

Branton House Farm, Branton, Doncaster

Archaeological Desk-Based Assessment



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EXECUTIVE SUMMARY

Site Name: Branton House Farm

Address: Branton House Farm, Chapel Lane, Branton, Doncaster, DN3 3NG

Grid Reference: SE 6420 0190

Local Planning Authority: Doncaster Metropolitan Borough Council

Planning Application Number: 14/01548/FULM

County: South Yorkshire

Statutory Listing: N/A

Conservation Area: N/A

Scheduled Monument: N/A

Report Production: Liz Humble

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Humble Heritage is a professional built heritage and archaeological consultancy operating in the specialised area of the historic environment. The practice has extensive experience of historical and archaeological research, assessing significance and heritage impact and preparing heritage statements, archaeological desk-based assessments, statements of significance, conservation management plans and so forth. Humble Heritage provides heritage and archaeological advice on behalf of a wide variety of clients across much of England, Wales and Scotland.

Humble Heritage undertook this archaeological desk-based assessment during December 2014 – January 2015 on behalf of Fisher German. This assessment is intended to accompany the application for planning permission (ref.14/01548/FULM) for redevelopment of part of the site of Branton House Farm, including new residential units and redevelopment of the farm buildings.

This report assesses the significance of the buildings at Branton House Farm, examines the potential for below-ground archaeology to survive at the farm and assesses the heritage impact of the proposed development. Documentary and cartographic materials were consulted in order to provide a summary of the historical and archaeological development and significance of the farm and its setting. The material held at South Yorkshire Sites and Monuments Record maintained by South Yorkshire Archaeology Service was also consulted prior to a site visit on 22 December 2014.

The potential for buried archaeology is considered to be low-moderate. The main below-ground archaeological significance and potential of the site relates to earlier phases of Branton House Farm and possible pre-farm activity as the site lies within an area known for Roman pottery production and Iron Age/Romano-British cropmarks. There is potential that the proposed erection of new dwellings will disturb below-ground archaeological deposits (if present) and that a programme of archaeological monitoring and recording will therefore be beneficial during any groundworks.

In terms of the above ground historic buildings, the dovecote, farmhouse, and barn are all considered to be undesignated heritage assets of local significance. The development is considered to have a low impact upon these buildings. A photographic survey of the barn and dovecote may be considered appropriate. The stables and cowhouse to be removed have a low significance due to their late date and therefore no further work is recommended.

INTRODUCTION

- 1.01 This archaeological desk-based assessment has been prepared by Liz Humble (MA, MA, MCIfA, IHBC), Principal, Humble Heritage, on behalf of Fisher German during December 2014 to January 2015. This assessment considers the land and buildings that fall within the boundary of Branton House Farm off Chapel Lane, Branton. A site visit was made to the farm complex on 22 December 2014.
- 1.02 The aims of this report are to:
- Inform the planning application (ref.14/01548/FULM) to provide a tool to help the planning authority and South Yorkshire Archaeology Service to understand the potential for below-ground archaeology and the significance of the standing buildings at Branton House Farm.
 - Help inform Fisher German and their architect Carl Andrews (Director, Soul Architects) with respect to the nature, likelihood and significance of any archaeology and heritage assets and to explore potential mitigation measures.
 - Assist those in the planning system advise and assess future plans for change.
- 1.03 In accordance with Government guidance on archaeology and also guidance produced by the Institute for Archaeologists, this assessment draws together relevant existing information from written, graphic, photographic and electronic sources in order to identify the likely character, extent, date, state of preservation and quality of the known or potential archaeological resource at the site and its significance. It includes all relevant information gathered from a search of the South Yorkshire Sites and Monuments Record (SMR) covering a radius of 1km around the site. We would like to thank Zac Nellist, Archaeological Records Officer at the SMR and Andy Lines, Archaeologist, South Yorkshire Archaeology Service for their input and advice during the research phase of this report and Malcolm Thomas, Design and Conservation Officer, Doncaster Metropolitan Borough Council for his views on the significance of the farm buildings.

PLANNING CONTEXT

- 2.01 There are no listed buildings within the site boundary and the site does not fall within a conservation area. Doncaster Metropolitan Borough Council does not maintain a local list of 'undesigned heritage assets'. Hence, there are no formal heritage designations in place at Branton House Farm. However, the application area is within the historic core of Branton and the site contains some 19th century farm buildings.
- 2.02 The production of an Archaeological Desk-Based Assessment has been recommended by South Yorkshire Archaeology Service. This is in accordance with the National Planning Policy Framework where paragraph 128 states, *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contributions made by their setting...Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment, and where necessary, a field evaluation'*.

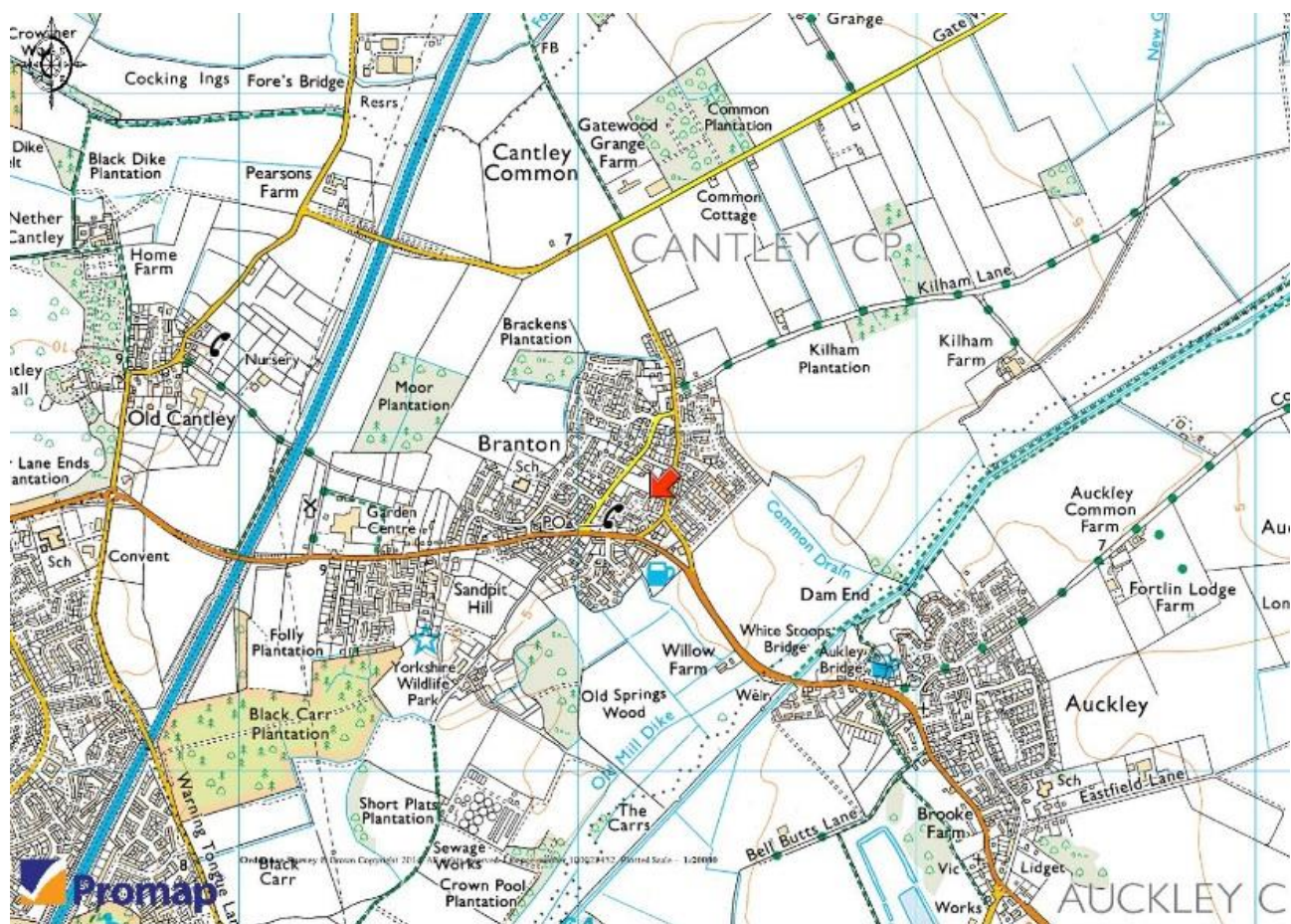
METHODOLOGY

- 3.01 The archaeological and historical significance of Branton House Farm has been assessed using a variety of sources. These included archaeological records held at the South Yorkshire Sites and Monuments Record (SMR), published and unpublished secondary sources, the online archaeological catalogues archived by the Archaeology Data Service and the English Heritage Archives, and the South Yorkshire Historic Environment Characterisation Project. The history of the site, and wider area, has also been compiled with reference to historic maps.
- 3.02 Archaeological and historical data has been collected for an area extending to a distance of approximately 1km from the centre point of the site. The locations of these data points, which are derived from the SMR, are listed in the gazetteer in Chapter 5 and presented on the associated map.
- 3.03 A site visit was made on 22 December 2014 to establish the current land use within the site and its setting, identify any visible evidence relating to potential archaeological remains, assess the significance of the standing buildings and to provide a photographic record.

SITE LOCATION, LANDUSE, TOPOGRAPHY AND GEOLOGY

- 4.01 Branton House Farm is located within the village of Branton to the south-east of Doncaster in South Yorkshire east of the M18. The South Yorkshire Historic Environment Characterisation Project describes Branton as follows: *'Few earlier characteristics of this historically small churchless hamlet have survived its late 20th century suburbanisation, which has encroached into this historic character area. Branton Home Farm is the only character unit predating the Ordnance Survey's first 6 inch to the mile survey of 1851-4. The settlement was probably a satellite of Cantley'* (2013, 14).
- 4.02 The bedrock geology comprises Nottingham Castle Sandstone Formation - Sandstone (also known as Bunter Sandstones) with River Terrace Deposits - Sand and Gravel - forming superficial deposits

<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>). The brown sand is found in association with rounded gravel.



Location plan

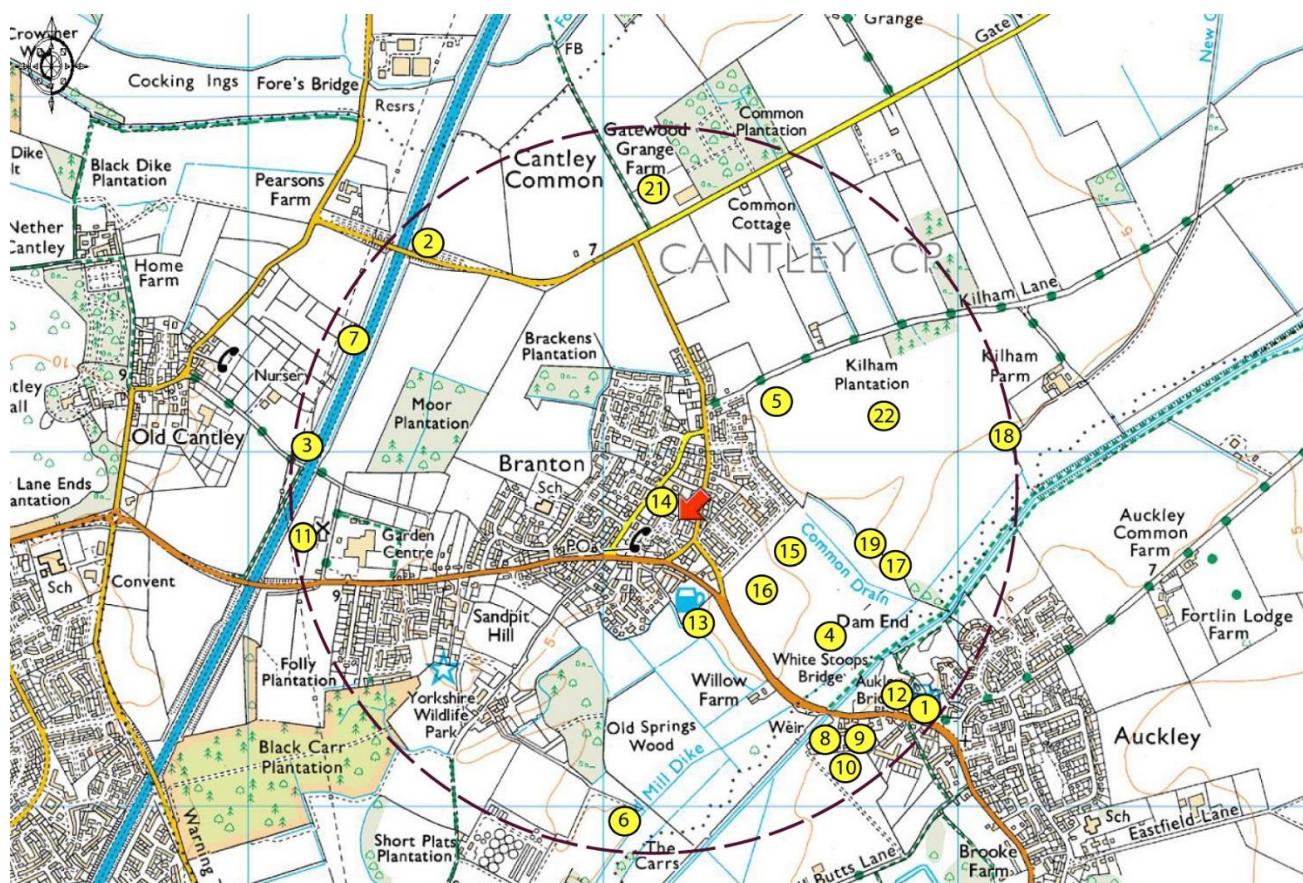
GAZETTEER OF SITES AND MONUMENTS ENTRIES

5.01 This chapter lists the archaeological investigations and heritage assets (sites, findspots and buildings/structures of archaeological or historical interest) recorded in the SMR that are likely to contribute to the heritage significance of the site being studied. These comprise the records within a 1km radius of the approximate centre of the site. Where possible the relevant SMR number is given. The first section lists previous archaeological investigations, the second designated heritage assets, the third all monuments and the fourth all findspots. Some of the descriptions have been abbreviated from the SMR entries and associated reports. Where known, the location of the recorded sites are plotted on the figure below the table.

Map No.	Name of Known Site, Findspots or Interventions	Date: Origins	NGR (SE)	South Yorks SMR Number	Description
Archaeological Investigations					
1	Archaeological Evaluation and Excavation, field off 28 Main Street, Auckley	Later Mesolithic and Later Neolithic-Early Bronze Age	64862 01208	ESY323	Geophysical survey, archaeological evaluation, followed by excavation undertaken by SYAFRU. Discovered an isolated sub-surface Later Mesolithic and Later Neolithic or Early Bronze Age pit containing debris including pottery, flint and fire cracked pebbles. Probably deposited from a refuse heap or midden. A series of cut features at the northern edge of the field all occur very close to a field boundary and may represent activity at the periphery of a medieval or later property or represent the 'grubbing out' or removal of tree boles along a hedgerow. Two sherds of (possibly residual) medieval pottery were recovered with further pottery sherds from the later 13 th or 14 th century and late 19 th or early 20 th century.
2	Fluxgate Gradiometer Survey, Nutwell Water Treatment Works	Undated	6359 0256	ESY643	Survey along the route of the proposed Doncaster pipeline by GSB Prospection detected a collection of pit-type anomalies, a number of former field systems, a buried drainage system and modern ploughing.
3	Archaeological Monitoring and Trial Trenching, Doncaster Water Pipeline	Iron Age; Romano-British	627 016	ESY908	Archaeological desk-based assessment, trenching and monitoring by NAA recorded extensive cropmarks of field systems and enclosures of probable Iron Age and Romano-British date with associated ditches and trackways. Almost complete absence of artefactual and environmental evidence.
Designated Heritage Assets					
There are no listed buildings, conservation areas, registered parks and gardens or other designated heritage assets within the search area.					

Map No.	Name of Known Site, Findspots or Interventions	Date: Origins	NGR (SE)	South Yorks SMR Number	Description
Monuments					
4	Cropmark	Iron Age or Romano-British	6460 0150	02517/01	Iron Age or Romano-British unclassified cropmark, Cantley
5	Pit cluster	Unknown	6448 0209	04925	Possible pit cluster of indeterminate date
6	Watermill	Post-Medieval	6404 0089	04927	Site of a former mill, The Carrs, south of Branton
7	Field System and Trackway	Iron Age or Romano-British	6353 0247	01250/01	Iron Age or Romano-British trackway and field system, Cantley
8	Moat	Probable medieval	6465 0119	02067/01	Auckley moat
9	Fishpond	Probable medieval	6472 0122	02067/03	Fishponds at Auckley
10	Hall House	Probable medieval	6466 0119	02067/02	Auckley manor hall
11	Tower Mill	Unknown	6321 0176	03483/01	Cantley windmill, tower mill
12	Pit	Later Mesolithic and Later Neolithic-Early Bronze Age	64829 01209	04492/01	Prehistoric pit, Main Street, Auckley
13	Manor House	Possible Post-Medieval	64348 01474	04928	Site of a manor house, Main Street, near Branton
14	Dovecote	19 th Century	6420 0190	6420 0190	Ornamental dovecote, Branton House Farm
Findspots					
15	Findspot, Cantley	Medieval	6470 0170	00720/02	Medieval pottery
16	Findspot, Cantley	Romano-British	6470 0170	00720/01	Romano-British pottery
17	Findspot, Branton	Medieval	6474 0171	00450/01	Medieval pottery
18	Findspot, Kilham, Cantley	Medieval	6518 0202	00438/01	Medieval pottery
19	Findspot, Kilham, Cantley	Medieval	6470 0173	00437/01	Medieval pottery
20	Findspot, Cantley	Roman	6485 0240	04309/01	Roman pottery

21	Findspot, Cantley	Roman	6415 0276	01060/01	Roman pottery
22	Findspot, Cantley	Roman	6485 0204	02799/01	Roman pottery scatter
Place					
	Doncaster Roman Pottery Production Area	Roman		04930	Pottery Kilns. Area covers Blaxton, Doncaster Central, Auckley and Rossington



Approximate location of SMR entries (where known)

OVERARCHING ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

6.01 Based upon the gazetteer in Chapter 6 and secondary sources, the following is a summary of the general archaeological and historical background of activity within the search area around Branton House Farm. The associated gazetteer entry numbers are referred to in square brackets [].

Prehistoric Period

6.02 Evidence for earlier prehistoric activity is restricted to findspots of artefacts such as a pit containing a large quantity of Later Mesolithic and Later Neolithic or Early Bronze Age pottery and flints at Auckley [1] [12]. Other artefacts dating from the prehistoric period have been discovered in the area – albeit outside the 1km search zone. Prior to drainage, this location would have lain within lower-lying marshy ground and it has been suggested (Riley 1980, 61 quoted in NAA 2007) that some artefacts may relate to ‘ritual’ deposition of prestige goods.

6.03 An extensive system of cropmarks of field systems and enclosures of probable Iron Age and/or Romano-British date with associated ditches and trackways, extends into part of the search area with a section in agricultural fields to the north-west of Branton at Cantley Common [2] [7]. Excavation of an area by Northern Archaeological Associates (NAA 2007) has revealed that these were very dynamic field systems with re-cutting of ditches repeatedly re-defining the boundaries and landscape which they enclosed [3]. The excavation also highlighted the presence of ditches not observed in aerial photography. A further Iron Age or Romano-British cropmark has been identified within a field to the south-east of Branton [4].

Romano-British Period

6.04 In addition to the probable Romano-British cropmarks described in paragraph 6.03, the village of Branton and its setting fall within the Doncaster Roman pottery production area. A number of Romano-British pottery production centres were located along the edge of the lower-lying ground to the east of Doncaster in order to take advantage of the alluvial and lacustrine clays. The kilns were typically sunken into the ground, with a raised floor of prefabricated bars over-plastered with clay and supported by free-standing pedestals. A number of pottery kilns have been excavated, for example to the north-east and south-west of Auckley, and a range of pottery vessel types have been identified. This pottery production area was in use during the second and early third centuries.

6.05 A number of findspots of Roman pottery have been recovered from within the search area [16], [20] and [21] with a Roman pottery scatter also discovered [22]. All these findspots lies within the Doncaster Roman pottery production area.

Early Medieval/Saxon Period

6.06 Nearby Auckley suggests a Saxon presence, with the name of the village at least partly derived from the Saxon, with *ley* meaning a woodland clearance. Much of the area was probably agricultural land throughout the post-Roman and medieval periods (NAA 2007, 6). However, there is no known physical evidence from this period.

Medieval Period

6.07 In terms of arable land liable for taxation, the combined parish of Cantley with Branton is listed in the Domesday survey (1086) when it formed the largest manor in the Doncaster region (Magilton 1977, 24). This implies a relatively large population for one or both villages. There is some evidence of post-Conquest (1066) settlement and activity within the search area. Principally, the site of a former manor house known as Auckley Manor Hall [10] with associated moat [8] and fishponds [9] has been established through cartographic evidence, although the date is uncertain. The site is shown on the 1st Edition Ordnance Survey map and is marked as ‘Manor Houses’ and ‘Old Fish Ponds’. It is likely that this refers to a late medieval moated manor house. Auckley Hall is mentioned

in a Heraldic Visitation to Yorkshire of 1564 (Magilton 1977, 91-92) with the moat probably for prestige rather than defensive purposes.

- 6.08 There are four known findspots where medieval pottery has been recovered [15], [17], [18] and [19].

Post-Medieval and Early Modern Periods

- 6.09 Much of the lower-lying land was subject to frequent flooding until drainage was commenced by Vermuyden in the 17th century (NAA 2007, 4). The site of a former mill, The Carrs, south of Branton along Old Mill Dyke [6] marks the position of a former post-medieval watermill. The site of a former manor house at Main Street, near Branton [13] has also been tentatively ascribed a post-medieval date.

Nineteenth Century

- 6.10 The oldest standing farm buildings at Branton House Farm date from the early-mid 19th century and are recorded on the 1st Edition Ordnance Survey map (see paragraph 7.04). The dovecote is recorded in the SMR [14] as an ornamental 19th century dovecote. Within the SMR the date of Tower Mill, the Cantley windmill, is described as unknown [11]. However, Magilton (1977, 24) states that this is an early 19th century four-storey windmill.

Twentieth Century

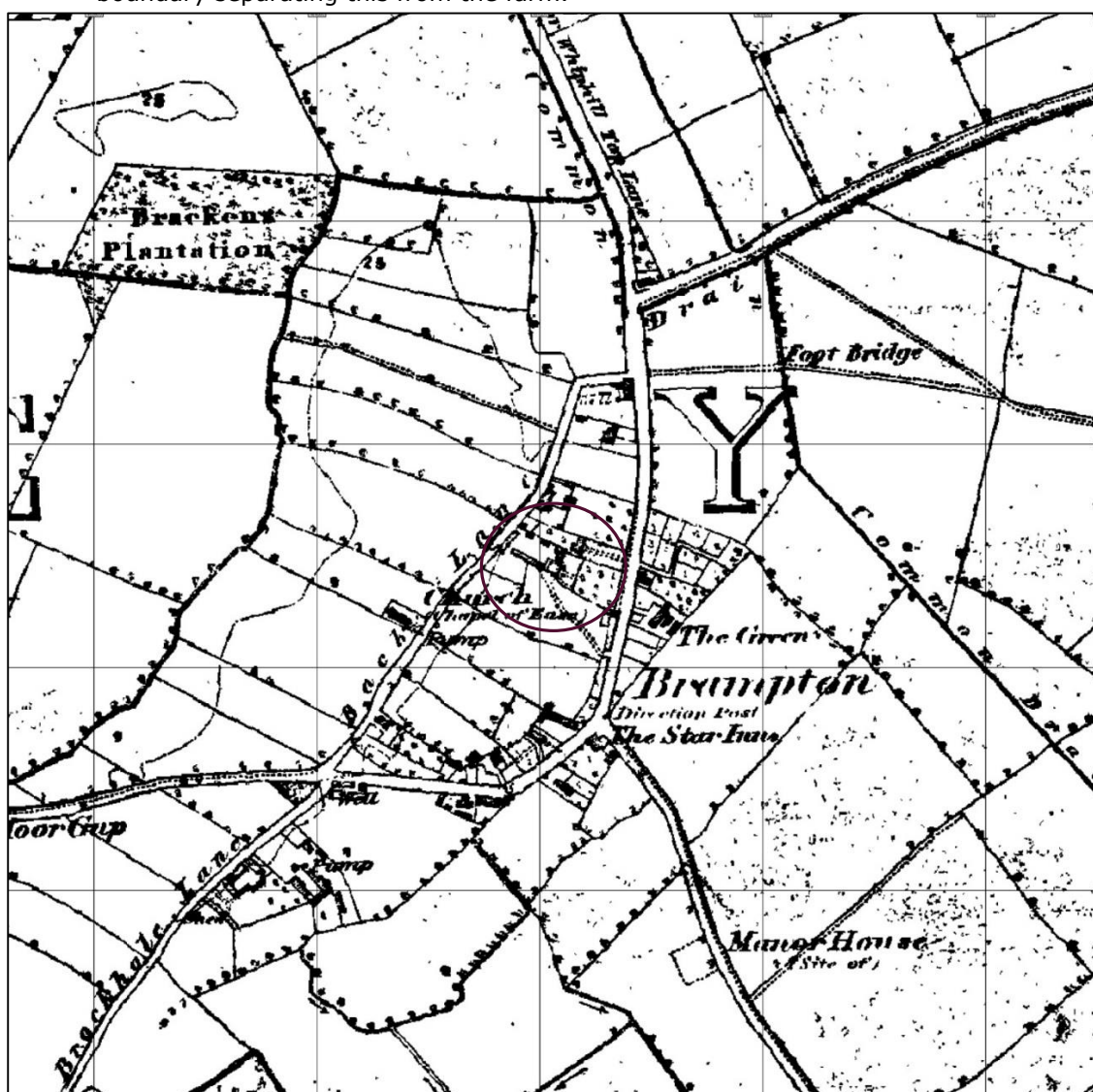
- 6.11 The Fluxgate gradiometer survey along the route of the proposed Doncaster pipeline by GSB Prospection detected a number of former field systems, a buried drainage system and modern ploughing [2]. There are post-medieval to 20th century cropmarks that have been identified on aerial photographs to the east of Cantley and north and east of Auckley, some of which fall within the search zone around Branton.
- 6.12 Late 20th century suburbanisation at Branton has removed many earlier characteristics of the village/hamlet. This suburbanisation has occurred in two principal phases: Moor Gap private housing estate (1967-2003) built upon previously vernacular cottages and open and strip fields and a further private housing estate (1996-2003) erected on what was a mixture of enclosed land of strip fields (1540-1995) and open fields (1066-1539). The area immediately surrounding Branton House Farm to the north, east and west was previously vernacular cottages (1100-1969) before the development of villas and detached housing. The fields to the north, east and west of Branton have also been ploughed and the field morphology altered during these periods.

CARTOGRAPHIC EVIDENCE

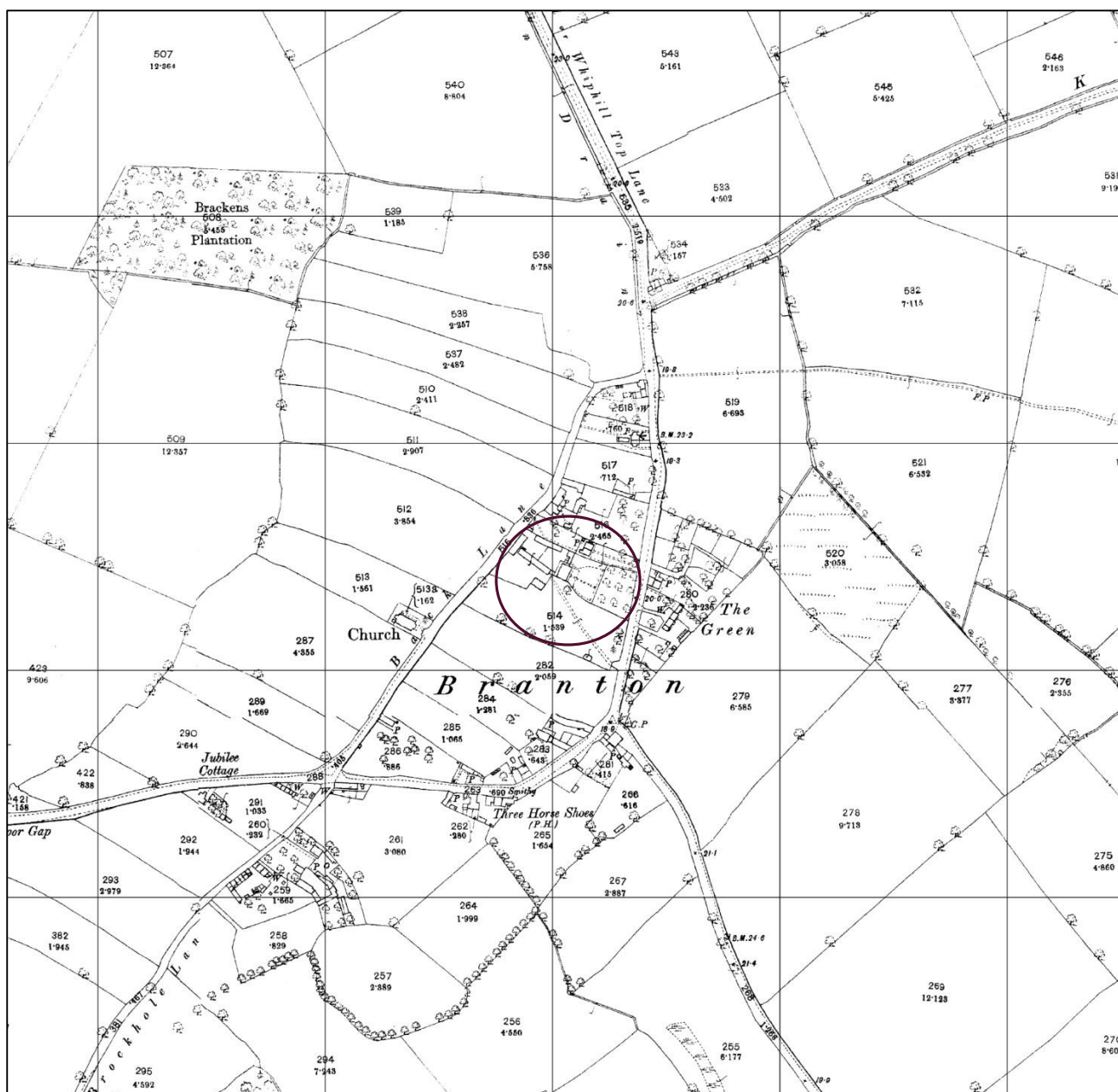
- 7.01 The field system to the south of Branton, known as The Carrs, Cantley, including part of Old Mill Dike and Yorkshire Wildlife Park, was enclosed land – drained wetland from 1630, before which it had been unenclosed wetland common (1066-1629). Despite some later interventions, for example the sewage works, much of this historic landscape morphology survives intact. Within and around the settlement at Branton, the South Yorkshire Historic Characterisation Project identified six areas that survive from the period 1751-1854:

- Branton House Farm
- Old Springs Wood
- Brackens Plantation
- Moor Plantation
- Kilham Plantation
- Commons Plantation.

- 7.02 The earliest available map of the site is the 1st Edition Ordnance Survey (1851-1854). The map shows Branton House Farm between Whiphill Top Lane and Chapel Lane (formerly called Back Lane). The village morphology indicates a likely medieval planned settlement focusing on this area. Mid-19th century Branton was a hamlet with a number of gardens / small orchards associated with houses. A church (chapel of ease) was located to the south-west of the site (hence the renaming of the road from Back Lane to Chapel Lane during the 20th century). A public house known as The Star Inn is shown at the crossroads at the south-eastern entrance to the hamlet. Beyond this core settlement was a mixture of strip and open fields. The site of the manor house referred to in Chapters 5-6 of this report is also depicted to the south of Branton.
- 7.03 The former land use of the site at Branton House Farm may have been agricultural or, alternatively, it may have replaced one or more vernacular cottages and associated gardens. The barn along Chapel Lane, the farmhouse and the dovecote, all appear to be depicted on the 1850s map. A linear range running north-west to south-east between the barn and farmhouse is also shown (no longer extant). There is a track running through the field to the gap between the house and this linear farm building to the access point on Whiphill Top Lane. The farmhouse and dovecote are separated from Whiphill Top Lane by a garden / orchard. It is unclear whether the strip of land to the north-east of the farmhouse had been acquired by the farm at this date. It seems unlikely as there is a boundary separating this from the farm.

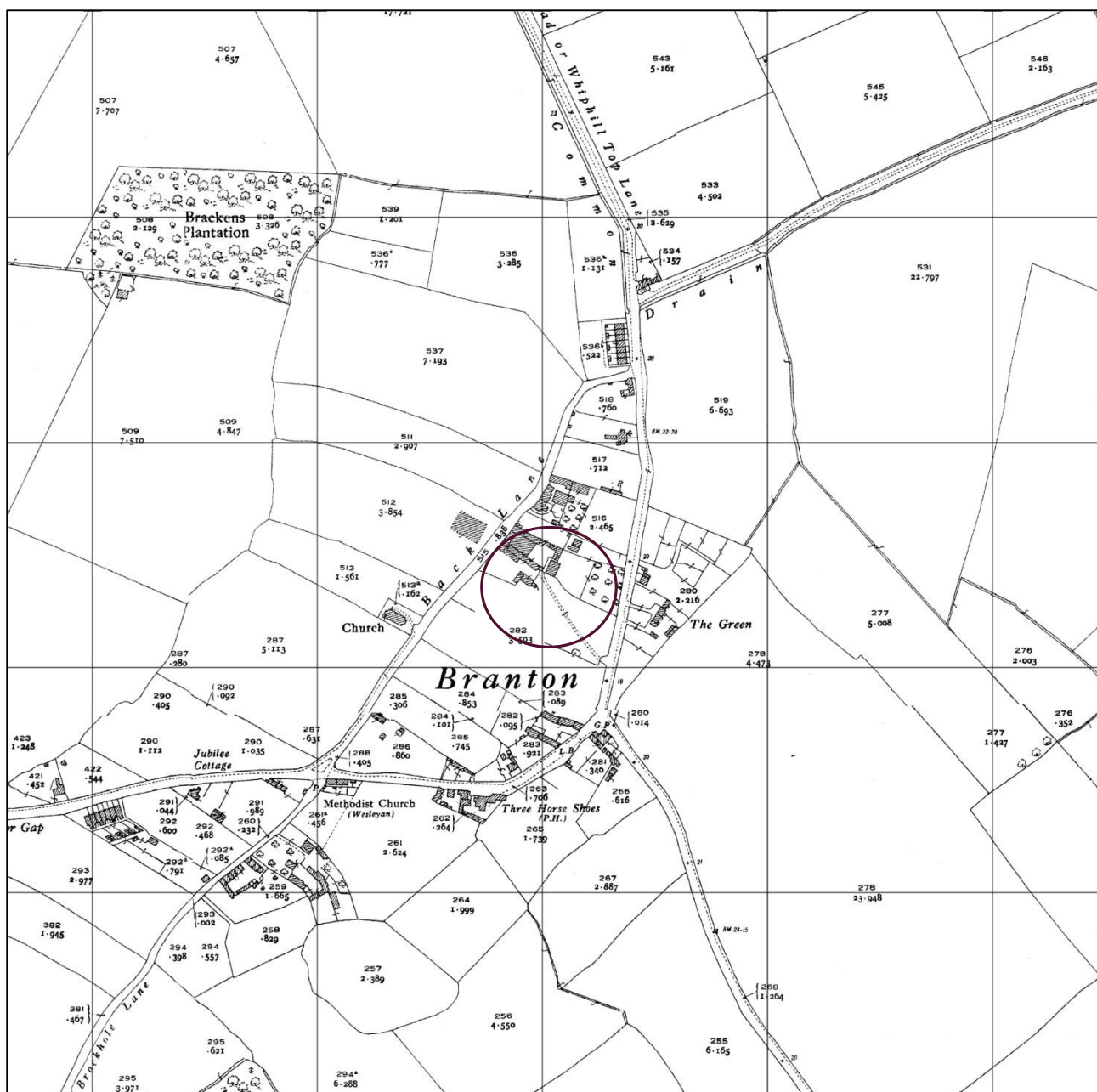


Ordnance Survey map, 1851-1854



Ordnance Survey map, 1891-1892

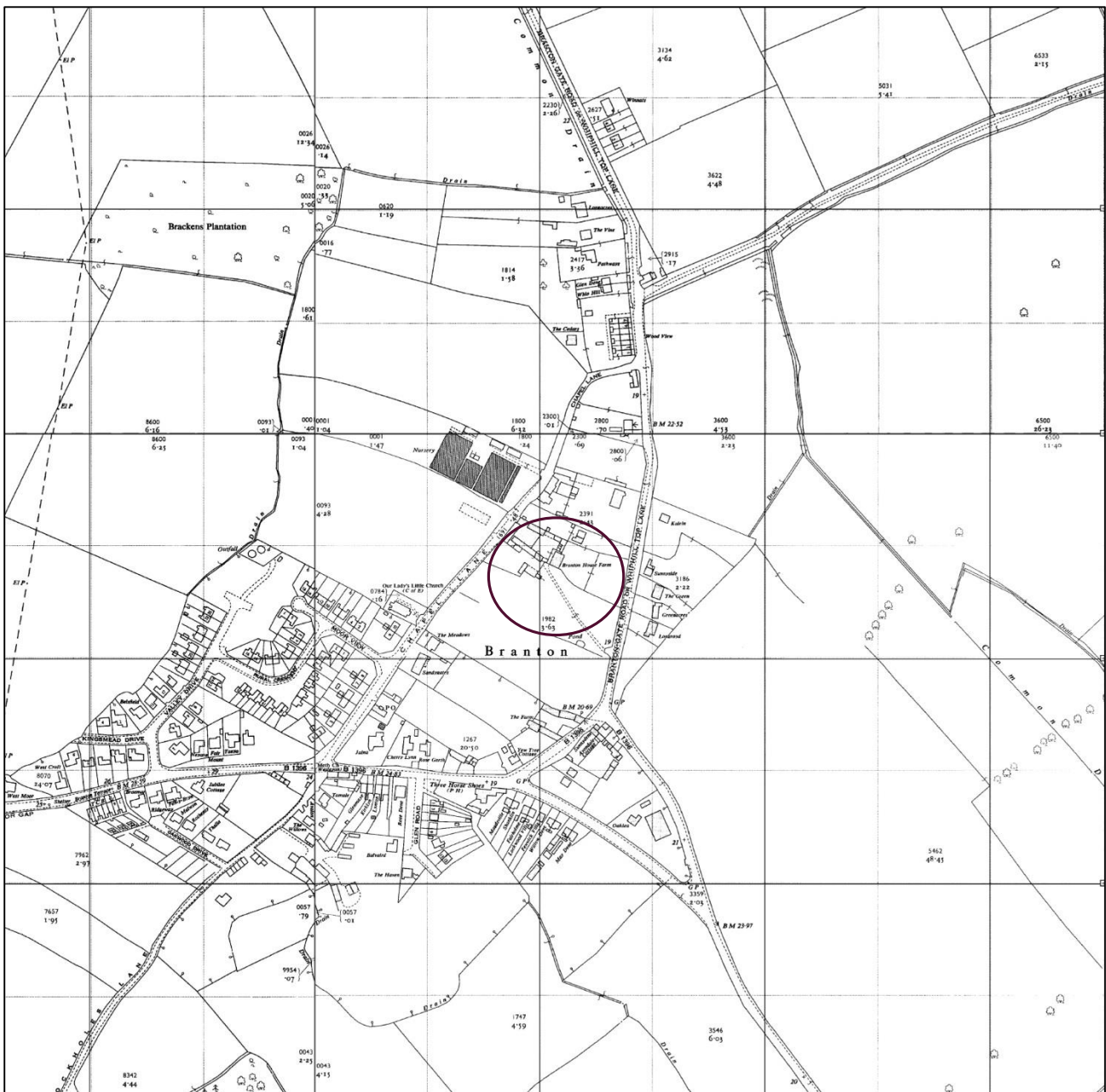
7.04 The 1891-1892 map was surveyed at a scale of 1:2,500 enabling much greater detail to be viewed. The barn, farmhouse, dovecote and a single storey range between the house and dovecote buildings are all shown and the cartshed to the south-west of the house has now been built, as has the cowhouse/milking shed to the north. The buildings are loosely grouped in a quadrangle enclosing an open farmyard with only the cartshed forming an outlier. The orchard to Whiphill Top Lane is still shown, but more closely resembles the current layout with a distinct garden with footpaths to the house and its extension. Close to the entrance to the farm, via the south-east corner off Whiphill Top Lane, there is a pond lying within the field.



Ordnance Survey map, 1930

- 7.05 The 1930 Ordnance Survey map records expansion both of the number of farm buildings at Branton House Farm and also of the wider settlement context. At the farm, the stables adjoining the cartshed and a building between the milking shed and dovecote had been erected. The map also records a range running at a 90° angle to, and abutting the south-western end of, the barn and a large building occupying the western part of the formerly open farmyard and its north-west corner. These latter buildings do not survive today. They may have been a granary and cowhouses or shelter sheds.
- 7.06 With regard to the hamlet at Branton, this has expanded slightly with a Methodist church at the south-western crossroads, new housing to the west of this, and further new housing to the north of the hamlet along a section of Whiphill Top Lane. There is also a large new building in the field directly opposite Branton House Farm on the other side of Back Lane. It is possible that this is connected to the farmstead, as it appears to be an agricultural building, lacking a garden or other evidence of domesticity.

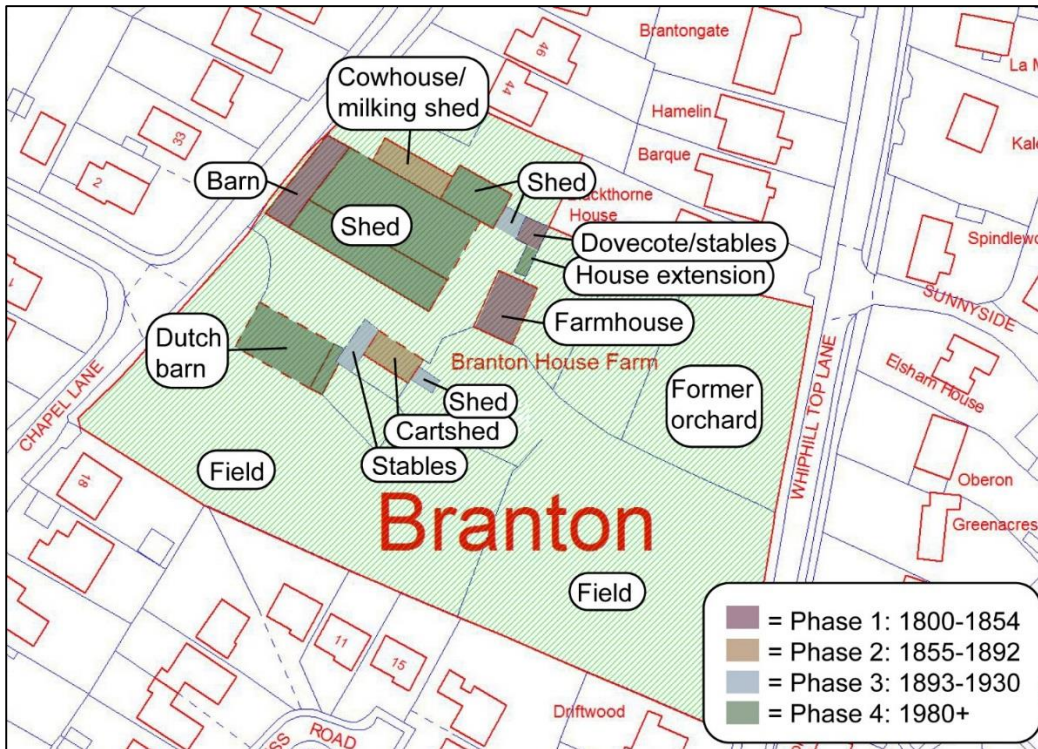
- 7.07 The 1961-1962 Ordnance Survey map reveals that the building within the farmyard had been demolished and a wall erected separating the yard outside the house and dovecote and nearby outbuildings from the barn, milking shed and ranges towards the western end of the site. The settlement at Branton was starting to enlarge into a village with suburbanisation and a large new housing estate at the south-west of the village, the loss of the strip field to the west of the farm and some small-scale new housing to the north.
- 7.08 During 1998, two planning applications were granted at Branton House Farm. One was to erect a detached dwelling and garage on approximately 0.08ha of land (Ref.98/2476/P - not built) and the other was a series of internal and external alterations and an extension to the farmhouse (ref.98/0076/P). The extension – built to the north – replaced the earlier building in this location that occupied the approximate footprint.



Ordnance Survey map, 1961-1962

SITE DESCRIPTION

- 8.01 Branton House Farm is located in land between Whiphill Top Lane and Chapel Lane in the village of Branton. The buildings are concentrated towards the north-west corner of the site with gardens to the east of the farmhouse and dovecote fronting Whiphill Top Lane and a field to the south side. For ease of description, the different components within the site have been identified on the site plan below and are discussed separately in this chapter.



Branton House Farm: phased site plan

Site Boundaries

- 8.02 The site is enclosed by a stone coursed wall to Whiphill Top Lane to the east and a partially surviving stone wall with semi-circular capping stones to Chapel Lane to the west. These walls are presumed to be 19th century in date. There is a hedged and shrub/tree boundary to the south separating the farm from 20th century suburban housing and a mixture of fencing, a low stone wall with fencing and a hedged boundary to the north, again separating the farm from modern suburban housing.



Stone wall with vehicular and pedestrian monolith gateposts to the north-west (left) and stone wall to the east (right)

Gardens and Open Field

- 8.03 There is a field to south of the farm buildings with short pasture grass in the eastern half and longer grass and scrub in the western half. The north-east part of the site is occupied by a series of gardens divided by hedging with the remnants of the orchard closest to Whiphill Top Lane. The eastern part of the house can be accessed via the gardens.



Open field (left) and former orchard (right) with hedged, and (in part) brick, boundaries to the gardens

Farmhouse

- 8.04 The farmhouse is a two-storey red brick dwelling with a barrel-vaulted cellar, Scottish Bond brickwork and a dual pitched stone roof. It has a single storey extension built c.1998 to the north, which replaced an earlier building. Its three bay frontage overlooks gardens facing Whiphill Top Lane while the rear overlooks the farmstead. The house has two gable end brick chimneystacks. The fenestration is modern double-glazing with moulded stone architraves to the front and substantial plain stone sills and lintels at the rear. A tall narrow stair window with an arched head overlooks the farmyard. The entrances have stone surrounds. Internally the house has been much modernised, although retains the occasional historic fireplace (most are modern reproductions), some historic six-panelled raised and fielded doors, a 19th century kitchen range, meat hooks suspended from a ground floor ceiling and a timber open well staircase with stick balusters. A number of the rooms also retain moulded cornices. The farmhouse continues to provide residential accommodation.



Farmhouse with more decorative frontage overlooking gardens (left) and rear elevation overlooking farmyard (right). Note the physical and visual proximity of the dovecote

Dovecote / Stables

- 8.05 The two-storey dovecote is a brick building with a square plan and a stone pyramidal roof. The ground floor entrance is via a sandstone Gibbs style surround with a first floor entrance above via a timber-boarded door surrounded by a plain sandstone surround. The ground floor formed stables and one metal feeding rack survives with visible remnants of a further two. The first floor formed the dovecote. There is currently no access to the first floor and it is uncertain if any nesting boxes survive. The dovecote is ornamented with a Gothick style three-light window with multi-pane glazing and Gothick 'Y' tracery at the head set in a sandstone surround in the east elevation, visible from Whiphill Top Lane. This is an unusual style window for a dovecote. At least some of the glazing is assumed to be a later addition as ingress would have been required for the doves. The north elevation is entirely overgrown with ivy and may obscure a further entrance. The Gibbs surround and Gothick window – both popular Regency styles – indicate that the dovecote is likely to date from between the late 18th to the early 19th century (although it may be slightly later and instead reference an earlier style). The building is currently disused.



Dovecote ground and first floor entrances (left). Note the ground floor Gibbs style sandstone surround. The east elevation (right) displays a decorative Gothick window



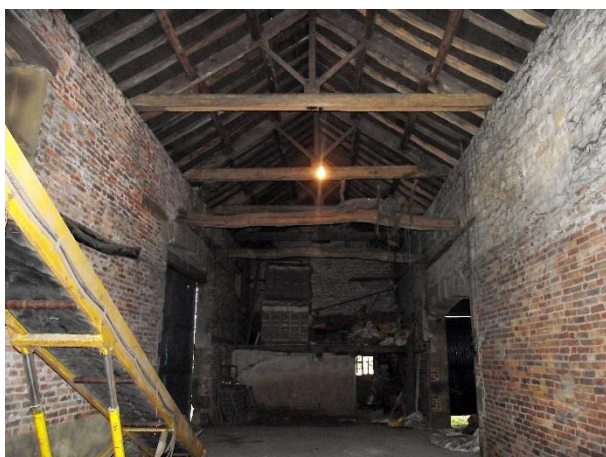
Part of the ground floor interior with feeding racks

Barn

- 8.06 The early-mid 19th century barn faces Chapel Lane. Currently disused, it was a building for storing and threshing the corn and pulse crops grown on the farm. It is a two storey stone barn occupying a rectangular footprint. Harvested crops would have been stacked up to, or very close to, the ridge. The barn has opposed wide openings, originally linked by the threshing floor. The taller of these openings offers direct access to Chapel Lane. Both openings have arched heads and long and short work in the ashlar surrounds. The original doors, window and upper level pitch-hole openings generally have ashlar surrounds, which contrast with the roughly coursed external stone walls. The openings have timber shutters. The barn also has some slit hole air vents. The slate roof is a later renewal.
- 8.07 Internally, the walls of the barn, particularly at lower level, are faced with an inner skin of largely original handmade brickwork. This displays some later inventions such as two blocked opposed openings at the south end. The roof is composed from king post trusses, which have largely been renewed. The timber rafters were renewed when the roof was replaced. The roof structure also displays staggered purlins. Below the roof structure are three historic waney edged beams that help tie the sidewalls in place. The barn has a later concrete floor. A storage bay with loft has been inserted at the north end, possibly to incorporate threshing machines or other 19th century mechanised innovations. A fragment of this machinery survives *in-situ* at ground level.



View of the barn along Chapel Lane



Internal views looking north towards the later loft (left) and south towards the gable end with pitch hole and vent (right)

Cowhouse / Milking Shed

- 8.08 Built between 1855 and 1892 the original function of this building is uncertain due to a later rebuild. The brick piers along the south wall raise the possibility that this was originally open fronted to the south i.e. to the farmyard – perhaps forming an open fronted shelter shed for cattle or other livestock. The building has since been significantly rebuilt. The line of the originally (lower) roof and north wall is preserved at the gable ends and some original stone roofing tiles have been left *in-situ*. The roof has been raised and replaced with corrugated sheeting, and the building widened slightly to the north. The south wall may have been infilled with brick at this date, preserving the location of the brick piers, which support the king post roof trusses. The interior has been much altered and is currently used for storage. The remains of some fixings along the interior of the south wall, the rendering of the lower part of the wall and the creation of a stepped concrete floor with a concrete trough running the length of the south wall and a nearby drain, all raise the possibility that the building was used as a milking shed during part of the 20th century. A wide opening in the west wall suggests a requirement to fit cattle or machinery into this space. The other doors are stable doors and there are workshop type multi-light windows in the north wall.



Exterior view, looking south-east (left) and interior view, looking west (right)



Evidence of the earlier roofline and roofing materials (left) and possible conversion into a milking shed with trough, rendered lower wall with fixings and drainage channel (right)

Cartshed

- 8.09 The cartshed is a brick built structure open on the north side with chamfered brick piers with stone pads and caps supporting the roof. It was built between 1855 and 1982 and may originally have stored hay or straw, or possibly unthreshed corn in a loft space (now missing but with evidence of a pitch hole in the west gable end). Furthermore, use as a hay barn cannot be ruled out as nationally their construction increased considerably after 1885 when they were built by landowners to combat the depression. Use as a cartshed with a hayloft above is supported by the storage of a variety of implements inside the building and by the small single storey attached shed built to the east (between 1893 and 1930) presumably to house smaller hand tools, spare parts and so forth.
- 8.10 The building has a dual pitched roof with 'S' profile pantiles rising above a course of large stone roofing tiles. Internally the roof structure comprises king post trusses. Interestingly, some of the brickwork, particularly areas of the internal brickwork, appears to have been reused from an earlier building as it is handmade brick of a character more commonly encountered in the late 18th or early 19th centuries. Other areas of brickwork are consistent with the mid-late 19th century date supported by the cartographic evidence.



The entrance to the cartshed (left) and an internal view looking west showing the pitch-hole and king post roof (right)

Stables

- 8.11 The brick stables were built partially against the west wall of the cartshed between 1893 and 1930. They comprise three loose boxes with brick partitions under a mono-pitch pantile roof with 'S' profile tiles. There are three stable doors, each with an adjacent ventilated opening in the west wall. The floors are stone setts and there are corner troughs. The hayloft above may have linked to the hayloft above the adjacent cartshed via the pitch-hole (now blocked) in the west wall of the cartshed.



Exterior view of the stables with stable doors (left) and interior view with feeding rack, trough and tethering hook (right)

Other Farm Buildings

8.12 The other buildings on the farm comprise:

- A small brick building of unknown use built against the west wall of the dovecote (not accessed) – possibly a shed – with a dual pitched pantile roof.
- A late 20th century Dutch barn adjoining the stables with a steel frame and three corrugated walls and corrugated sheet roof. Currently stores bales of hay.
- A partly open sided shed with corrugated rear wall on a blockwork base, a corrugated roof and a concrete floor with a steel and timber frame, located between the cowhouse / milking shed and the brick building described above. Stores farm machinery.
- Two modern sheds east of the barn. The narrow linear range has brick walls with two large high openings in the south wall and a corrugated roof. The wide span multi-purpose shed occupies the location of the former farmyard. It has corrugated and blockwork walls and stores farm machinery.



Open sided shed looking towards the adjoining the former cowhouse / milking shed (left) and Dutch barn (right)



South wall of the shed (left) and interior view (right)

Setting

- 8.13 As described earlier Branton House Farm is surrounded by modern suburban housing.



Setting characterised by modern suburban housing

ASSESSMENT OF SIGNIFICANCE

Policy Framework

- 9.01 In Annex 2 of the *National Planning Policy Framework (NPPF)* 'significance' is defined as '*The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting*'.
- 9.02 Annex 2 of the NPPF defines a 'heritage asset' as '*A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)*'.
- 9.03 The importance of identifying the significance of a site is highlighted in the NPPF as this is essential in informing future change to heritage assets. The aim of conservation is to sensitively manage change to ensure that significance is protected, and also revealed, reinforced and enhanced, at every possible opportunity.
- 9.04 This assessment of significance has been informed by non-intrusive site investigation combined with a review of historic mapping and secondary source material.

Heritage Values

- 9.05 The English Heritage document *Conservation Principles, Policies and Guidance* (2008) introduces the concept of heritage values. These provide a means of assessing the range of values that can contribute to the significance of a place. Many heritage values are recognised by the statutory designation and regulation of significant places. The heritage values derived from *Conservation Principles, Policies and Guidance* are defined below:
- **Evidential Value:** the potential of a place to yield evidence about past human activity.
 - **Historical Value:** the associative or illustrative ways in which past people, events and aspects of life can be connected through a place to the present.
 - **Aesthetic Value:** the ways in which people draw sensory and intellectual stimulation from a heritage asset or place.

- **Communal Value:** the associated meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values embrace spatial, social and inspirational values.

Designations of Significance and their Use in Practice

9.06 The relative heritage values of elements within the site are discussed below and key features and themes are noted. The designations can be used to inform the level of change that is likely to be acceptable within the site and its design parameters. For example, Paragraph 40 of English Heritage's *Conservation Principles, Policies and Guidance* (2008) states that, 'The greater the range and strength of heritage values attached to a place, the less opportunity there may be for change...'. Every case should be considered on its merits and in relation to the other spaces and elements. The NPPF also highlights the importance of taking into account any public benefits from proposals to alter heritage assets. The heritage values contributing to significance identified here have been graded to identify the relative contributions that these values make to the significance of the site in order to inform any future proposals for change and reuse. Definitions of these are given below.

- **High:** an aspect of value that *strongly* contributes to the significance of a place. These aspects may be important at a national or even international level. They will have high cultural value and will form an essential piece of the history and meaning of the place. In material terms, they will greatly contribute towards the heritage values. Conservation will be a priority, and alterations would require a defined and compelling need and general consensus following wide consultation and/or the demonstration that significance will be considerably enhanced, reinforced or revealed as a result.
- **Medium:** an aspect of value that will have *some* cultural importance and will make a modest contribution to the significance of a place. In material terms they will play an important role in conveying the heritage values. Efforts should be made to protect and enhance these aspects, though a greater degree of flexibility is possible than with aspects of high value.
- **Low:** an aspect of value that will make a *slight* (yet still noteworthy) contribution to the significance of a place. In material terms it will still add something to the heritage values, although this contribution may have been compromised by loss or uninformed interventions. A greater capacity for enhancement exists than for items of medium or high value, although a low designation does not necessarily mean that the feature is expendable and any material change is likely to require consent from the local authority. Recording of the items should typically be a requirement before anything is dismantled/disposed of and any replacements should be of a reasonably high quality of design and materials.
- **Neutral:** an aspect that has no discernible value that neither add to nor detracts from the significance of a place. Informed change is likely to be acceptable following the necessary consultation and consent procedures.
- **Detrimental:** an aspect of a place that detracts from its values and therefore its significance. In material terms, removal of these aspects should be strongly encouraged following the necessary consultation and consent procedures.

9.07 The significance of a place is the sum of these values, brought together and expressed in a summary statement of significance. This section forms the foundation upon which any proposals for conservation and development can be considered and carried forward. It is therefore an aid to the decision-making process and helps set out the design and conservation parameters.

Branton House Farm: Heritage Values Site Boundaries

9.08 *Evidential Value:* where evidence for site boundaries has been lost, there is potential for this to survive below-ground in the form of foundations, postholes and tree / shrub boles.

9.09 *Historical Value:* the internal and external boundaries delineate the historical and modern day property and indicate divisions, such as that between the field and the farmyard, the orchard and

the gardens. Openings in site boundaries and monolith gateposts also illustrate current and former vehicular, animal and pedestrian access routes into, within, and out of the farmstead.

- 9.10 *Aesthetic Value:* the use of historic stone and brick walling and also hedging/trees as boundary divisions contributes to the character and visual appeal of the site. However, this is compromised by instances of post and rail fencing and the poor condition and fragmentary survival of the stone walls to the west.
- 9.11 *Communal Value:* the boundaries are likely to be appreciated by the owners/tenants for the role they play in defining and enclosing the property.

Level of Importance

- 9.12 The historical and aesthetic heritage values of the site boundaries contribute most to their significance. Overall, the site boundaries have a low significance.

Gardens and Open Field

- 9.13 *Evidential Value:* evidence in the form of tree boles relating to the former orchard, historic garden planting schemes and former trackways may all survive below-ground. There may also survive evidence pertaining to former land uses and activities prior to the establishment of the farm.
- 9.14 *Historical Value:* this landscape is closely associated with the farmhouse and illustrates the former importance of creating a productive and visually appealing landscape around the farmhouse.
- 9.15 *Aesthetic Value:* provides a 'green lung' setting to the farm and facilitates medium distance views to the farmstead. The gardens and field also contribute to the wider setting by providing an expanse of greenery in this suburbanised village.
- 9.16 *Communal Value:* a recreational space for the tenants.

Level of Importance

- 9.17 The evidential potential is conjectural and has the potential to contribute the most to our understanding of the early use and development of the site. Overall, all the heritage values make a slight contribution to the significance of the gardens, open field and wider farm and setting. This contribution is considered to be low.

Farmhouse

- 9.18 *Evidential Value:* any opening up works within the house (such as service penetrations in walls, floor and ceiling voids and repairs to plaster finishes) or repairs to the external brick elevations are likely to reveal earlier phases of development, materials and construction techniques. Earlier decorative schemes, historic plasterwork, evidence of the original roof, ceilings or floor timbers may all survive concealed behind later inventions.
- 9.19 *Historical Value:* there are no known historical associations with particular owners, tenants, architects, craftsmen or events. The current internal layout and historic features, such as the fireplaces, kitchen range, internal doors, meat hooks, moulded cornices and the stairs, are largely the work of the late 19th/early 20th centuries and illustrate the development of the residential farmhouse. The farmhouse lay at the heart of the farm and is redolent of rural vernacular architecture.
- 9.20 *Aesthetic Value:* the red brickwork, stone architraves around the openings, large arched window lighting the stair hall and surviving historic features internally provide a degree of architectural embellishment and/or contribute to the historic character of the property. This is enhanced by the visual relationship to the gardens. The aesthetic appeal has, however, been compromised by the replacement of the original sash windows with UPVC double-glazing.

- 9.21 *Communal Value:* the farmhouse continues to be inhabited under a tenancy agreement and is a family residence.

Level of Importance

- 9.22 The historical and aesthetic heritage values contribute most strongly to the significance of the farmhouse. The interest of the extension is largely limited to its communal value. Relative to the other components within the site, the farmhouse is considered to be of medium significance and to be an undesignated heritage asset of local interest within the village of Branton.

Dovecote / Stables

- 9.23 *Evidential Value:* there is potential for below-ground archaeology relating to the uses / artefacts associated with the building.
- 9.24 *Historical Value:* associative group value as part of the wider 19th and 20th century farmstead and location very close to the farmhouse. Illustrative value as the dovecote is one of the earliest buildings extant on the site and illustrates late 18th to early 19th century construction techniques and the importance of the consumption of this high status meat in the region. Internally the feeding racks on the ground floor and the potential for nesting boxes to survive on the upper floor illustrate the former uses of the building and contribute to its visual character. It also has a group value as one of approximately 39 dovecotes that have been identified in the Doncaster area (Elliott 1997, 154). Of these 13 dovecotes have been identified in the low-lying area to the north and east of Doncaster where they are mostly found on farms and are brick built with many similarities in size and design.
- 9.25 *Aesthetic Value:* embellishments such as the Gibbs surround to the ground floor doorway, the Gothick window and the pyramidal roof all contribute to the visual appreciation and character of the building.
- 9.26 *Communal Value:* no current use and thus any communal values reside in the memories of people who may have formerly used the building.

Level of Importance

- 9.27 The historical and aesthetic heritage values contribute most strongly to the significance of the dovecote/stables. Within the farmstead the dovecote is of particular historical and architectural interest and is therefore considered to be of medium significance. It is an undesignated heritage asset of local interest within the village of Branton and more widely within the Doncaster area, where it forms one of a group of dovecotes. There are older examples in the Doncaster area, for example the Tudor octagonal dovecote in the grounds of the demolished Barnburgh Hall, the late 17th century dovecote at Hickleton originally part of the Elizabethan grounds of the associated mansion, and the well preserved late 17th century dovecote at Loversall. There are a number of other earlier examples, most of which are also more decorative than that at Branton such as the Barnburgh Hall dovecote with its octagonal form and stone cupola. Closer to Branton, there are 18th century dovecotes at Riddings Farm, Manor Farm and West End, Sykehouse. Late 18th/early 19th century dovecotes include that at Orchard Lea Farm and there are a number of 19th century examples, such as at Moseley Grange Farm.

Barn

- 9.28 *Evidential Value:* there is potential for below-ground archaeology relating to the uses / artefacts associated with the building. It is possible that earlier floor surfaces survive below the concrete floor.
- 9.29 *Historical Value:* associative group value as part of the wider 19th and 20th century farmstead and spatial relationship to the farmhouse and road. The barn illustrates early-mid 19th century

construction techniques and farming practice in this region. It is unfortunate that the roof and floor have been renewed, as the original forms are uncertain.

- 9.30 *Aesthetic Value:* a substantial building and the only extant stone building within the farmstead. The barn's traditional vernacular character with typical barn characteristics including shuttered pitch-holes, ventilation slits and wide opposing entrances to the threshing floor, the large open plan interior, visible roof structure and survival of some historic timbers combined with some architectural embellishment, notably the use of ashlar surrounds to openings, all contribute to the aesthetic heritage value of the building.
- 9.31 *Communal Value:* no current use and thus any communal values reside in the memories of people who may have formerly used the building.

Level of Importance

- 9.32 Although compromised by internal alterations, the historical and aesthetic values contribute most strongly to the significance of the barn. Within the farmstead, the barn is considered to be of medium significance and to be an undesignated heritage asset of local interest within the village of Branton.

Cowhouse / Milking Shed

- 9.33 *Evidential Value:* there is potential for below-ground archaeology relating to the uses/artefacts associated with the building and for the foundations of the earlier building to survive.
- 9.34 *Historical Value:* associative group value as part of the wider 19th and 20th century farmstead. Illustrative value as the fabric illustrates a phase of rebuilding with a new raised roof and wider footprint and a change in use with its development as a milking shed and latterly a workshop / storage unit. The building is associated with the historical development and farming functions of the site, and illustrates the historic development of the farm. It also illustrates 19th and 20th century construction techniques and farming practice in this region.
- 9.35 *Aesthetic Value:* vernacular character retaining some historic features.
- 9.36 *Communal Value:* limited interest as a storage unit.

Level of Importance

- 9.37 The historical heritage values contribute most strongly to the significance of the building. Of lesser interest when compared to the farmhouse, dovecote and barn, the cowhouse/milking shed is still of some interest and has low significance.

Cartshed

- 9.38 *Evidential Value:* there is potential for below-ground archaeology relating to the uses/artefacts associated with the building.
- 9.39 *Historical Value:* associative group value as part of the wider 19th and 20th century farmstead. Also associated physically with the adjacent stables. Illustrative value as the cartshed illustrates mid-late 19th century construction techniques.
- 9.40 *Aesthetic Value:* distinctive form with brick piers supporting the roof along the north wall and some reuse of earlier reclaimed bricks. The cartshed has a traditional vernacular character.
- 9.41 *Communal Value:* limited interest as a storage unit.

Level of Importance

- 9.42 The historical heritage values contribute most strongly to the significance of the cartshed. Although it is of lesser interest when compared to the farmhouse, dovecote and barn, the cartshed is still of some interest and has low significance.

Stables

- 9.43 *Evidential Value:* there is potential for below-ground archaeology relating to the uses/artefacts associated with the building.
- 9.44 *Historical Value:* associative group value with the cartshed and as part of the wider 19th and 20th century farmstead. Illustrative value as the stables illustrate late 19th – early 20th century construction techniques and the former use and layout of the loose boxes is clearly apparent. The building illustrates the development of the farmstead and its architectural components and functions with later vernacular building techniques.
- 9.45 *Aesthetic Value:* largely functional vernacular character. The survival of original floor surfaces with drainage, stable doors and shutters, feeding racks, troughs and tethering hooks all contribute to the historical character, however, unlike many 19th century stables; there is no visible architectural embellishment here.
- 9.46 *Communal Value:* no current use and thus any communal values reside in the memories of people who may have formerly used the building.

Level of Importance

- 9.47 The historical heritage values contribute most strongly to the significance of the stables. Although it is of lesser interest when compared to the farmhouse, dovecote and barn, the stables are still of some interest and have low significance.

Other Farm Buildings

- 9.48 *Evidential Value:* potential for below-ground archaeology relating to former land uses and activities prior to the establishment of the farm.
- 9.49 *Historical Value:* the post-1945 buildings demonstrate the modern development of the farmstead.
- 9.50 *Aesthetic Value:* these buildings obscure or compromise views to the farmhouse, milking shed, dovecote and rear elevation of the barn.
- 9.51 *Communal Value:* limited value for storage. Formerly part of the working life of the farm.

Level of Importance

- 9.52 The collection of post-1945 buildings are not considered to be heritage assets and aesthetically the buildings detract from our understanding and appreciation of the rest of the site. They are therefore considered to be of detrimental significance.

Setting

- 9.53 *Evidential Value:* evidence pertaining to the earlier settlement morphology and associated artefacts, field systems and earlier activity may survive below-ground. Archaeological features and finds from the prehistoric period onwards are known to be present in the vicinity and may contribute to our understating of the early use and development of the site prior to the development of the farm.
- 9.54 *Historical Value:* 20th century suburbanisation has resulted in the loss of historical value in Branton and it does not contribute to the significance of the site.

- 9.55 *Aesthetic Value:* 20th century suburbanisation has compromised the aesthetic value of Branton and it does not contribute to the significance of the site.
- 9.56 *Communal Value:* various residential and community uses and facilities.

Level of Importance

- 9.57 Branton does not contribute to the significance of the site and the above-ground village setting of the farm is not considered sensitive.

Summary Statement of Significance

- 9.58 Branton House Farm is the only surviving site predating the 1851-1854 First Edition Ordnance Survey map within the village of Branton (South Yorkshire Historic Environment Characterisation Project: Doncaster Character Zone Descriptions 2013, 14). The site forms a historic farmstead, with the earliest buildings – the farmhouse, dovecote and barn – all considered to be undesignated heritage assets of local historical interest and with a traditional vernacular character. The boundary walls, gardens, field and later 19th and early 20th century cartshed, cowhouse/milking sheds and stables have a low significance, making a slight contribution to the significance of the farmstead. All these elements have a group value and are part of the historical development of the farm and its agricultural history and traditional rural character. In contrast, the post 1945 farm buildings detract from our understanding and appreciation of the rest of the site and are thus considered to be of detrimental significance.
- 9.59 In his archaeological survey of the Doncaster area, Magilton (1977, 18) rated Branton House Farm as No.9 in his list of ratings based upon 1 being the most important to 10 being the least important. The definition of buildings that fall within rating 8-10 is given as follows: '*Buildings of some historical interest, or buildings which make some contribution to a townscape. Farm buildings of particular 19th century interest will be found within these categories and good groups of 19th century structures, such as model farms or townhouses*'. Hence, there are undesignated heritage assets within the site.
- 9.60 Due to the loss of the historic character of Branton, the village surroundings are not considered to contribute to the significance of Branton House Farm. Rather, the historic buildings within the site contribute to the local character of Branton.
- 9.61 The pre-Branton House Farm landscape retains no visible legibility. There is potential for archaeological evidence to survive below-ground. Information from the SMR (as set out in Chapters 5 and 6) indicate the potential for prehistoric artefacts/activity, for Iron Age/Romano-British cropmarks and the site also falls within a wider area known to have produced pottery during the Roman period. Evidence from previous land uses such as strip fields or vernacular cottages with associated gardens may also survive below-ground. Such evidence, if present, is likely to be of local, and possibly regional, interest.

HERITAGE IMPACT ASSESSMENT AND MITIGATION

The Proposals

- 10.01 The proposed development of Branton House Farm seeks to develop the existing farm site and approximately 0.84ha of land. The dovecote/stables and barn would be retained and converted to residential use. The farmhouse, cartshed, gardens and former orchard are outside the application area and will not be directly affected. The other standing buildings will be removed and seven detached dwellings will be erected within the field to the south of the farm buildings and the gardens/orchard with a further new dwelling adjacent to the dovecote. The assessment below is based upon the information contained within the proposed site plan prepared by Soul Architects (9099/15).

Heritage Impact Assessment and Recommended Mitigation Archaeology

- 10.02 The potential for buried archaeology is considered to be low-moderate. The main below-ground archaeological significance and potential of the site relates to earlier phases of Branton House Farm (these occur within the farmyard where no new buildings are proposed) and possible pre-farm activity as the site lies within an area known for Roman pottery production and Iron Age/Romano-British cropmarks. There is potential that the proposed erection of new dwellings in the field will disturb below-ground archaeological deposits (if present). A programme of archaeological monitoring and recording will therefore be beneficial during any groundworks.

Buildings

- 10.03 In terms of the above-ground historic buildings, the dovecote, farmhouse, and barn are all considered to be undesignated heritage assets of local significance. The development is considered to have a low impact upon these buildings – mainly relating to the change to the internal character of the dovecote and barn. The dovecote and barn will benefit from a programme of conservation repairs during their redevelopment. A photographic survey of the barn and dovecote may be considered appropriate. The stables and cowhouse to be removed have a low significance due to their late date and therefore the impact of their loss is low and no further work is recommended. It is not considered that their significance is sufficient to be worthy of their retention (see paragraph 135 of the NPPF).

Setting

- 10.04 The setting of the historic buildings will generally be positively affected by the development. The setting of the farmhouse will be minimally affected as the gardens and former orchard to the front will remain as they currently are and there will be a yard to the rear as is currently the case. The setting of the dovecote is likely to be enhanced through the removal of modern sheds of detrimental character and their replacement with a two-bedroom property. The setting of the barn will also be enhanced by the removal of the two sheds that currently abut it and are considered to be detrimental to its external character and significance. Furthermore, the density of housing proposed within the field is relatively low and each house will be set in a generous plot surrounded by gardens and greenery. The farm and this field are considered appropriate for new housing and redevelopment and the proposals are in keeping with the suburban character of the setting to the site, which is not considered to be affected by the development.

CONCLUSION

- 11.01 This archaeological desk-based assessment has been prepared in connection with proposals for the redevelopment of part of Branton House Farm. The site does not include any designated heritage assets. The farmhouse, dovecote and barn are, however, considered to have some heritage interest and to form non-designated heritage assets.
- 11.02 The proposed development seeks to repair, conserve and reuse the currently vacant dovecote and barn at the farm. The farmhouse, gardens and cowshed lie outside of the application area. The former stables and cowhouse will be lost but these are only considered to slightly contribute to the significance of the site. It is considered that the extent of the proposed demolition will have a very limited effect upon the heritage interest of the site and that the retention of the stables and cowhouse is not justified. No important historic fabric will be lost and the site will be rejuvenated and given a new use, which will secure its medium to long-term future as the farm buildings are presently at risk from further decay caused by a lack of use and associated day-to-day maintenance. The removal of the post 1945 sheds is a positive change that will enhance the setting of the dovecote, barn and farmhouse and re-open the farmyard. Should any footprints survive from previous farm buildings, as shown on the historic mapping, these will not be disturbed as this area will not be developed with any buildings etc that require deep foundations.
- 11.03 In the light of the conclusions above, it is recommended that a photographic survey of the dovecote and barn is undertaken prior to any redevelopment and that a programme of archaeological monitoring and recording will be beneficial during any groundworks.

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