

# 149 HIGH STREET

Thurnscoe, Barnsley, South Yorkshire



## Archaeological Desk-Based Assessment

MAY 2018

Document No: TJC2018.45  
Planning Application No: 2018/0026  
OASIS No: thejesso1-318645



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

<b>OASIS Number:</b>	thejesso1-318645
<b>Planning Reference:</b>	2018/0026
<b>TJC Project Code:</b>	B19
<b>Project Type(s):</b>	Desk Based Assessment
<b>National Grid Reference:</b>	SK 44702 45020
<b>County:</b>	South Yorkshire
<b>District/Unitary Authority:</b>	Barnsley
<b>Parish:</b>	Barnsley
<b>Elevation (above sea level):</b>	c.36m above OD
<b>Designation Status(s):</b>	Non-designated
<b>Prepared by:</b>	James Thomson MCIfA
<b>Reviewed by</b>	Oliver Jessop MCIfA,
<b>Date:</b>	June 2018
<b>Version:</b>	Final (04/06/2018)

## TABLE OF CONTENTS

NON-TECHNICAL SUMMARY .....	3
1 INTRODUCTION .....	4
2 SITE LOCATION AND BASELINE CONDITION.....	6
3 METHODOLOGY.....	7
4 PLANNING POLICY.....	9
5 UNDERSTANDING THE SITE - BACKGROUND .....	12
6 UNDERSTANDING THE SITE – SIGNIFICANCE.....	24
7 DISCUSSION AND CONCLUSION .....	27
8 SUPPORTING INFORMATION.....	29

**Appendix 1** – Historic mapping and illustrations

**Appendix 2** – Site photographs

## NON-TECHNICAL SUMMARY

*This report presents the results of an archaeological desk-based assessment for 149 High Street, Thurnscoe, South Yorkshire, centred on National Grid Reference SK 44702 45020. The report was prepared to inform a proposed outline planning application for demolition of existing buildings and new residential development.*

*The site comprises a former 18<sup>th</sup> century farmstead, established at the time when the agricultural landscape at Thurnscoe was being enclosed. Included within the site are a dwelling, former barn and former stables, whilst to its east is an area of open ground that historically formed an orchard. Subsequent alterations to the complex have eroded the integrity of the historic buildings, affecting their architectural and historical interest, such that they are considered to be of no more than local significance.*

*The site makes a small contribution to the setting of the Grade II Church of St Helen in preserving some legibility of historic land use and townscape character. This contribution is not considered to be important or key to the significance of the church.*

*The site is considered to have a low archaeological potential for remains of Iron Age to Romano-British agricultural activities and a moderate potential for medieval settlement activity. The significance of any such remains is uncertain, although consideration of previous excavation in the area and the context of the site suggests that they could be of local significance. Any such remains are likely to have been previously impacted by the construction of the farmstead in the west of the site, whilst the former presence of an orchard in the east of the site will also have caused a low degree of disturbance to potential archaeological remains.*

## I INTRODUCTION

### BACKGROUND

This report presents the results of an archaeological desk-based assessment for 149 High Street, Thurnscoe, South Yorkshire (Figures 1 and 2), centred on National Grid Reference SK 44702 45020. The report was prepared to inform a proposed outline planning application for demolition of existing buildings and new residential development.

### AIMS

This document describes the archaeological and historical context of the site, analyses the heritage significance of the site and its contribution to the significance of other heritage assets, and presents an assessment of the impact of the proposed development.

### DISSEMINATION

Copies of this report will be distributed to the Client, and the South Yorkshire Sites and Monuments Record. In addition, a digital copy will be uploaded to the OASIS (Online Access to the Index of archaeological investigationS) with the reference number: thejesso1-318645.

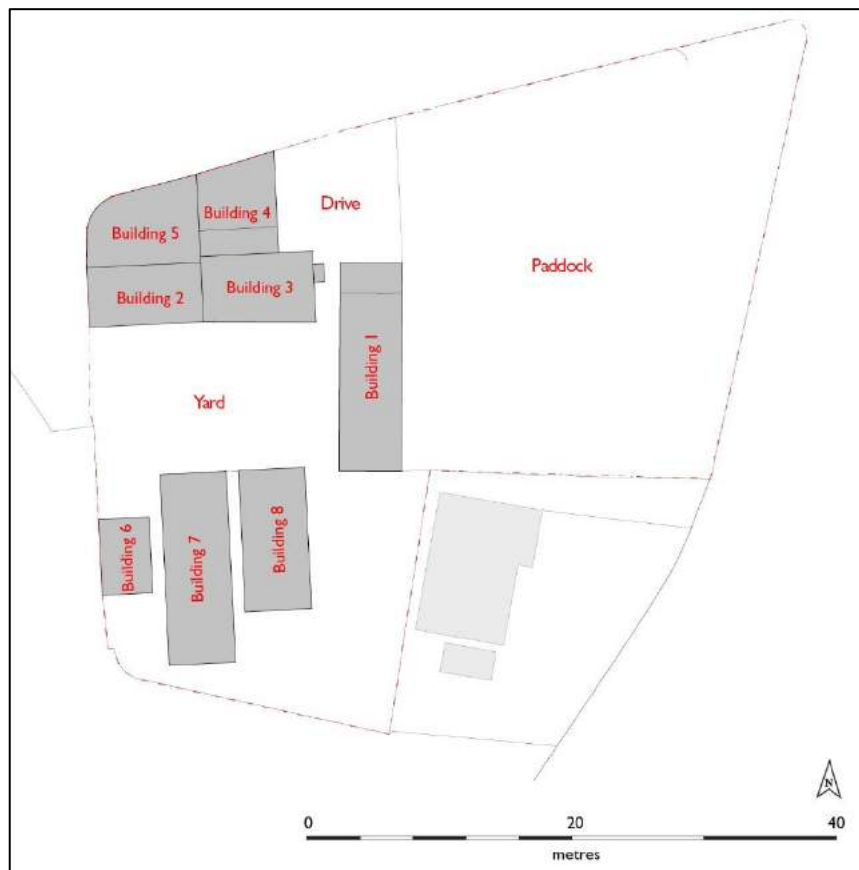


Figure 1: Site plan

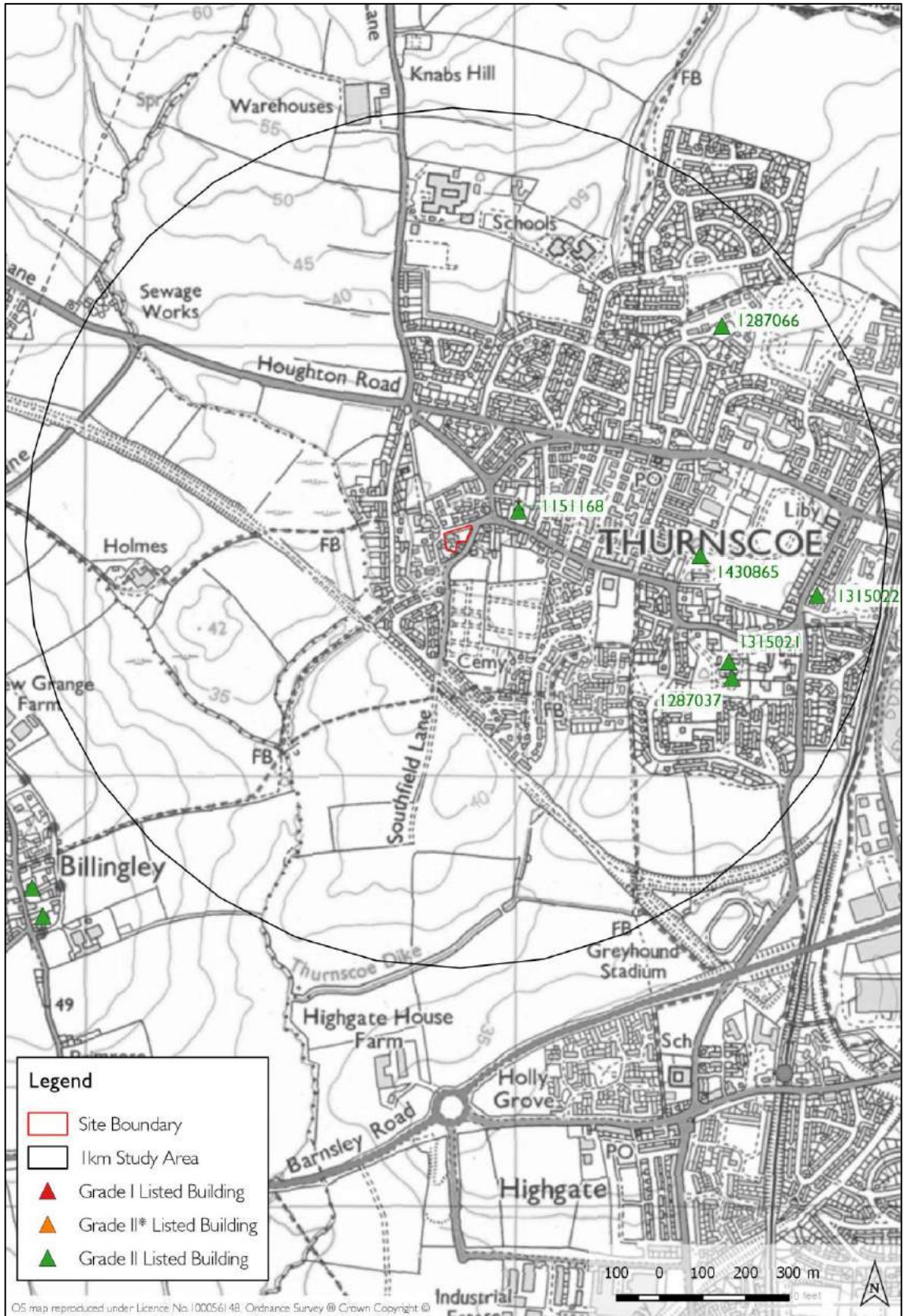


Figure 2: Site Location showing location of designated heritage assets

## 2 SITE LOCATION AND BASELINE CONDITION

### LOCATION OF SITE

The site comprises an approximately 0.21ha parcel of land containing a loose courtyard plan complex of buildings and an adjacent parcel of undeveloped land. The site is bounded to the north by High Street and to the east by Southfield Lane (**Appendix 2.1**).

The complex comprises a central courtyard with detached farmhouse (**Building 1**) to the east; a conglomeration of garages and former agricultural buildings (**Buildings 2-5**) to the north, and a detached livestock building (**Building 6**) and two detached huts (**Buildings 7-8**) to the south. The arrangement of buildings is illustrated on (**Figure 1**).

### TOPOGRAPHY AND GEOLOGY

The site is situated on the northern side of the Dearne Valley, at c. 36m above Ordnance Datum (aOD).

The underlying geology of the site is mudstone, siltstone and sandstone of the Pennine Upper Coal Measures Formation of the Mercia Mudstone Group, a sedimentary bedrock formed between 308 to 315 million years ago during the Carboniferous period (BGS, 2018).

### DESIGNATION(S)

There are no designated heritage assets within the site.

There are 6 Grade II Listed Buildings located within 1km of the site, of which the Church of St Helen is the closest (**Figure 2; Appendix 2.4**). The remaining listed buildings are situated on the eastern side of the historic core of the village and share no visual or experiential relationship with the site and thus have been scoped out from further assessment.



## 3 METHODOLOGY

### INTRODUCTION

The desk-based research has taken into consideration the historical and archaeological background of the Site and a 1km radius study area (see **Figure 2**). The research and reporting has been undertaken in accordance with guidance prepared by the Chartered Institute of Archaeologists (2014), and in consideration of South Yorkshire Archaeology Service's model brief for archaeological desk-based assessments (2015).

### LIMITATIONS

The scope of the report is limited to:

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

### WALKOVER INSPECTION

The Site was inspected on the 13<sup>th</sup> April 2018 by James Thomson MCIfA in order to assess its character, identify visible historic features and assess possible factors that may affect the survival or condition of known or potential assets.

### DOCUMENTARY AND ARCHIVE RESEARCH

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

Direct consultation was made with:

- South Yorkshire Sites and Monuments Record; and
- Barnsley Archives.

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

- Archaeological Data Service (ADS);
- Documentary sources, including archaeological publications and relevant grey literature reports and surveys where available;

- Geological Mapping;
- Heritage Gateway;
- Historic mapping including relevant Ordnance Survey Maps;
- Historic and modern aerial photographs available through Britain from Above, National Collection of Aerial Photography, Cambridge Air Photos and Google Earth.
- The Historic England Red Boxes Archive;
- National Record of the Historic Environment;
- The National Heritage List for England – Historic England;

#### TIME PERIODS

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

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

## 4 PLANNING POLICY

### LEGISLATIVE CONTEXT

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

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

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

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

### NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) was published on 27<sup>th</sup> 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

Barnsley's current Statutory Development Plan consists of the Core Strategy, the Barnsley Education Sites Development Plan Document (DPD), the Joint Waste Plan and the remaining saved policies of the Unitary Development Plan. A new Local Plan is currently in preparation, and will upon completion, replace the existing development plan.

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

**Core Strategy:** CSP 30: The Historic Environment

We will positively encourage the management, conservation and enjoyment of Barnsley's historic environment and make the most of the heritage assets which define Barnsley's local distinctiveness.

Development which affects the historic environment and Barnsley's heritage assets and their settings will be expected to protect or improve:

- the character and/or appearance of Conservation Areas
- the character and/or appearance of Scheduled Ancient Monuments
- the character and/or appearance of Listed Buildings (including any locally listed buildings or buildings of archaeological significance)
- archaeological remains of local or national importance
- the character and/or appearance of historic parks and gardens and other historic landscapes including key views from and within these landscapes

**Local Plan (Forthcoming):** Policy HE6 Archaeology

Applications for development on sites where archaeological remains may be present must be accompanied by an appropriate archaeological assessment (including a field evaluation if necessary) that must include the following:

- Information identifying the likely location and extent of the remains, and the nature of the remains
- An assessment of the significance of the remains
- Consideration of how the remains would be affected by the proposed development.

Where preservations of the remains are not justified, permission will be conditional upon:-

- Archaeological recording of the evidence (including evidence that might be destroyed), whether buried remains or part of a standing structure or building
- Analysis of the information gathered.
- Interpretation of the results gained
- Public dissemination of the results; and
- Deposition of the resulting archive with an appropriate museum or archive service.

## 5 UNDERSTANDING THE SITE - BACKGROUND

### INTRODUCTION

This section of the report examines the historical context of the Site, including a summary history of the development of the surrounding area. It has been compiled from a variety of sources, primarily in the form of records held by the South Yorkshire Sites and Monuments Record (**Figure 3**) and Barnsley Archive. Extracts from relevant historical visual sources including illustrations and maps are included as **Appendix 1**, and photographs from the site survey as **Appendix 2**.

### HISTORIC LANDSCAPE

The broad setting of the site lies within a slight basin formed on the northeast edge of the Dearne River Valley, enclosed by gently rising land to the north, east and west. Approximately 3m below the site to the west is Thurnscoe Dike, a tributary of the Dearne and the historic parish boundary with Great Houghton. The soil at the site is classified as slowly permeable and seasonal wet loamy and clayey soils most suited to grass production for dairying and beef or cereal production for feed (Cranfield University, 2018).

The site itself is situated in the southeast quarter of the village of Thurnscoe, at the western end of High Street. The South Yorkshire Historic Environment Characterisation (HEC; **Figure 4**) project identifies the site as lying within an area of 'Farm Complex' within the historic core of Thurnscoe, comprising the extents of several former post-medieval farmsteads. The HEC records no legibility of earlier landscape types. Surrounding the site are areas of medium density housing to the east, and areas of low density modern housing to the west and south that border agglomerated enclosed farmland beyond.

### HISTORICAL AND ARCHAEOLOGICAL BASELINE

#### *Early Human Activity*

There is no recorded evidence for the early prehistoric activity within the study area. The site's position within a relatively sheltered and seasonally wet area on the south facing Dearne Valley may have offered access to a range of natural resources that would have been attractive to prehistoric people. Whilst the potential for evidence of prehistoric activity within the site cannot be discounted, such sites are rare, especially within urban contexts where later activity would have impacted upon its survival.

### *Iron Age to Romano-British*

Previous archaeological investigations within the landscape surrounding Thurnscoe have recorded the sites of both probable and proven Iron Age to Romano-British activity. Principally these are in the form of sub-rectangular enclosures, field boundaries and trackways, evidenced as cropmarks to the south and west of the site (**HAI-5**). The features south of the site, at Billingly Drive, were excavated during the 1990s, revealing a multi-phased rural settlement ranging from the mid-2<sup>nd</sup> century to the mid-4<sup>th</sup> century. Further undated cropmarks to the southwest of the site could also correspond to this period (**HAI8**).

### *Early-Medieval to Medieval*

Thurnscoe is recorded as *Ternusc* in the Domesday Survey of 1086, recorded within the Hundred of Stafforth. The etymology of this place name suggests it derives from the Old Scandinavian words *bynir* and *skógr*, which entered into usage as a result of the Norse and Danish invasions between the 9<sup>th</sup> and 11<sup>th</sup> centuries and translate as ‘thorn wood’ (Smith, 1961: 91). Topographical place-names, such as this, derived from a prominent or notable feature of an area which were transferred to a nearby habitation, probably at a very early date, and may suggest an early-medieval origin to settlement at Thurnscoe (Mills, 2011: xvii).

The Domesday Book identified Richard of Sourdeval as the lord of the manor in 1086, and the Tenant-in-chief as Count Robert of Mortain. Only 4 inhabitants were recorded in the village at time of survey, with the total manor containing 4 ploughlands, 6 acres of meadow, and around half an acre of woodland (Palmer *et al*, n.d.).

The location of a probable medieval moated site has been identified to the north of High Street (**Figure 3**), comprising a rectangular raised platform, with narrow stone-revetted moat around its east and north side (**HA7**). Whilst the whole of the monument has now been built over, a limited archaeological excavation was undertaken in 1967 that recorded no structural remains but identified kiln waste indicative of post-medieval pottery production somewhere in the vicinity. Further earthworks of unknown origin have also been identified to the north of the moated site (**HA9**), and evidence of a possible medieval field system has been recorded to the north of the study area (**HA10**).

The antiquity of settlement at Thurnscoe is further evidenced in St Helen's Church (**HA8**) which is attested to have been founded in the early part of the medieval period and preserves evidence within its fabric of 14<sup>th</sup> and 15<sup>th</sup> century phases. Roche Abbey held land in Thurnscoe during the medieval period, for which Low Grange Farm (**HA11**) is believed to have formed a grange.

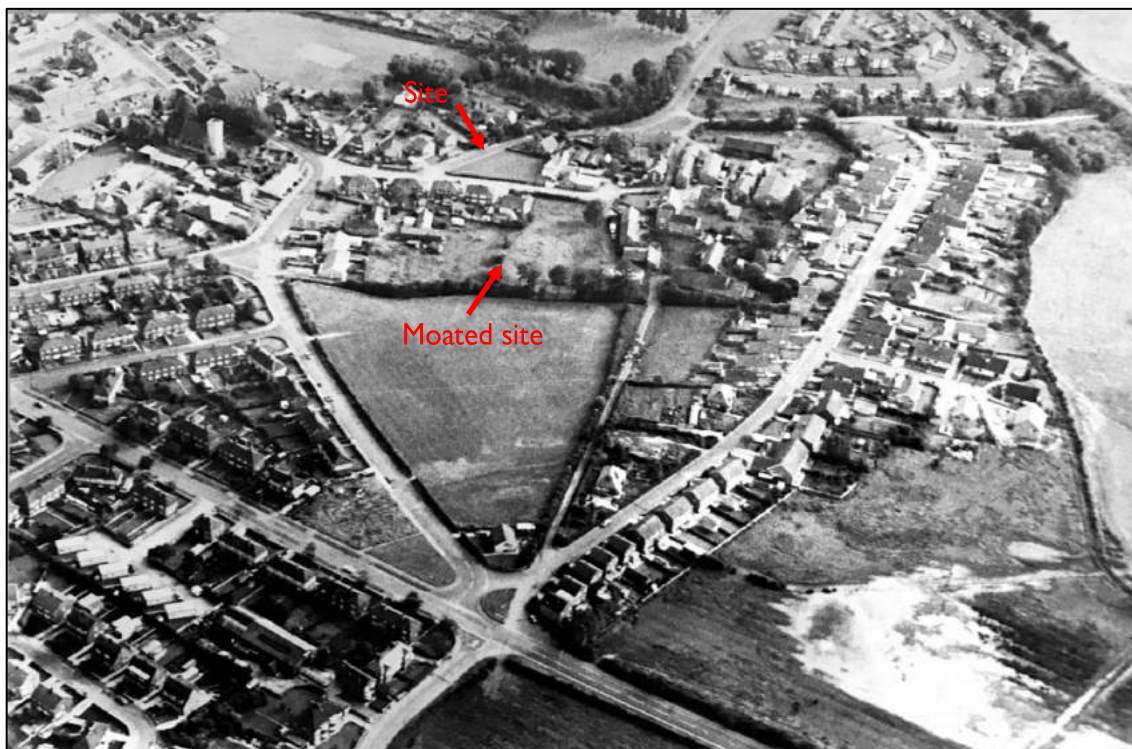


Figure 3: Aerial photograph of Thurnscoe (dated 2.10.80) looking south (SYAS ref. 3545)

#### *Post-Medieval to Modern*

The form and structure of Thurnscoe was transformed during the 17<sup>th</sup> and 18<sup>th</sup> centuries, initially with the formation of a new centre to the village around a new hall built to the east of the village around 1670-1701 for Thomas Shirecliffe (**HA12**), and later by the dividing up of the surrounding farmland. Around 280 acres of land were enclosed in Thurnscoe in 1711, most likely replacing an earlier open field system of which remnants in the form of curvilinear boundaries initially survived on early maps of the area to the north, northeast and south of the village. Arable commons land was subsequently enclosed in the parish in 1729 (Heel, n.d.).

Whilst the essential structure of the village, provided by Common Road, High Street and Lorne Road most likely survived through this transition, the court-yard plan of the farms that developed around the periphery of the settlement core are of a type commonly established as a result of enclosure (Historic England, 2006: 47). These farms are readily visible on the first identified map of the village, dating to 1842, which shows a loose pattern of development centred around the church and more regularly planned farmsteads at the western end of High Street, and set back either side of Common Road **Appendix I.1**). The early names for these farms are not known with certainty but by the mid-20<sup>th</sup> century they were named High Street Farm (the site), High House Farm and Low End Farm at the west end of High Street, Ivy House northwest of the Common Road/High Street junction, and St Helens Farm north of the church.



A second enclosure award of 1825 (N&B 79) listed the owner of the site as Gervase Allen, with the site described as a:

*Parcel of ground situated on the Alms House Green containing 1r.20p. including an incroachment containing 3 p. bounded eastward and southward by the Alms House Road and Allotment awarded to the Devises of the late Joshua Hunt westward by ancient premises belonging to the said Gervase Allen and an Allotment awarded to the said Devises of the said Joshua Hunt and northward by Wainwright's Road [sic].*

Of interest is the reference to “ancient premises” as bounding the allotment to the west, which may refer to the dwelling within the site, or the property immediately west of the site. Included within the enclosure award was an obligation to maintain good and sufficient fences on every side or boundary of the allotment. The name Alms House Green is believed to refer to the location of the parcel in proximity to the site of a former alms house (no longer extant but shown on historic mapping: **Appendices 1.1-1.7**) off Southfield Lane.

Illustrated on the 1842 map of Thurnscoe (**Appendix 1.1**), the site comprised the greater part of a block of four enclosures (allocated no.18 although no accompanying register was identified). The north-western enclosure encompassed a group of buildings arranged around the northern, eastern and southern sides of a central courtyard. The northern range is depicted as two buildings of approximately equal width, with the eastern of slightly greater depth, corresponding to the location and dimensions of **Buildings 2 and 3**. The eastern range comprised principally of a single rectangular building, although with a small annex adjacent to its northern elevation, corresponding to the location and dimensions of **Building 1**. On the southern side of the courtyard were two small detached structures.

An annotated edition of the Ordnance Survey map of 1854 (**Appendix 1.2**) shows the site as still under the ownership of Allen, who also owned small parcels identified in the surrounding village, including the Butchers Arms (ref. NBC 436/1b). The site is illustrated to comprise approximately the same divisions, and the north eastern enclosure is shown to be an orchard. The farm is shown in less detail, although it suggests a large building had been built along the southern side of the courtyard.

A later plan of 1868 (**Appendix 1.3**) produced to advertise the sale of the Thurnscoe Hall Estate indicates that the site did not form part of the estate at this time, the parcel labelled as under the ownership of Mr. W. Allen who was also not listed as tenant of any of the land up for sale. The plan only illustrated the western end of the northern range of buildings within the northwest corner of the site (**Building 4**).

The 1876 Tithe map (**Appendix I.4**) for Thurnscoe illustrates the site in more detail, showing the northern and eastern ranges as unchanged, and the larger building on the southern boundary shown on the 1854 map replaced with two small structures. The eastern boundary of the southwest enclosure is shown to bow out, a feature also evident on the earlier plan of 1842. The reason for this alignment is unknown.

Subsequent Ordnance Survey map editions of 1890 and 1906 (**Appendices I.5-I.6**) illustrate the agglomeration of the southern two enclosures, and alterations to the building forming the southern range of the courtyard.

The census returns for Thurnscoe relating to the 19<sup>th</sup> century do not name the farms or utilise a numbering sequence through which the site can be identified. Of note is that no one with the surname Allen is recorded as a resident within the village, suggesting that whilst he owned the site the buildings upon it may have been tenanted. Examination of trade directories has also failed to provide additional information of the ownership and use of the site.

By the production of the 1930 OS map (**Appendix I.7**), an extension had been made to the northern side of the north range, projecting out to the edge of the road. The subsequent edition of 1962 (**Appendix I.8**) illustrates the formation of the current site boundaries with the parcelling up of the land to the southeast to Southfields house. Further alterations are shown to the building on the southern side of the courtyard with the addition of second row of buildings set back behind the first including what is likely to be **Building 6** and an adjacent open-sided store.

More recent alterations and additions to the site included the covering over the northeast angle between buildings 3 and 4, forming **Building 5**; the demolition of the buildings forming the southern side of the courtyard (except for Building 6); and the construction of two timber clad huts (**Buildings 7 and 8**). The addition of Buildings 7 and 8 is understood to have been in 1968 with the construction of Building 5 occurring in 1976 (property owner, pers. comm).

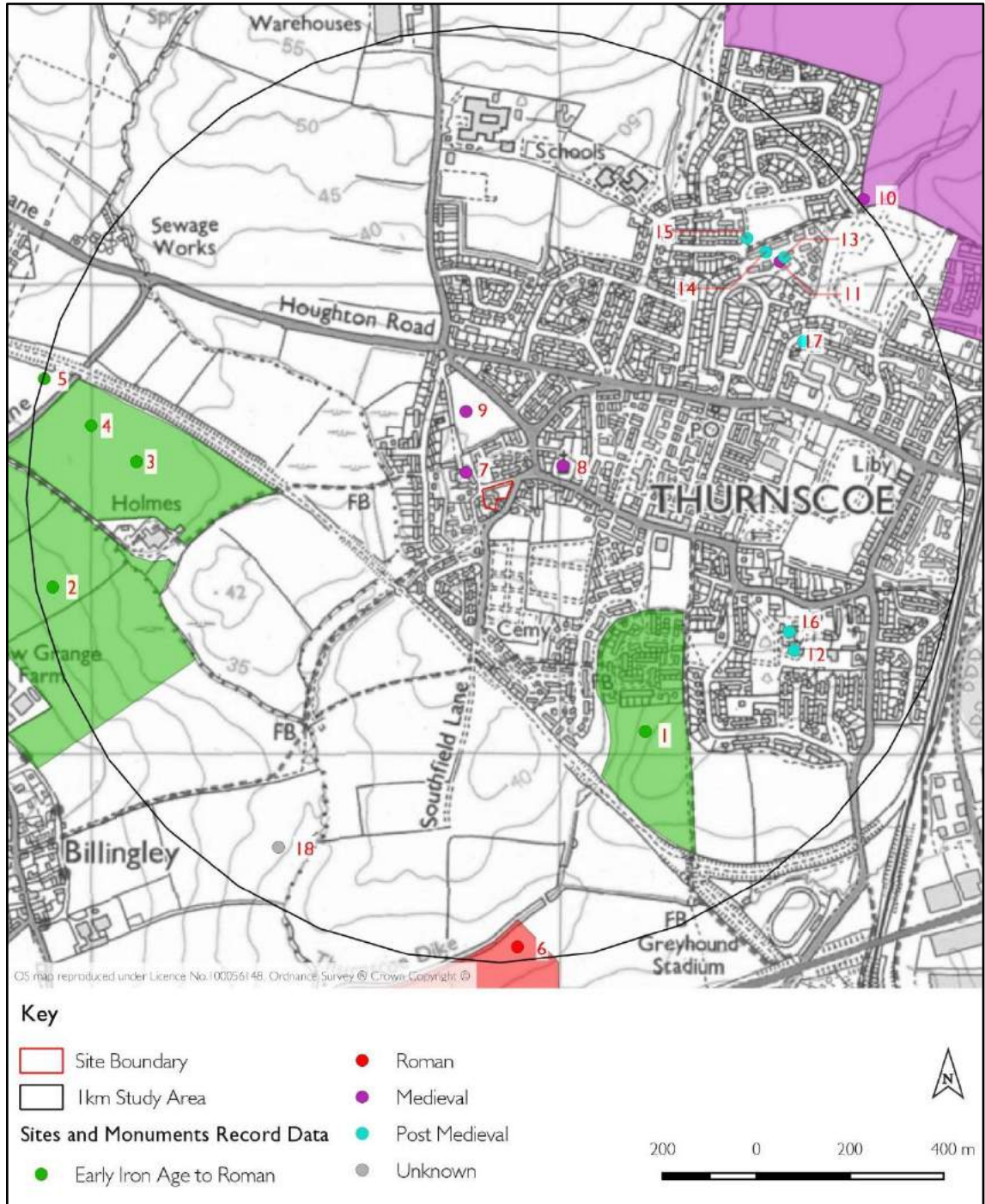


Figure 1: Sites and Monuments Record Data

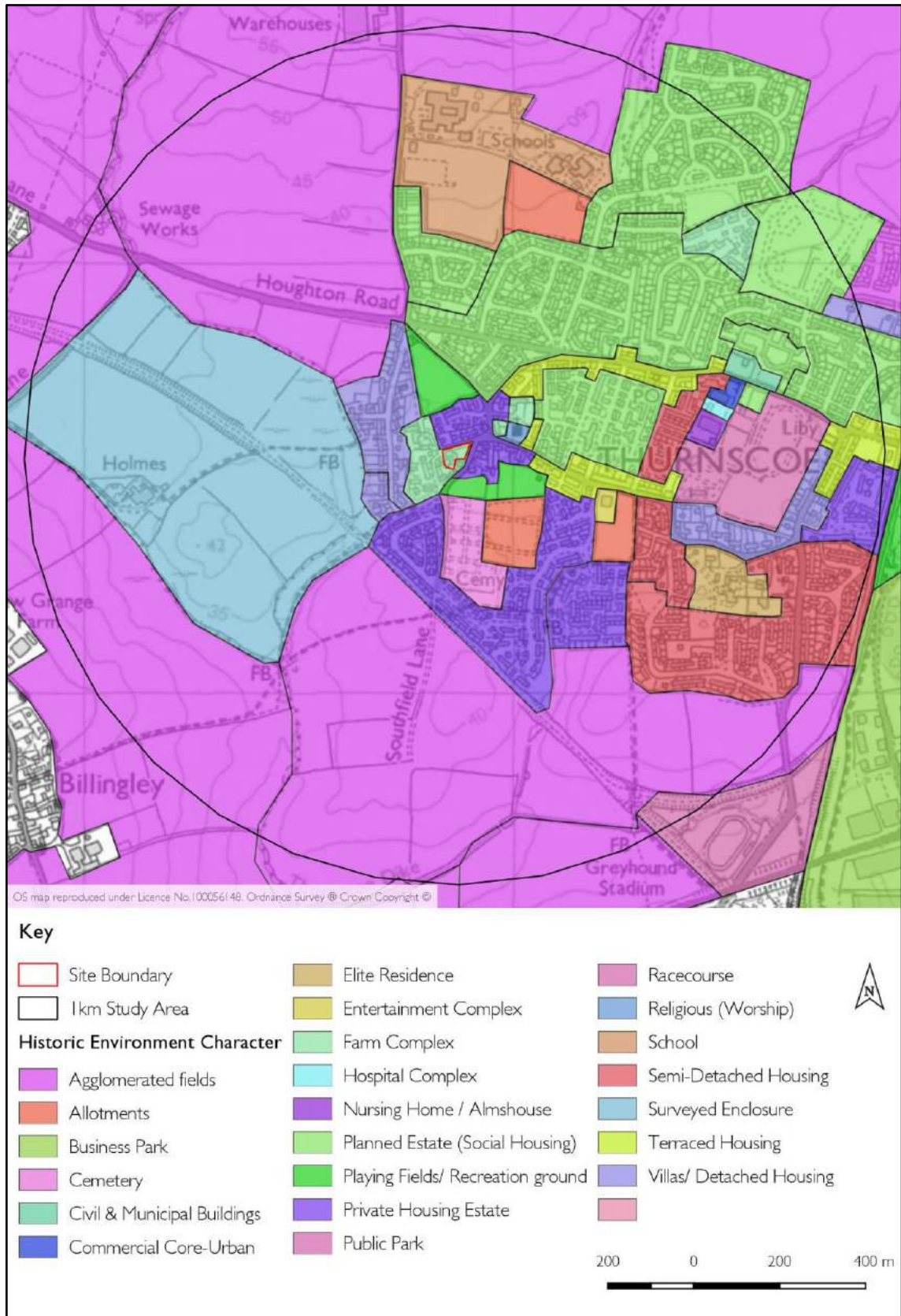





Figure 2: Historic Environment Characterisation Data


DESCRIPTION OF EXISTING BUILDINGS


A rapid assessment was undertaken of the buildings to provide baseline information from which their heritage interest could be assessed. This is presented below in the form of a gazetteer. A plan illustrating the internal divisions of the ground floor of the buildings, and their broad phasing, is included as **Figure 5**.


DWELLING		BUILDING I
<p><b>Designation</b> Non-designated</p>		
<p><b>Primary Phasing</b> Principal fabric c.1700-1850. Potential 19<sup>th</sup> century alterations to chimneys. Substantial mid-late 20<sup>th</sup> century refurbishment.</p>		
<p><b>Description</b> Two-storey building at southern end, with northern single storey wing with attic. Modern pan-tiled roof. Replaced uPVC window and doors throughout. Exterior rendered. Brick built chimneys to east gable of southern two-story building and centre of northern wing are both brick built and probably 19<sup>th</sup> century. Internally the building has been significantly refurbished to the extent that no original fabric, fixtures or fittings are visible. Circulation has been changed, including redundant external doors and the insertion of a corridor on the first floor.</p>		
<p><b>Survival</b> The extent of survival of original fabric is unknown, although it is anticipated that the render may be covering several phases of alteration.</p>		


<b>STABLES</b>		<b>BUILDING 2</b>
<b>Designation</b> Non-designated		
<b>Primary Phasing</b> Principal fabric c.1700-1850.		
<b>Description</b> Single storey sandstone rubble-built building forming two rooms entered through stable doors in southern elevation. Concrete render. Eastern room divided into two stalls. Internally rooms have concrete floors and suspended ceilings. Roof structure above is of hand cut king-post trusses. Roof re-laid in corrugated sheet.		
<b>Survival</b> Good survival of fabric and internal fixtures illustrating continued use as a stable into mid-20 <sup>th</sup> century. Some alterations evident in exposed fabric suggesting access and interior has been reconfigured.		

<b>BARN</b>		<b>BUILDING 3</b>
<b>Designation</b> Non-designated		
<b>Primary Phasing</b> Principal fabric c.1700-1850. Potentially re-roofed in 19 <sup>th</sup> century and retiled in late 20 <sup>th</sup> century.		
<b>Description</b> Two storey sandstone rubble-built building. Alterations evident to doors and windows illustrating changes to access and function. Single central first floor door appears to be adaptation of pitching hole. Interior divided by brick-built walls. Ladder stair access to attic which has exposed trusses of sawn timber.		
<b>Survival</b> Good survival of primary fabric although exhibiting evidence of reconfiguration of interior, alterations to access, and potential evidence of re-roofing. Masonry in poor condition, potentially due to damaging effect of cementitious repointing.		

<b>GARAGE</b>		<b>BUILDING</b> <b>4</b>
<b>Designation</b> Non-designated		
<b>Primary Phasing</b> 1900-1930 Mid-late 20 <sup>th</sup> century alterations.		
<b>Description</b> Single storey sandstone-faced building with attic at southern end. Stale tiled roof. Large inserted entrance in east elevation. Interior walls of brick. Concrete floors and sawn roof timbers		
<b>Survival</b> Good survival of primary fabric, with significant alterations to east elevation. Original layout of structure prior to alterations unknown.		

<b>GARAGE</b>		<b>BUILDING</b> <b>5</b>
<b>Designation</b> Non-designated		
<b>Primary Phasing</b> 1979, incorporating earlier boundary wall (possible 19 <sup>th</sup> century)		
<b>Description</b> Single storey building with sandstone-built plinth (reused boundary wall) and red brick walls in stretcher bond. Mono-pitched corrugated sheet covered roof. Large doors in west elevation.		
<b>Survival</b> Extant as built.		

<b>STABLE</b>		<b>BUILDING 6</b>
<b>Designation</b> Non-designated		
<b>Primary Phasing</b> 1930-1940		
<b>Description</b> Single storey red-brick building with attic. Window and taking in door in northern gable. Two doorways in east wall. Interior now a single room, although truncated wall indicating original divided in two.		
<b>Survival</b> Poor condition. Original fabric survives to large degree, but significant cracks evident in external elevations and internal floor has collapsed.		

<b>HUTS</b>		<b>BUILDINGS 7-8</b>
<b>Designation</b> Non-designated		
<b>Primary Phasing</b> 1968		
<b>Description</b> Single storey timber clad buildings with pitched corrugated sheet covered roof. Interior not inspected.		
<b>Survival</b> Extant as built.		



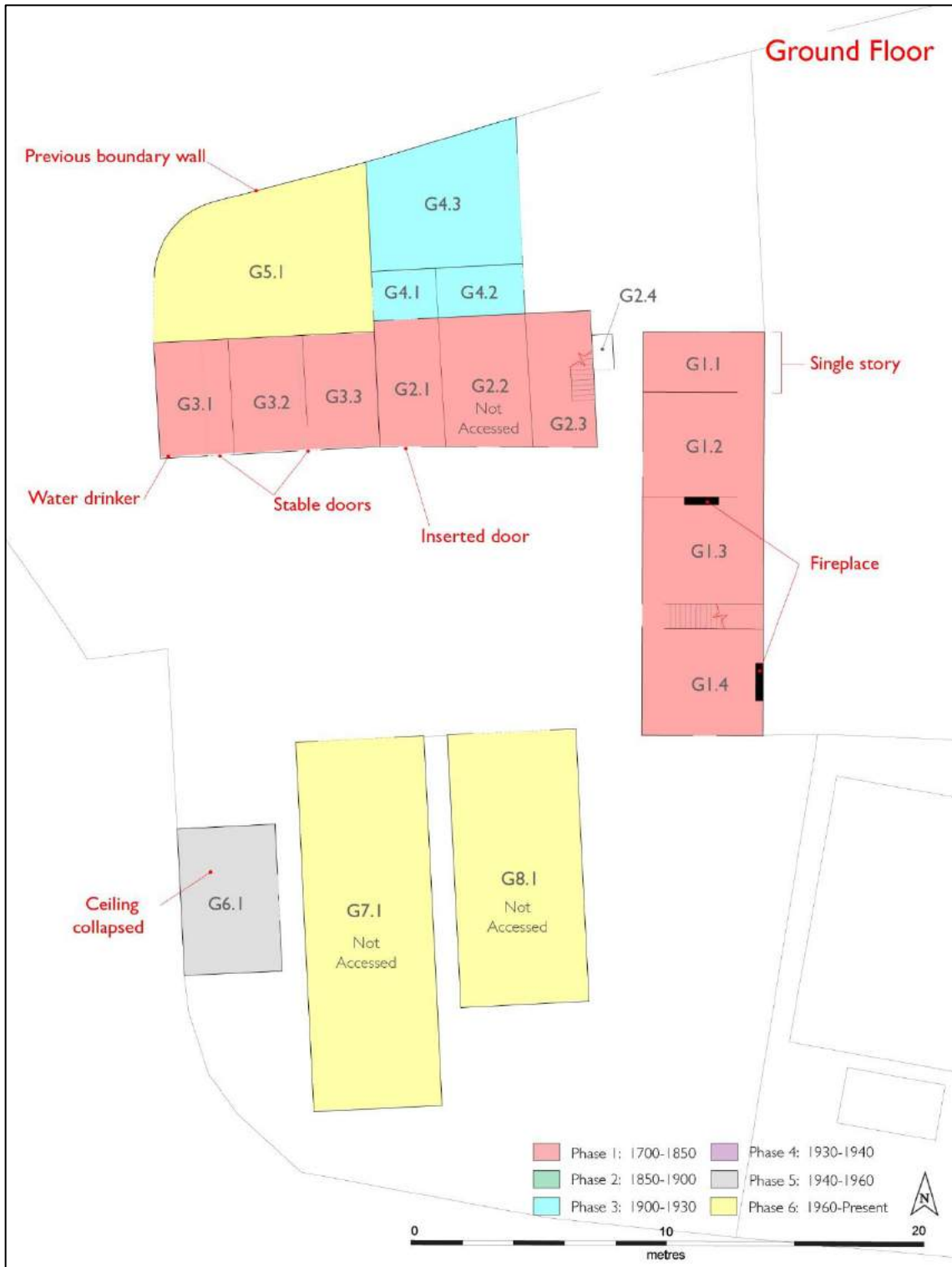


Figure 5: Phased site plan

## 6 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 embodied 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.

### ARCHAEOLOGICAL POTENTIAL

There is evidence to suggest that the landscape surrounding Thurnscoe had been settled by the Iron Age to Romano-British period, with the presence of crop marks recorded to the east and south of the study area. Although the site has a similar topography to settlement areas of these periods, no archaeological evidence for such activity has been recorded within the centre of Thurnscoe, and the potential for any such remains is considered to be low.

The site is located within an area that most likely lay within the medieval settlement of Thurnscoe, situated a short distance south of the site of a former moated site and west of the church. There are, however, no known remains of this period within the site. The earliest evidence for activity within the site relates to the construction of the present farm in the 18<sup>th</sup> century when historic mapping illustrates the eastern part of the site to have been in use as an orchard. The potential for medieval activity to have occurred within the site is moderate.

The site has remained relatively unchanged since the mid-19<sup>th</sup> century, with the exception of minor internal boundary changes, the expansion of buildings north to the roads edge, and a number of phases of construction and demolition in the area of the southern courtyard range. The early buildings in the southern courtyard area were small, and potentially comprised outbuildings or other ancillary domestic structures. There is a high potential for encountering remains of demolished 18<sup>th</sup> century buildings within the southern edge of the courtyard.

It is not possible to firmly determine the significance of potential archaeological remains, although it is anticipated that remains relating to Iron Age to Romano-British and medieval settlement practice could be of local significance. The potential significance of later remains is considered to be negligible.

### *Survival*

It is anticipated that there will be a low-moderate degree of impact to remains pre-dating the post-medieval period due to the likely disturbance associated with the construction of the farmstead, and the potential disruption caused due by the planting, management and clearance of the orchard in the eastern part of the site. Impacts resulting from such activities are likely to be localised in extent. Any such existing impacts to potential archaeological remains will have reduced their potential significance.

### HISTORIC BUILDINGS

The plan of the farm buildings at 149 High Street conforms to a courtyard plan farmstead, including dwelling, barn and stables (**Appendices 1.1-1.3**). The origin of the farm is considered to have coincided with the enclosure of farmland in the parish in the mid-18<sup>th</sup> century, of which a significant part still survives. The core historic buildings within the site are built in the local vernacular and are functional in design. As the farm developed, the function of the buildings has changed resulting in a moderate degree of alteration to historic fabric. As a result, the elevations of the buildings have lost legibility of their original design and function, and the original interior circulation pattern, fixtures and fittings have largely been lost. Whilst these changes have adversely affected the architectural interest of the buildings, the changes document the evolution of activities at this site and therefore have some historic and archaeological interest.

Of the buildings surviving on the site, it is determined that **Buildings 1, 2 and 3** are of local significance, deriving from their age and their representativity of the local building traditions. The degree of alteration to the buildings has adversely affected their potential significance, whilst the degree of loss in the surrounding townscape has significantly restricted any potential group value they would have in preserving distinctive local character. The remaining buildings on the site (**Buildings 4-8**) are reflective of the later development of the site but are otherwise of negligible significance.

### ST HELEN'S CHURCH

The Church of St Helen is a Grade II Listed Building situated c. 115m to the east of the site (**Appendix 1.4**). Whilst the church possibly originates from the early part of the medieval period, its surviving fabric is principally of 18<sup>th</sup> and 19<sup>th</sup> century date with some limited surviving fabric of 14<sup>th</sup> and 15<sup>th</sup> century date. The design and craftsmanship of the church are of high architectural interest, whilst the evidence surviving in its fabric for its origin and development are of archaeological interest. The church contains an important collection of sculpture relating to the history of the church, the parish,

and the manor. The historic importance of the church as a centre for the community also adds weight to its historical interest.

The setting of the church has experienced significant change, particularly since the 19<sup>th</sup> century with the piecemeal encroachment of residential development that has transformed its former rural surroundings. The character of its setting is now predominantly suburban and dominated by buildings of 20<sup>th</sup> century character interspersed by historic buildings of low integrity of original design. The historic character of properties at the corner of High Street / Common Road do provide a sense of the former townscape character of the church, as does the sinuous character of the village's historic roads, although the contribution made by these elements of the church's setting are limited.

The site represents a historic farmstead and area of undeveloped open space within the village and is visible at the end of High Street when moving west past the church, although it has limited prominence in these views and does not form a key focal point. Views are possible from the site towards the church tower, which is a prominent feature within the surrounding townscape. Such views towards the tower are an important element of its setting, although the view within the site has no historic significance and is not publicly accessible. The land within the site does not share a direct historic link to the church (the extent of former Glebe Land is clearly illustrated in **Appendix I.2** brown edged and banded land), with the sum of its contribution to the church's historic interest deriving from its preserving a sense of the 18<sup>th</sup> century character of village and thereby reflecting the character of the former livelihood of some of its parishioners. The site is therefore considered to form a positive part of the setting of the church, but that the contribution is neither important nor key to its significance.

## 7 DISCUSSION AND CONCLUSION

### DISCUSSION

The site comprises a former 18<sup>th</sup> century farmstead, established at the time when the agricultural landscape at Thurnscoe was being enclosed. Included within the site are a dwelling, former barn and former stables, whilst to its east is an area of open ground that historically formed an orchard. Subsequent alterations to the complex have eroded the integrity of the historic buildings, affecting their architectural and historical interest, such that they are considered to be of no more than local significance.

The site makes a small contribution to the setting of the Grade II Church of St Helen in preserving some legibility of historic land use and townscape character. This contribution is not considered to be important or key to the significance of the church.

The site is considered to have a low archaeological potential for remains of Iron Age to Romano-British agricultural activities and a moderate potential for medieval settlement activity. The significance of any such remains is uncertain, although consideration of previous excavation in the area and the context of the site suggests that they could be of local significance. Any such remains are likely to have been previously impacted by the construction of the farmstead in the west of the site, whilst the former presence of an orchard in the east of the site will also have caused a low degree of disturbance to potential archaeological remains.

### CONCLUSION

The proposed outline application for residential development at the site would result in the loss of historic buildings of local significance, change to the setting of the Grade II Listed Church of St Helen and a direct impact to any archaeological remains present within the site.

The potential loss of non-designated buildings of local significance should be weighed against the public benefit that would arise from the scheme. In accordance with policy HE6 of the emerging local plan, detailed historic building record may be required of Buildings 1-3 prior to demolition.

Development within the site will change the areas contribution to the setting and significance of the Grade II Listed Church of St Helen. It is considered that any potential harm arising from this change could be addressed through appropriate design, such that the significance of the church should be unaffected.

Whilst the extent and significance of archaeological remains is uncertain, this desk-based assessment has identified a moderate potential for remains of local significance, principally relating to the potential for medieval activity to have extended to within the site. Based on this assessment, it is considered that, in accordance with NPPF para 128, further archaeological field evaluation could be required to assess the potential significance of archaeological remains that may be impacted by the scheme. This could be secured by a condition attached to outline planning consent, with the results of the evaluation to be submitted with any subsequent detailed application.

## 8 SUPPORTING INFORMATION

### AUTHORSHIP

This report has been prepared by James Thomson MCI fA. Editing has been provided by Oliver Jessop MCI fA. Fieldwork and archive research was undertaken by Oliver Jessop MCI fA.

### ACKNOWLEDGEMENTS

Gareth Stent and Graham Howell are thanked for commissioning the project and for their help and advice through all stages of survey and investigation.

Thanks also go to the staff of South Yorkshire Sites and Monuments Record and Barnsley Archives for their assistance.

### SOURCES AND REFERENCES CONSULTED

#### *Barnsley Archives*

1738 Thurnscoe Enclosure award (no plan) (A/604/2)

1825 Thurnscoe Enclosure award (no plan) (N&B 79)

1842 Plan of the Parish of Thurnscoe in the West Riding of the County of York (ref: 409).

1876 Tithe plan showing commons and common fields (NBC 426)

1876 Tithe plan copy (NBC 427)

1868 Sale Catalogue for The Thurnscoe Hall Estate sold by auction on the 22nd October 1868 (ref A/36 36/S/1/7)

#### *Bibliography*

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

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

Cranfield University 2018. *Soilscapes* [online]. Available: [www.landis.org.uk/soilscapes](http://www.landis.org.uk/soilscapes). Accessed 08/01/18.

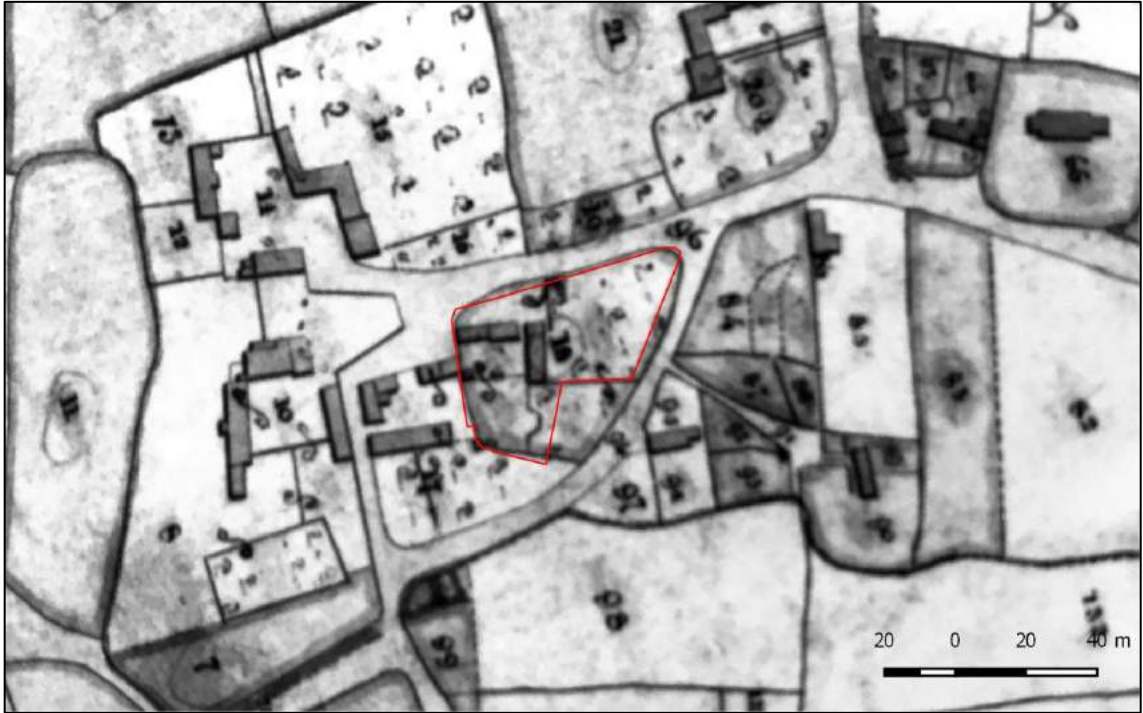
Heal, E.F. n.d. *The History of Thurnscoe*. Doncaster Chronicle Co. Ltd.

- Historic England, 2006. *Historic Farmsteads preliminary character statement: Yorkshire and Humber Region*. English Heritage: Swinden.
- Historic England 2016. *Understanding Historic Buildings: A Guide to Good Practice*.
- Palmer, J. & Slater, G. (not dated). *Open Domesday* [online]. Accessible: [opendomesday.org](http://opendomesday.org). Accessed: 19/12/2017.
- Smith, A.H. 1961. *The Place Names of the West Riding of Yorkshire, Volume XXX part I*.
- South Yorkshire Archaeology Service, 2015. *Model Brief for Archaeological Desk-Based Assessment*. Available: <https://www.sheffield.gov.uk/content/dam/sheffield/docs/planning-and-development/archaeology/Brief%20for%20archaeological%20desk-based%20assessments%20in%20South%20Yorkshire.pdf>
- Wheeler, D. n.d. *The Social Development of Thurnscoe Following the Sinking of Hickleton Main Colliery in 1894*.



APPENDIX I:

HISTORIC MAPPING AND ILLUSTRATIONS



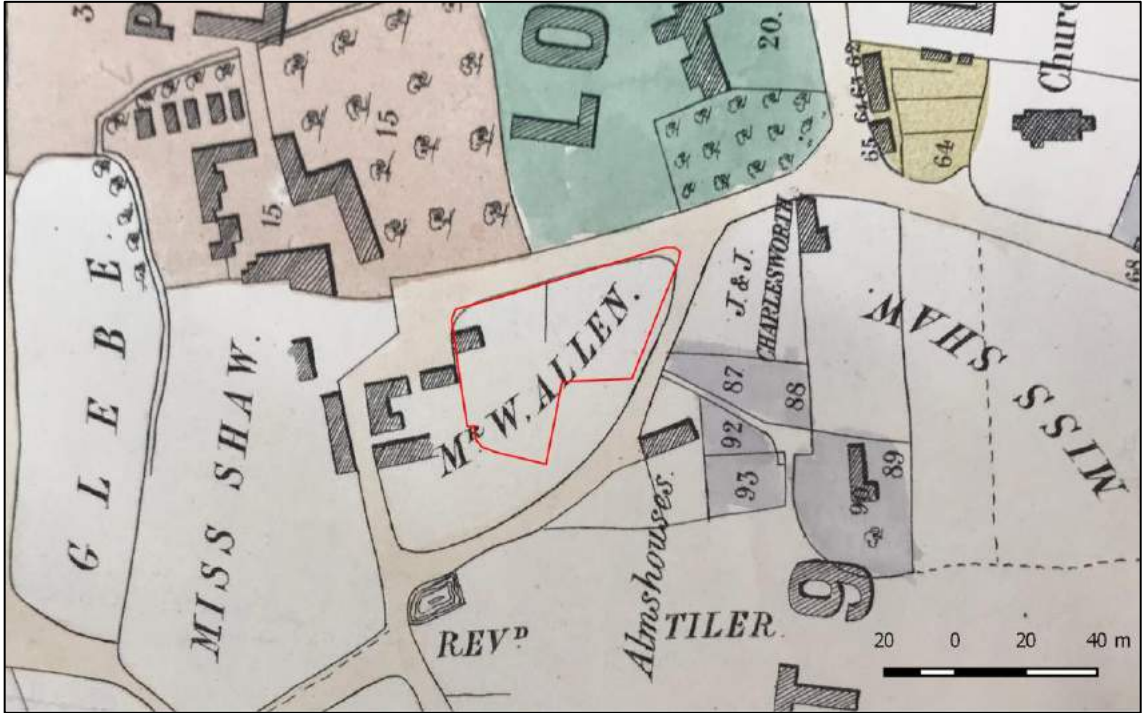
Appendix I.1: 1842 Plan of the Parish of Thumscoe

© Barnsley Archives (ref: 409)



Appendix I.2: 1854 Ordnance Survey map, illustrated to show land ownership (the site lies within a light green washed zone with a thick red boundary – similarly owned land is illustrated to the north and east)

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



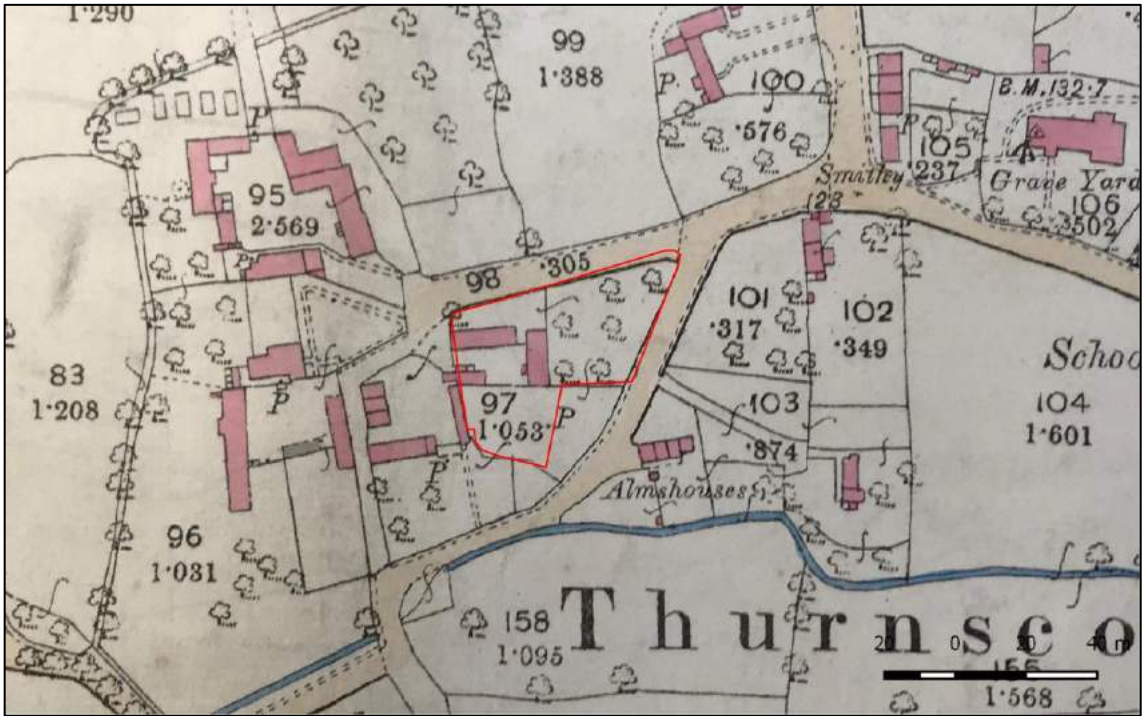
Appendix I.3: 1868 Sale Plan relating to the sale of Thumscoe Hall Estate

© Barnsley Archives (ref. A/36 36/S1/7)



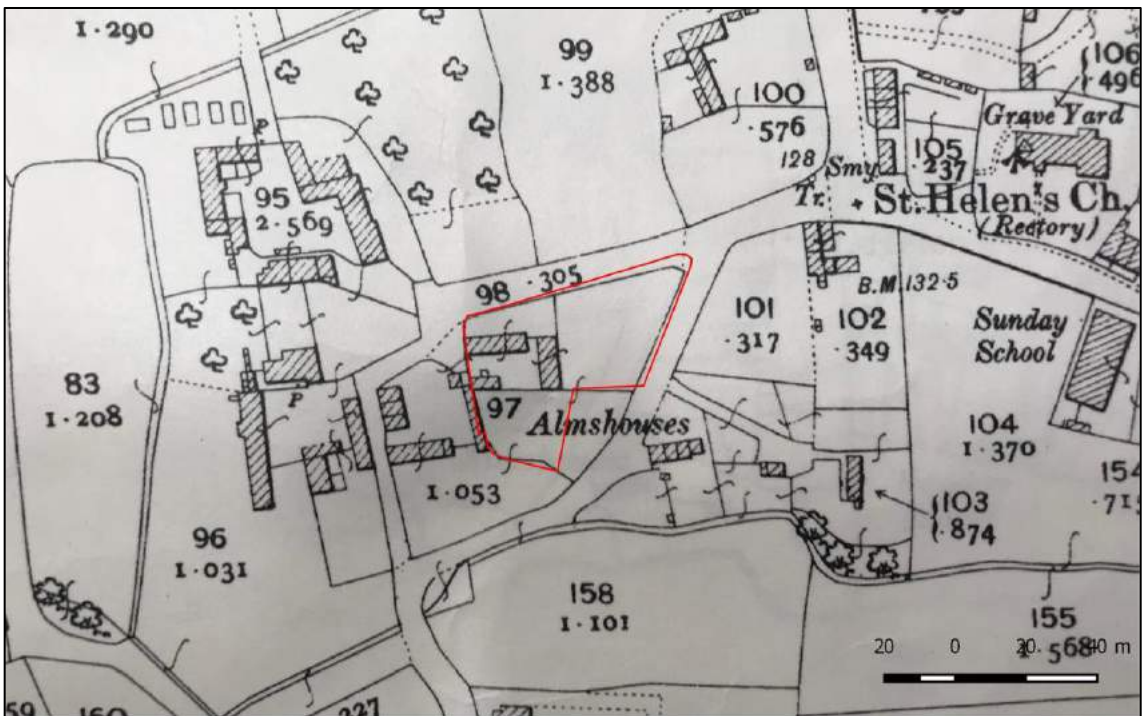
Appendix I.4: 1876 Tithe plan of the Parish of Thumscoe

© Barnsley Archives (ref. NBC 426)



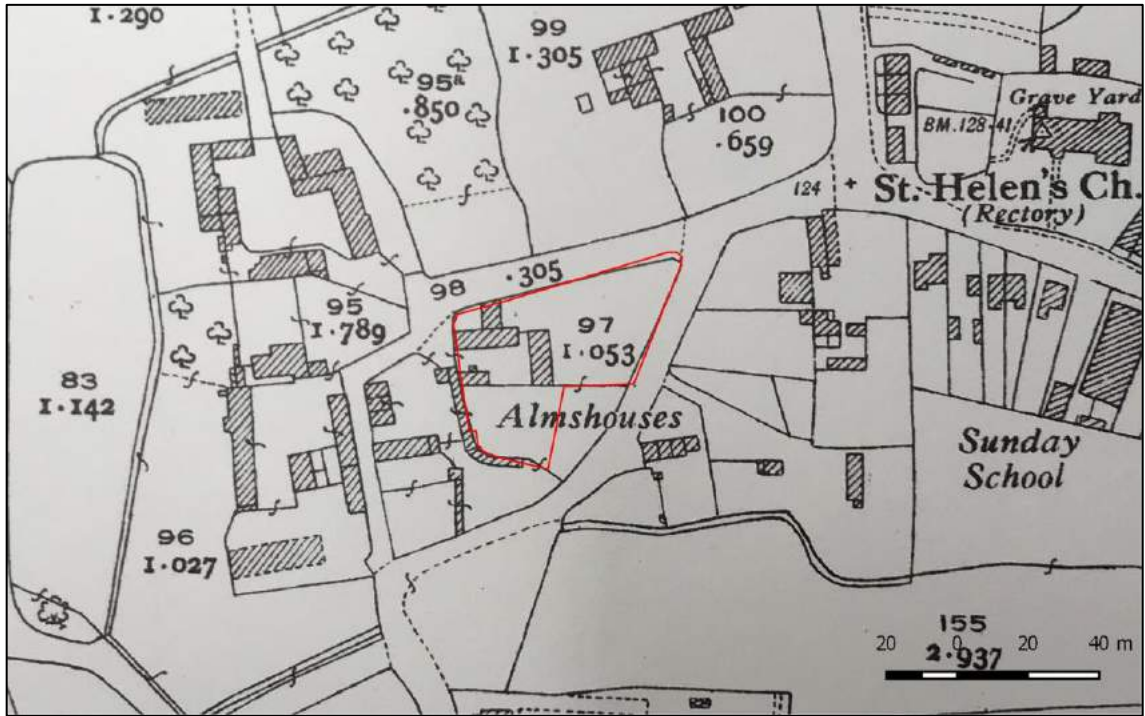
Appendix I.5: 1890 Ordnance Survey Map

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



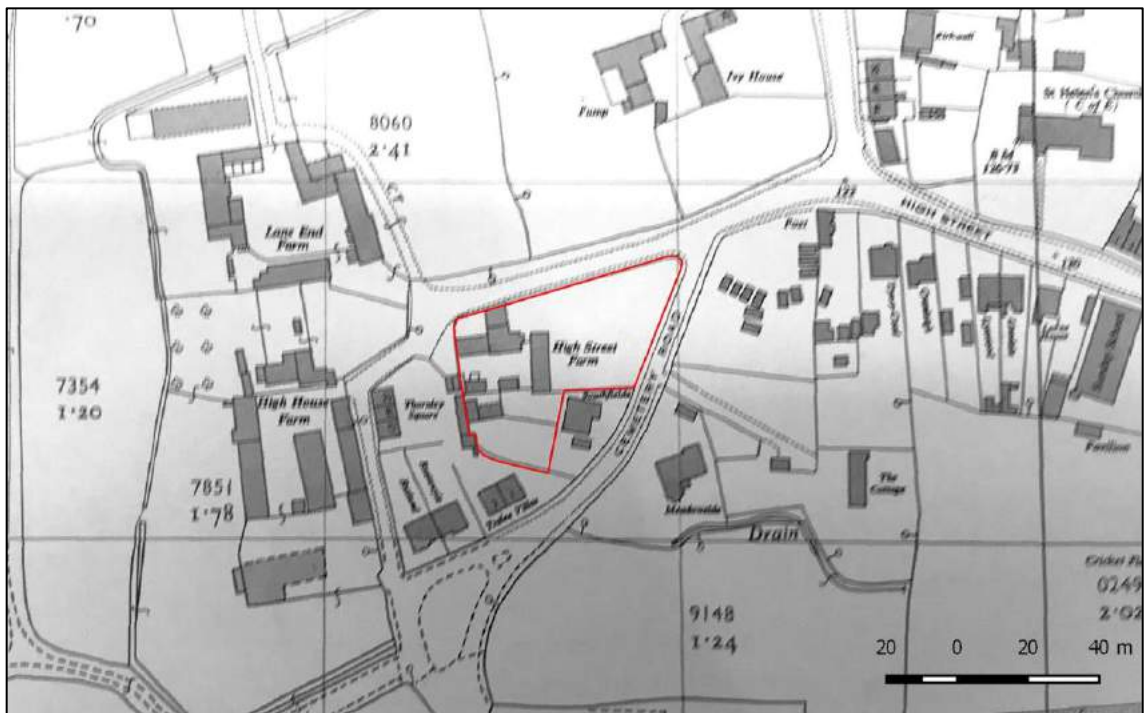
Appendix I.6: 1906 Ordnance Survey Map

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



Appendix I.7: 1930 Ordnance Survey Map

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



Appendix I.8: 1962 Ordnance Survey Map

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

APPENDIX 2:

SITE PHOTOGRAPHY



Appendix 2.1: General view of the site looking west along High Street



Appendix 2.2: General view of the site looking south from the end of High Street



**Appendix 2.3:** General view of the buildings at 149 High Street, looking east into the central courtyard.



**Appendix 2.4:** General view of the green space east of the house, noting St Helen's Church.



APPENDIX 3:

SITES AND MONUMENTS RECORD DATA

HA	Period	Name	Monument Type	SMR ref	NGR	
1	Early Iron Age to Roman	Iron Age or Romano-British Enclosures and Field System, Thurnscoe	ENCLOSURE, FIELD SYSTEM	03032/01	445183	405047
2	Early Iron Age to Roman	Iron Age or Romano-British cropmark features, Billingley	CROPMARK, SUBRECTANGULAR ENCLOSURE, TRACKWAY, FIELD BOUNDARY	5682	443827	405215
3	Early Iron Age to Roman	Iron Age or Romano-British Cropmark, Great Houghton	CROPMARK	02504/01	444097	405623
4	Early Iron Age to Roman	Iron Age or Romano-British Cropmark, Goldthorpe	CROPMARK	02686/01	444000	405700
5	Early Iron Age to Roman	Iron Age or Romano-British Cropmark, Great Houghton	CROPMARK	02503/01	443900	405800
6	Roman	Iron Age or Romano-British Enclosures, Trackways and Field System, Goldthorpe	ENCLOSURE, TRACKWAY, FIELD SYSTEM	4823	444786	404326
7	Medieval	Medieval Hall and Moat, Thurnscoe, Goldthorpe	MOAT, HALL HOUSE	00487/01	444800	405600
8	Medieval	St. Helen's Church, Goldthorpe	CHURCH	00751/01	445007	405614
9	Medieval	Medieval Unclassified Earthworks, Thurnscoe Playing Field, Goldthorpe	EARTHWORK	03545/01	444800	405730
10	Medieval to Post Medieval	Post-Medieval Field System, Thurnscoe	FIELD SYSTEM	4810	445848	406501
11	Medieval to Post Medieval	Low Grange Farmhouse, Goldthorpe	FARMHOUSE	01186/01	445470	406050
12	Post Medieval	Thurnscoe Hall, Goldthorpe	HALL HOUSE	02222/01	445500	405220
13	Post Medieval	Well Located in Low Grange Farmhouse Garden, Goldthorpe	WELL	01186/03	445479	406059
14	Post Medieval	Low Grange Barn, Thurnscoe	BARN	01187/01	445440	406070
15	Post Medieval	Post-Medieval Dovecote and Stable, Goldthorpe	DOVECOTE, STABLE	03563/01	445400	406100
16	Post Medieval to Industrial	Thurnscoe Stable and Dovecote, Goldthorpe	STABLE, DOVECOTE	02222/02	445490	405260
17	Post Medieval	Post-Medieval to Industrial Period Dovecote, Clayton with Frickley	DOVECOTE	03581/01	445520	405880

HA	Period	Name	Monument Type	SMR ref	NGR	
	to Industrial					
18	Unknown	Possible Field System, Billingley	FIELD SYSTEM	04035/01	444400	404800