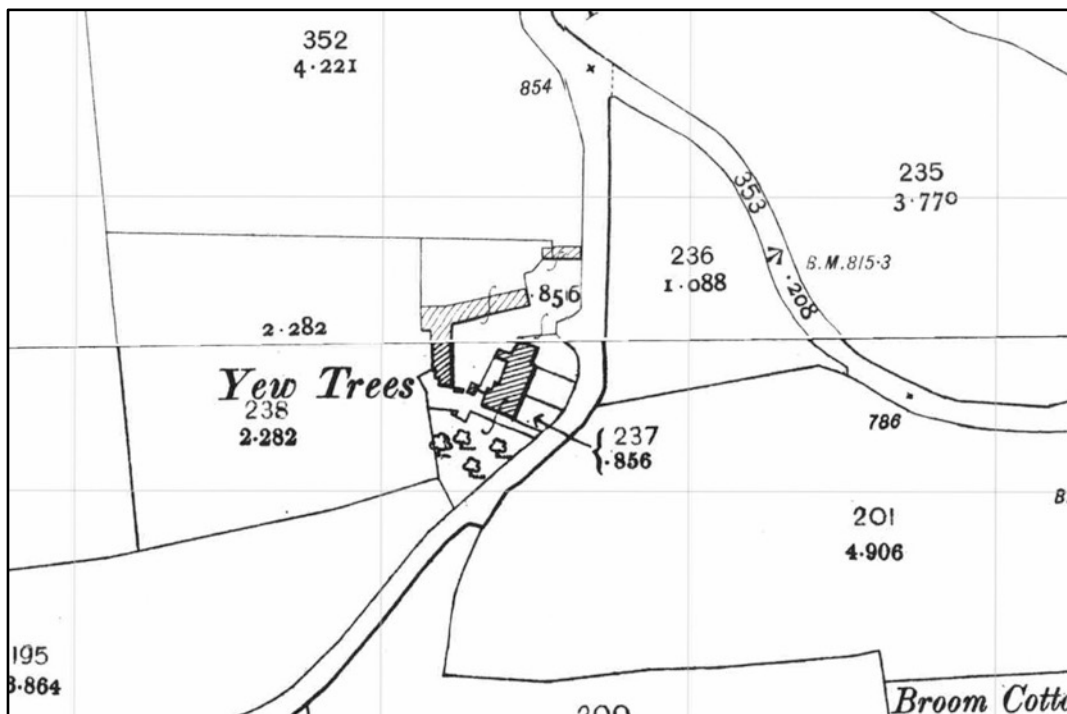


Appendix I.3: c.1802/3 Fairbank drawing of Yew Trees Farm
© Sheffield City Archives: FB99 p20.



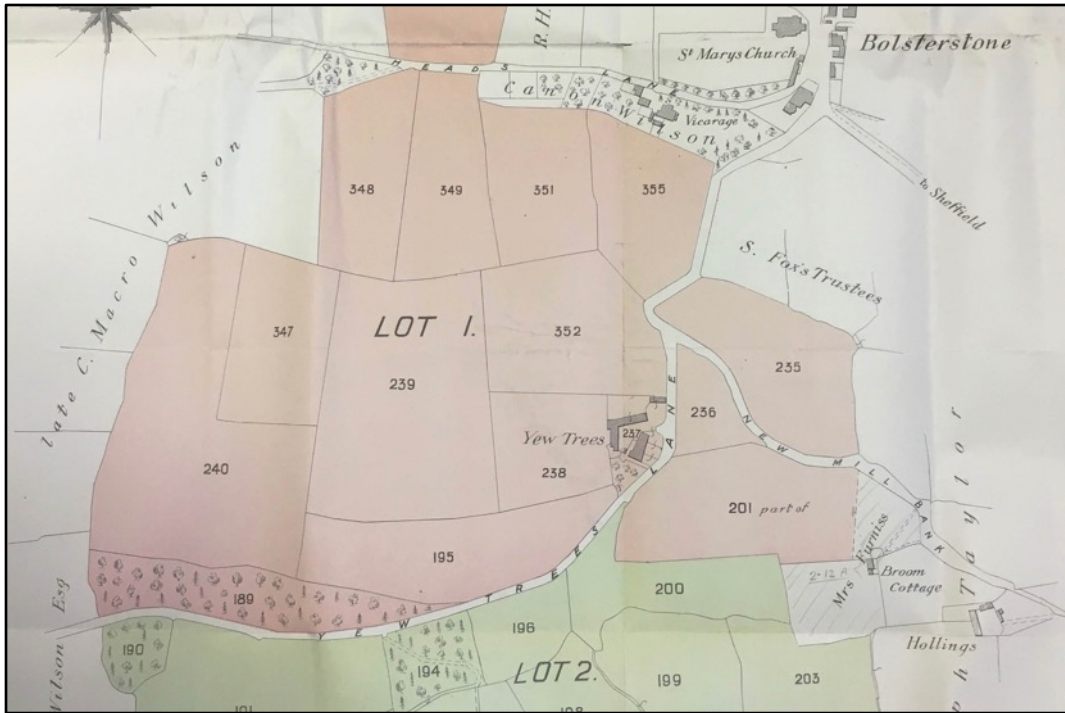
Appendix I.4: 1893 Ordnance Survey map

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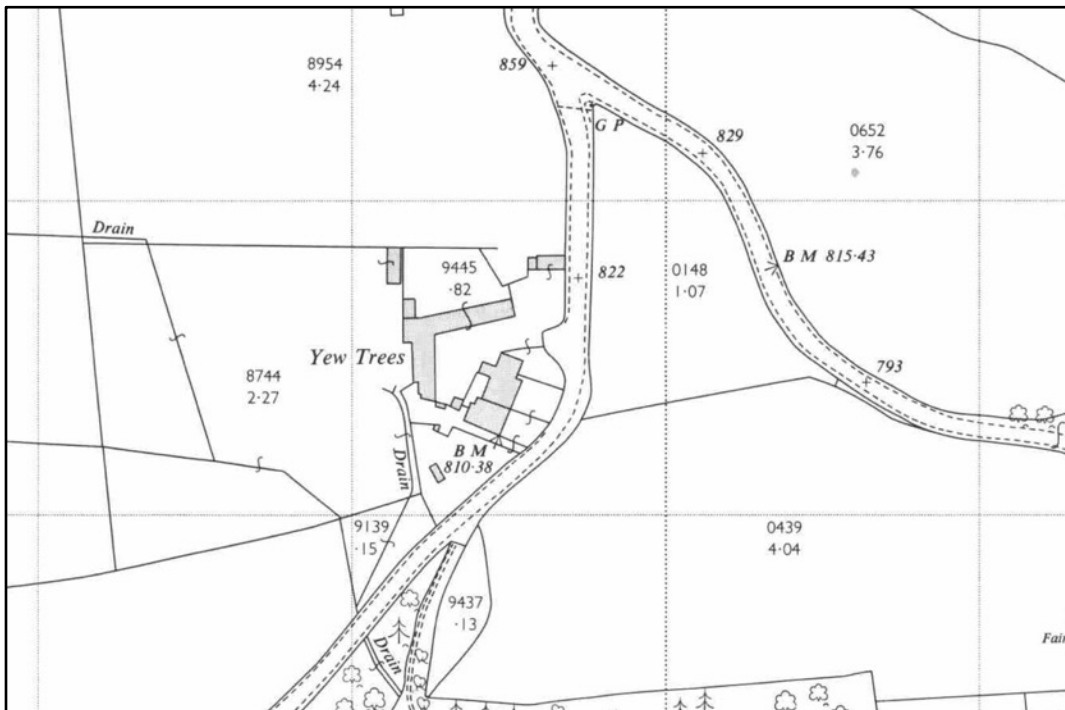


Appendix I.5: 1903-05 Ordnance Survey map

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Appendix I.6: 1910 Sale Plan
© Sheffield City Archives: CA778/1842/1



Appendix I.7: 1960 Ordnance Survey map
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Appendix I.8: View looking northwest along rear boundary wall c. 2016
© PDNPA



Appendix I.9: Detail of rear boundary wall c. 2016; note change in construction style
© PDNPA.



Appendix I.10: View of south window in **GI**; note secondary infilling of brick below sill
© PDNPA



Appendix I.11: View looking north of in **F3**; note raised platform dating to Phase 5 alterations
© PDNPA

APPENDIX 2:

SITE PHOTOGRAPHY



Appendix 2.1: South elevation of Yew Tree (2m scale)



Appendix 2.2: View of south elevation, looking northwest (2m scale)



Appendix 2.3: Northwest corner of cottage, looking (2m scale)



Appendix 2.4: Detail of northeast corner of cottage from the rear, looking southwest (2m scale)



Appendix 2.5: View looking into rear yard from the northwest (2m scale)



Appendix 2.6: View looking northwest along boundry wall of rear yard



Appendix 2.7: General view of rear elevation of farmhouse (2m scale)



Appendix 2.8: Detail of brick built addition to rear of farmhouse of storage of coal (2m scale)



Appendix 2.9: Detail of coal chute in addition to rear of farmhouse



Appendix 2.10: East elevation of 20th century addition to farmhouse (2m scale)



Appendix 2.11: General view looking north into farmyard from main entrance



Appendix 2.12: General view of threshing barn on the north side of farmyard



Appendix 2.13: General view of G9, looking northeast (2m scale)



Appendix 2.14: General view of G6, looking northeast (2m scale)



Appendix 2.15: Detail of staircase in G9, looking north (2m scale)



Appendix 2.16: General view of G8, looking south (2m scale)



Appendix 2.17: General view of G5, looking southeast (2m scale)



Appendix 2.18: General view of G5, looking west; note blocking on left of fireplace (2m scale)



Appendix 2.19: Detail of scar from removed steps in G3, looking south (0.5m scale division)



Appendix 2.20: Detail of inserted wall in G7, looking east (0.5m scale divisions)



Appendix 2.21: General view of landing F7, looking west; note inserted wall (2m scale)



Appendix 2.22: Detail of inserted stud wall in F6, looking east (2m scale)



Appendix 2.23: General view of F5 southeast (2m scale)



Appendix 2.24: General view of F4, looking southwest; note blocked fireplace (2m scale)



Appendix 2.25: General view of inserted steps into F10, looking southeast (2m scale)



Appendix 2.26: General view of northeast corner of F10; note inserted doorway (2m scale)



Appendix 2.27: General view of fireplace in G2, looking southeast; note blockings (2m scale)



Appendix 2.28: View of west wall of G2; note recess created under window for sink (2m scale)



Appendix 2.29: Detail of chamfered beam on east side of fireplace in G2; note alterations



Appendix 2.30: Detail of inserted doorway in northwest corner of G2 (2m scale)



Appendix 2.31: General view of GI looking north (2m scale)



Appendix 2.32: Detail of exposed well in northwest corner of GI (1m scale)



Appendix 2.33: View of west wall of G1; note blocked window and door (2m scale)



Appendix 2.34: View of south wall of G1; note recess below window (2m scale)



Appendix 2.35: General view of F2, looking south (no access taken from floor below)



Appendix 2.36: General view of F1, looking north (no access taken from floor below)



Appendix 2.37: Detail of steps down to CI, looking northwest; note stone cupboard (1m scale)



Appendix 2.38: General view of CI, looking southwest towards lightwell (1m scale)



Appendix 2.39: View of north wall of C2; note blocked lightwell (1m scale)



Appendix 2.40: Detail of inserted RJC and slate packing in C2, looking north



Appendix 2.41: View looking southwest in G4 (2m scale)



Appendix 2.42: General view of G4, looking north; note stone tables (1m scale)



Appendix 2.43: View looking south toward window in F3 (2m scale)



Appendix 2.44: General view of F3 looking north; note alterations to righthand wall (2m scale)

APPENDIX 3:

LISTED BUILDING DESCRIPTIONS

YEW TREE FARMHOUSE, YEW TREES LANE (west side),

List entry Number: 1240698

Grade: II

Date first listed: 18-Sep-1975

4/188 Yew Tree Farmhouse 18.9.75 GV II

Farmhouse. Early C19. Deeply coursed, squared gritstone, stone slate roof. 2 storeys, 2 windows to first floor. Central panelled door in ashlar surround beneath rustic wood porch. Flanking casement windows in square-faced surrounds with projecting sills linked to door surround by ashlar band. Ground floor lintel band, and first floor sill band to 2 similar casements. Stone gutter brackets. Tall ashlar end stacks. Later addition set back to right not of special interest. Included mainly for group considerations.

Listing NGR: SK26949 96440

YEW TREE COTTAGE, YEW TREES LANE (west side),

List entry Number: 1240678

Grade: II

Date first listed: 18-Sep-1975

4/187 Yew Tree Cottage 18.9.75 GV II

Farmhouse. Late C17. Coursed, squared gritstone rubble, stone slate roof. L-shaped plan. 2 storeys, 2 windows to first floor. Large quoins. Board door to right in square-faced ashlar surround. Blocked central door, now window, has chamfered quoined surround and very deep lintel. To left a 4-light double-chamfered mullion window with only central mullion remaining, wood casements. To right a blocked mullion window surround. C20 casement to first floor left, to right a 3-light wood casement in a double-chamfered surround. Rebuilt corniced ridge stack on ashlar plinth. Rear: later addition set in angle of range encloses several blocked double-chamfered windows. Right return : two 3-light double-chamfered mullion windows to ground floor with similar window above left lacking 1 mullion, 2-light window to right, all wood casements.

Listing NGR: SK26944 96431