

THE BARN, OFF CHURCH STREET,
BOLTON-ON-DEARNE, BARNSLEY,
SOUTH YORKSHIRE

ARCHAEOLOGICAL AND ARCHITECTURAL RECORDING



Ed Dennison Archaeological Services Ltd
18 Springdale Way
Beverley
East Yorkshire
HU17 8NU

THE BARN, OFF CHURCH STREET,
BOLTON-ON-DEARNE, BARNSELY,
SOUTH YORKSHIRE

ARCHAEOLOGICAL AND ARCHITECTURAL RECORDING

Report no: 2017/553.R01
Version: Final
Date: May 2018
Author: Shaun Richardson and Ed Dennison

Ed Dennison Archaeological Services Ltd
18 Springdale Way
Beverley
East Yorkshire
HU17 8NU

On behalf of

Mrs N Tinker
Old Yew Barn
Wood House
Back Lane, Woolley
Wakefield WF4 2JT

**ARCHAEOLOGICAL AND ARCHITECTURAL RECORDING,
THE BARN, OFF CHURCH STREET, BOLTON-ON-DEARNE, BARNSLEY,
SOUTH YORKSHIRE**

CONTENTS

EXECUTIVE SUMMARY

1	INTRODUCTION.....	1
2	ARCHAEOLOGICAL AND HISTORICAL BACKGROUND	4
3	ARCHITECTURAL DESCRIPTION	7
4	DISCUSSION AND CONCLUSIONS.....	13
5	BIBLIOGRAPHY.....	15
6	ACKNOWLEDGEMENTS	16

Appendices

1	EDAS Photographic Record
2	EDAS Written Scheme of Investigation

EXECUTIVE SUMMARY

In December 2017, Ed Dennison Archaeological Services Ltd (EDAS) were commissioned by Mrs Nicola Tinker to undertake a programme of archaeological and architectural recording of a number of buildings on land off Church Street, Bolton-on-Dearne, Barnsley, South Yorkshire (NGR SE 45472 02475 centred). The work was required as a condition of Listed Building Consent to demolish the buildings. The fieldwork, undertaken in 2017, involved a limited amount of documentary research, coupled with a drawn and photographic survey of the buildings. The results of the fieldwork were then used to prepare an appropriate report. For the purposes of description, the buildings are termed the east range, the barn and the shed.

The site lies within the core area of the medieval settlement, between the church to the east and the former manorial centre to the west, and most likely occupies a linear plot extending back off the south side of Church Street. The standing buildings do not occupy the street frontage, but are set some way back. The rear of the plots may have been separated from the open field system to the south by a back lane on the approximate line now taken by Kendal Drive/Cemetery Road. There is no clear evidence for any medieval structures on the site, although the east range incorporates re-used material from a timber-framed building that could feasibly have stood nearby; one such building stood only 90m to the north-east of the site until the late 1970s.

The earliest structure surviving on the site at the time of the survey was the north part of the east range. This had once been a free-standing structure, of two storeys, with substantial stone walls. There appears to have been an early ground floor doorway positioned towards the north end of the west elevation, and also an early window, of two-light mullioned form with a chamfered surround and a recessed plain chamfered mullion, set towards the apex of the former south gable. If this window is in situ, then the structure could represent the remains of cottage or small house, perhaps of direct entry form with a single cell to each floor level, perhaps dating from the mid 17th to the early 18th centuries. However, if the mullioned window is re-used, then the north part of the east range could perhaps have once been a small barn or other agricultural building. The south part of the east range was apparently built before the mid 19th century, but after the barn to the south. The surviving elements of the barn suggest that it dates to either the later 18th or early 19th centuries.

It has not been possible to trace the ownership of the site in detail. In c.1840, it was occupied by Charles White, who also held a number of fields and closes scattered across the parish; he may be the same person who kept the Cross Dagers public house, a short distance to the north, in 1838. The site most likely functioned as a small farm during the 19th century. The ground floor of the north part of the east range, if it ever had formed an early house, was converted to accommodate animals during the 19th century. The brick shed was built onto the north side of the barn between 1892 and 1930, probably during the early 20th century. Its original function is unknown, but it was subsequently much modified for use as part of the joinery business which had most recently operated on the site.

1 INTRODUCTION

Reasons and Circumstances of the Project

- 1.1 In December 2017, Ed Dennison Archaeological Services Ltd (EDAS) were commissioned by Mrs Nicola Tinker to undertake a programme of archaeological and architectural recording of a number of buildings on land off Church Street, Bolton-on-Dearne, Barnsley, South Yorkshire (NGR SE 45472 02475 centred). The work was required as a condition of Listed Building Consent to demolish the buildings.
- 1.2 The fieldwork involved a limited amount of documentary research, coupled with a drawn and photographic survey of the buildings, and the results were then used to prepare an appropriate report. The extent of the project was defined by a Written Scheme of Investigation (WSI) produced by EDAS at the request of the applicant's agents, Townsend Planning Consultants. The recording work was funded by Mrs Tinker, the owner of the building.

Site Location and Description

- 1.3 The buildings are located on a derelict piece of land off the south side of Church Street, which itself runs between High Street and Angel Street, in Bolton-on-Dearne, Barnsley, South Yorkshire. The site, which will be subject to re-development once the existing buildings have been demolished, is surrounded by residential housing to the east and west, by a depot to the south and Church Street and the Cross Daggers Public House to the north. There were three buildings on the site at the time of survey; for the purposes of description, these are described as the east range, the barn and the shed. The east range lay to the north of the barn (itself aligned east-west), and together the two formed an L-shape in plan. The shed was set on the north side of the barn.
- 1.4 The barn is a Grade II Listed Building, named as "Barn approximately 50 metres to south of Cross Daggers Public House" and was first listed on 18th April 1985 (National Heritage List for England 1315020). The Listed Building description states:

Barn now joinery works. Coursed sandstone rubble, Welsh slate roof. Single storey. Five bays, central cart entrance. Quoins. Central boarded doors in chamfered quined opening, segmental arch with voussoirs. Rubble stone buttresses to right of entrance. Slit vents to lower and upper part of wall, now mostly blocked in brick. Inserted window to ground floor right. Shaped kneelers, gable copings (partly missing). Rear: matching, but taller, cart entrance. Interior: four principal rafter trusses with double trenched purlins and diagonal-set ridge. Rear cart entrance walled up internally. Attached buildings to rear not of special interest.

- 1.5 The buildings remained in use as a joinery workshop until c.2010, when there was a major fire. This led to the abandonment of the complex, and the eastern half of the barn forming the Listed Building was demolished soon after. The present owner inherited the responsibility for the derelict site in 2016 from her father. The main surviving east range was found to be in a deteriorating state, and so some emergency repair work was undertaken and the site securely fenced off from trespassers. However, the buildings continued to deteriorate, so that they were in a fragile and unsafe state by the time of the EDAS survey.

Planning Background

1.6 An application for Listed Building Consent for the demolition of the buildings was approved by Barnsley Metropolitan Borough Council (MBC) on 25th October 2017 (application 2016/1335). Permission was granted, subject to a number of conditions, including one which related to archaeological recording.

1.7 This condition (no. 3) stated:

No development, including any demolition or groundworks, shall take place until the applicant, or their agents or successors in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:

- the programme and method of site investigation and recording;*
- the programme of post-investigation assessment;*
- the provision to be made for analysis and reporting;*
- the provision to be made for publication and dissemination of the results;*
- the provision to be made for deposition of the archive created;*
- nomination of a competent person/persons or organisation to undertake the works;*
- the timetable for completion of all site investigation and post-investigation works.*

Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

Reason: to ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated.

1.8 An outline planning permission was also approved for the subsequent re-development of the site, for five residential units, by Barnsley MBC on 25th October 2017 (application 2016/1336). No conditions requiring archaeological recording were attached to this permission.

1.9 In response to the above Listed Building Consent condition, a 'Written Scheme of Investigation' (WSI), dated 1st December 2017, was produced by EDAS and submitted to the Local Planning Authority's archaeological advisors, the South Yorkshire Archaeology Service (SYAS) (see Appendix 2). This was approved by SYAS on 18th December 2017, who also confirmed that the archaeological and architectural recording related only to the standing buildings, and that no further below-ground archaeological investigation was required prior to or during subsequent development of the site.

Aims of the Project

1.10 The aims and objectives of the project were to record the existing structures on the site, prior to their demolition.

Survey Methodology

- 1.11 As already noted above, the scale and scope of the architectural and archaeological survey work were determined by the approved WSI (see Appendix 2). Additional standards and guidance published by the Chartered Institute for Archaeologists were also followed (CIfA 2014). The fieldwork was undertaken in December 2017.

Documentary Research

- 1.12 A limited, but appropriate, level of documentary research was undertaken in local libraries and archives, as well as that available on the Internet, to provide a history and context for the site. The archives or repositories of information held by the Barnsley Archives and Local Studies (BALS) in Barnsley, and the Sheffield Local Studies Library in Sheffield were consulted.
- 1.13 The South Yorkshire Historic Environment Record (SYHER) and Historic England's 'Heritage Gateway' database (www.heritagegateway.org.uk/gateway/), which provides links to the National Heritage List for England (NHLE), the National Record of the Historic Environment (NRHE - Pastscape) and the National Monument Record Excavation Index, were consulted for all relevant entries for an area around the site not exceeding 500m. These entries covered known archaeological sites as well as historic records and details of any previous archaeological investigations in the neighbourhood.

Drawn Survey

- 1.14 A Level 3 analytical historic building survey, as outlined by Historic England (2016), was undertaken. Due to the dangerous nature of the east range, it was not possible to enter most of the ground floor or the whole of the first floor. However, some measurements were obtained from windows, doorways and other openings using remote recording equipment.
- 1.15 A ground floor plan of all buildings on the site was prepared at a scale of 1:50, together with a first floor plan of the east range. A cross-section through the east range was also undertaken, again at a scale of 1:50. The resulting drawings showed all significant detail such as openings (blocked or unblocked), inserted doorways, fittings, sockets etc.

Photographic Survey

- 1.16 A general photographic record of the buildings, together with any safely accessible interior spaces and close-up photography of significant details, was undertaken, in accordance with Historic England guidelines (2016, 71-21). Prior to the photographic recording, EDAS undertook vegetation clearance around the buildings, specifically the removal of localised growths of shrubby bushes, to ensure that no relevant parts were obscured. The photographic record was achieved using a combination of black and white medium format, 35mm colour transparency and colour digital photography. A total of 28 black and white shots were taken, and these were printed to a size of 175mm by 125mm (c.7" by c.5"). Some 22 35mm colour slides were also taken, as well as digital photographs, taken using a 12 mega-pixel resolution SLR digital camera. Subject to access and other safety considerations, all photographs contain a graduated scale, and artificial lighting was used as necessary. The photographic record (see Appendix 1) includes a register and plans detailing the location and direction of each shot.

Written Accounts

- 1.17 Sufficient notes were taken on site in order for a detailed description of the buildings to be prepared, illustrated with the drawn and photographic records.

Survey Products

Archaeological Survey Report

- 1.18 An EDAS archive survey report was produced, based on the results of the fieldwork. The report was a standard A4 typed and bound document, which assembled and summarised the available evidence for each survey area in an ordered form, synthesised the data, commented on the quality and reliability of the evidence, and how it might need to be supplemented by further site work or desk-based research. The survey report also contains various appendices, including the photographic registers and catalogues, and a copy of the approved WSI. Copies of the final report were distributed to the client, the Local Planning Authority Planning Department and Conservation Officer, and the SYHER. A copy of the final report was also included with the site archive.

Archaeological Survey Archive

- 1.19 A properly ordered and indexed field archive was prepared, following the guidance produced by Historic England (EDAS site code CSB 17). The archive comprises primary written documents, plans, sections and photographs, and an index to the archive. All material within the archive is stored in archival-stable material, including appropriate sleeves for the photographic prints and slides. With the site owner's consent, the project archive was deposited with the local record office (Barnsley Archives) on the completion of the project.

2 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Introduction

- 2.1 The development of Bolton-on-Deerne as a settlement is not well covered by published sources, and the following section concentrates on the later medieval and post-medieval periods, as these are most relevant to the development of the site under consideration. In the following text, the modern name of Bolton-on-Deerne is used, although the historic name was Bolton upon Deerne.

Early History to c.1800

- 2.2 The Anglo-Saxon period is generally poorly understood in South Yorkshire, despite the presence of a number of churches and place-names suggestive of thriving agricultural communities (Ryder 1982). Spurs of land above flood plains, ideally where rivers could be crossed, were sought out for settlement during this period, and it is thought that Adwick-on-Deerne, Bolton-on-Deerne and Wath-on-Deerne were founded in this way (Hey 1979, 22). The place name Bolton upon Deerne may derive from the Anglo-Saxon *ton* or *tun* for a small settlement or hamlet, and *bodl* meaning dwelling or house, thus an enclosure with buildings; Deerne is also believed to derive from the word for deer (Hey 1979, 22).
- 2.3 Hey (2003, 48) notes that the church at Bolton-on-Deerne is built in a style associated with the former Anglo-Saxon kingdom of Mercia (quoins in the form of massive slabs laid in a long-and-short fashion), and suggests that the settlement

may be a Mercian creation; the dedication of the church to St Andrew is unique in South Yorkshire. Only the nave survives of the pre-Conquest structure, the chancel, west tower and north aisle all being of later medieval date. The north chancel chapel, in its present form, was rebuilt in the 19th century and the vestry is an addition of the same date. Within the nave, the only Saxon architectural features to survive are in the south wall; near the centre is an original round-headed window and, externally, the remains of two early arches can be seen. The western of these arches probably served as the main south door of the church, while the eastern arch probably led to a porticus (a chamber likely to have been used as a side chapel). On the external face of the east wall, there are indications of the steeply pitched roof of an earlier chancel, somewhat narrower than its 14th century successor (SYHER 00378/01).

- 2.4 A church and priest were present here in 1066, but by that date the manor had been sub-divided; in the 1086 Domesday survey, there were four different lords, Osulf, Ligulf, Turchil and Erni. Osulf was recorded as having two carucates (c.240 acres) of land in Bolton (Hunter 1828, 381). Throughout the medieval period, Bolton-on-Deerne was served by two rectors appointed by two different lords (Hey 2003, 48). Hunter summarises the history of medieval landownership in the area (Hunter 1828, 381-385) - in 1323, for example, Lucy de Bellew married Thomas de Burgh, who then became lord of Bolton. As would be expected, there were also ecclesiastical holdings in the area. By 1281, Monk Bretton Priory held the tithes for Bolton-on-Deerne, and in 1302, Henry Eynsham bequeathed land in the village to provide an income for a chaplain to celebrate divine service in the Lady Chapel of the church (Deerne Local History Group 1992, 31). In August 1540, Henry VIII made a series of grants of seized monastic property as security for a loan, including properties in the West Riding of Yorkshire. One of the latter that was mortgaged was located within the manor of Bolton-on-Deerne, and held by Monk Bretton Priory before the Dissolution. In 1574 it remained in the possession of Frances Trappes, heir of the goldsmith Robert Trappes who had participated in the original loan (Deerne Local History Group 1992, 31). There are various surviving accounts of the freeholders and residents in Bolton-on-Deerne and Goldthorpe in 1662-63, which have been collated by the Deerne Local History Group (1993, 64-68). The common land within Bolton-on-Deerne was enclosed as a result of two Acts of Parliament passed between 1759 and 1767, with 800 acres of open fields, common pasture, meadows and wastes being affected (Scurfield 2008, 11).
- 2.5 A detailed description of the likely early form of the settlement is beyond the scope of this report. Nevertheless, given that the east range contains timbers re-used from a fully timber-framed building (see below), it is relevant to note that such structures survived within the settlement until relatively recently, including some in the High Street only 90m to the north-east of the recorded buildings. Here, a house and barn which incorporated a framed structure and at least one post were demolished in c.1976. Fortunately, three colour slides were taken during the demolition by Miss S A Grammar of Wath upon Deerne, and these were copied by Peter Ryder in 1979 (SYHER 1181/01). However, no timber-framed buildings in Bolton-on-Deerne feature in Ryder's book on such structures in South Yorkshire (Ryder 1979).
- 2.6 The other feature of interest noted by the South Yorkshire HER in relation to the recorded buildings is the distribution of ridge and furrow earthworks plotted from aerial photographs before the construction of modern housing (SYHER HSY7123). They suggest a large block of open field agriculture to the south of the settlement centre, the northern limit of which was broadly marked by the existing east-west line of Kendal Drive and Cemetery Road; the shape of the fields to the east

indicates that the block extended at least as far as Angel Street. It is therefore possible that Kendal Drive/Cemetery Road mark the approximate line of a back lane for plots extending off the south side of the High Street, including the area where the recorded buildings are located. It has been previously stated that 'There is no clear legibility of a structured medieval croft and toft pattern' (SYHER HSY7339). Whilst this is true for any detailed arrangement, the broad layout of the medieval settlement does remain visible, as noted by Scurfield (2008, 11), with the manorial centre at the west end of the village linked to the church at the east end by the High Street; the High Street had linear plots established at right angles on either side of its east-west alignment.

1800 to the Present Day

- 2.7 The earliest depiction of the site under consideration noted during the research undertaken for this report is the c.1840 Bolton upon Dearne with Goldthorpe tithe map (Barnsley Local Studies Library A/3533/X/1/2). At this date, the east and barn ranges of the recorded buildings do not appear to be joined to form a L-shape in plan, as they are depicted on later maps (see figure 3A). There also appears to be a narrow passage or gap between the north end of the east range and a structure to the immediate north. This latter structure has other similar sized buildings to the immediate north-west and east.
- 2.8 In c.1840, the buildings formed part of plot 63, owned by William Carr, Esquire, and occupied by Charles White, and are named as 'Lower Homestead, Yards, Fold and Garden'. White's holdings are listed below, and they are scattered about the parish and are not grouped in one particular area:
- 63 - Lower Homestead, Yards, Fold and Garden
 - 64 - Homestead, Yards, Field, Garden and Orchard
 - 115 - Common Close
 - 165 - Sough Close
 - 170 - Upper Tythe Barn Close
 - 171 - Lower Tythe Barn Close
 - 199 - Stump Cross Close
 - 219 - Engine Close
 - 302 - Carr Field
 - 303 - Carr Field
 - 375 - Green Gate Lane Close
 - 418 - Ing Knowl
 - 419 - Ing Knowl
 - 425 - Ing Field
 - 454 - Ing
 - 464 - Ing
- 2.9 The plot to the immediate west of the recorded buildings (no. 79) was listed as a paddock for grass, owned by Dr Robert Dymond MD and occupied by John Day. The plot to the immediate south-east (no. 69) was listed as an orchard, owned by Sir Theodore Henry Broadhead and occupied by John Barber; Barber lived in a property on Back Street, close by to the east.
- 2.10 As no name is given for the homestead, and there appear to be several people with the surname White in the village, it is not easy to identify it or its occupier in contemporary trade directories. For example, in 1838, a Charles White (the same name as given in the tithe award occupying the recorded buildings) kept the Cross Daggers public house, a very short distance to the north. There was also a Luke

White, a draper and druggist, and a Jonathan White, a farmer and maltster (Dearne Local History Group 1992, 76-78).

- 2.11 If the depiction of the recorded buildings as shown on the c.1840 tithe map is accurate, then changes had taken place by the time that the Ordnance Survey 6" to 1 mile map was published in 1855 (see figure 3B). The aforementioned south-east angle between the barn and east ranges had been filled in, with a shallow projection to the south at the east end of the barn, whilst the small structure to the north of the east range had either been demolished or, given the lengths of the respective buildings, appears to be now incorporated into the east range. The structures to its immediate east and north-west appear to have been demolished, although parts of their outlines remain as boundary walls. Instead, a new, larger, building had been built on the Church Lane frontage. Again, it is difficult to link the recorded buildings to contemporary trade directories. In 1862, two people called Charles White are listed in the village; one was a farmer, whilst the other was 'Surveyor of Highways, Parish Constable and Collector of Property and Income Tax' (Dearne Local History Group 1992, 79-81). In 1889, John Charles White appeared as a farmer (Kelly & Co 1889, 93). The overall layout of the recorded buildings appears little changed by the time that the Ordnance Survey 25" to 1 mile map was published in 1892, although the southern extension to the barn has gone and there is a set of external stairs in the inner angle of the barn and east range (see figure 3C). The site is similarly depicted on the 1903 edition, but by 1930 the shed on the north side of the barn is depicted as well as another building to the immediate north-west of the north end of the east range (see figure 3D).

3 ARCHITECTURAL DESCRIPTION

Introduction

- 3.1 The recorded buildings are described below in a logical sequence. The plan form, structure and architectural detailing of the buildings are described first, followed by the external elevations and a circulation description of the interior, from the lowest to the uppermost floor level. Reference should also be made to the floor plans and section (see figures 4 and 5).
- 3.2 As previously noted, Appendix 2 comprises the photographic record, which includes a catalogue of all the photographs taken and plans showing the location and direction of each shot. Throughout the following description, reference is made to the colour digital photographic record. These photographs are referenced in the text using italics, the numbers before the stroke representing the film number and the number after indicating the frame, e.g. [2/1]. A selection of the colour digital photographs has been used as plates to illustrate the report.
- 3.3 For the purposes of description, the three structures making up the recorded buildings are referred to as the east range, the barn and the shed [1/333; 4/18] (see figure 2 and plate 1). All are set on either a very slight north-west/south-east or north-east/south-west alignment but, for ease of description, they are considered to be aligned either north-south or east-west. Unless otherwise noted, the terms used to describe surviving roof structures are taken from Alcock *et al* (1996) and Campbell (2000), and fixtures and fittings from Alcock and Hall (1994). Where possible, specific architectural terms used in the text are as defined by Curl (1977). Finally, in the following text, the term 'modern' is used to denote features or phasing dating to after c.1945.

Setting, Location and Plan Form

- 3.4 As has already been noted, the recorded buildings lie in a now derelict piece of land off the south side of Church Street, which itself runs between High Street and Angel Street, in Bolton-on-Dearne. The site is surrounded by residential housing to the east and west, by a depot to the south and Church Street and the Cross Daggers Public House to the north. It is difficult to determine the full extent of the complex as shown in 1855; it seems likely that the site was accessed from the north, from the present Church Street, in which case the house on the street frontage may have formed part of the whole, or it may have been in different ownership. There may, of course, have been a secondary access from the south, from Cemetery Road (see figure 3B). The arrangement of buildings is broadly the same in 1892 and by 1930, the shed had been added to the west end of the barn's north side (see figures 3C and 3D). At the time of the survey, the only access to the site was through Church Mews to the east of the east range (see figure 2).

The East Range (see figures 4 and 5)

- 3.5 In c.1840, a small structure is shown to the immediate north of the east range, and separated from it by a narrow gap, with another small structure to the immediate east and another attached to the north-west corner (see figure 3A). In addition, the south end of the east range only joins the barn at the very south-west corner. By 1855, the east range had been extended to the north and south, and the east range and the barn are shown with a single L-shaped layout. By 1892, two small projections or additions are shown to the north end of the east range, with a short length of walling running west from close to the building's north-west corner. A flight of steps are also shown at the south end of the west wall, where the east range meets the barn (see figure 3C). It is similarly depicted in 1930 (see figure 3D).

Plan Form, Structure and Materials

- 3.6 The south part of the east range clearly butts the barn range, and was apparently built to infill a gap between the latter and the earlier north part of the east range. Overall, the east range is rectangular in plan, with maximum external dimensions of 17.45m in length (north-south) by 5.40m in width (east-west) (see plate 2). It is of two storeys, and roofed with Welsh slates; the roof is pitched, and there are no surviving chimney stacks. Internally, the building has a maximum total height of c.6.00m from ground floor level to the underside of the roof ridge.
- 3.7 The east range has load-bearing external walls, although they differ widely in width. The external walls of the earlier, northern, part are between 0.70m and 0.90m wide, whereas those of the southern part average 0.45m wide. The external walls of the northern part are built of coursed and squared light-brown sandstone, set with a lime mortar, although in places this has weathered extremely badly, particularly to the west elevation. Dressed quoins survive to the lower part of the north-east corner and upper part of the south-east corner, although the latter may be later insertions. The external walls of the east range's south part are again built of coursed and squared light-brown sandstone set with a lime mortar, and these are again very badly weathered; the east elevation has almost completely collapsed, revealing an inner blockwork skin (see plate 3).
- 3.8 The ground floor of the north part of the range is divided into two cells internally by an inserted cross-wall 0.45m wide; the north cell remains partly ceiled, but the south cell is now open to the roof ridge. Both cells were floored with a mixture of

concrete and flagstones at the time of the survey. The ground and first floors of the south part of the range are also divided into two cells, the northern cell being approximately twice the size of the southern one. Due to its dangerous condition, the east range's south part was not accessibly internally, but it appears to be floored with concrete. There are roof trusses of a similar form throughout the range, which are described in more detail under the circulation description below.

External Elevations

- 3.9 The north gable is largely blank, with a few small brick repairs to the eroded masonry. There is a staggered joint towards the east end, which rises almost the full height of the gable. This possibly relates to the small structure shown here in 1892; there is no clear evidence on the gable that a larger building was ever attached to it, although both corners of the gable are butted by low walls which run to the north [1/358]. These walls stand up to 1.50m in height and are built of coursed squared sandstone, possibly re-used from elsewhere on site. The east wall has a maximum length of 4.30m, and returns to the west at its north end. Again, it is possible that these walls are remnants of the small structures present in 1892.
- 3.10 The east elevation is again largely blank; the stonework is in a very poor condition, particularly the upper parts [1/322-1/326; 2/1; 4/1, 4/4]. The stonework of the earlier north part of the range is the better preserved; there are two slightly ragged square holes at first floor level, possibly caused by the original internal floor timbers having been removed, and a larger opening just below eaves level which appears to be the result of collapse [1/329; 2/3; 4/3] (see plate 4). As already noted, the majority of the east elevation of the east range's southern part has collapsed into an uneven height, exposing an inner skin of blockwork, and what remains is in dangerous condition. There are two narrow openings, probably former slit breathers, blocked with brick, set within what remains of the east elevation, above each other at ground floor and first floor levels [1/330, 1/331]. There is no south gable to the east range, as the south part butts the former east end of the barn [1/328, 1/332, 1/334; 2/4; 3/11].
- 3.11 The west elevation is generally better preserved than the east elevation, although it is still in a poor condition structurally [2/14, 2/16; 4/11, 4/12] (see plate 5). The earlier, northern, part of the range has clearly been subject to some alteration and rebuilding [2/17; 4/13]. There are small sections of very neatly coursed and squared sandstone to the north end and to the base, but much of the upper areas are of roughly coursed and squared stone which has been heavily repointed. There are two ground floor doorways, at either end of this part of the elevation. The north doorway has a monolithic stone lintel and north jamb, whilst the south jamb is quoined as well as having monolithic stone jambs and lintel [1/359, 1/360] (see plate 6). Between the doorways, there are two small square openings; each was once fitted with a wooden frame comprising slatted ventilator with two lights above [1/363; 3/1]. There is a single inserted window to the first floor, with a dressed stone lintel [1/355-1/357]. The majority of the southern part of the west elevation is built of coursed and squared sandstone, again heavily repointed, and there are also patches of machine-made red brick [1/350-1/352; 2/18; 4/14]. There is an inserted window opening with a wooden lintel to the ground floor, and a second, taller, inserted window opening to the first floor, partly collapsed (see plate 5). The collapse of the upper part of the elevation here has revealed that the west wall plate is re-used from a timber-framed building; the section visible over the first floor window displays evidence for blocked brace and stud mortices which suggests that it may have been re-used more than once [1/365] (see plate 8).

Towards the south end of the ground floor of the elevation, there are two openings, both blocked with machine-made red brick [1/361]. The smaller opening may be another blocked breather, but the larger opening was once a doorway, positioned beneath the external steps shown here in 1892 [1/353].

Circulation: Ground Floor

- 3.12 As has already been noted, most of the interior of the east range was in such poor structural condition that it could not be accessed internally, and so the circulation description is based partly on external observations. The ground floor of the earlier, northern, part of the range is sub-divided into two cells of slightly unequal size by an inserted stone rubble cross wall 0.45m wide [1/377]. Both cells are accessed through the doorways in the west elevation. The monolithic north jamb of the north cell retains iron pintles for hanging stable-type doors [1/362]. Examination of both jambs demonstrates that the quoined south jamb belongs to an earlier door opening, set into the earlier 0.80m wide wall here [1/364] (see plate 7). This doorway must have been remodelled, including the insertion of the north jamb; the wall to the north of the north jamb is only 0.45m wide. The internal lintel is formed by a large scantling (0.28m by 0.20m) piece of wood re-used from a timber-framed building; it preserves a mortice for a brace, secured by three pegs [1/374]. The difference in wall width to either side of the doorway meant that a curving wall had to be built across the north-west corner of the room to support the wooden lintel [1/373; 3/12; 4/20, 4/22] (see plate 9). The floor of the north cell has a raised area of stone setts, edged with brick, to the east end, and a north-south aligned drain towards the western end. The internal walls contain no features of interest that are not visible externally, although it was noted that a second skin of stonework has been added to the north wall to ground floor level only. The cell is crossed by north-south aligned joists, supporting a boarded first floor [1/372; 3/13; 4/21].
- 3.13 The ground floor of the south cell also has a raised area occupying approximately the eastern two-thirds, with the remnants of red machine-made brick built troughs to the east end [1/376]. The walls of the cell contain no features of interest that are not visible externally [1/378, 1/381; 3/15] although, like the north cell, a second skin of stonework has been added to the south wall, rising through both the ground and first floors. The cell was once crossed by north-south aligned joists, joined to an east-west beam. The beam is in fact a former tie-beam, re-used from a timber-framed building. The edges of the soffit are stop-chamfered [1/401], and the soffit itself preserves the mortices for two braces and six studs. The upper surface is decayed, but appears to have a mortice for a tie-beam at either end [1/384, 1/385, 1/390; 3/17] (see plate 10).
- 3.14 At the time of the survey, the ground floor of the southern part of the east range was cluttered with material left over from the joinery business that once occupied it [1/368]. It was sub-divided into two parts by a cross-wall, which incorporates a large opening towards the east end. The cross-wall appears to be an entirely modern creation; above it, a large east-west timber beam crosses the entire width of the ground floor, supporting an earlier wall built from relatively shallow handmade red bricks [1/370].

Circulation: First Floor

- 3.15 The circulation description of the first floor is based entirely on external observations.

- 3.16 The first floor of the earlier, northern, part of the range was apparently formed by a single space. The skin of stonework added to the inner face of the north wall stops at what should be wall plate level (although as explained below, there are no proper wall plates here); at this level, small timbers are placed across the north-east and north-west corners of the first floor [1/387; 3/18] (see plate 15). The skin of stonework added to the inner face of the south wall has obscured an apparently early *in situ* window, although it remains visible externally. This window was set towards the apex of the former south gable of the range's northern part, and is of two-light mullioned form with a chamfered surround; the recessed mullion appears to have a plain chamfered cross-section [1/366; 3/3] (see plate 11). The first floor is crossed by a single, centrally-placed king-post roof truss [1/386] (see plate 13). This east-west aligned truss appears to be of mixed hardwood/softwood construction, with hardwood tie-beam and principal rafters but softwood king-post and struts. The king-post has a joggled foot and head, and supports a diamond-set ridge-piece; the foot is bolted through the tie-beam. The tie-beam has the numbers '6 8 6' carved into the south face [1/389] (see plate 14), and appears to be set on pieces of timber at either end, rather than there being full wall plates. The principals are slightly diminished, and each supports a single staggered purlin with pegged through tenons. Some of the common rafters are softwood, but others are clearly re-used, possibly from a roof structure where the common rafters were linked by collars [1/375, 1/382, 1/383; 3/14; 4/19] (see plate 15).
- 3.17 The first floor of the south part of the range was sub-divided into two parts of unequal size, as on the ground floor, and separated by a cross-wall built from relatively shallow handmade red bricks; they were linked by a doorway positioned at the west end of the cross-wall [1/400] (see figure 12). The larger space is crossed by a single centrally-placed roof truss of the same form as that described above.

The Barn (see figures 4 and 5)

- 3.18 In c.1840, the barn is shown only joining the east range at its north-east corner (see figure 3A). By 1855, the east range and the barn are shown with a single L-shaped layout; a small section of the south wall at the east end of the barn projects slightly beyond its main line (see figure 3B). This projection is not shown in 1892. The barn was badly damaged by a major fire in c.2010 and the eastern half demolished soon afterwards. At the time of the survey, the barn was a roofless ruin, and so the following description partly draws on the Listed Building description.

Plan Form, Structure and Materials

- 3.19 The east end of the barn is clearly butted by the south part of the east range. The barn is rectangular in plan, formerly with maximum external dimensions of 21.70m in length (east-west) by 6.95m in width (north-south). It was of a tall single storey, with a pitched roof formerly covered with Welsh slates. The barn has load-bearing external walls, with an average width of 0.60m. The external walls are built of coursed and squared light-brown sandstone, set with a lime mortar, although in places this has weathered extremely badly. There are dressed quoins to all surviving corners of the building.
- 3.20 The barn was formerly of five bays internally, the central bay almost certainly forming a winnowing or threshing bay with opposed doorways in the north and south walls. It is not known what the original flooring material was, but the central bay would most probably have had a flagstone floor. The interior was formerly

crossed by four principal rafter trusses with double trenched purlins and a diagonal-set ridge piece.

External Elevations

- 3.21 The east gable of the barn had been completely demolished by the time of the survey, as had the eastern half of the north and south walls; only a small section of the former north-east corner survived adjacent to the south end of the east range. The remaining walls stood to a maximum of height of c.3.50m above ground level [1/336] (see plate 16). There were once moulded kneelers and coping to the gables.
- 3.22 The surviving western half of the south wall has a straight joint and some rebuilding at the base of the very east end. This marks the position of one side of the former cart entrance in the central bay. This was a tall, chamfered, quoined opening with a segmental arch of voussoirs over, fitted with boarded doors. To the east of the cart entrance, there were formerly rubble stone buttresses and an inserted ground floor window, together with slit breathers to the lower and upper parts of the wall, many subsequently blocked with brick. There are three lower level breathers, c.0.4m wide, to the western half of the elevation, all blocked with stone [1/335, 1/337, 1/398; 2/5-2/7; 3/9; 4/5-4/7].
- 3.23 The west gable has two slit narrow breathers, blocked with brick, at a lower level, with a larger opening of unknown purpose and blocked with stone to the south [1/338; 2/9; 4/8]. Much of the remaining part of the north elevation is obscured by the later shed which adjoins it. However, at its eastern end, it preserves the west jamb of the former cart entrance to the central bay (see plate 18). The quoined jamb, rebated to the interior, has a single surviving springer to the very top [1/345; 3/7; 4/9, 4/16, 4/17], together with a pintle and some wrought-iron strapwork [1/344]; according to the Listing Building description, the cart entrance in the north elevation was taller than that in the south elevation, but it was walled up when the description was made. There are slit breathers, blocked with brick, to the lower and upper levels of the western part of the elevation; the lower has a splayed plan form [1/395, 1/396] (see plate 17).

Circulation: Ground Floor

- 3.24 The remaining interior area of the barn was choked with rubble at the time of the survey, and so any circulation description is necessarily limited [1/341, 1/346; 3/5; 4/15] (see plate 18). To the north wall, the blocked slit breathers at both upper and lower levels to the west of the cart entrance jamb could be seen to have shallow wooden lintels [1/342]. There is a shallow vertical scar between the two lower level breathers, whilst regularly-spaced timber recesses above indicate that there was once also an upper floor level to the westernmost two bays of the interior. The west end of the interior has been lined out with blockwork to the ground floor [1/393; 2/11; 3/6]. The surviving fragment at the north-east corner has a slit breather to the upper level of the north wall, possibly with another opening (a door?) to the west, although this is not certain. The slit breather is of the same form as those visible in the western half of the north wall, and set at approximately the same height. This, together with the overall plan form of the barn, demonstrates that it has always been this length, and so the depiction on the c.1840 tithe map (see figure 3A) may be incorrect.

The Shed

- 3.25 Cartographic evidence shows that the shed was built between 1892 and 1930 (see figure 3 C and D) - its form and materials suggest that it probably dates to the latter half of that period.

Plan Form, Structure and Materials

- 3.26 The shed clearly butts the north wall of the barn. The shed is rectangular in plan, with maximum external dimensions of 9.55m in length (north-south) by 5.25m in width (east-west). It is of a single storey, with a single-pitch roof sloping gently downwards from west to east; the roof was most recently felted, but the original covering is uncertain [1/397] (see plate 19). The shed has load-bearing external walls. The west wall is 0.55m thick, the greater width in part due to an inner breezeblock lining. It is built from machine-made red bricks (average dimensions 225mm by 110mm by 75mm) laid in a variation of Flemish bond (five stretcher courses to each alternate header/stretcher course) and set with a lime mortar. The north gable is 0.35m wide, and is built of the same brickwork; it rises four courses above the east wall, but there is no convincing evidence that the shed might once have been of two storeys rather than a single storey. The east wall is also 0.35m wide, but is a later alteration to the shed. It is built from machine-made red bricks (average dimensions 210mm by 105mm by 70mm) laid in stretcher bond and set with a cement mortar.

External Elevations and Circulation

- 3.27 The west elevation [1/339, 1/340; 2/10] and north gable [1/397; 3/8] of the shed are completely blank. The east elevation has a doorway at the north end, and then a strip of composite steel and wooden framed glazing, with a small single-light window at the very south end [1/348, 1/349; 2/13; 4/10] (see plate 20).
- 3.28 The only access to the interior of the shed is through the doorway at the north end of the east wall. The interior is divided into two spaces of broadly equal size, separated by a blockwork cross-wall with a doorway at the west end; both spaces contain material relating to the former joinery business [1/403, 1/405, 1/407-1/409]. The southern space has a toilet at the south-east corner [1/406].

4 DISCUSSION AND CONCLUSIONS

- 4.1 The site lies within the core area of the medieval settlement, between the church to the east and the manorial centre to the west, and most likely occupies a linear plot extending back off the south side of Church Street. The standing buildings do not occupy the street frontage, but are set some way back, perhaps close to where the rear of the plots once lay. The rear of the plots may have been separated from the former open field system (the settlement's south field?) to the south by a back lane on the approximate line now taken by Kendal Drive/Cemetery Road. There is no clear evidence for any medieval structures on the site, although the east range incorporates re-used material from a timber-framed building that could feasibly have stood nearby; one such building stood on the High Street only 90m to the north-east of the site until the late 1970s.
- 4.2 The earliest structure surviving on the site at the time of the survey was the north part of the east range. This had once been a free-standing structure, measuring c.7.50m north-south by 5.40m east-west, with substantial stone walls up to 0.90m wide; the c.1840 tithe map does show a free-standing building. It was of two

storeys, with a pitched roof. There appears to have been an early ground floor doorway positioned towards the north end of the west elevation, and also an early window, of two-light mullioned form with a chamfered surround and a recessed, plain chamfered mullion, set towards the apex of the former south gable. This window is the only dateable feature surviving within the structure, and of course, any dating depends upon it being *in situ*, rather than re-used here. Assuming that it is *in situ*, then it most likely dates from the mid 17th to the early 18th centuries. The structure could therefore represent the remains of a cottage or small house, perhaps of direct entry form, with a single cell to each floor level. There is no surviving evidence as to how it was heated, but any firehood or fireplace would presumably have been positioned against the north wall; the later internal skin added to this wall could have obscured any surviving evidence. Given that the site is described as a 'homestead' in c.1840, there must have been a house amongst the buildings, but there is no indication that this structure remained in use as domestic accommodation during the 19th century. Alternatively, if the mullioned window is re-used here, then the north part of the east range could perhaps have once been a small barn or other agricultural building; significantly, apart from the mullioned window, there is no other evidence (for example, further blocked windows or disturbance left by their removal) for domestic use.

- 4.3 The south part of the east range was apparently built before the mid 19th century, but after the barn to the south. The evidence of the c.1840 tithe map is at odds with the surviving elements of the barn. The map suggests that at that date, the barn was joined to the east range at its north-east corner only. It would therefore have to have been extended east between c.1840 and 1855, when the 1st edition Ordnance Survey 6" map was published, but this would then mean that the south part of the east range (which is shown with its existing plan form in c.1840) was rebuilt after 1855 as it butts the barn. Alternatively, the barn could have been completely rebuilt between c.1840 and 1855, replacing an earlier, shorter structure, but this would still require the south part of the east range to be rebuilt after 1855. The surviving structure of the barn indicates that it is of a single phase, and dates to either the later 18th or early 19th centuries; it is therefore just as plausible to suggest that the depiction on the c.1840 tithe map is simply incorrect. The barn was a multi-functional structure. The central bay would have been used for threshing and winnowing, and also to allow access by loaded carts. There is evidence for an internal first floor to the westernmost two bays of the barn, acting as a storage area, whilst the projection shown to the east end of the south wall in 1855 might indicate that this slightly wider part of the structure was used to house cows.
- 4.4 It has not been possible to trace the ownership of the site in detail. In c.1840, it was occupied by Charles White, who also held a number of fields and closes scattered across the parish; he may be the same person who kept the Cross Daggers public house, a very short distance to the north, in 1838. The site most likely functioned as a small farm during the 19th century, and a Charles White is listed as a farmer in Bolton upon Dearne in 1862. The ground floor of the north part of the east range, if it ever had formed an early house, was converted for the accommodation of animals during the 19th century, and it may be that the buildings shown on the Church Street frontage on the 19th century Ordnance Survey maps represent the former house. The brick shed was built onto the north side of the barn between 1892 and 1930, probably during the early 20th century. Its original function is unknown, but it was subsequently much modified for use as part of the joinery business operating on the site.

5 BIBLIOGRAPHY

Primary Sources

- c.1840 Bolton upon Dearne with Goldthorpe tithe map and Award (Barnsley Local Studies Library A/3533/X/1/2).
- 1855 Ordnance Survey 6" to 1 mile map Yorkshire sheet 283 (surveyed 1849-50)
- 1892 Ordnance Survey 25" to 1 mile map Yorkshire sheet 283/4 (surveyed 1890)
- 1903 Ordnance Survey 25" to 1 mile map Yorkshire sheet 283/4 (surveyed 1901)
- 1930 Ordnance Survey 25" to 1 mile map Yorkshire sheet 283/4 (revised 1928)
- 1950 Ordnance Survey 6" to 1 mile map sheet 283NE (revised 1948)

Secondary Sources

- Alcock, N W, Barley, M W, Dixon, P W & Meeson, R A 1996 *Recording Timber-Framed Buildings: An Illustrated Glossary* (Council for British Archaeology Practical Handbook in Archaeology No 5)
- Alcock, N & Hall, L 1994 *Fixtures and Fittings in Dated Houses 1567-1763* (Council for British Archaeology Practical Handbook in Archaeology No 11) (reprinted 1999)
- Campbell, J 2000 'Naming the Parts of Post-Medieval Roof Structures'. *Vernacular Architecture* vol 31, 45-51
- ClfA (Chartered Institute for Archaeologists) 2014 *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*
- Curl, J 1977 *English Architecture: An Illustrated Glossary*
- Dearne Local History Group 1993 *Dearne's Past: Book Seven*
- Dearne Local History Group 1992 *Dearne's Past: Book Six*
- Historic England 2016 *Understanding Historic Buildings: A Guide to Good Recording Practice*
- Hey, D 2003 *Medieval South Yorkshire*
- Hey, D 1979 *The Making of South Yorkshire*
- Hunter, D 1828 *South Yorkshire: The History and Topography of the Deanery of Doncaster*, vol 1
- Kelly & Co 1889 *Kelly's West Riding of Yorkshire Directory*
- Ryder, P 1982 *Saxon Churches in South Yorkshire*
- Ryder, P 1979 *Timber-Framed Buildings in South Yorkshire*

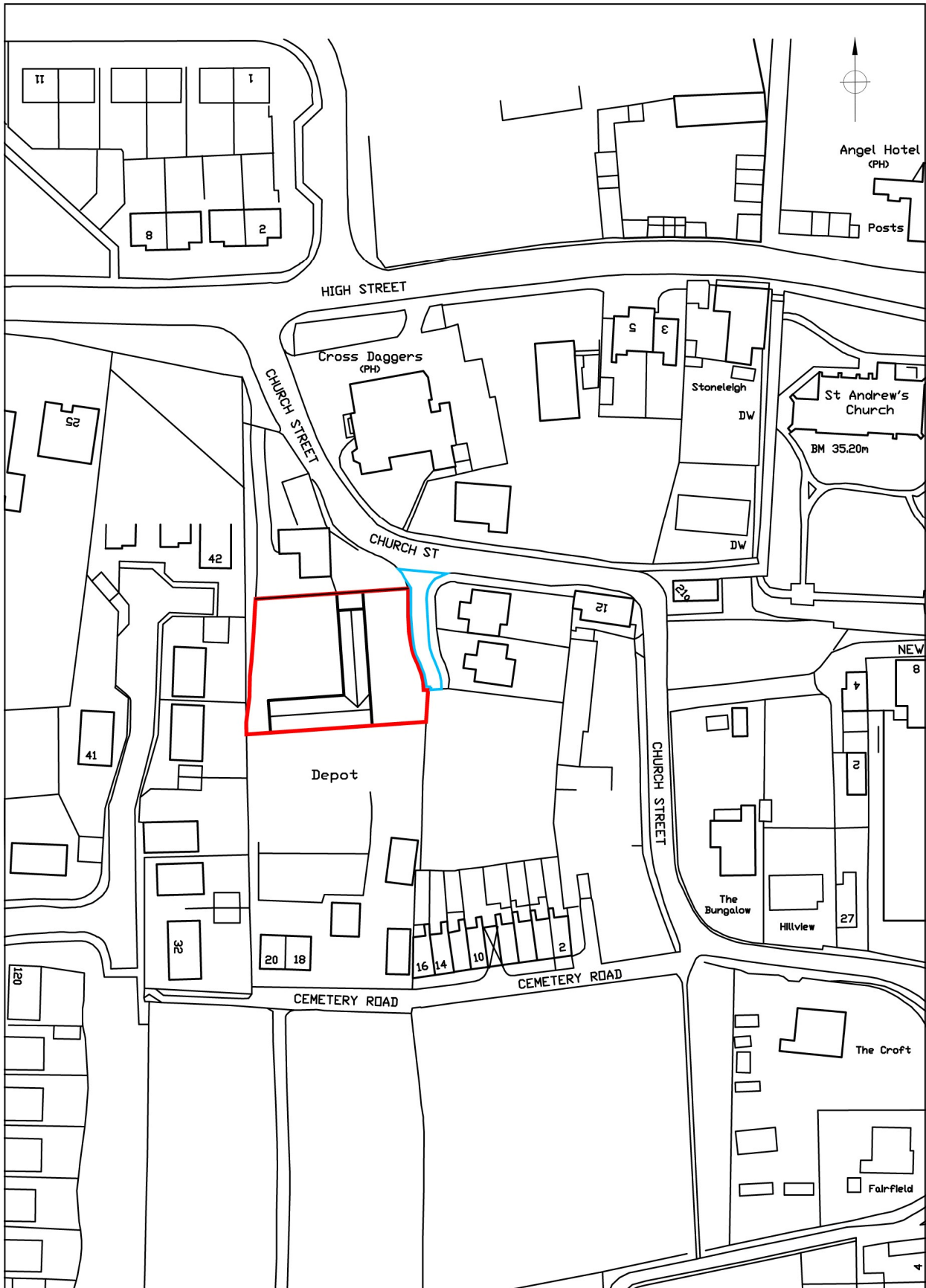
Scurfield, C 2008 *Grange Farm, Bolton Upon Dearne, South Yorkshire: An Archaeological Building Appraisal* (unpublished CS Archaeology archive report 015 for B M Building Contractors Ltd)

Electronic Sources (consulted April 2018)

www.heritagegateway.org.uk/gateway/ - Historic England's 'Heritage Gateway' database

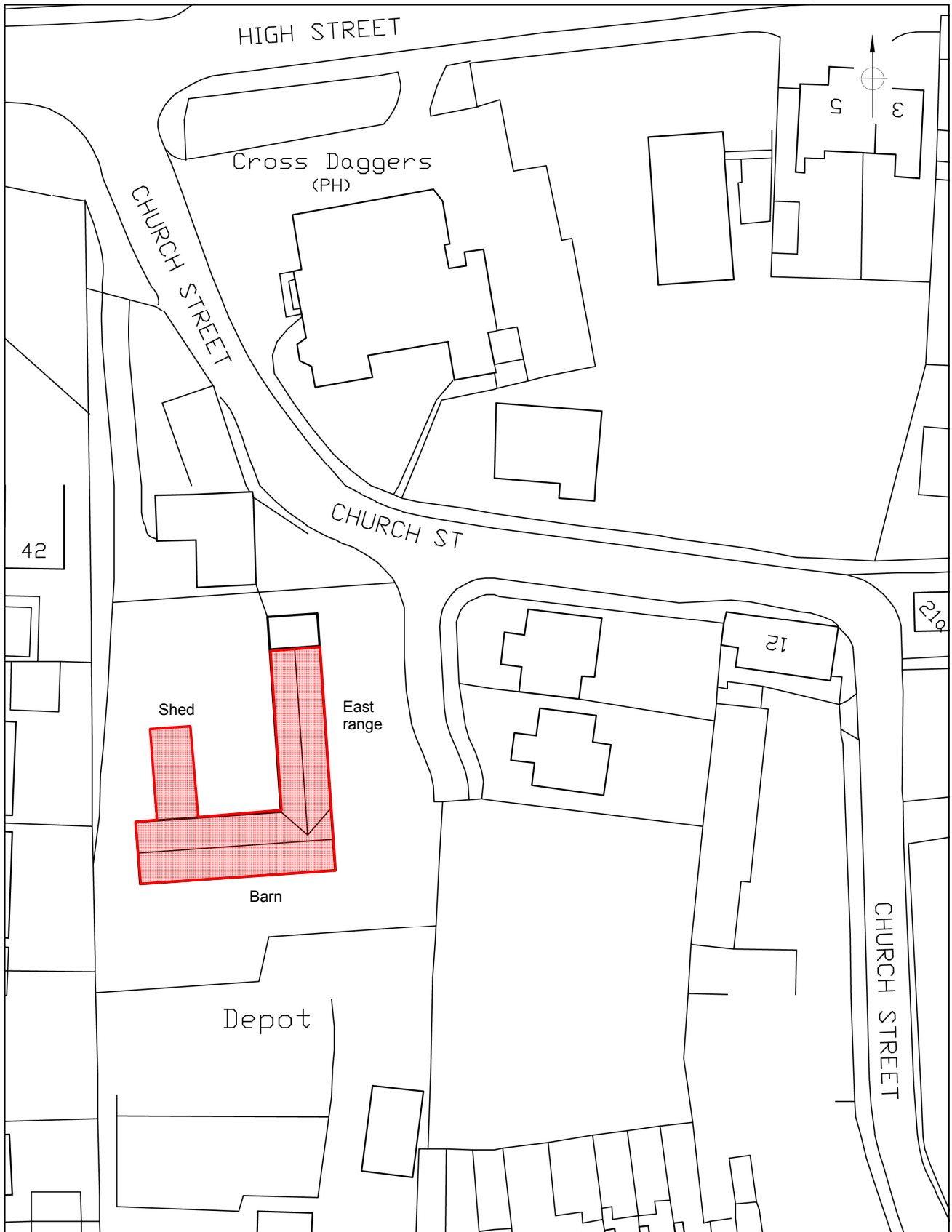
6 ACKNOWLEDGEMENTS

8.1 The archaeological and architectural recording was commissioned by the site owner, Mrs Nicola Tinker, and EDAS would like to thank her for her help and co-operation in carrying out the work. The on-site survey work was undertaken by Shaun Richardson and Richard Lamb, with Stephen Haigh taking the photographs. The final report and other drawings were produced by Ed Dennison, who retains responsibility for any errors or inconsistencies.



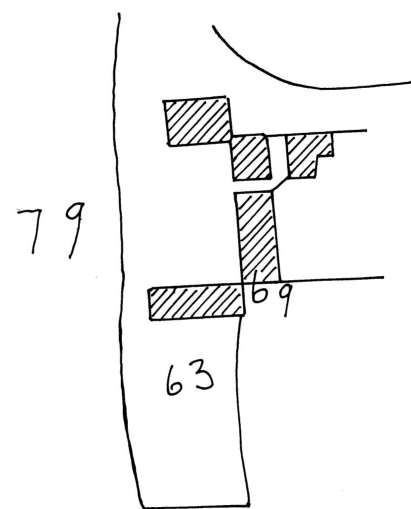
© Crown copyright and Database rights
 Ordnance Survey Licence 100013825 (2018).

PROJECT	
CHURCH STREET, BOLTON-ON-DEARNE	
TITLE	
GENERAL SITE LOCATION	
SCALE	DATE
NTS	MAY 2018
EDAS	FIGURE
	1



© Crown copyright and Database rights
 Ordnance Survey Licence 100013825 (2018).

PROJECT	
CHURCH STREET, BOLTON-ON-DEARNE	
TITLE	
DETAILED SITE LOCATION	
SCALE	DATE
NTS	MAY 2018
EDAS	FIGURE
	2



A



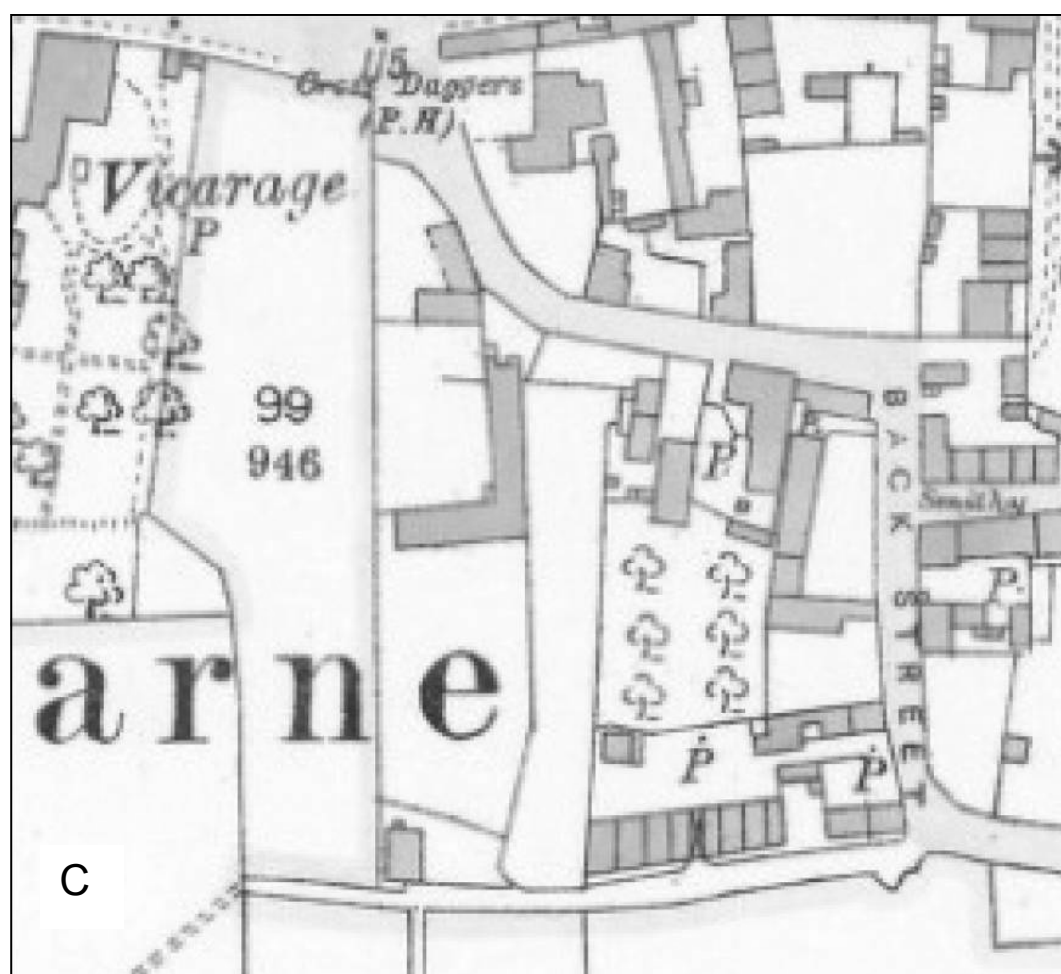
B

A: Tracing from c.1840 tithe map (Barnsley Local Studies Library A/3533/X/1/2).

B: 1855 Ordnance Survey 6" to 1 mile map Yorkshire sheet 283 (surveyed 1849-50).

C: 1892 Ordnance Survey 25" to 1 mile map Yorkshire sheet 283/4 (surveyed 1890).

D: 1930 Ordnance Survey 25" to 1 mile map Yorkshire sheet 283/4 (revised 1928).



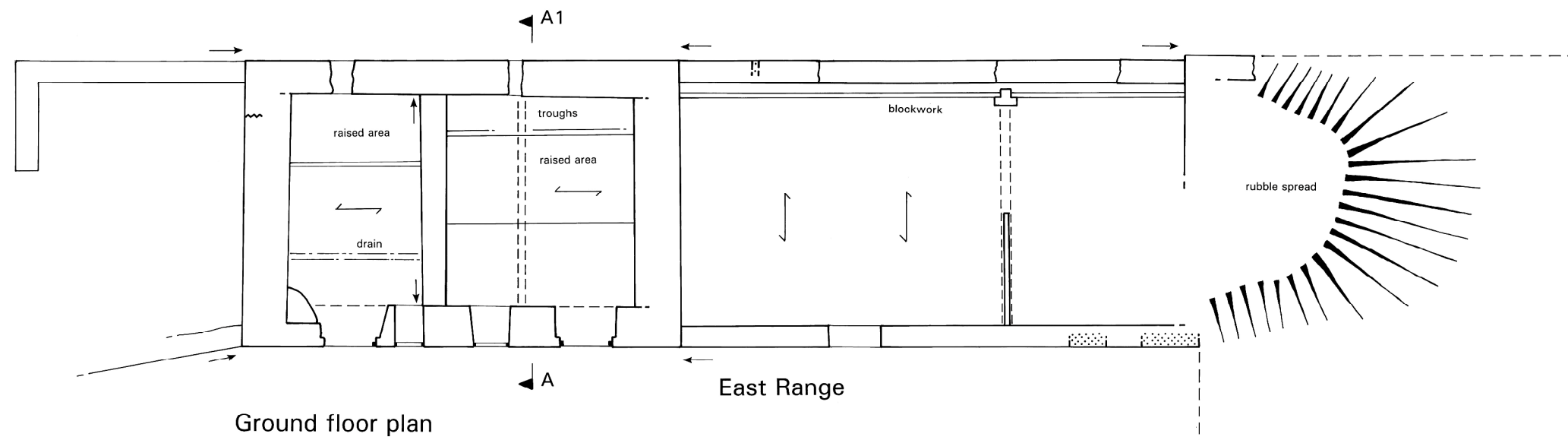
C



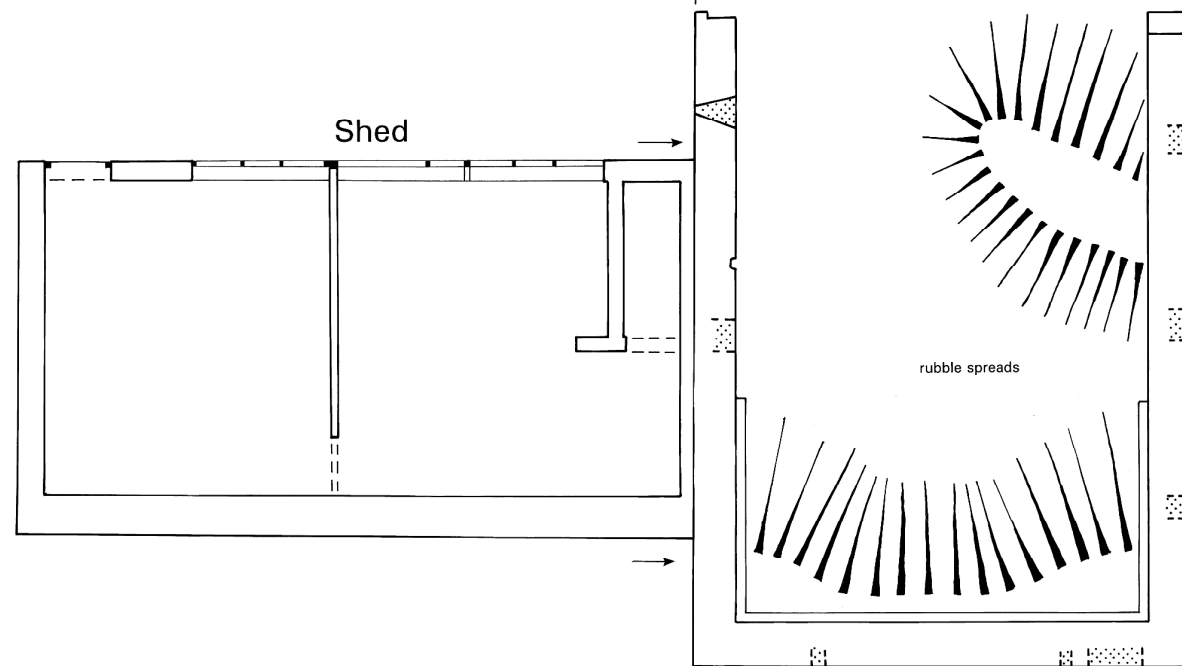
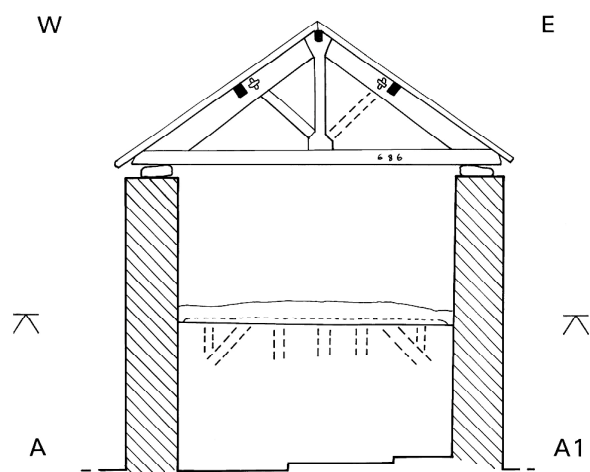
D



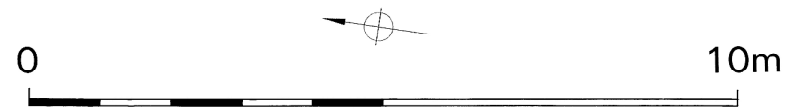
PROJECT	
CHURCH STREET, BOLTON-ON-DEARNE	
TITLE	
MAP REGRESSION	
SCALE	DATE
NTS	MAY 2018
EDAS	FIGURE
	3

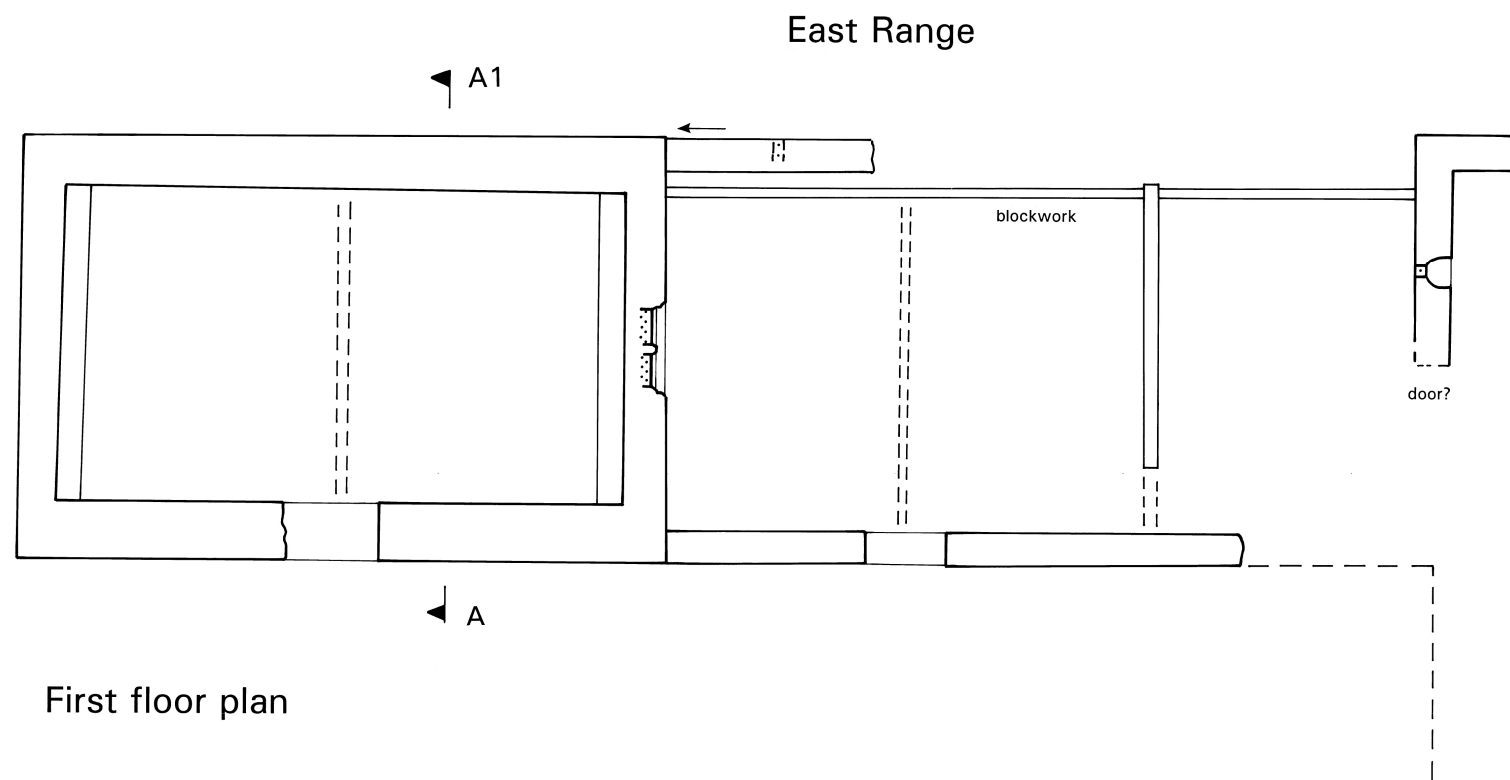


 BLOCKING
 BUTTS



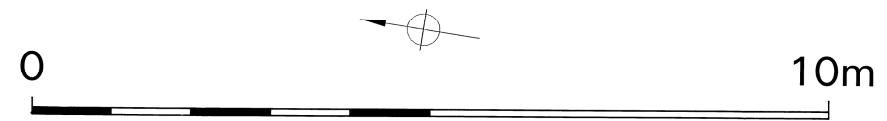
PROJECT CHURCH STREET, BOLTON-ON-DEARNE	
TITLE GROUND FLOOR PLAN	
SCALE AS SHOWN	DATE MAY 2018
EDAS	FIGURE 4





First floor plan

 BLOCKING



PROJECT	
CHURCH STREET, BOLTON-ON-DEARNE	
TITLE	
FIRST FLOOR PLAN	
SCALE	DATE
AS SHOWN	MAY 2018
EDAS	FIGURE
	5



Plate 1: General view of site, looking N (photo 1/333).



Plate 2: East range, looking NE (photo 1/334).



Plate 3: East range, east elevation, looking NW (photo 1/328).



Plate 4: East range, north end of east elevation, looking SW (photo 1/329).



Plate 5: East range, north end and centre of west elevation, looking E (photo 1/356).



Plate 6: East range, north part, west elevation, doorway and window to north cell, looking E (photo 1/359).



Plate 7: East range, north part, west elevation, doorway to north cell, looking SE (photo 1/364).



Plate 8: East range, south part, west elevation, re-used wall plate in first floor window, looking NW (photo 1/365).



Plate 9: East range, north part, interior of north cell, looking W (photo 1/373).



Plate 10: East range, north part, re-used tie-beam in south cell, looking NE (photo 1/385).



Plate 11: East range, north part, first floor window to former south gable, looking NE (photo 1/366).

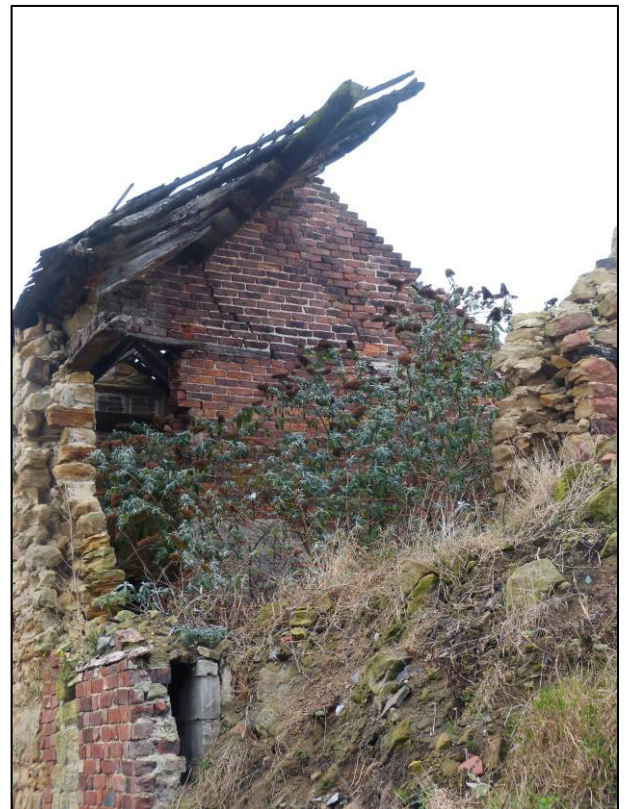


Plate 12: East range, south part, first floor internal doorway, looking NE (photo 1/400).



Plate 13: East range, north part, roof structure, looking N (photo 1/386).



Plate 14: East range, north part, numbers to south face of roof truss tie-beam, looking N (photo 1/389).



Plate 15: East range, north part, roof structure, looking W (photo 1/382).



Plate 16: Barn, surviving west end of south elevation, looking NE (photo 1/336).



Plate 17: Barn, north elevation showing cart entrance jamb, looking SW (photo 1/396).



Plate 18: Barn, interior, looking W (photo 1/341).



Plate 19: Shed, looking SW (photo 1/397).



Plate 20: Shed, E elevation, looking W (photo 1/349).

APPENDIX 1
EDAS PHOTOGRAPHIC CATALOGUE

BOLTON UPON DEARNE PHOTO CATALOGUE

Film 1: Colour digital photographs taken 13th December 2017

Film 2: Black & white medium format photographs taken 13th December 2017

Film 3: Black & white medium format photographs taken 13th December 2017

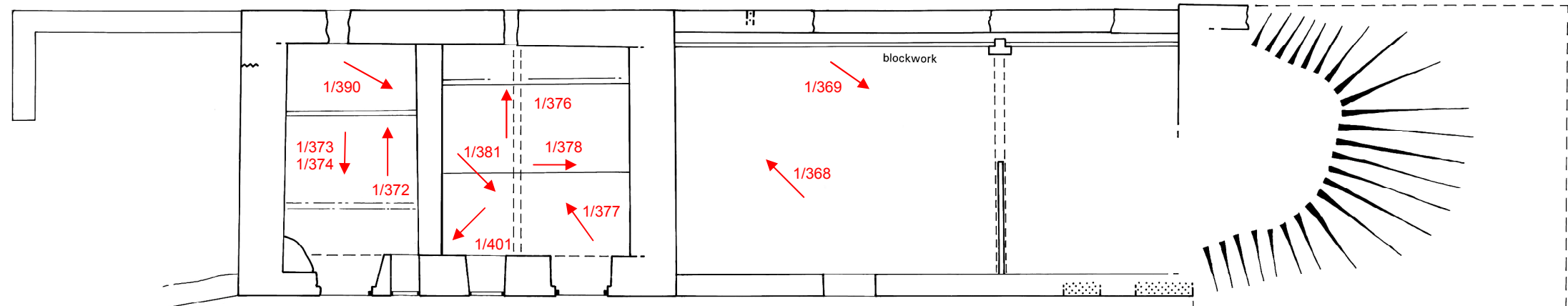
Film 4: 35mm colour slides taken 13th December 2017

<i>Film</i>	<i>Frame</i>	<i>Subject</i>	<i>Scale</i>
1	322	East range, E elevation, looking W	2m
1	323	East range, E elevation, N end, looking W	2m
1	324	East range, E elevation, looking SW	2m
1	325	East range, E elevation, N end, looking SW	2m
1	326	East range, E elevation, N end, looking NW	2m
1	328	East range, E elevation, looking NW	2m
1	329	East range, E elevation, N end, looking SW	2m
1	330	East range, E elevation, centre, looking W	2m
1	331	East range, E elevation, S end, looking SW	2m
1	332	East range, W elevation, S end where butts barn, looking SW	2m
1	333	General view of site, looking N	2m
1	334	East range, looking NE	2m
1	335	Barn, S elevation, W end, looking N	2m
1	336	Barn, S elevation, W end, looking NE	2m
1	337	Barn, S elevation, W end, looking NE	2m
1	338	Barn, W gable, looking E	2m
1	339	Shed, W elevation, looking NE	2m
1	340	Shed, W elevation, looking SE	2m
1	341	Barn, interior, looking W	2m
1	342	Barn, N wall, cart entrance jamb, looking NW	2m
1	344	Barn, S wall, pintle and hinge at base of cart entrance jamb, looking NW	-
1	345	Barn, N wall, cart entrance jamb, looking W	2m
1	346	Barn, interior, looking W	2m
1	348	Shed, E elevation, looking W	2m
1	349	Shed, E elevation, looking W	2m
1	350	East range, W elevation, S end, looking E	2m
1	351	East range, W elevation, looking NE	2m
1	352	East range, W elevation, looking NE	2m
1	353	East range, W elevation, S end, looking NE	2m
1	355	East range, W elevation, N end, looking E	2m
1	356	East range, W elevation, N end, looking E	2m
1	357	East range, W elevation, N end, looking E	2m
1	358	East range, wall to N end of W elevation, looking NE	2m
1	359	East range, W elevation, doorway and window to N cell of N part, looking E	2m
1	360	East range, W elevation, doorway and window to N cell of N part, looking NE	2m
1	361	East range, W elevation, S end, looking E	2m
1	362	East range, W elevation, doorway to N cell of N part, looking NE	2m
1	363	East range, W elevation, window to N cell of N part, looking E	-
1	364	East range, W elevation, doorway to N cell of N part, looking SE	2m
1	365	East range, 1F W elevation, S end, re-used wall plate in window, looking NW	-
1	366	East range, 1F window to former S gable of N part, looking NE	-
1	368	East range, GF S part, looking NE	-
1	370	East range, GF S part, looking SE	-
1	372	East range, N cell, N part, looking E	2m
1	373	East range, N cell, N part, looking W	2m
1	374	East range, N cell, N part, re-used timber as doorway lintel, looking W	-
1	375	East range, N part, roof truss, looking N	-
1	376	East range, S cell, N part, remains of troughs, looking E	2m
1	377	East range, S cell, N part, inserted wall, looking N	2m
1	378	East range, S cell, N part, looking S	2m
1	381	East range, S cell, N part, looking W	2m
1	382	East range, N part, roof structure, looking W	-
1	383	East range, N part, roof structure, looking N	-
1	384	East range, S cell, N part, re-used tie-beam, looking N	-

1	385	East range, S cell, N part, re-used tie-beam, looking NE	-
1	386	East range, N part, roof structure, looking N	-
1	387	East range, N part, roof structure, looking N	-
1	389	East range, N part, numbers to S face of roof truss tie-beam, looking N	-
1	390	East range, S cell, N part, re-used tie-beam, looking SW	2m
1	392	Barn, W end interior, looking SW	2m
1	393	Barn, N wall, showing cart entrance jamb, looking NW	2m
1	395	Barn, N elevation with cart entrance jamb, looking S	2m
1	396	Barn, N elevation with cart entrance jamb, looking SW	2m
1	397	Shed, looking SW	2m
1	398	Barn, S elevation, W end, looking NW	2m
1	400	East range, S part, looking NE	-
1	401	East range, S cell, N part, re-used tie-beam, looking NW	-
1	403	Shed, N space, looking SW	2m
1	405	Shed, N space, looking E	2m
1	406	Shed, S space, toilet, looking E	-
1	407	Shed, S space, looking N	2m
1	408	Shed, S space, looking S	2m
1	409	Shed, S space, looking E	2m
2	1	East range, E elevation, looking W	2m
2	3	East range, E elevation, N end, looking NW	2m
2	4	East range, E elevation, looking NW	2m
2	5	General view of site, looking NE	2m
2	6	Barn, S elevation, W end, looking N	2m
2	7	Barn, S elevation, W end, looking NE	2m
2	9	Barn, W gable, looking NE	2m
2	10	Shed, W elevation, looking NE	2m
2	11	Barn, N wall, showing cart entrance jamb, looking NW	2m
2	13	Shed, E elevation, looking W	2m
2	14	East range, W elevation, looking NE	2m
2	16	East range, W elevation, looking SE	2m
2	17	East range, W elevation, N end, looking E	2m
2	18	East range, W elevation, S end, looking E	2m
3	1	East range, W elevation, doorway and window to N cell of N part, looking NE	2m
3	3	East range, 1F window to former S gable of N part, looking NE	-
3	5	Barn, interior, looking W	2m
3	6	Barn, N elevation, W end, looking NW	2m
3	7	Barn, N elevation with cart entrance jamb, looking SW	2m
3	8	Shed, looking SW	2m
3	9	General view of site, looking N	2m
3	11	East range, E elevation, S end, looking W	2m
3	12	East range, N cell, N part, looking W	2m
3	13	East range, N cell, N part, looking E	2m
3	14	East range, N part, roof truss, looking N	-
3	15	East range, S cell, N part, looking W	2m
3	17	East range, S cell, N part, re-used tie-beam, looking SW	-
3	18	East range, N part, 1F N wall, looking N	-
4	1	East range, E elevation, looking W	2m
4	3	East range, E elevation, N end, looking NW	2m
4	4	East range, E elevation, looking NW	2m
4	5	General view of site, looking N	2m
4	6	Barn, S elevation, W end, looking N	2m
4	7	Barn, S elevation, W end, looking NE	2m
4	8	Barn, W gable, looking E	2m
4	9	Barn, N wall, showing cart entrance jamb, looking NW	2m
4	10	Shed, E elevation, looking W	2m
4	11	East range, W elevation, S end, looking NE	2m
4	12	East range, W elevation, looking E	2m
4	13	East range, W elevation, N end, looking E	2m
4	14	East range, W elevation, S end, looking E	2m
4	15	Barn, interior, looking SW	2m

4	16	Barn, N wall, showing cart entrance jamb, looking NW	2m
4	17	Barn, N elevation with cart entrance jamb, looking SW	2m
4	18	General view of site, looking N	2m
4	19	East range, N part, roof truss, looking N	-
4	20	East range, N cell, N part, looking W	2m
4	21	East range, N cell, N part, looking E	2m
4	22	East range, N cell, N part, looking W	2m

1/324 1/325 1/329 1/323 1/322 1/326 1/331 1/330 1/332 1/328

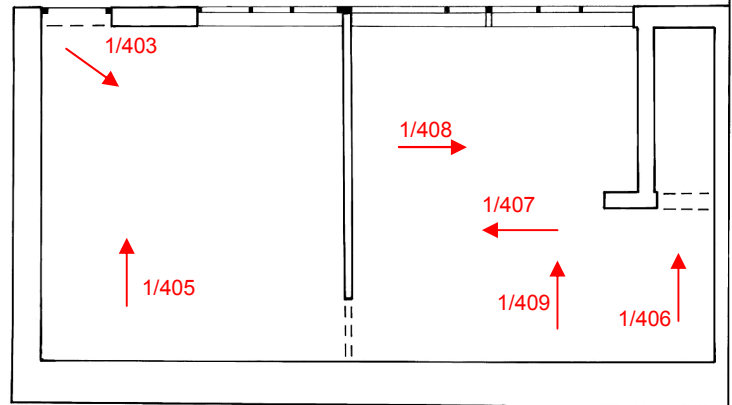


Ground floor plan

East Range

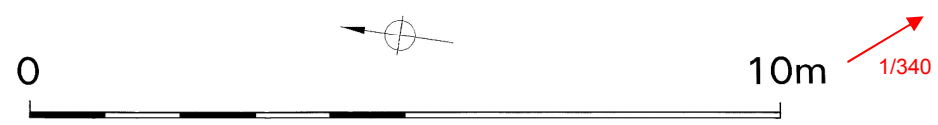
Barn

Shed



LOCATION AND DIRECTION OF PHOTOGRAPH
(Film 1 - digital prints)

PROJECT CHURCH STREET, BOLTON-ON-DEARNE	
TITLE GROUND FLOOR PHOTOS	
SCALE AS SHOWN	DATE MAY 2018
EDAS	FIGURE A1/1



1/397

1/364

1/359 1/363

1/356 1/357

1/397

1/355

1/361

1/348

1/349

1/395

1/396

1/345

1/344

1/392

1/342

1/346

1/393

1/341

1/334

1/398

1/333

1/335

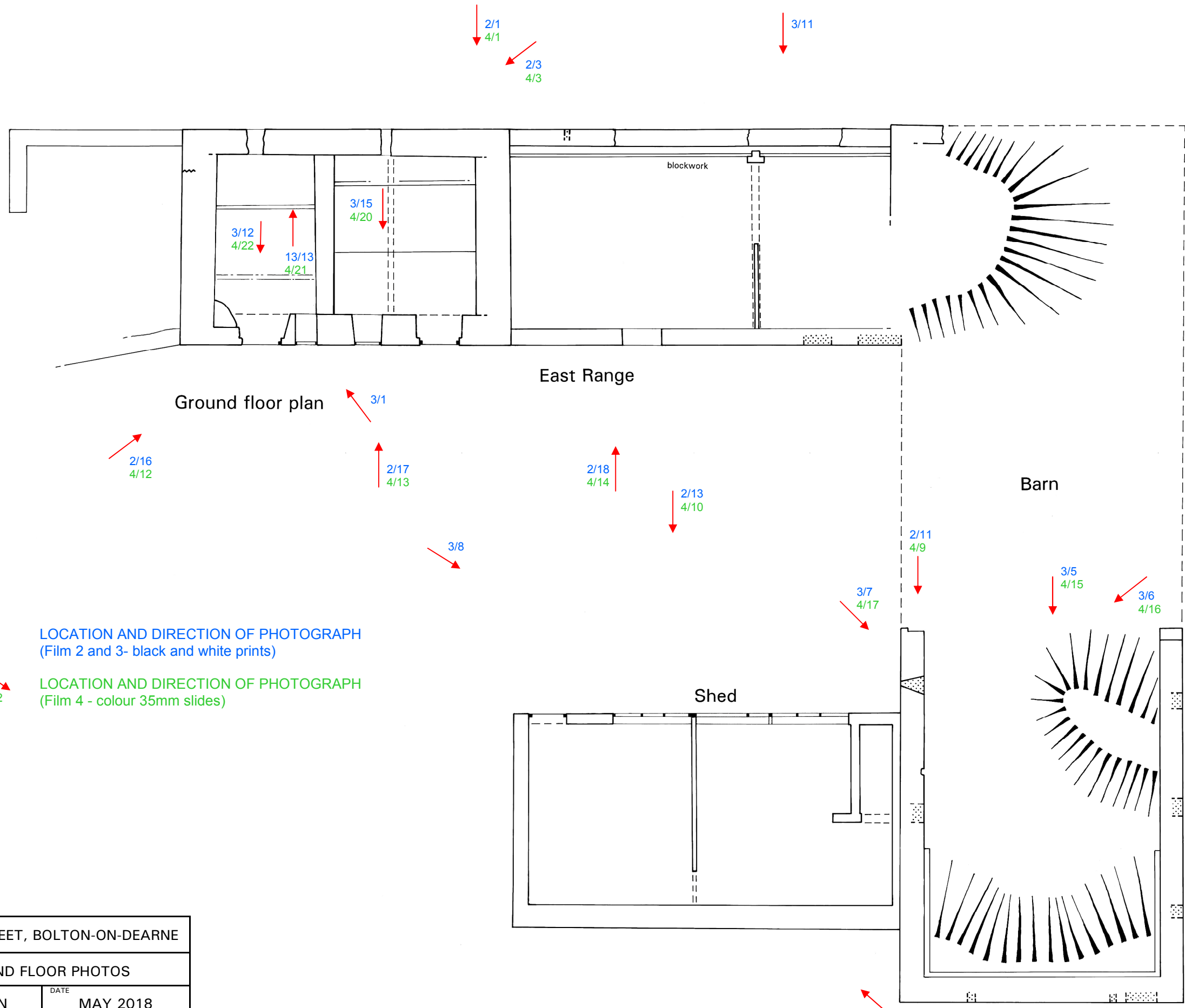
1/339

1/337

1/336

1/338

1/340



Ground floor plan

East Range

Barn

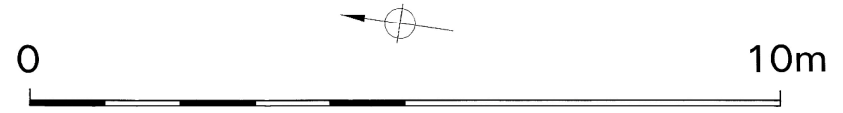
Shed

blockwork

LOCATION AND DIRECTION OF PHOTOGRAPH
(Film 2 and 3- black and white prints)

LOCATION AND DIRECTION OF PHOTOGRAPH
(Film 4 - colour 35mm slides)

PROJECT CHURCH STREET, BOLTON-ON-DEARNE	
TITLE GROUND FLOOR PHOTOS	
SCALE AS SHOWN	DATE MAY 2018
EDAS	FIGURE A1/2



2/4
4/4

2/1
4/1

2/3
4/3

3/11

3/12
4/22

13/13
4/21

3/15
4/20

2/16
4/12

2/17
4/13

2/18
4/14

2/13
4/10

3/8

2/4
4/2

3/1

2/11
4/9

2/5
3/9
4/5
4/18

3/7
4/17

3/5
4/15

3/6
4/16

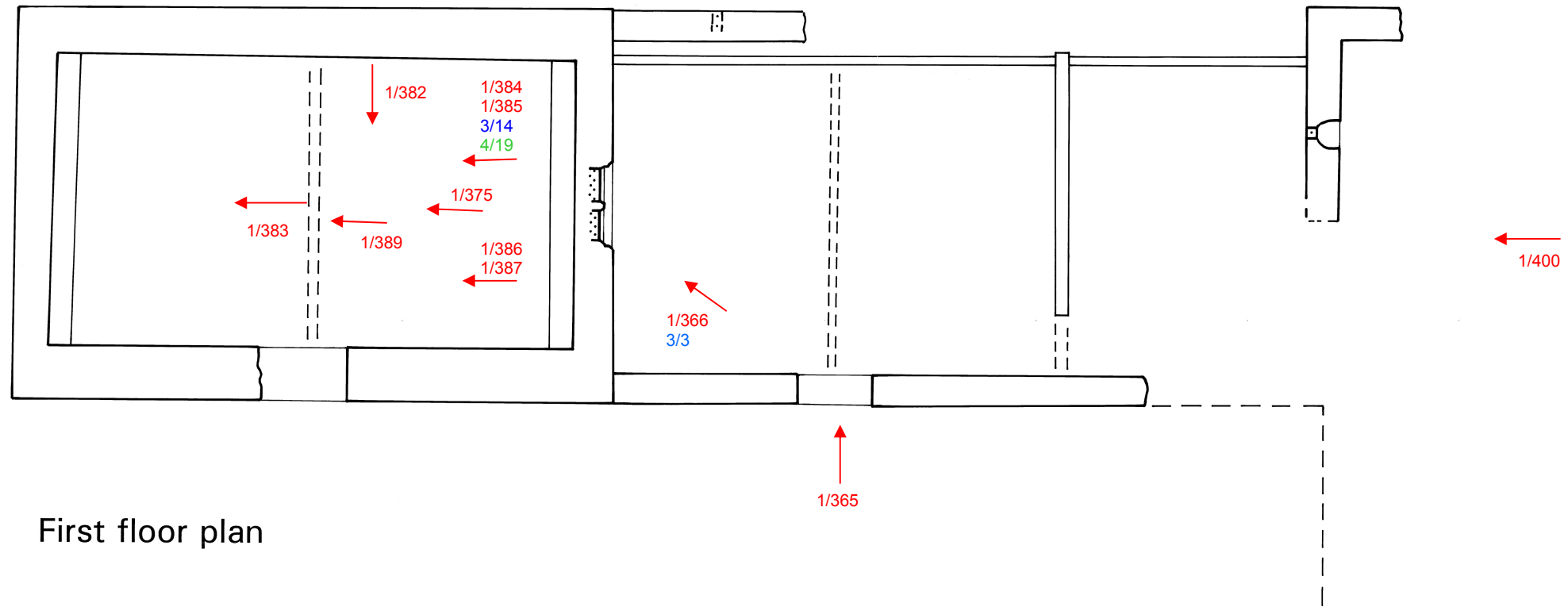
2/6
4/6

2/10

2/7
4/7

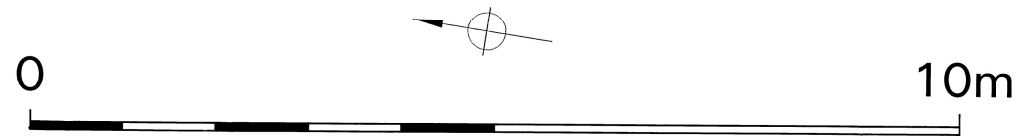
2/9
4/8

East Range



First floor plan

- 1/383 LOCATION AND DIRECTION OF PHOTOGRAPH
(Film 1 - digital prints)
- 2/4 LOCATION AND DIRECTION OF PHOTOGRAPH
(Film 2 and 3- black and white prints)
- 4/2 LOCATION AND DIRECTION OF PHOTOGRAPH
(Film 4 - colour 35mm slides)



PROJECT CHURCH STREET, BOLTON-ON-DEARNE	
TITLE FIRST FLOOR PHOTOS	
SCALE AS SHOWN	DATE MAY 2018
EDAS	FIGURE A1/3

APPENDIX 2
EDAS WRITTEN SCHEME OF INVESTIGATION

WRITTEN SCHEME OF INVESTIGATION FOR A PROGRAMME OF ARCHAEOLOGICAL AND ARCHITECTURAL RECORDING PRIOR TO DEMOLITION, THE BARN, OFF CHURCH STREET, BOLTON-ON-DEARNE, BARNSELY S63 8LP (Listed Building Consent application 2016/1335)

1 SUMMARY

- 1.1 This Written Scheme of Investigation (WSI) details a programme of archaeological and architectural recording that will be undertaken prior to the demolition of a number of buildings on land off Church Street, Bolton-on-Dearne, Barnsley S63 8LP (NGR SE 45472 02475 centred). This written scheme has been produced by Ed Dennison Archaeological Services Ltd (EDAS), at the request of the applicant's agents, Townsend Planning Consultants.

2 SITE LOCATION AND DESCRIPTION

- 2.1 The to-be-demolished buildings lie in a now derelict piece of land off the south side of Church Street, which itself runs between High Street and Angel Street, in Bolton-on-Dearne, Barnsley. The site, which will be subject to re-development once the existing buildings have been demolished, is surrounded by residential housing to the east and west, by a depot to the south and Church Street and the Cross Daggers Public House to the north (see figure 1).
- 2.2 The site was formerly part of a farm in the centre of Bolton-on-Dearne, unnamed on historic maps. The farmhouse lay at the north end of the rectilinear north-south aligned plot, with two agricultural ranges forming an L-shape to the south. The north-south range was slightly longer, lying parallel to the east side of the plot, while the east-west range connected with its south end and extended across almost the full width of the plot. The historic maps show open ground, presumably a yard, to the south of the buildings.
- 2.3 A barn on the site, representing the east-west range, is a Grade II Listed Building, named as "Barn approximately 50 metres to south of Cross Daggers Public House" and first listed on 18th April 1985. The description states: *Barn now joinery works. Coursed sandstone rubble, Welsh slate roof. Single storey. Five bays, central cart entrance. Quoins. Central boarded doors in chamfered quoined opening, segmental arch with voussoirs. Rubble stone buttresses to right of entrance. Slit vents to lower and upper part of wall, now mostly blocked in brick. Inserted window to ground floor right. Shaped kneelers, gable copings (partly missing). Rear: matching, but taller, cart entrance. Interior: four principal rafter trusses with double trenched purlins and diagonal-set ridge. Rear cart entrance walled up internally. Attached buildings to rear not of special interest.*
- 2.4 The buildings remained in use as a joinery workshop until c.2010, when there was a major fire. This led to the abandonment of the complex, and the eastern half of the east-west range forming Listed Building was demolished soon after (see plate 1). The land and property remained in the ownership of the applicant's father and she inherited the responsibility for the derelict site in 2016. The main surviving north-south range was in a deteriorating state, and so some emergency repair work was undertaken and the site securely fenced off from trespassers. Since then, the buildings have continued to deteriorate, so that they are now in a fragile and unsafe state; there is also evidence of unauthorised access. Only the two storey north-south range is partially roofed,

although many the roof timbers and floors are rotten or have fallen (see plates 2 and 3), and the west end of the east-west range remains as an overgrown and roofless shell (see plate 1). A more modern brick structure runs north from the east-west range (see plate 4).

- 2.5 A Statement of Significance, and a separate Design and Access Statement, for the proposed demolition works has been issued by the agents for the developer, and these have been submitted with the current Listed Building Consent application (2016/1335).

3 PLANNING BACKGROUND

- 3.1 An application for Listed Building Consent for the demolition of the barn was approved by Barnsley MBC on 25th October 2017. Permission was granted, subject to a number of conditions, including one which relates to archaeological recording.

- 3.2 This condition (no. 3) states: *No development, including any demolition or groundworks, shall take place until the applicant, or their agents or successors in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:*

- *the programme and method of site investigation and recording;*
- *the programme of post-investigation assessment;*
- *the provision to be made for analysis and reporting;*
- *the provision to be made for publication and dissemination of the results;*
- *the provision to be made for deposition of the archive created;*
- *nomination of a competent person/persons or organisation to undertake the works;*
- *the timetable for completion of all site investigation and post-investigation works.*

Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

Reason: to ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated.

- 3.3 Full planning permission was also approved for the subsequent re-development of the site, for five residential units, by Barnsley MBC on 25th October 2017. No conditions requiring archaeological recording were attached to this permission.

- 3.4 This document forms the 'Written Scheme of Investigation' required by Condition 3 of the Listed Building Consent, and its content has been discussed and agreed with the Local Planning Authority's archaeological advisors, the south Yorkshire Archaeology Service. It should be noted that discussions have been held with the archaeological advisors to confirm that the archaeological and architectural recording only relates to the standing buildings, and that no subsequent archaeological investigation will be required prior to or during subsequent development of the site.

4 SURVEY METHODOLOGIES

Aims and Objectives

- 4.1 The aims and objectives of the archaeological and architectural recording work are to record the existing structures on the site, prior to their demolition.

General Comments

- 4.2 The scale and scope of the architectural and archaeological survey work will be determined by this WSI. Additional standards and guidance published by the Chartered Institute for Archaeologists, in their 2014 publication *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*, will also be followed.
- 4.3 The architectural and archaeological recording work should not unduly delay the overall programme of site works, and much can be achieved through effective liaison and co-operation with the building contractor/developer. However, all parties should ensure that EDAS have sufficient time and resources to ensure compliance with all elements of this WSI. It is likely that the pre-demolition recording work will be accomplished through a limited number of separate site visits. Access to the site will therefore be afforded to EDAS at all reasonable times.

Documentary Research

- 4.4 An appropriate level of documentary research will be undertaken in local libraries and archives, as well as the Internet, to provide a history and context for the site. This work will include a consideration of the following sources:
- (i) archival plans and maps of the site and its environs, including historical pictorial and surveyed maps and including pre- and post-war Ordnance Surveys up to the present day;
 - (ii) trade and business directories;
 - (iii) relevant archaeological archives and historical journals and books;
 - (iv) place and street name evidence;
 - (v) oral history evidence (where available);
 - (vi) historical documents, leases, bills of sale, plans and historic photographs etc.
- 4.5 The South Yorkshire Sites and Monuments Record (SYSMR) and Historic England's 'Heritage Gateway' database, which provides links to the National Heritage List for England, the National Record of the Historic Environment (PastScape) and the National Monument Record Excavation Index, will be consulted for all relevant entries for an area around the site not exceeding 500m. These entries will cover known archaeological sites as well as historic records and details of any previous archaeological investigations in the neighbourhood.
- 4.6 The results of the documentary research will be used to discuss the development of the site over time and the sequence of construction and uses of the buildings. Where possible, the results will be used to put the site and the standing building in context and establish their archaeological, architectural and historical significance.

Architectural and Archaeological Survey

- 4.7 Discussions with the South Yorkshire Archaeology Service Partnership have confirmed that a Level 3 historic building survey, as outlined by English Heritage (now Historic England) in their 2006 publication *Understanding Historic Buildings: A Guide to Good Recording Practice*, should be undertaken, subject to health and safety considerations. A report on the survey work will then be produced and an ordered archive prepared. A Level 3 survey is essentially an analytical record augmented by detailed photographs and appropriate plans.
- 4.8 It is accepted that it will not be possible to produce a complete survey of the complex, due to the health and safety issues. It is, for example, extremely dangerous to enter the roofed north-south agricultural range, and there is certainly no access to first floor level. However, it may be possible to undertake some limited internal survey work by standing in the doorways etc, to take photographs and remotely record room dimensions etc.

Vegetation Clearance

- 4.9 It can be seen from the accompanying photographs that there is some vegetation encroachment around the disused buildings, specifically localised growths of shrubby bushes. These will be cut down to ground level prior to any survey, and the debris removed away from the buildings so as not to obscure subsequent recording.

Measured and Drawn Survey

- 4.10 A new set of 1:50 scale ground floor plans of the existing buildings will be produced, to record the ground floor as they currently stand. As noted above, It is accepted that it will not be possible to complete the internal surveys, due to health and safety issues. If possible, depending on access, a section through the two storey north-south range will also be produced. The resulting drawings will show all visible architectural detail such as openings (blocked or unblocked), constructional detail, tool or timber marks, fixtures and fittings etc, and would conform to Historic England guidelines. The plans would be supplemented by more detailed drawings (e.g. at 1:20 and/or 1:10 scales to show original fixtures, fittings, joinery etc), sketch illustrations, phased plans etc where appropriate and relevant.

Photographic Survey

- 4.11 A general photographic record of the buildings and any readily-accessible ground floor spaces, together with close-up photography of significant details, will be undertaken. The guidelines produced by Historic England will be followed and each photograph will be provided with a scale where appropriate.
- 4.12 External photographs will be taken, as far as is possible, at a right angle to the external elevations, whilst the interior coverage will aim to produce a record of all significant spaces and individual details (subject to access). Artificial lighting and tripods will be used where necessary, subject to practicalities and access.
- 4.13 The primary photographic record will be produced using a medium format camera with perspective control using black and white silver-based film,

supplemented with 35mm colour slide photography. Additional digital photographs will be taken for illustrative purposes, using an SLR digital camera which has 12 mega-pixel resolution.

- 4.14 All photographs will be clearly numbered and labelled with the subject, orientation, date taken and photographer's name, and will be cross referenced to film and frame numbers. A photographic register detailing the location and direction of each film-based photograph will be completed, and the location and direction of each photograph will be noted on the relevant site and floor plans of each building.

Written accounts

- 4.15 Sufficient notes will be taken on site in order for a detailed description of the building to be prepared, illustrated with the drawn and photographic records. The written accounts will also include a list of salvageable material that could be taken from the buildings during demolition, for subsequent use in any later redevelopment of the complex.

Scientific Analysis

- 4.16 Given the nature of the surviving buildings, it is envisaged that no specialist architectural analyses will be required, for example the analysis of paint, mortar, stucco, etc and/or dendrochronological dating of timbers, radiocarbon dating etc. However, if it is felt that such work would be worthwhile and justified by any newly revealed features, discussions will be held with the client in advance of carrying out such work.

Modifications

- 4.17 The programme of recording work outlined above may be modified in accordance with the professional judgement of the staff undertaking the work, insofar as the overall provisions and objectives of this WSI would not be changed. Any variations in the project would be discussed and agreed in advance with the client and the South Yorkshire Advisory Service.

5 REPORTING AND ARCHIVING

- 5.1 Once the on-site fieldwork is completed, a fully indexed field archive would be prepared, following the guidance produced by Historic England. The archive will comprise primary written documents, plans, sections and photographs, and an index to the archive would also be produced. Black and white medium format photographs would be printed at a size of 6" x 4" (or equivalent), and prints will be labelled on the back of the print to include film and frame number, date recorded and photographers name, name and address of feature/building, and national grid reference. All material within the archive will be stored in archival-stable material, to include appropriate sleeves for the photographic prints and slides.
- 5.2 EDAS will obtain the site owner's consent for the donation of the building recording archive in the local record office (Barnsley Archives). EDAS will adhere to any specific transfer and donation requirements which the record office might impose; these might include charges for the storage and long-term curation of the site archive.

5.3 Within six weeks of the completion of all the site work (or longer if agreed with relevant parties), an EDAS survey archive report detailing the results of the building recording will be produced. The final report will include the following (as appropriate):

- A non-technical summary;
- Site code/project number;
- Planning reference number and SMR casework number;
- Dates of fieldwork visits;
- National Grid reference;
- A brief account of the project plan, research objectives, survey methodology, procedures and equipment used;
- A summary of the historical and archaeological background to the site;
- The results of the architectural and archaeological survey work, and an account of the overall form and development of the site and of the evidence supporting any interpretation, in the context of the known architecture/archaeology of the area;
- Conclusions, including an assessment of the importance of the findings in relation to the other remains on the site and in the region as a whole;
- Recommendations for any further analysis / work relating to the recorded finds;
- A bibliography and list of sources consulted;
- Site location plans, with scales;
- Survey plans and section drawings, showing ground level, Ordnance Datum and vertical and horizontal scales;
- Scanned copies of the black and white photographic prints, at 600dpi;
- Selected illustrative material, including general site photographs and photographs of any significant architectural features that are encountered;
- Specialist artefact and environmental reports, as necessary;
- Appendices containing a copy of this WSI, together with the details of any departures from that design, survey data and photographic registers and catalogues.

Appropriate drawn records of the structures and the complex as a whole would be produced as reduced A4 or A3 size paper copies within the body of the report; full scale drawings would be included within the site archive.

5.4 Copies of the final report will be supplied, for distribution to the client, the Local Planning Authority Planning Department and Conservation Officer, and the SYSMR. A copy of the final report will also be included with the site archive. The SYSMR, and other relevant interested parties, would also receive an electronic version of the report as a pdf file.

5.5 If the architectural/archaeological recording produces results of sufficient significance to merit publication in their own right, allowance will be made for the preparation and publication of a brief note detailing the findings of the project in an appropriate local journal.

6 MONITORING

6.1 It is assumed that the building recording work will be monitored, either by the SYSMR or the Local Authority Building Conservation Officer. EDAS would give a minimum of one week's notice of the commencement of site work so that arrangements for monitoring can be made as appropriate.

7 HEALTH AND SAFETY

- 7.1 As has already been noted, the site and the ruined buildings have significant health and safety issues. All site recording work will therefore be carried out with due regard for all health and safety considerations, and health and safety will take priority over archaeological matters. EDAS would comply with the Health and Safety at Work Act of 1974 while undertaking the work. A full copy of their Health and Safety Policy is available on request, and a Risk Assessment would be produced in advance of any site work. The site is privately owned and EDAS would indemnify the landowner in respect of their legal liability for physical injury to persons or damage to property arising on site in connection with the recording brief, to the extent of EDAS's Public Liability Insurance Cover (£5,000,000).

Ed Dennison, EDAS
1st December 2017

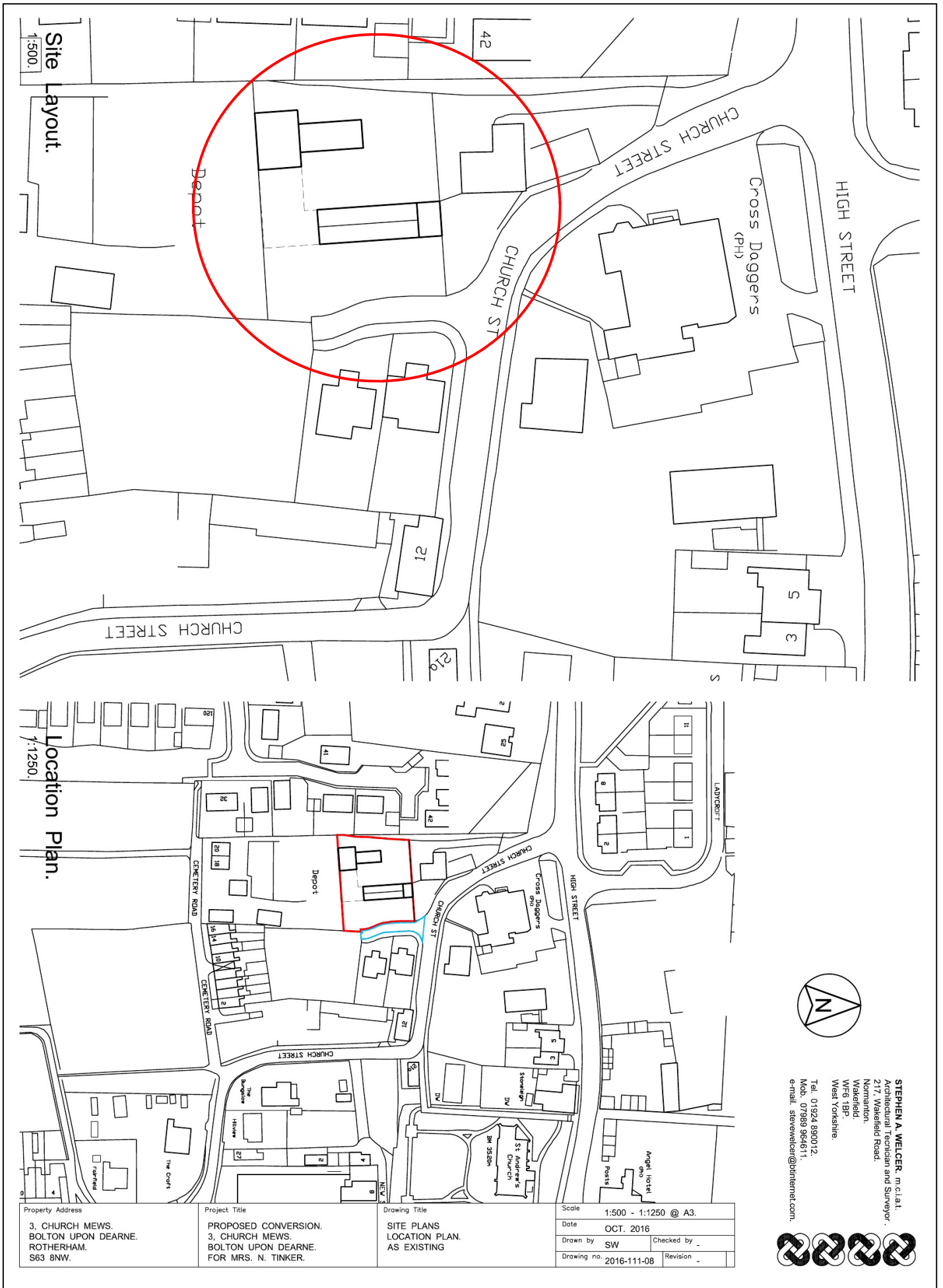


FIGURE 1: SITE LOCATION
(not to scale - drawing supplied by Townsend Planning Consultants)



Plate 1: Remains of east-west agricultural range, showing upstanding western half and demolished eastern half, looking NE.



Plate 2: West side of north-south agricultural range, showing collapsing south end, looking NE.



Plate 3: East side of north-south agricultural range, showing collapsing roof and recent repairs, looking SW.



Plate 4: Modern brick structure on north side of east-west agricultural range, looking NW.