

**126 DONCASTER ROAD, TICKHILL,  
DONCASTER, SOUTH YORKSHIRE:  
AN ARCHAEOLOGICAL BUILDING RECORD**



On behalf of Mr B Choppin

**CS Archaeology**  
October 2013

**On behalf of:** Mr B Choppin  
126 Doncaster Road  
Tickhill  
Doncaster  
South Yorkshire  
DN11 9JE

**The Site's National Grid Reference:** NGR SK 59104 93942

**Project Number:** 128

**Oasis No:** csarchae1-161054

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0 SUMMARY

- 0.1 This report is in response to a request for information to inform a future planning condition by Doncaster Borough Council and is in association with the proposed part renovation of the historic farm buildings.
- 0.2 This report represents a basic archaeological building record (English Heritage, Level 1) of the farmstead with a view to future management issues.

## 1 INTRODUCTION

- 1.1 126 Doncaster Road is located 1km north of the centre of Tickhill. Tickhill lies 10km south of Doncaster on the A60 (Doncaster to Worksop Road) in South Yorkshire (**Figure 1**).
- 1.2 This report is designed to inform any future planning decisions, and will record the buildings prior to any renovations and alterations.
- 1.3 The farmstead comprises of three Listed Buildings (Designated Heritage Assets):
- the farmhouse (Building. A: Listed Building No. 1151715) which dates to the C18th;
  - the barn, SW of the farmhouse which was built in 1820 (Building C, LB No. 1151716) and;
  - the stable, south of the farmhouse (Building E: LB No. 1151717), which also dates to the C18th.
- 1.4 There are a further two undesignated historic buildings within the curtilage of the adjacent 3 Listed Buildings (above), and are therefore also protected under statutory law. These undesignated buildings are the stables with hayloft above (Building E) and the shelter sheds (Building D).

## 2 AIMS AND OBJECTIVES

- 2.1 To identify and objectively record by means of photographs and written descriptions historic buildings within the farmstead.

## 3 METHODOLOGY

- 3.1 This has been carried out according to English Heritage's Level 1 Building recording *Level 1 is essentially a basic visual record, supplemented by the minimum of information needed to identify the building's location, age and type. This is the simplest record, not normally an end in itself but contributing to a wider aim. Typically it will be undertaken when the objective is to gather basic information about a large number of buildings – for statistical sampling, for area assessments or historic landscape characterisation, for a pilot project, to identify buildings for planning purposes, or whenever resources are limited and much ground has to be covered in a short time. It may also serve to identify buildings requiring more detailed attention at a later date.*
- Level 1 surveys will generally be of exteriors only, although they may include superficial interior inspection for significant features. Only if circumstances and objectives allow will any drawings be produced, and these are likely to take the form of sketches.*
- A Level 1 record will typically consist of: drawings sometimes 1 photography 1, sometimes 2 written account 1–4 (English Heritage 2003).*
- 3.2 A fully indexed photographic archive will be deposited with Doncaster Archives, King Edwards Rd. Balby.

## 4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 4.1 Mr. Choppin, the present owner of 126 Doncaster Road, bought the farm in 2012. Previously Mr William Ernest & Maureen Raper and William's father worked the farm (pers. comm. Mr B Choppin). Little is known of the farmstead before this time.
- 4.2 Readily available cartographic sources indicate that there was very little change throughout the later 19<sup>th</sup> century and early 20<sup>th</sup> centuries. The first edition map of 1854 appears to depict all the historic buildings within the farmstead. It has therefore been assumed that most of the farmstead's historic buildings predate the 1<sup>st</sup> Edition Ordnance Survey map of 1854.
- 4.3 The farmstead has been divided into six principal buildings (**Figure 2**):
- A, the farmhouse;
  - B, 2 storey stable with hayloft over;
  - C, threshing barn;
  - D, shelter sheds;
  - E, stables with hayloft over;
  - F modern barn.
- 4.4 In addition Building G, No 128 Doncaster Road, lies immediately north of the farmhouse (Building A).
- 4.5 The farmstead's layout has developed around the central farmyard/foldyard, which has recently been built over with building F. The farmhouse (Building A) faces east onto Doncaster Road, where the farm gate is positioned. South of the farm gate is Building B, a two storied stable with hayloft over. Abutting the rear elevation of the house is the 3 bayed outshut, which faces south, and is continued by the stable range, Building C.

## 5 RESULTS

- 5.1 **Building A**, was renovated in the late 1980s, and will not be subject to any future redevelopment.
- 5.2 **Building B**, the stable, is a two storey gable roof stable with hayloft over. It is built from hammer dressed limestone stone with smooth Ashlar limestone quoins (Internet Source 1).
- 5.2.1 Modifications to the building have included a lowering of the fenestration. This is evidenced by the brick blocked openings to the top of the gable walls (**Plates 1-3 & 5-6**). These openings originally probably served as ventilators, and were probably lowered to improve ventilation to the first floor.
- 5.2.2 Examination of the quoins to the east gable (**Plates 1 & 2**) indicates that the stable was built onto a pre-existing boundary wall, as evidenced by the start of consistent limestone quoins 1m above the present ground surface.

- 5.2.3 The original doorway and two windows to the ground floor of the north elevation were confirmed by examination of the internal splayed reveals. To the first floor is an original loading door way with a plan and batten door. This loading door has had a modern timber ladder and platform recently added to facilitate access. There is no evidence for an original method of accessing the first floor so probably hay may simply was unloaded directly from the top of a cart/wagon.
- 5.2.4 The western gable, relatively recently had a lean-to brick toilet added with a pantiled roof. The coursed walling featured two brick blocked openings to the attic and ground floor level, with an inserted opening to the first floor.
- 5.2.5 The stable's roof has been completely replaced, probably during the late 1980s, when the farmhouse was renovated.
- 5.2.6 The stable's southern elevation (**Plate 8**) appears to be completely blank, and this was confirmed internally and suggests that the neighbouring building predated its construction.
- 5.3 **Building C**, (c. 6.21m x 17.24m) the barn has a date stone with '1820' inscribed, this was positioned towards the top of the north facing (gable) elevation. '*... Hammer dressed stone. Pantiled roof. Stone slate eaves. Six rows of ventilation slits. Barn doors with elliptical head*'. (Internet Source 1). Today the barn is in a slightly dilapidated condition with holes to the roof but is structurally good with the roof timbers all surviving in situ. It is a six bayed barn with opposing offset barn doorways to the 4<sup>th</sup> bay (**Plates 9 & 10**). The doorways are very similar (4.16 ht. x 3.3m w.) and feature the remains of a threshing floor (4.3m wide) between them. The barn doors have been historically removed but simple iron hinges still remain in situ with a square plate with circular hole to the kerb of the threshing floor and a projecting bracket again with hole to the top of the jamb. To facilitate access to the eastern doorway is a limestone set ramp (**Plate 9**) for loading and unloading. Access to the top of the barn was provided by three square openings to the west elevation, which would have enabled the barn to be filled with wheat to the roof, NB the central opening is now blocked and obscured by a modern shed to the west (**Plate 11**). Interestingly there appears to be no subsequent evidence for mechanical threshing such as strategic holes for drive shafts. Internal features include two cross beams and five king post trusses.
- 5.4 **Building D**, the shelter sheds, together with **Building E** form a continuation of the east west building range which features the farmhouse at the eastern end. Building D (c. 14.42m x 4.57m) is a four bayed shelter shed (**Plate 9**) featuring three composite limestone columns. The use of columns appears to reflect and aspire to the high status estate farms in the area e.g. Marr Hall Farm, Marr, owned originally by Lord Thellusson of Brodsworth Hall. The walls are of limestone rubble and the walls and the roof support the roof with its three king post trusses. The gabled roof features red pantiles with sandstone ridge pieces. Internally the building has been modernised.
- 5.5 **Building E**, the stables (c.14.2m x 5.2m x 6m ht). This is a two storied building with limestone rubble walls and quoins beneath a gabled pantiled roof which, like the barn (Building. C), is finished with sandstone ridge pieces. The stables faces south, but its southern elevation is now largely obscured by the modern shed (Building. F) however it retains many historic features. To the ground floor is a series of three stable doors (**Plates 13 & 14**) two with associated glazed (4-light) 'open and shut' ventilators. Above the central doorway is a loading door to the hayloft which is

affected by the insertion of building F. The stable's internal layout appears to have been largely unaltered with the original doorways through the south elevation. The brick arch headed window and doors (**Plate 15**) appear to have been modified with the insertion of red brickwork to the window and door head and bull nosed bricks to the window sills. The early doors and windows, probably date to the late 19<sup>th</sup> century and are historic features retaining their original fittings. At the eastern end of the elevation is a wide opening marked by an inserted timber lintel. This opening may have been an enlargement of an original doorway which was modified to access a well towards the southeast corner of the stable. Internally features such as the feeding troughs and the king post trusses remain in situ and are in good condition but suggest that the roof could have been replaced.

- 5.6 **Building F**, is a large modern barn (**Plates 16 & 17**: 12m x 16m). This is a steel framed building with a corrugated sheet roof. Its construction appears not to have damaged the adjacent historic stables (Building. E) and the farmstead's sense of historic place would be dramatically improved by its removal.



## 6 CONCLUSION

- 6.1 The farmhouse (**Building A**) dates to the 18th century (Internet Source 1). The stable (**Building B**) was wall upon a preexisting boundary wall and clear post dates the farmhouses' construction. It is difficult to be certain but what can be deduced from this rapid survey is that the Stables (**Building E**) pre-dates the shelter sheds (**Building D**) because the roof abuts and truncates the stable's western gable. The stables (**Building E**) appears in turn to abut the farmhouse's gable wall, although a more detailed recording/appraisal is required to be absolutely certain.
- 6.2 The farmstead represents a series of late post medieval buildings which were constructed and maintained in the local vernacular style, which is particular to the limestone ridge in South Yorkshire.

## 7 SIGNIFICANCE AND POTENTIAL

- 7.1 The designated buildings provide good examples of the local vernacular agricultural buildings. The barn (Building. C) is a particularly good and unmodified example. The undesignated buildings also provide context and add to the sense of place. Their positioning also reflects improvements in the organization of farms during the 18<sup>th</sup> and early 19<sup>th</sup> centuries, when process flows through the farmstead were studied and copied from model farms within the region.
- 7.2 A summary of the information has been collated into Table 1 (below). Building significance has been based upon date, surviving extent, designation and architectural/archaeological detail.

Table 1: The farmstead's building chronology and significance

<b>Building</b>	<b>Building Type</b>	<b>Date of construction</b>	<b>Significance</b>
<b>A</b>	House (2 storey) 126 Doncaster Rd.	C18th	Regional
<b>B</b>	Stable with hayloft over	C18th	Regional
<b>C</b>	Hand Threshing Barn	C19th (early)	Regional
<b>D</b>	Shelter Sheds	C18th?/C19th	Local
<b>E</b>	Stables with hayloft /granary over	C18th?/C19th	Local
<b>F</b>	Steel barn	C20th (late)	Negligible
<b>G</b>	House (3 storey) 128 Doncaster Rd.	C18th	Regional

## 8 PROPOSED ARCHAEOLOGICAL MITIGATION

- 8.1 No further work is recommended at this stage.
- 8.2 Any future building recording should be undertaken once Building F has been removed.

## 9 REFERENCES

### 9.1 **Bibliography**

English Heritage 2006, *Understanding Historic Buildings A guide to good recording practice* (Internet Source 2)

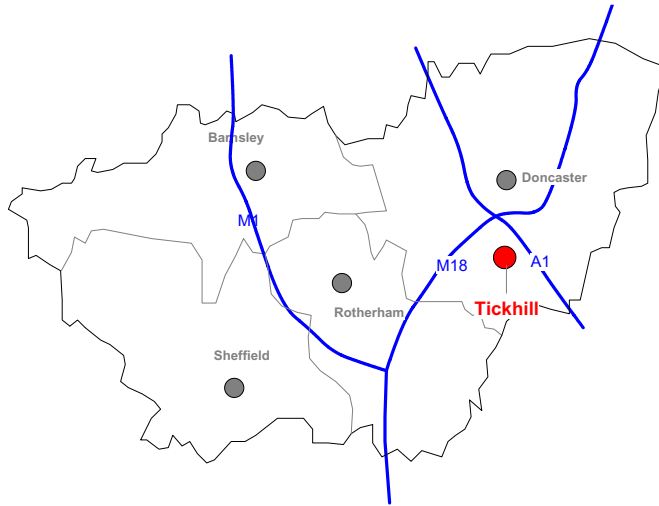
### 9.2 **Internet Sources**

1. <http://lbonline.english-heritage.org>.
2. <http://www.english-heritage.org.uk>

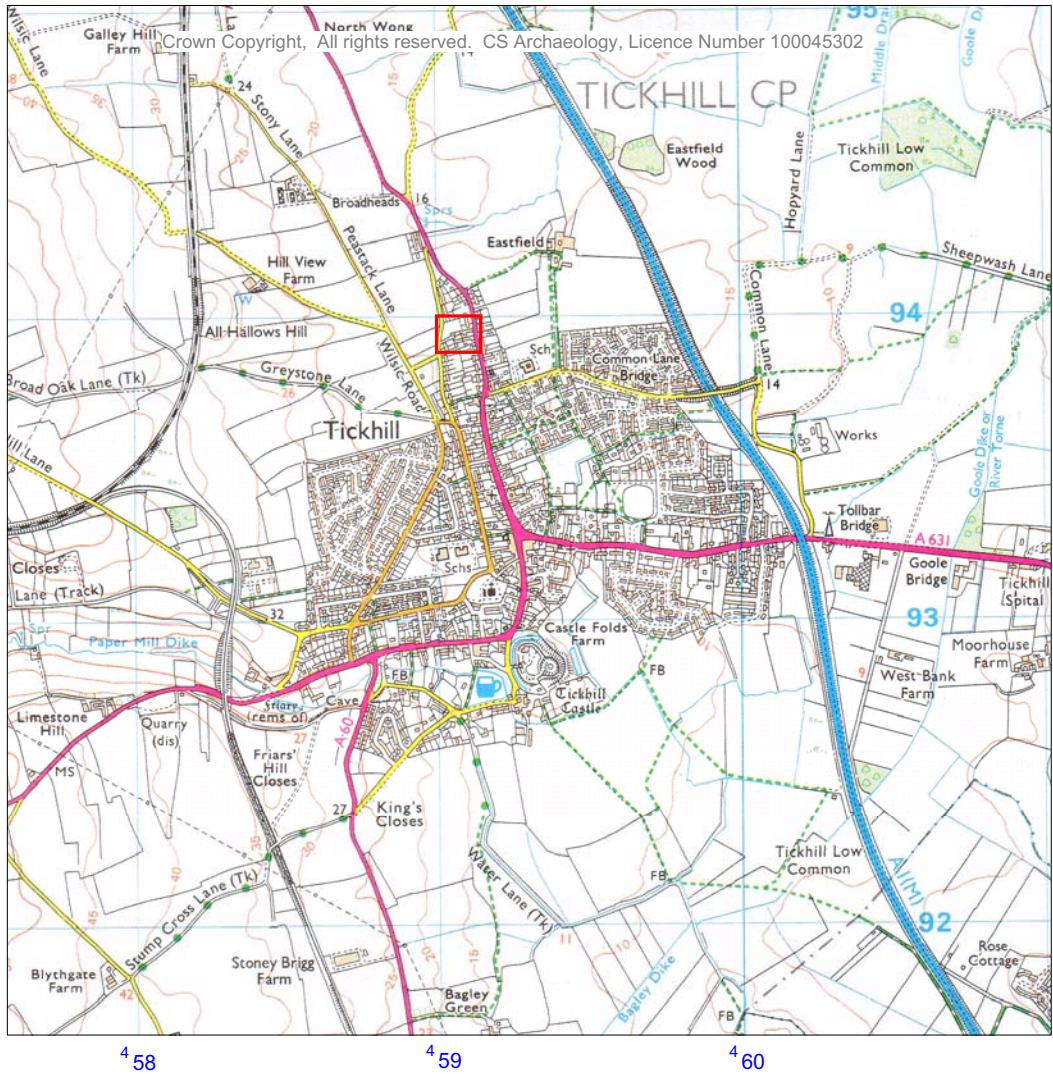
## 10 ACKNOWLEDGEMENTS

Thank you to Mr B Choppin for commissioning this report and for arranging access to the farmstead and buildings.

# FIGURES



4



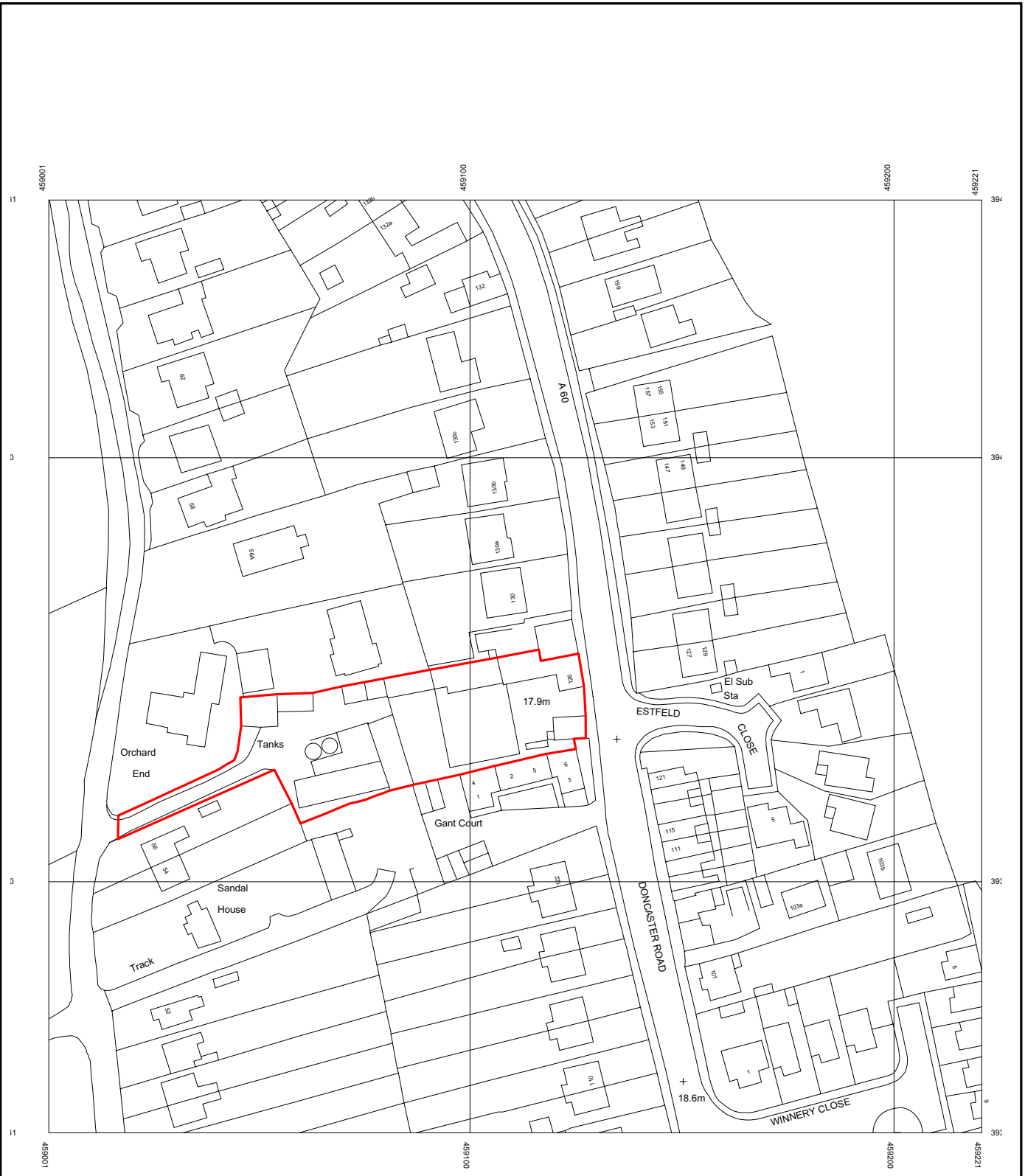
for inset see Figure 2

126 Doncaster Road, Tickhill, Doncaster,  
South Yorkshire: An Archaeological  
Building Record

Figure 1: Location Map

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scale: 1:25000



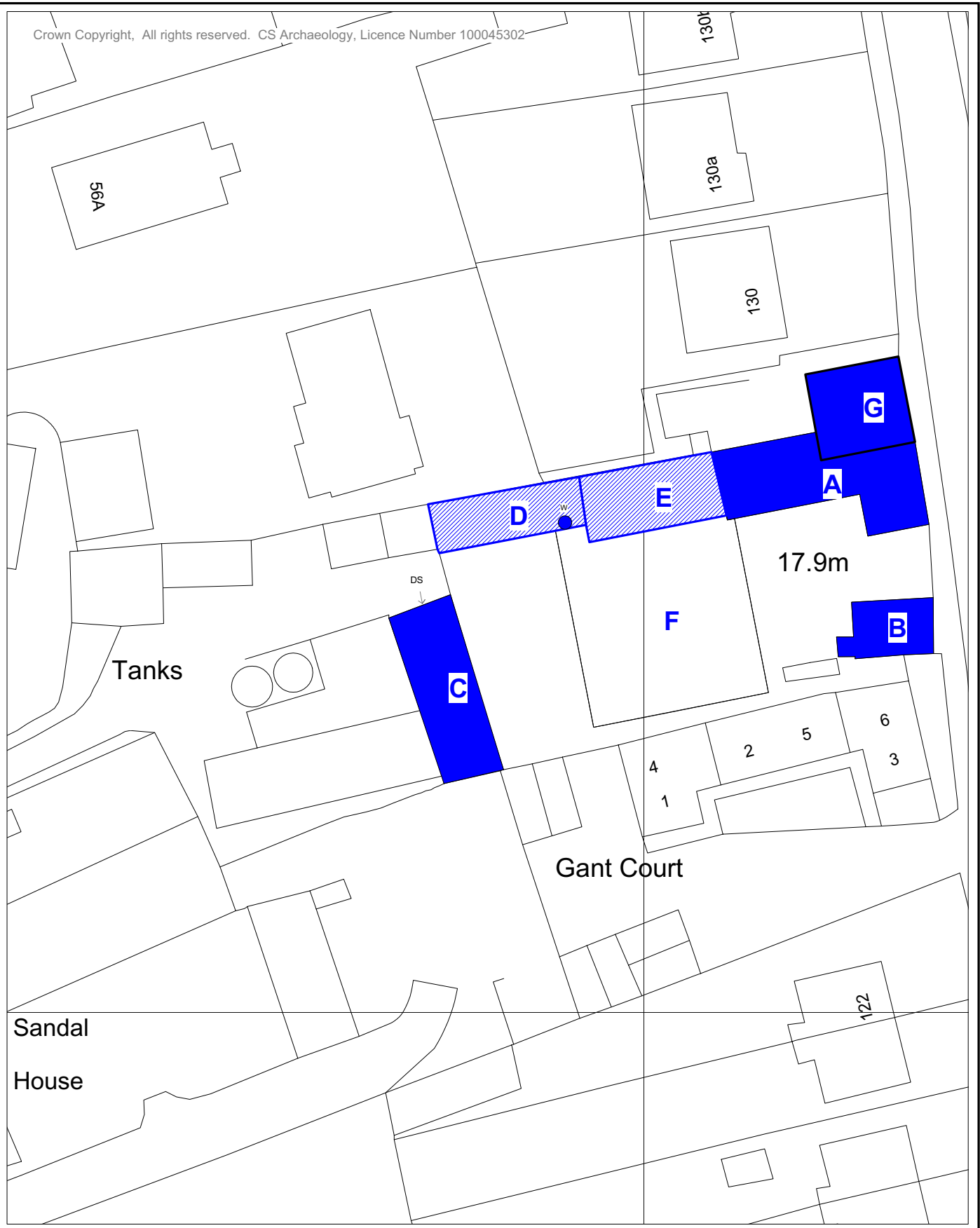
 PDA Boundary

126 Doncaster Road, Tickhill, Doncaster,  
South Yorkshire: An Archaeological  
Building Record




Figure 2: Site Map

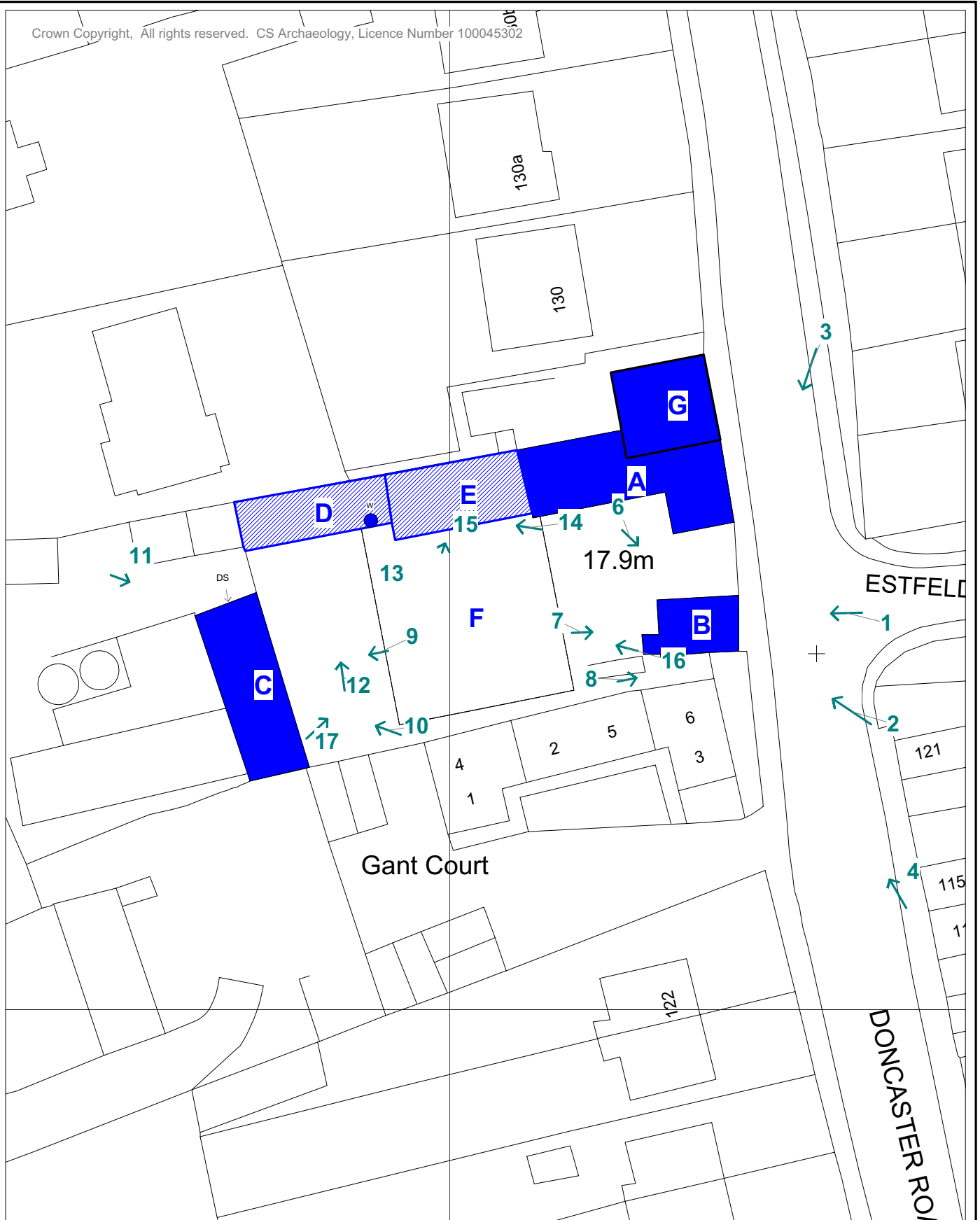
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scale: 1:1250






Key

-  PDA Boundary
-  Historic Buildings (Listed)
-  Historic Buildings
- DS Date Stone 1820
- W well and trough



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-  PDA Boundary
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126 Doncaster Road Tickhill, Doncaster,  
South Yorkshire: An Archaeological  
Building Record

Figure 4: The PDA with  
Photographic Positions

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scale: 1:500

# PLATES





**Plate 1, 1:** view of the front gable wall of the stable (Blg B), looking west



**Plate 2, 2:** oblique view of the front gable wall of the stable (Blg B), looking northwest



**Plate 3, 3:** oblique view of the front gable wall of the stable (Blg B), looking southwest



**Plate 4, 4:** General view of the streetscape (Blgs: G, A & B) looking southwest



**Plate 5, 5:** General view of the streetscape (Blgs: A, B & G) looking northwest



**Plate 6, 6:** Oblique view of the north elevation, looking southeast



**Plate 7, 7:** view of the rear gable (Blg B), looking east



**Plate 8, 8:** acute oblique view of the south elevation (Blg B), looking east



**Plate 9, 9:** the front east elevation (Blg C), looking west



**Plate 10, 10:** oblique view of the front north elevation (Blg C), looking northwest



**Plate 11, 11:** oblique view of the obscured west elevation



**Plate 12, 12:** view of the shelter sheds front south elevation (Blg. D), looking north



**Plate 13, 13:** oblique view of the front south elevation (Blg. E), looking northeast



**Plate 14, 14:** oblique view of the front south elevation (Blg. E), looking west northwest



**Plate 15, 15:** Detail of the stables modified fenestration (Blg. E), looking northeast



**Plate 16, 16:** General view of the modern barn (Blg. F), looking northwest



**Plate 17, 17:** General view of the modern barn (Blg. F), looking northeast

# APPENDICES

## Appendix 1: PHOTOGRAPHIC INDEX,

Monochrome (Delta 400 professional) and Digital

NB Archive to be deposited with Doncaster Archives, King Edwards Rd. Balby

<b>Photo. Position</b>	<b>Plate</b>	<b>Building</b>	<b>Description</b>	<b>Looking</b>
1	<b>1</b>	B -stable	View of the front gable wall	W
2	<b>2</b>	B-stable	Oblique view of the front gable wall	NW
3	<b>3</b>	B-stable	Oblique view of the front gable wall	SW
4	<b>4</b>	A,G & B	General view of the streetscape	SW
5	<b>5</b>	A, B & G	General view of the streetscape	NNW
6	<b>6</b>	B-stable	Oblique view of the north elevation	SE
7	<b>7</b>	B-stable	View of the rear gable	E
8	<b>8</b>	B-stable	Acute oblique view of the south elevation	E
9	<b>9</b>	C-barn	The front east elevation	W
10	<b>10</b>	C-barn	Oblique view of the front north elevation	NW
11	<b>11</b>	C-barn	Oblique view of the obscured west elevation	SE
12	<b>12</b>	D-shelter shed	View of the shelter sheds front south elevation	N
13	<b>13</b>	E-stable	Oblique view of the front south elevation	NE
14	<b>14</b>	E-stable	Oblique view of the front south elevation	WNW
15	<b>15</b>	E-stable	Detail of fenestration	NE
16	<b>16</b>	F-stable	General view of the modern barn	NW
17	<b>17</b>	F-stable	General view of the modern barn	NE



## Appendix 2: STATUTORY DESIGNATIONS

**Building A:** No. 126 Doncaster Road Grade II Listed Building (List Entry No. 1151715: SK5911493950). 'C18. Roughcast rubble. Ashlar quoins. Pantiled roofs: rear wing with stone slate eaves. Coped gables on cut kneelers. Two storeys. Front has 2 bays: cased sashes. Rear wing has 3 bays: wood mullioned casements, one with lead glazing bars. Interior has spinal chamfered ceiling beam. C19 two-storey stables extended to rear.

**Building B:** Grade II Listed Building (List Entry No. 1151717: SK5912593935) 'C18. Hammer dressed stone. Ashlar quoins. Pantiled roof. Two storeys. Stable door on ground floor, and 2 windows. Loading door on first floor. Included for group value'.

**Building C:** Grade II Listed Building (List Entry No. 1151716: SK5908393930). 'Built 1820, Hammer dressed stone. Pantiled roof. Stone slate eaves. Six rows of ventilation slits. Barn doors with elliptical head'.

**Building G:** No. 128 Doncaster Road, Grade II Listed Building (SK5912193956) 'Mid C18. Rendered. Modern pantiled roof. Three storeys. Two bays: modern mullioned and transomed casements. Modern door in original opening: moulded stone architrave, shouldered, pulvinated frieze, moulded cornice'.