

**2 OLD EPWORTH ROAD WEST, HATFIELD,
DONCASTER, SOUTH YORKSHIRE:
AN ARCHAEOLOGICAL BUILDING RECORD**



On behalf of G.A. Mell (Builders) Ltd

CS Archaeology

July 2014

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Frontispiece: historic view of the farmstead c.1980

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- [F] former barn door (probably enlarged)
- [G] ventilator
- [H] arch-headed window
- [I] rendering scar for external telephone bell (**Plate 11**)
- [J] 'cross' shaped wall tie
- [K] blocked and rendered window
- [L] blocked and rendered arch-headed window
- [M] ground floor ventilator (similar to [G])
- [N] pitched roof scar (adhering cement)
- [O] original arch-headed doorway, (possible offset winnowing door)
- [P] stop chamfered ceiling/floor beam
- [Q] bressumer beam

0 SUMMARY

- 0.1 This report is in response to a condition placed on planning consent by Doncaster Metropolitan Borough Council (App. No. 13/02676/FUL) This report is in response to a condition (13/02676/FUL, Cond. 3) of planning consent to redevelop the proposed development area (PDA) into 2 detached and 2 semi-detached houses with associated garages.
- 0.2 2 Old Epworth Road comprises of a single building range featuring the remains of a barn (Blg. B) and farmhouse (Blg. A). There is a 20th century garage (Blg. C) which was appended to the southeast elevation of the former barn. Evidence from the brick work of both the house and barn suggest a date range between the mid 16th-to mid 18th century. Documentary evidence, from the Robert Forster Charitable Trust indicates that the farmstead was probably in existence during the later 16th century.
- 0.3 The farmstead therefore represents a notable survival of a small domestic brick building, with associated brick barn that probably dates to at least the late 16th century. This report provides a rare opportunity to record a building not normally visible or identifiable in South Yorkshire's vernacular architectural record.

1 INTRODUCTION

- 1.1 2 Epworth Road is positioned at the eastern end of Hatfield village. Hatfield is a village situated 9kms northeast of Doncaster, South Yorkshire (**Figure 1**).
- 1.2 This archaeological building record is in response to a planning application (App. No. WF/12/0599), for demolition prior to the site's redevelopment.
- 1.3 The farmstead is not a Listed Building (Internet 1) and does not affect the setting of any other Listed Buildings in the village. However the site does lie within Hatfield's Conservation Area, and therefore enjoys statutory protection as part of group heritage value.

2 AIMS AND OBJECTIVES

- 2.1 To record the architectural and archaeological resource in order to achieve a better understanding of the significance of the historic buildings within their historic context.
- 2.2 To provide a permanent record of the buildings which will be made available for public dissemination, via the photographic archive and report, which will be deposited with Doncaster Archives.

3 METHODOLOGY

- 3.1 This report follows the specification (Appendix 1) agreed with DMBC via the Conservation Officer Mr. M Thomas.
- 3.2 Internal access was achieved to most of the buildings. This has provided vital additional information, but the overall condition of the buildings was poor and some areas largely obscured.
- 3.3 Internal inspection and recording was made which proved invaluable in order to fully appraise the PDA's built resource. Unfortunately a record of the roof in Building A1 could not be achieved, but there may be opportunity in the future.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 For most of its life 2 Old Epworth Road West was a working farmstead occupied by a series of long standing tenants farming up to 76 acres. In the 1930s it was let out as a garage and for the remainder of the C20th, the farm house appears never to have been occupied again. Unfortunately there is no historic name for the farmstead and it was and still is known as either Robert Forster's House or Morris's Garage.

4.2 Robert Forster was a London Brewer who was born in the house and in 1619 left a will, which sets out that income from his estate at Hatfield was to be used to the benefit of the parish, including a new road (Epworth Road) to allow cattle access to the commons from his house to Slay Pits Gate (Brown 1984, 2). The charity was investigated in 1695 by Abraham de la Pryme, a historian, and it was proved that the land had never been officially transferred to the parish. This situation was rectified and compensation sought and eight trustees were appointed to oversee the future of the charity. In the inquisition of 1695 the land was described as:

'One messuage situated at the East end of Hatfield being freehold. One little croft adjoining thereto. Two acres of arable land in the Mill Field lying severally. One and a half acres a rood lying severally in the Far Field'.

4.3 Information from the charity's accounts provides some useful insights and dates back to 1779, when William Goodworth was paying the Trustees of the Forster's Charity £6/1/-, for 'The Homestead'. In 1781 Charles Rawood rents the associated land at £2/14/-. By 1802 rents had increased and after 1804 a single rent of £7/17/- was paid by John Rawood for the land and 'The Homestead'. In 1818 the rent had increased to £23 and in 1819 the rent was paid by Susan Rawood and the out goings for coats and cloth was also noted. In 1827 Horatio Rawood took over rental payments of the house at £22. By 1833 H Rawood's rent had increased to £26.

4.4 The farmstead is depicted on the enclosure map of 1825 (**Figure 4**), where it is shown as a long singular building that closely corresponds to today's building range. By the late nineteenth century three further buildings are depicted abutting the southern boundary of the farmstead.

4.5 In 1833 repairs to the buildings cost £8/8/8. Then in 1839 William Fenwick was paid for 'shade and wall' bricks for a 'fence wall' bought for £1/13/10. John Robinson (carpenter) was paid £4/5/- for 'roof and shade' and Mr Machin £3/10/- for bricks and tiles. Further internal bills were paid in 1842 for 'fold doors' and iron work.

4.6 The census returns for 1841, record Horatio (30) a farmer and his wife Ann (25), and children William (14) Augusta (9), Susanna (3) and Richard (1). By 1847 the tenant still Mr. H Raywood¹ was only paying a reduced rent of £22. The census returns for 1851 record Mr. Horatio Raywood as the principal resident who farmed 50 acres together with his family above plus Eliza (7) and Horatio Raywood (2). By 1881 Ann Raywood is not record and there are only 3 people recorded: Horatio (76) 'farmer of 76 acres' Susanna (38) and Eliza (35).

¹ The surname Rawood is now referred to as Raywood

- 4.7 In 1880 a trust deed showing details of the land was recorded by Brown (1984, Plate 8) based on the Tithe Map (not available during the authors' research) and still tenanted by Mr H. Raywood (Rawood).

FIRST SCHEDULE.

The under-mentioned messuages, lands, and hereditaments, situate in the Parish of Hatfield, in the West Riding of the County of York, and numbered in the Tithe Apportionment Award of the same Parish as follows, that is to say:

Number.		Quantity.	Occupier.
64a	Eirh Field	A. R. E. 1 3 5	Horatio Raywood,
67a	"	2 2 36	
892	Homestead	0 1 22	
1,523	Slay Pitta Grass Field	2 2 12	
1,570	Brietholme Carr	1 0 20	George Marslin.
1,600	"	1 2 34	
711	Merriman's Croft	2 0 23	

- 4.8 For most of the 19th century and well into the 20th century 'The Homestead' and Lands provided an essential revenue stream for Robert Forster's Charity.



Handing out gifts outside the Homestead (nd, in Brown 1984)

- 4.9 In 1934 a tenancy agreement between the charity's trustees and Mr. Stanley Kitching Morris (Motor Engineer) was established at £30/year, and the farmstead was then referred to as Foster's Cottage. Also in the agreement it was agreed that structural alterations as a garage could be made at the tenant's cost. This tenancy agreement was revised in 1955 but was still set at £30. NB Stanley Kitching Morris was born in 1898 in Hatfield.
- 4.10 More recently the garage is believed to have been owned by a Mr. Cross who started the local 'Toyota' dealership and who sold the property to the current owner of G.A. Mell (Builders) Ltd.

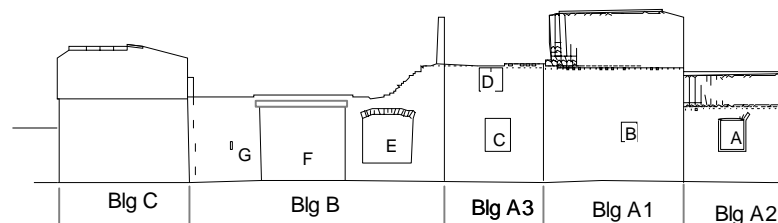
5 RESULTS

5.1 *External Elevations (Figure 5)*: these are largely obscured by a combination of cement render, and ivy. Strategic photographic views have been able to record the details evidencing the phasing of the buildings particular to the front northeast elevation of the farmstead.

5.1.1 The buildings are showing signs of major structural collapse (**Plates 1, 7 & 2, 3**). External phasing of the farmhouse (Blg. A) is possible due to the absence of cement render in strategic areas of the building. There is a vertical building line between the single storey extension (Blg. A2) and the main 2 storey house (Blg. A1: **Plate 3, 62**), a stepped in wall between the main house (Blg. A1) and the 2 storey extension (Blg. A3), which has allowed for the phasing of the farmstead. More precise phasing/dating is not possible because of the use of very similar slope moulded bricks and the general obscured conditions of subsequent internal and external finishes.

5.1.2 The Front Northeast Elevation shows all three of the building phases of the farmstead in what is now a continual building range, which fronts onto Old Epworth Road. These are:

- the Farmhouse, Building A, can be subdivided into 3 parts A1-A3;
- the Barn, Building B
- the Garage, Building C (se NE Elevation below).



5.1.3 The descriptions below follow a walk round tour of the building, photographic positions are recorded in **Figures 3 & 6**.

5.1.4 The single storey extension (Blg. A2) features a gabled roof with sandstone ridge pieces on top of clay pantiles. The walls are rendered but the arch-headed window [A] is still discernible, but the type of brick work is not. The upper wall features protruding 'dog tooth' brick work just below the eaves, which is a common throughout the house but not the Garage (Blg. C). Between this extension and the main house (Blg. A1) is a vertical building line. The main house (Blg. A1) features just one small window [B], the walls are rendered except for the characteristic 'dog tooth' brickwork towards the eaves. The 2 storey extension (Blg A2) features two windows to both floors. There is no roof but the 'dog tooth' brickwork is still in situ.

- 5.1.5 The former barn (Blg. B) has been modified and now features an inserted window [E]. The barn door [F] is probably original but was obscured. The survey has benefitted by the absence of cement render, showing that garden bond (3 stretchers to one header) was used for the barn's construction. One original feature was the vertical ventilator [G] (**Plate 4, 61**), NB there is a similar one [M] to the SW Elevation. There is no roof.
- 5.1.6 At the southern end of the building abutting the former barn (Blg. B) is the gabled roofed Garage. Its roof survives largely in situ and features clay pantiles topped off with sandstone ridge pieces. Principal access was via the SE elevation in the form of a large garage doorway (**Plate 5, 8**), which is now blocked (there was an internal doorway through to the former barn).
- 5.1.7 The rear Southwest Elevation is again obscured by render and ivy which totally obscures the only window to the garage (**Plates 6, 9 & 7, 10**). The Barn's walls are relatively un obscured and this allowed for the recording of two original features; a doorway [O] and further ventilator [M]. The doorway [O] is evidenced by surviving arched brick work (**Plate 8, 11**). This doorway is a significant feature indicating that the barn appears to have originally served as a hand threshing barn and the doorway [O] was originally the barn's winnowing door, built to provide a cross flow of air for processing cereals.
- 5.1.8 The farmhouse walls are largely obscured by render and ivy (**Plates 9 & 10, 13, 14**). The later 2 storey extension to the farmhouse (Blg. A2) provided evidence for a further two windows [L & K] indicated by characteristic cracking to the render and sections of exposed brickwork. The revealed fenestration mirrors that to the northeast elevation. Historic fenestration of the farmhouse can be seen in the historic photograph (**Plate 11**) and consisted of 'Yorkshire' sliding sashes and arch-headed windows, similar in style and construction throughout the farmhouses different building phases. NB **Plates 10 & 11** also demonstrate the degeneration of the house during the late 20th century.

5.2 Internal Spaces (Rooms 1-11: Figure 5)

- 5.2.1 Room 1 (*l. 3.72m, w. 3.07m & ht. 2.8m*) is a single storey extension which was added to the farmhouse as evidenced by an external vertical building line. Room 1 has two access points; an external doorway featuring a 'Z' braced timber door, through the northwest elevation and an internal doorway through from the farmhouse (**Plate 12, 21**). The floor was largely obscured but appears to be of concrete. The walls are plastered and lime-washed apart from the modern brick blocked windows to the southwest and northeast walls. Along the centre of the northeast wall are the remains of a stone cold-table as evidenced by a brick plinth and in situ flagstone (**Plate 13, 23**). The ceiling is still extant and is under-drawn in lathe and plaster. The roof which is visible through the ceiling comprises of two purlins and common rafters meeting at the apex with a vertically set board. NB There is no roof truss but a cross beam was either built or was a later insert. This transverse cross beam features a series of hooks probably associated with food storage (meat hanging). The beam itself features stop chamfers and filled in mortice holes and was a re-used floor beam. To the northwest corner is the remains of a brick boiler still with its fire grate in situ (**Plate 12**). A modern toilet was inserted next to the boiler and is still extant. Along the southwest wall is evidence of modern timber shelving. Clearly the function

of this room has changed over time but there is sufficient evidence to suggest it initially served as a food store and possible butchery room, then a wash house and ultimately the farmhouse's only toilet.

- 5.2.2 Room 2 (*l.* 2.39m, *w.* 1.6m & *ht.* 2.01 (2.69m)) is a small *Lobby/Hallway* that links the main domestic ground floor rooms to the first floor and the single storey room (Rm. 1). There is an obscured solid floor, and under drawn ceiling with transverse ceiling joists (**Plate 14, 24**). The joists are set 0.38m apart and are plain and undecorated. The lower wall features a plain chamfered skirting board and the doorways a narrow moulded architrave.
- 5.2.3 Room 3 (*l.* 4.715m, *w.* 3.5m & *ht.* 1.958m) served as the *Kitchen/Living room* and features a now removed fireplace to the northwest wall (**Plate 15, 44**). Fenestration consists of a large window to the southwest wall and a smaller one to the northwest wall, between the southwest wall and the fireplace. Access to this room is via an external front door to the southwest wall and two internal doorways to the Lobby (Rm. 2) and the Parlour (Rm. 4). There is a further internal doorway to the under stairs store room (Rm. 5). The room is in a poor condition with prolonged water ingress from the roof which has collapsed the ceiling just inside the front door. This disintegration of the ceiling allowed a significant section through the ceiling and first floor (**Plate 16, 46**). This shows a reed (0.01m deep) and lime-crete floor (0.065m deep) overlying the chamfered oak beam and joists. The overall shape of the room is rectangular but appears to have been annexed along the northeast wall by the Lobby (Rm. 2) and the staircase (Rm. 6). There is a solid floor which still retains its historic coverings of linoleum and carpet on top of what appears to be a 'quarry' tiled floor. The walls are plastered and finished with successive layers of lime wash. Hardboard paneling is a modern feature of the decorative treatment to the lower walls. Hardboard also obscures most of the ceiling, but in the exposed areas the original timber of the first floor can be seen. The timbers are oak (throughout) and feature decorative stop chamfers. The central cross beam [P] (*ht.* 0.26 x *w.* 0.21m) displays its stop chamfers close to the southwest wall and significantly to the northeast wall of room 3, indicating that either the joists did not originally extend to the across the Lobby (Rm. 2's northeast wall), suggesting re-used timbers which lacked the length to span the full house width. Examination of the end of the cross beam [P] in room 2 indicates it had been truncated flush with the southwest wall, suggesting that the stop chamfers may have been a later decorative treatment. Rather perplexingly the oak ceiling joists also feature stop chamfers which was consistent and offset with the cross beam but carried into the southeast wall, indicating this wall was later than the ceiling. The joists were set 0.26-0.27m apart.
- 5.2.4 The fireplace (**Plate 17, 19**) in room 3, has been removed but evidence from fragments of still on the floor indicates that until recently it housed a Victorian cast iron range, this had been removed causing extensive damage to fireplace. On the plus side this did allow views of the different phases of the fireplace which consisted of at least 3 phases. Phase 1 is represented by the low bressumer beam [Q] above the fireplace, which probably evidences a support for a smoke hood. This bressumer beam [Q] was slender, in cross section it measured *ht.* 0.14m x *w.* 0.09m and was bricked up to the ceiling using the slope made bricks (e.g. Plate 34 right). Phase 2 of the fireplace is represented by the 16th/17th century brick cheeks that reduced the fireplace and then the 19th century brick infill associated with the cast iron range.

- 5.2.5 Room 4 (*l.* 5.2m, *w.* 3.78m & *ht.* 2.08m (1.95m to beam)) the *Parlour* is a later addition linking the original house (Rm. 3) with the barn (Rm. 9) as evidenced externally by the vertical building lines, a later addition to the house. The room is in a very poor state owing to the total collapse of this section of the roof. Access is via a single doorway from the Kitchen/living room (Rm. 3). There is a suspended timber floor with narrow boards, 0.12m set across the building and the underlying machine cut joists set at c. 0.42m intervals. The walls are: plastered in lime mortar, lime washed, painted and finally papered with a patterned print. The ceiling is under drawn (lathe and plaster) with the underside of two extant floor beams with simple bead mouldings with a stained varnish finish (**Plate 18, 42**). The northwest wall features a central chimney breast, with a 1950s tiled fireplace (**Plate 19, 39**). There is an extant window to the centre of the northeast wall and a blocked window to the centre of the southwest wall. NB the southeast wall is featureless and there is a removed 4 panelled door on the floor.
- 5.2.6 Room 5, the understair *Storeroom* and Larder (*l.* 2.16m, *w.* 1.1m & *ht.* 2m) is located in and is accessed from the southeast corner of the Kitchen/Living Room (Rm. 3). There is a step down to the floor level (**Plate 20, 38**). The ceilings and walls are plastered and lime washed. On entering the room there is a recessed space behind the southeast wall, fitted with 3 tiers of timber shelves. This is an unusual feature and annexes part of the Parlour (Rm. 4).
- 5.2.7 Room 6, the Staircase and Landing (Rm. 6a) (*l.* 2.113m, *w.* 0.853m & *ht.* 1.8-3.5m). This is a timber quarter turn staircase (**Plate 21, 36**), which links the first floor to the Lobby (Rm. 2). There is notable movement of the northeast wall. The landing is 0.9m wide and consists of a lime-crete floor and there is negative evidence for a plain balustrade and newel post. The walls are plastered and lime washed throughout. The ceiling is under drawn and pitched at the eaves. The oak wall plate is visible along the top of the northeast wall. Doorways to the landing feature narrow ogee architrave. There is one in situ door into the Bedroom (Rm. 7: **Plate 22, 29**).
- 5.2.8 Room 7 (*l.* 4.827m, *w.* 2.23m & *ht.* 2.38m), the *Bedroom* forms a long unheated room along the northwest end of the farmhouse (**Plate 23, 30**). It features an in situ doorway with a plank and battened door (**Plates 24, 33**). The walls are lime plastered, with successive layers of lime wash and papered throughout. To the upper walls a series of ornate early C20th century bosses were noted and these probably represent a low cost wardrobe. The bedroom is illuminated by just one small window to the northwest wall (*w.* 0.678 x *ht.* 0.958m). Evidence from the remaining in situ timbers of the window indicates a 'Yorkshire' horizontal sliding sash, which is also backed up by the historic photograph of the farmhouse (**Plate 11**).
- 5.2.9 Room 8 (*l.* 2.9m, *w.* 2.37m & *ht.* 2.46m), is the second bedroom. There is a central window to the southwest wall (**Plate 25, 26**). The bedroom's northwest wall has suffered a collapse but this does allow views of the vertical timber studs which are in-filled with slop moulded bricks bonded in lime mortar. Again the walls are plastered and lime washed and the under drawn ceiling is pitched at the eaves. There is a 4 panelled door laid on the remains of a dressing table which features a 'suffolk' style hand forged latch with trefoil pattern. The bosses noted in room 7 are also evident to the upper walls.
- 5.2.10 Room 9 (*l.* c 5.2m, *w.* c 3.8m) was not available to survey, views from the landing (Rm. 5) provided some coverage (**Plates 26 & 27, 28, 27**) with views of its collapsed roof purlin

common rafters and ashlar stone ridge pieces. There is a centrally positioned replaced fireplace (tiled c. 1930) to the northwest wall.

- 5.2.11 The Barn, Room 10 (*l. 9.08m, w. 4.54m*) represents the former barn, which had most recently been used as a tyre store the evidence for which obscured most of the room (**Plate 28, 57**). Some fire damage is evident and there is now no roof. The current doors to the northeast wall (**Plate 29, 58**) appear to have been either enlarged or inserted as is a doorway to the garage (Rm. 11) in the centre of the southeast wall (**Plate 30, 52**). The internal walls consist of bare brickwork with opposing brick buttresses, which would have supported the transverse roof trusses (no longer extant) which indicates a three bayed building. The walls had been historically rendered probably during the 20th century. NB there was no evidence internally for the winnowing door [O] (**Plate 31, 52**).
- 5.2.12 The Garage, Room 11 (*l. 4.66m, w. 4.619m & ht. 2.46m (to tie-beam)*), probably built in the 1930s. This room originally featured a wide garage door to the southeast wall, but is now blocked with modern brick (**Plate 32, 54**). There is a blocked window to the southwest wall which apart from the once open doors would be the only natural light to the garage. The walls feature bare brick work with traces of lime wash. The roof features a transverse truss with a couple of posts supporting the purlins and common rafters (**Plate 33, 55**). The clamp made bricks measure 0.23m x 0.078 x 0.115m but no maker's marks were available.
- 5.3 **Brick assessment:** bricks from the farmhouse (Building A) and the barn (Building B) were retained by the author as samples and have been briefly assessed by the author. Machine ground clay was developed during the mid 19th century and all the bricks viewed across the site, including the samples, pre-date 1850. Both brick samples were slop moulded and a turning mark was present on Brick A, evident as a variable groove up to 18mm wide x 4mm deep. Brick A (length 230mm x breadth 115mm x height 73mm: **Plate 34**) is made from a poorly ground red clay with frequent grog (re-fired clay) inclusions, these are up to up to 25mm in diameter. The inclusions provide a blistered appearance to the brick. Lime mortar adhering to the brick is light cream in colour with inclusions of white lime and occasional dark grey charcoal. In the archaeological record both buildings (Blgs A & B) indicate a wide date range for the farmstead, between the mid 16th and mid 18th centuries.

6 CONCLUSION

- 6.1 2 Old Epworth Road represents a notable survival of a small domestic house (Blg. A1) and detached barn (Blg. B). The house was extended (Blgs A1 & A2) forming a building range, just over 13m. The house and barn probably date to the late 16th century. Relative dating of the subsequent house phases, based on the use of very similar bricks probably from the same supplier, and therefore suggests an early date probably late 16th/17th centuries.
- 6.2 Historically the house is referred to in the will of Robert Forster (c. 1619) and the income from the farmstead and associated land funded charitable donations into the 20th century to the benefit of the local community.

- 6.3 The early house was probably a simple one up one although the surviving first floor only spans room 3 (not room 2 as well). It featured a fireplace at the northern end of the room which still retains a bressumer beam [Q], suggesting the original presence of an open hearth, which was subsequently confined with a brick flue. The upstairs' bedroom was unheated and retains the single flue from the fireplace below.
- 6.4 Examination of the bricks indicates a wide date range, between the mid 16th and mid 18th centuries. Historically the farmstead appears to relate to the earlier end of the date range
- 6.5 The barn (Blg. B) retains its walls and enough evidence to indicate it was originally a 3 bayed, hand threshing barn. Building C, was a 20th century Garage and this commercial change of use marks the start of the farmsteads abandonment and decline.

7 SIGNIFICANCE AND POTENTIAL

- 7.1 The building appears very modern but it would have originally in the 16th century been a small but impressive building using new and expensive bricks with a heated living room as evidenced by the smoke hood beam which is still in situ and unheated bedroom. At some later point possibly during the late 16th century the house was extended (Blgs. A1 & A2) and the living accommodation re-configured. This effectively formed a continual range of brick buildings, which remained largely unaltered until their dilapidation and ruin during the later 20th century. Based on the available evidence a phase plan of the buildings has been developed in **Figure 7**.

Table 1: 'The Homesteads' building chronology and significance

Building	Building Type	Date of construction	Significance
A1	Single pile dwelling, with a heated ground floor with oak floor	C16th	regional
A2	Single storey extension	C16th?/17 th century	local
A3	Two storey extension	C16th?/17 th century	local
B	Large 3 bayed barn	C16th	local
C	Garage	C20th	none

- 7.2 There remains further potential information from the building in terms of its architectural and constructional details. Particular information could come from fully exposed views of room 3's ceiling (Blg A1: the chamfered oak beam and joists) as well as significant constructional details e.g. the roof truss (Blg. A1) not available during the survey. Further details such as the nature of the house and barn's floor, i.e. whether or not it retains its original threshing floor, remain areas of potential significance.

8 PROPOSED ARCHAEOLOGICAL MITIGATION

- 8.1 Watching brief during demolition, targeting at the above areas of archaeological potential.

9 REFERENCES

9.1 **Primary Sources**

Robert Forster's Charity 1779-1986 (DA Ref. DS/54)

9.2 **Secondary Sources**

Brown B. 1984, The Story of Robert Forester's Charity (A Brief History of Hatfield)
Census Returns for: 1841, 1851 & 1881.

9.3 **Cartographic Sources**

1825, Enclosure Map of Hatfield (DA Ref. PR/FISH/1/5/1&2)
1893, 25 inch, Ordnance Survey map (Internet Source 3)

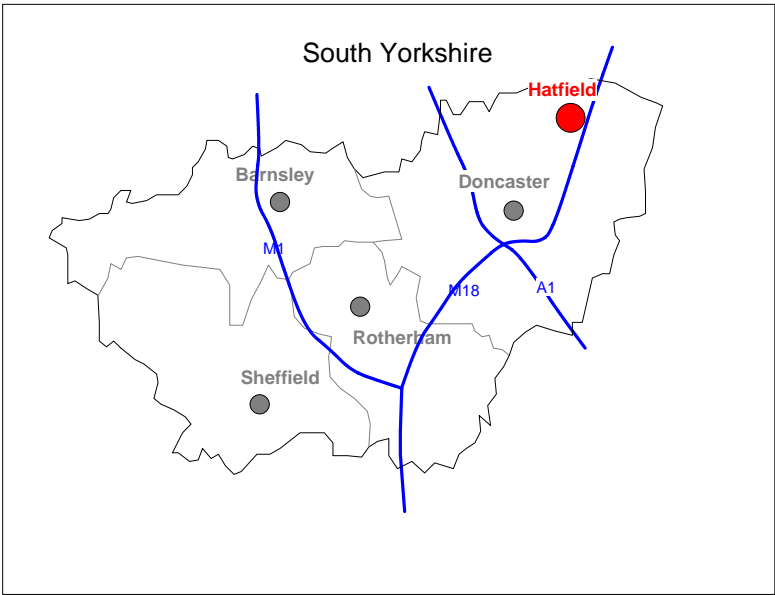
9.4 **Internet Sources**

1. <http://lbonline.english-heritage.org>.
2. <http://www.nationalarchives.gov.uk/a2a>
3. <http://old-maps.com>

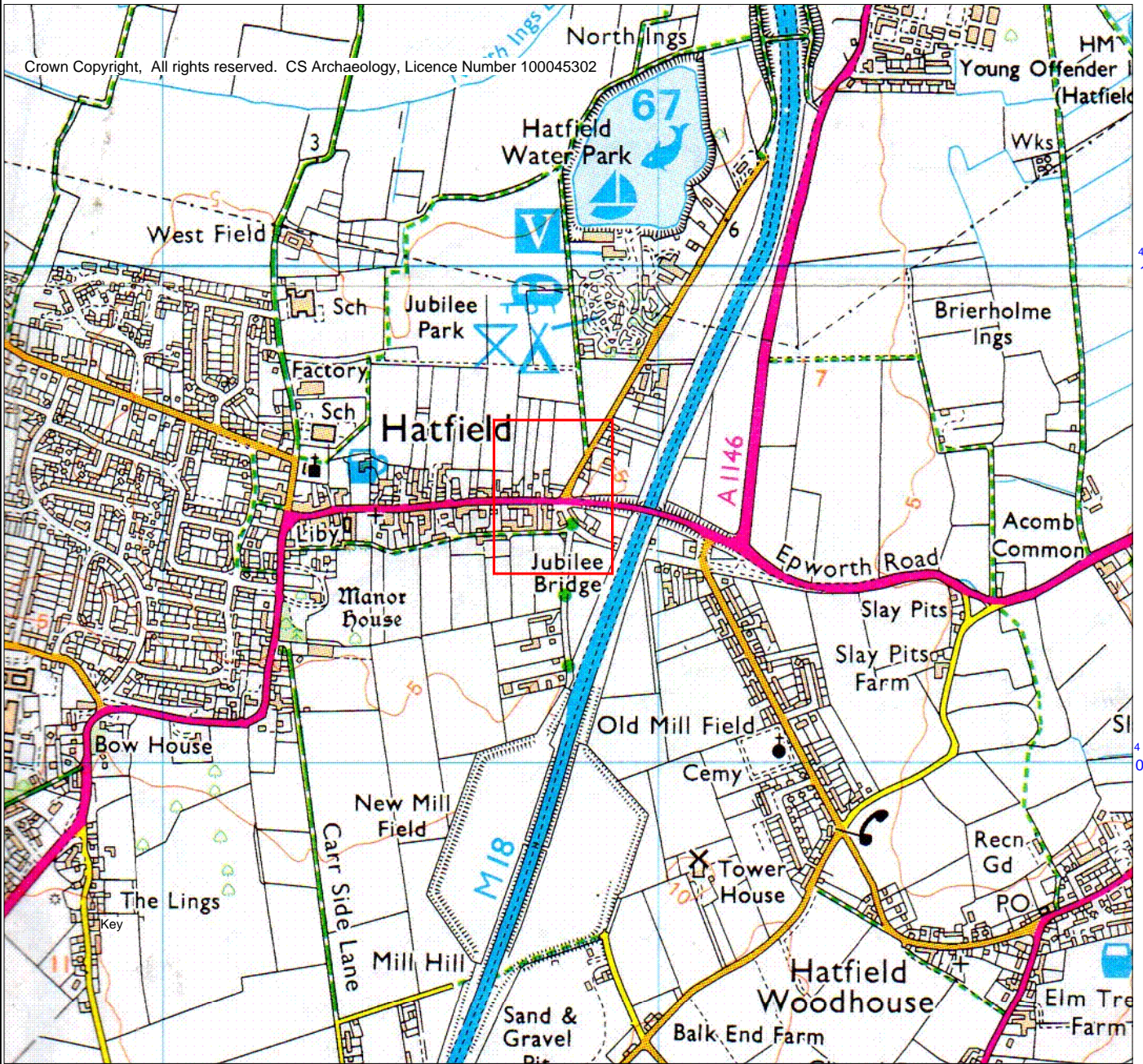
10 ACKNOWLEDGEMENTS

Thank you to G. A. Mell Builders Ltd for commissioning this work.

FIGURES



for inset see Figure 2



4 66

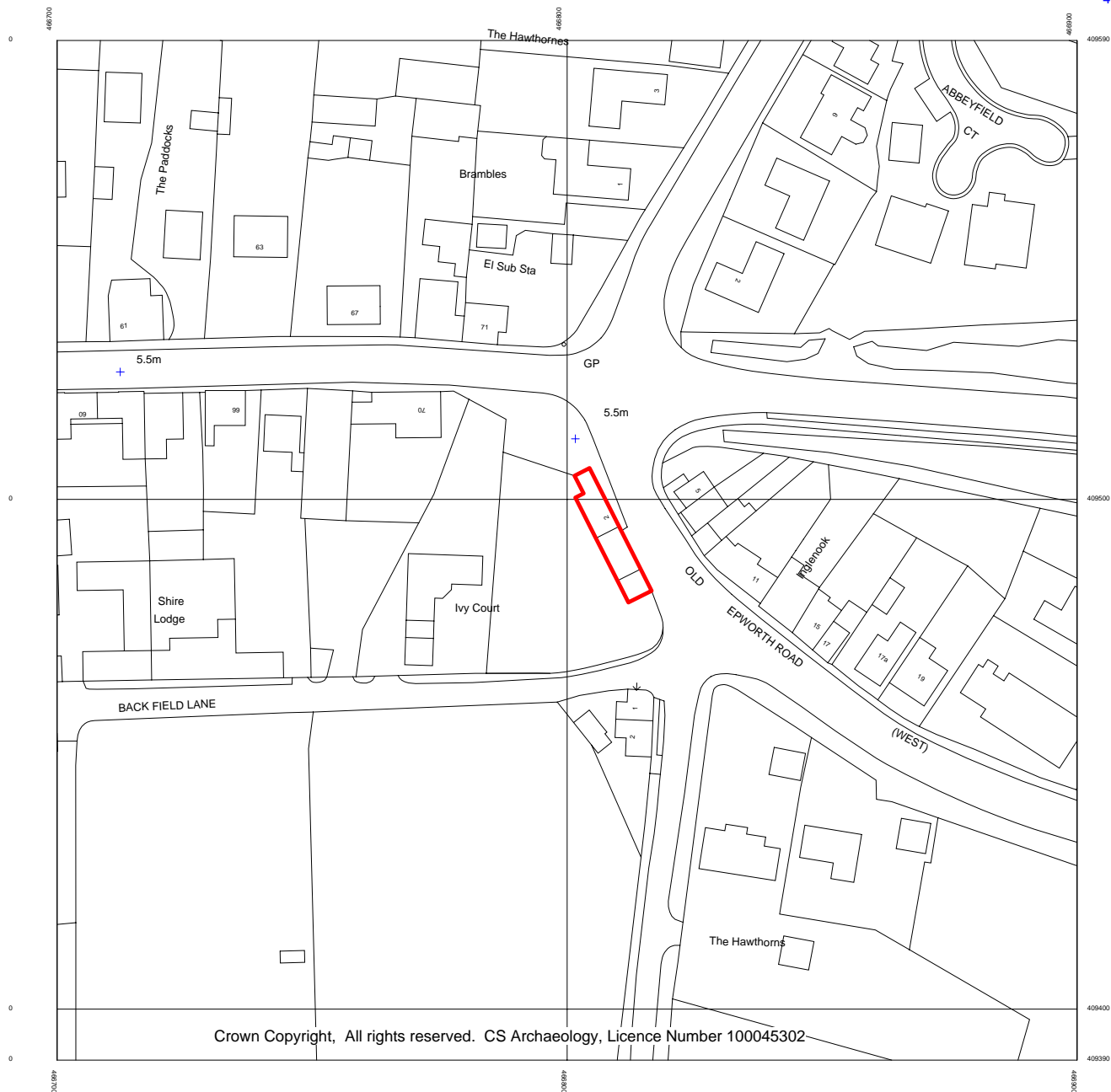
4 67

2 Old Epworth Road West,
Hatfield, Doncaster, South Yorkshire:
An Archaeological Building Record

Figure 1: Location Map

scale: 1:12500

CS Archaeology
July 2014

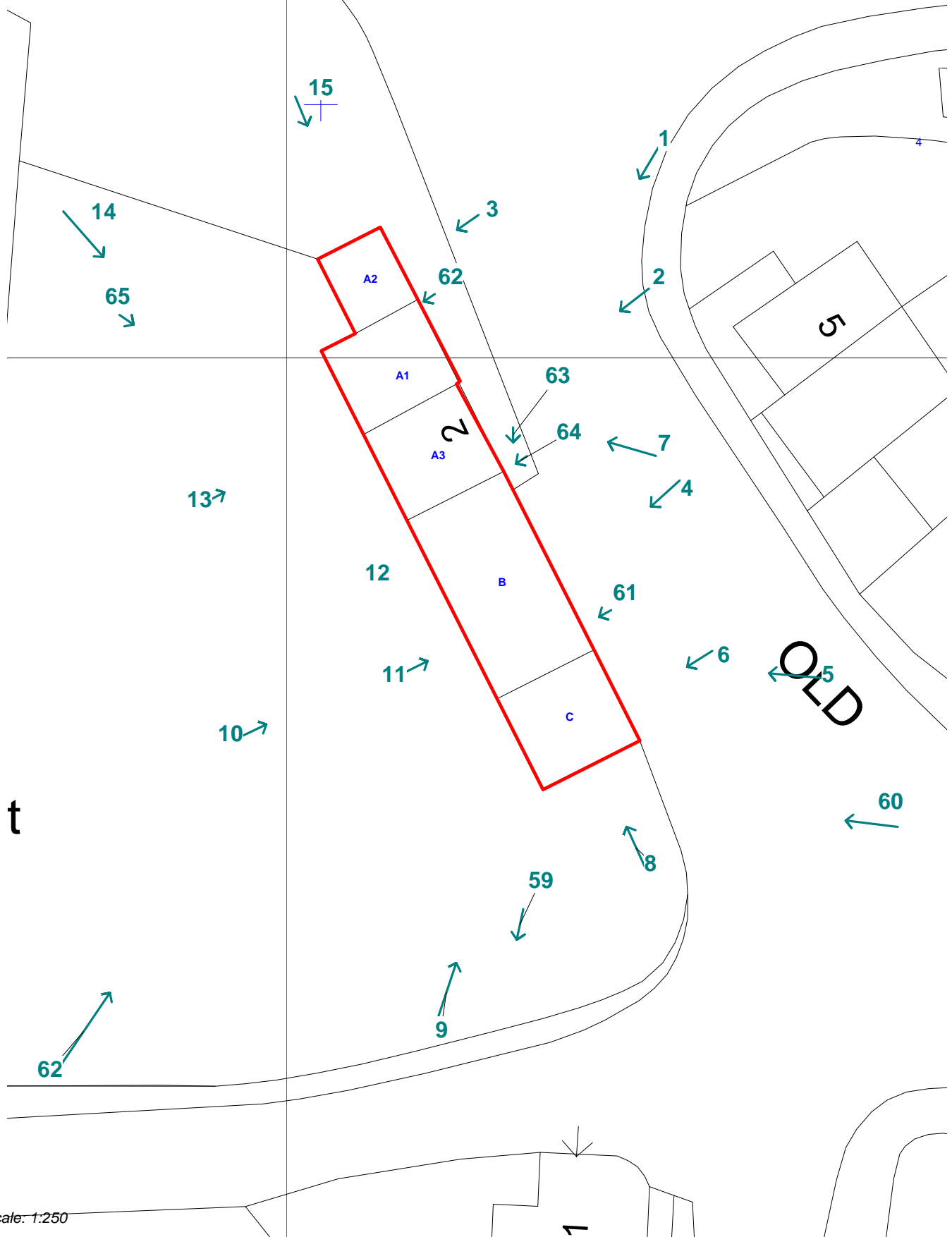


scale: 1:1250

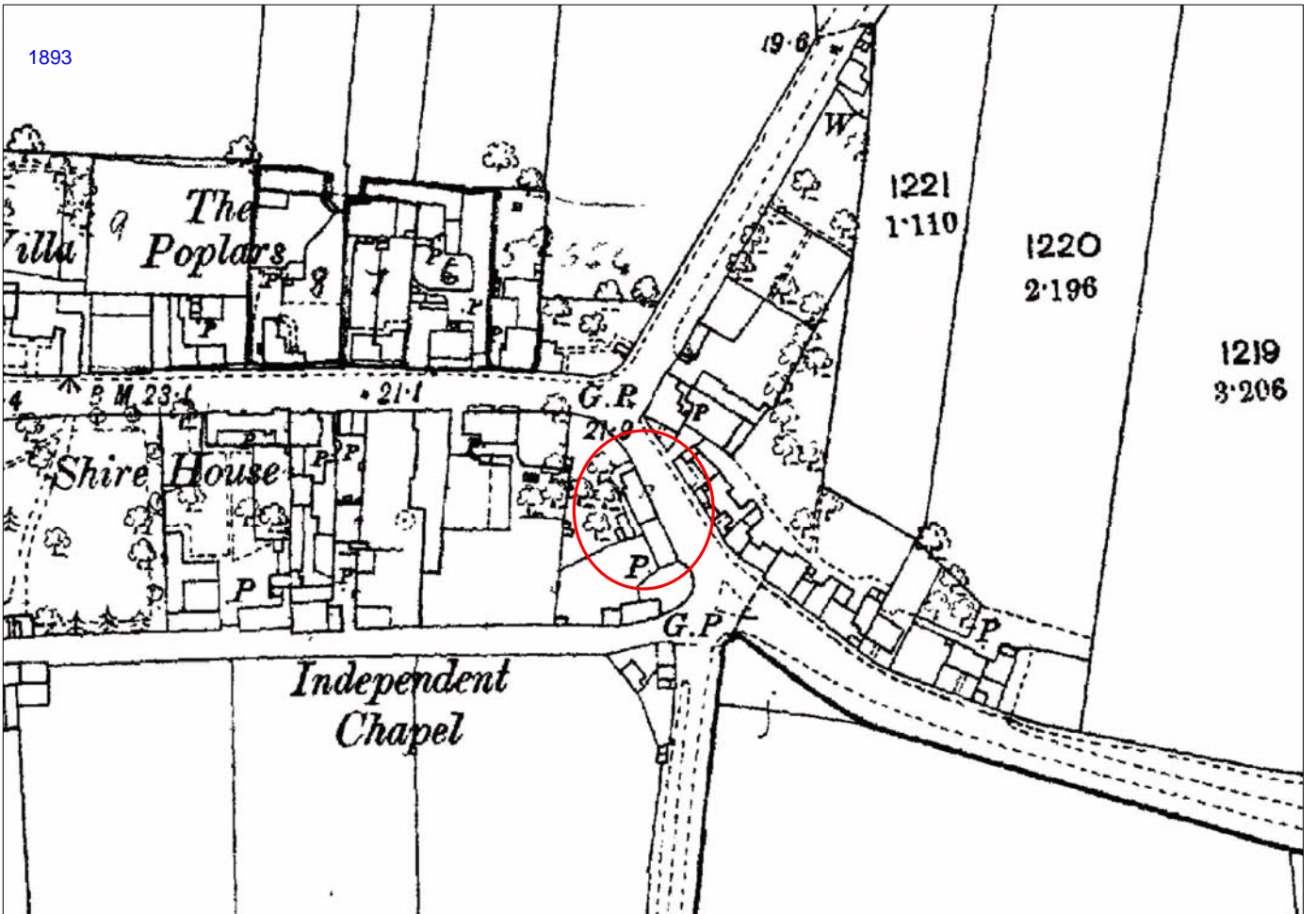
2 Old Epworth Road West,
Hatfield, Doncaster, South Yorkshire:
An Archaeological Building Record

Figure 2: Site Map

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July 2014



scale: 1:250



2 Old Epworth Road West,
 Hatfield, Doncaster, South Yorkshire:
 An Archaeological Building Record

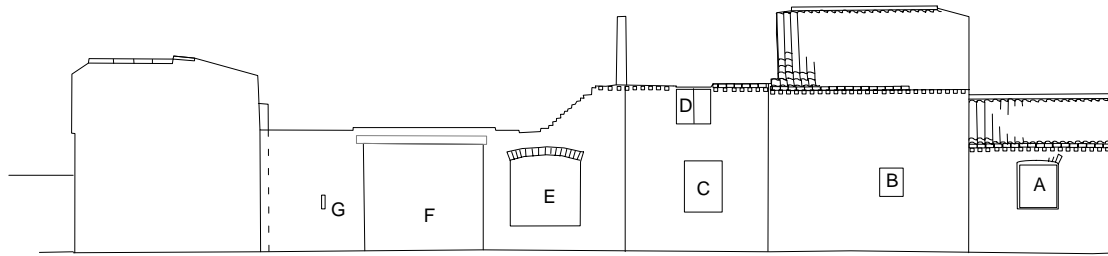
Figure 4: Historic Maps of Hatfield

CS Archaeology
 July 2014

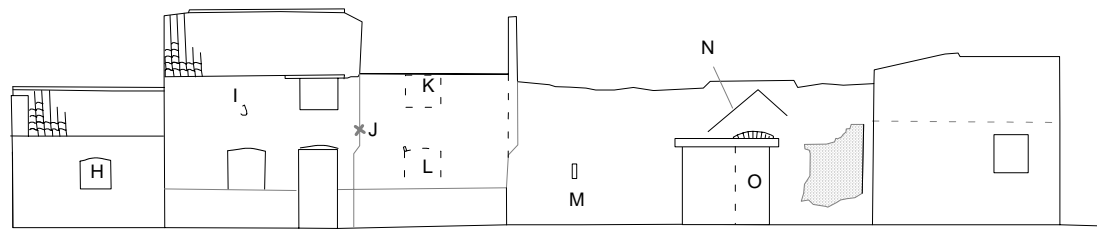
not to scale

2 Old Epworth Road, Hatfield: An Archaeological Building Record

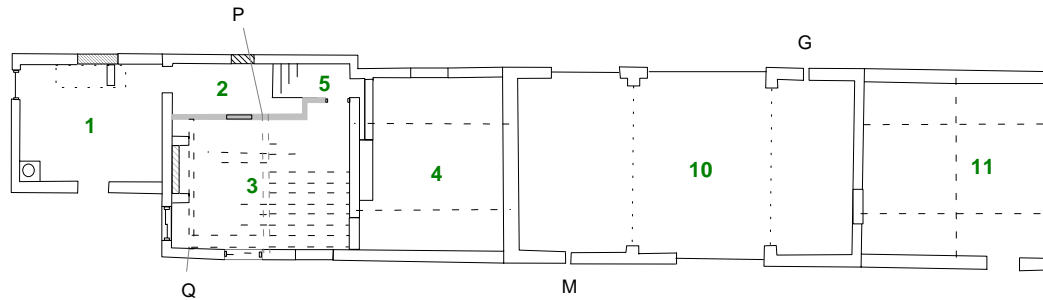
Front NE Elevation



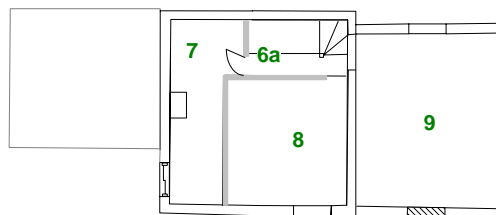
Rear SW Elevation





Ground Floor Plan



First Floor Plan



- Key
- - - reflective ceiling plan
 -  blocked opening
 -  void/break in brickwork
 - 1-11** room numbers

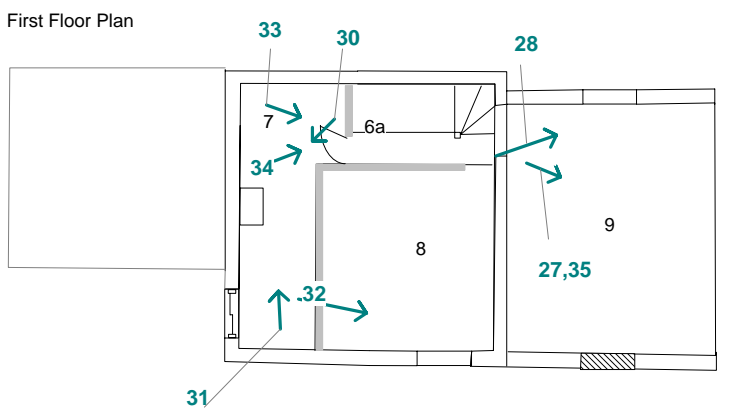
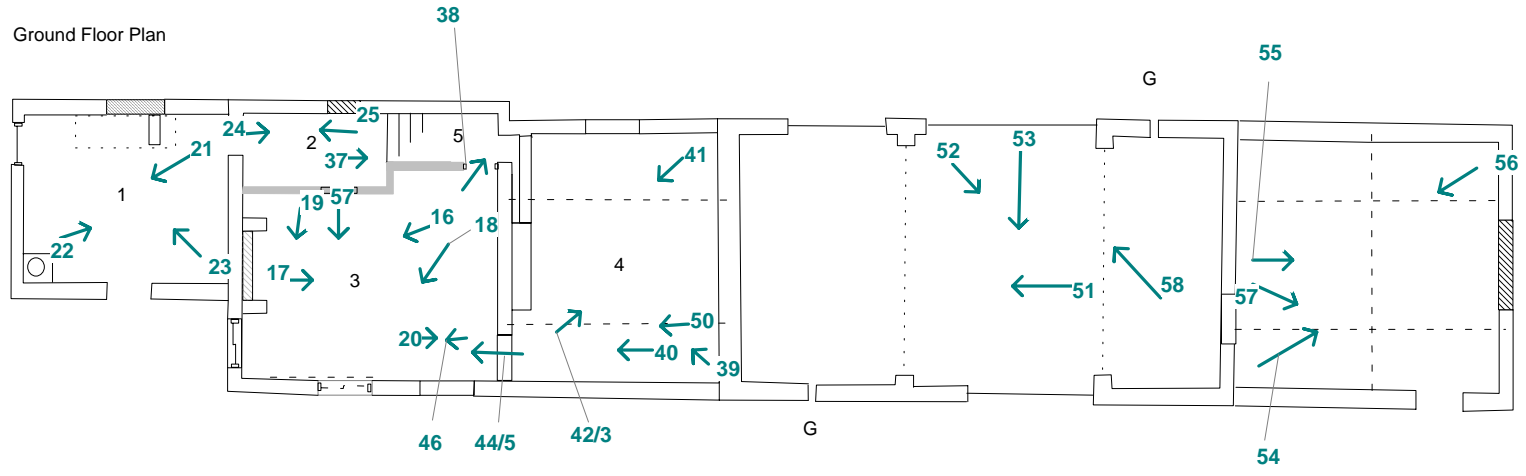
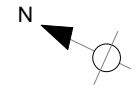
- Features
- [A] arch-headed window (Blg. A2)
 - [B] probable inserted window (truncated brickwork)
 - [C] square-headed window with the remains of a vertical sliding sash
 - [D] Probable square-headed window (first floor level)
 - [E] large inserted window
 - [F] former barn door (probably enlarged)
 - [G] ventilator
 - [H] ventilator
 - [I] arch-headed window
 - [J] rendering scar for external telephone bell (Plate 9)
 - [K] 'cross' shaped wall tie
 - [L] blocked and rendered window
 - [M] blocked and rendered arch-headed window
 - [N] ground floor ventilator (similar to [G])
 - N gabled roof line/scar
 - O truncated door
 - P chamfered beam
 - Q bressumer beam

Figure 5: Building Elevations
and Floor Plans

CS Archaeology
July 2014

scale 1:200

2 Old Epworth Road, Hatfield:
An Archaeological Building
Record



- - - Reflective Ceiling
- blocked opening
- Photographic No. and direction

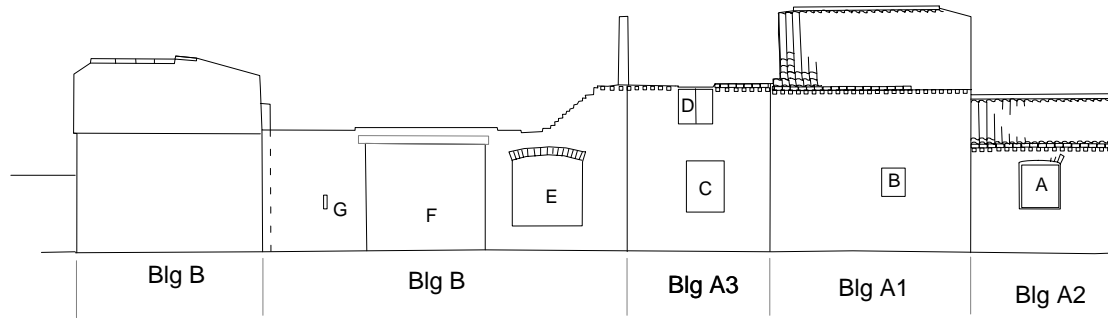
Figure 7: Building Floor Plan
with Internal Photographic
Positions

CS Archaeology
July 2014

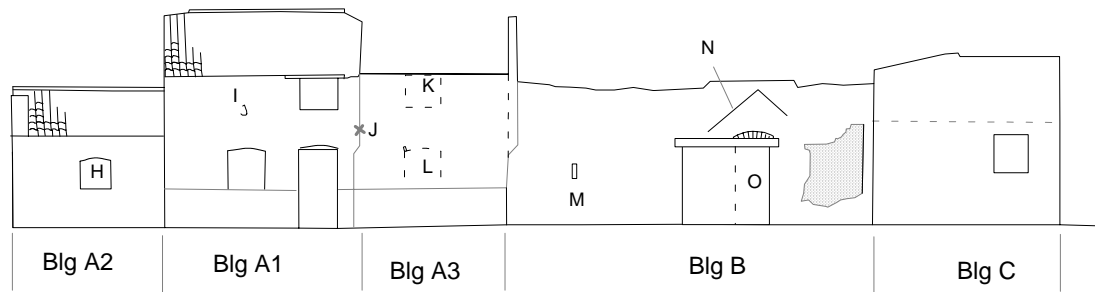
not to scale

2 Old Epworth Road, Hatfield: An Archaeological Building Record

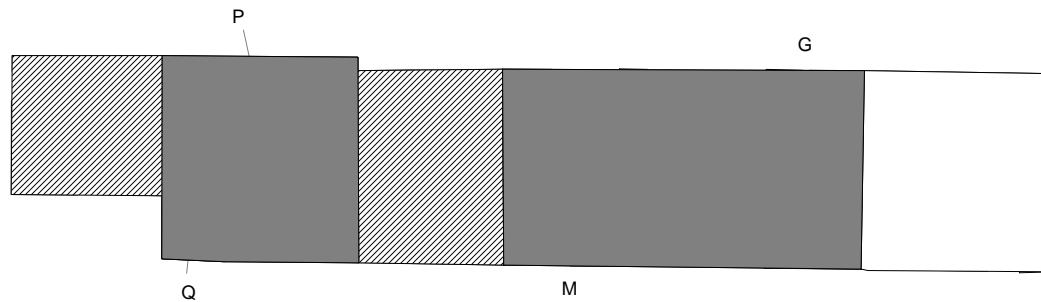
Front NE Elevation



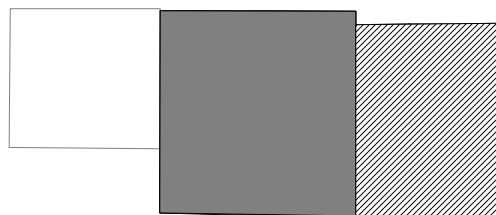
Rear SW Elevation



Ground Floor Plan



First Floor Plan



■ Phase 1 - Blgs A & B, C16th
 ▨ Phase 2 - Blgs A2 & A3, c C17th

- Key
- - - reflective ceiling plan
 - ▨ blocked opening
 - ▩ void/break in brickwork
 - 1-11 room numbers
- Features
- [A] arch-headed window (Blg. A2)
 - [B] probable inserted window (truncated brickwork)
 - [C] square-headed window with the remains of a vertical sliding sash
 - [D] Probable square-headed window (first floor level)
 - [E] large inserted window
 - [F] former barn door (probably enlarged)
 - [G] ventilator
 - [H] arch-headed window
 - [I] rendering scar for external telephone bell (Plate 9)
 - [J] 'cross' shaped wall tie
 - [K] blocked and rendered window
 - [L] blocked and rendered arch-headed window
 - [M] ground floor ventilator (similar to [G])
 - N gabled roof line/scar
 - O truncated door
 - P chamfered beam
 - Q smoke hood beam

Figure 7: Phase Plan

CS Archaeology
July 2014

scale 1:200

PLATES

(with photographic positions in italics)



Plate 1, 1: view of the front NE Elevation, looking south southwest



Plate 2, 5: oblique view of the front NE Elevation, looking west



Plate 3, 62: Vertical building line between the house (Blg. A1 and the extension (Blg. A2) looking southwest

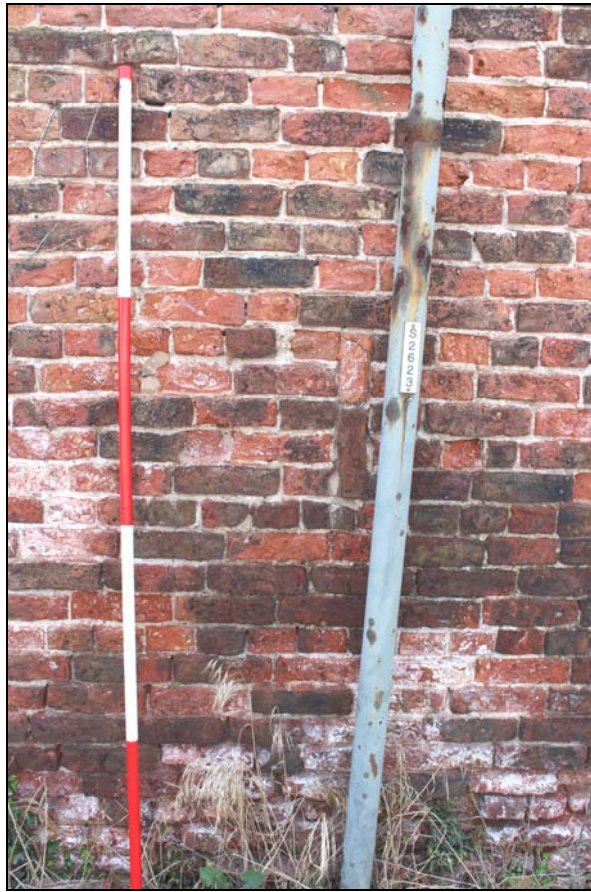


Plate 4, 61: View of the brickwork between the barn left (Blg. B, and the house right (Blg. A2), looking southwest



Plate 5, 8: view of the garage gable, looking north northwest



Plate 6, 9: general oblique view of the rear SW Elevation, looking north northeast



Plate 7, 10: the Barn (Blg. 2), view of the rear SW Elevation of the barn with obscured garage, looking northwest



Plate 8, 11: detail of the roof scar [N] and arched doorway [O] above the modern inserted doorway. looking east northeast



Plate 9, 13: view of the rear SW Elevation, looking east northeast



Plate 10, 14: general oblique view of the rear SW Elevation, looking south southeast



Plate 11: historic photograph of the farmhouse
(date unknown, prob. 1980 NB TV aerials)



Plate 12, 21: room 1, general view with the inserted boiler and upturned bench top, looking northwest



Plate 13, 23: room 1, view of the cold table and blocked window [A] and NE wall, looking north



Plate 14, 24: room 2, general view towards the staircase (Rm. 6), looking south southeast



Plate 15, 44: room 3, view of the Kitchen from the Parlour (Rm. 4), looking north



Plate 16, 46: room 3, detailed view of the ceiling showing the reeds and limecrete floor, looking north northwest



Plate 17, 79: oblique view of the small brsummer beam [Q] with slope made bricks above, looking west



Plate 18, 39: room 4, view of the Parlour's NW wall with central fireplace NB the 'flush' wall to the right of the fireplace, looking north



Plate 19, 42: general view of the front NE wall with central window, looking southeast



Plate 20, 38: room 5, view of the under stairs store room/cupboard, looking east



Plate 21, 36: View of the upper stairs, looking southeast



Plate 22, 29: general view of the *Landing* , looking north northwest



Plate 23, 30: view of the NW wall with single flued chimney breast and sliding sash window, looking northwest



Plate 24, 33: detail of the Bedroom door (the only in situ door into Rm. 7), looking east south east



Plate 25, 26: room 8, general view with exposed stud wall, looking southwest



Plate 26, 28: room 9, general oblique view of the front northeast wall, looking east southeast



Plate 27, 27: room 9, general view of the collapse roof and SE gable wall, looking southeast



Plate 28, 51: *The Barn*, room 10, general view of the former barn, looking north northwest



Plate 29, 58: *The Barn*, room 10, View of the front NE wall with barn door and inserted window [E], looking north



Plate 30, 52: *The Barn*, room 10, general view with the inserted doorway into the garage (Rm. 11), looking south



Plate 31, 52: *The Barn*, room 10, general view (towards to former winnowing door not visible internally), looking southwest



Plate 32, 54: *The Garage*, room 11, general view with the blocked garage doorway (SE wall), looking southeast

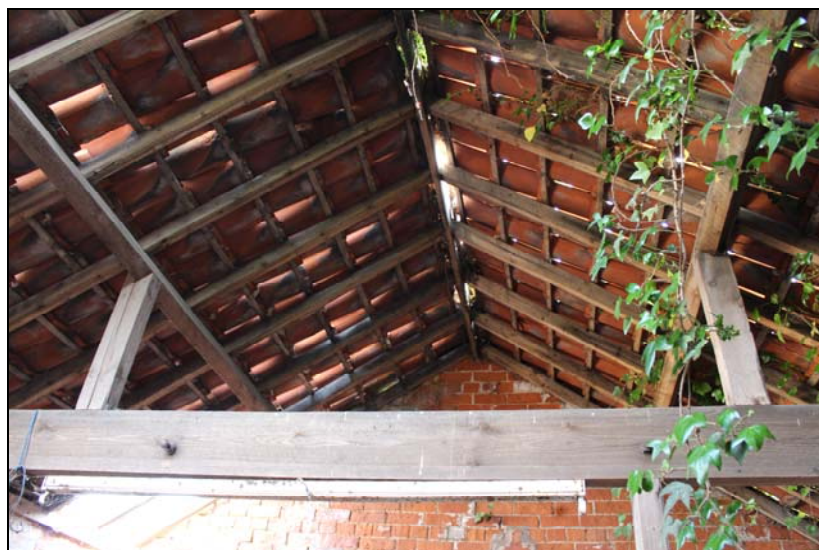


Plate 33, 55: *The Garage*, room 11, view of the roof and truss, looking southeast



Plate 34, 66: Detail of the slope moulded bricks of the house (right) and the barn (left)

APPENDICES

1. The WSI
2. The Archive

**PROJECT DESIGN FOR AN ARCHAEOLOGICAL
BUILDING RECORD: 2 OLD EPWORTH ROAD,
HATFIELD, DONCASTER,
SOUTH YORKSHIRE**

Planning Ref. 13/02676/FUL

CS Archaeology

June 2014

0 SUMMARY

- 0.1 This Project Design (PD) is in response to a condition of planning consent (13/02676/FUL, Cond. 3) for the redevelopment of the site into 2 detached and 2 semi-detached houses with associated garages.
- 0.2 This PD proposes that an archaeological building record is undertaken to record, where possible, external and internal features of the former farmstead.
- 0.3 The results from this building record will provide a permanent, publically accessed archive and will mitigate the architectural/archaeological resource by 'preservation by record'.

1 INTRODUCTION

1.1 Details

- 1.1.1 *Site Name:* 2 Old Epworth Road
- 1.1.2 *Location:* Hatfield Doncaster DN7 6LP (**Figure 1**)
- 1.1.3 *Status:* Conservation Area
- 1.1.4 *Grid reference:* SE 6680 0949
- 1.1.5 *Area of site (hectares):* 0.12

1.2 Archaeological Background

- 1.2.1 During the Anglo-Saxon period Hatfield was recognised, by the church synod of 702, as a distinct group in the *Tribal Hidage* (Hey 1979, 22). For centuries Hatfield was the centre of the lowlands east of Doncaster.
- 1.2.2 The place name *feld* originally meant pasture land in an open place, which eventually became the place name evidence of field.
- 1.2.3 Hatfield is recorded in the Domesday Book in 1086, when the village of Hatfield was part of the large estate of Conisbrough, owned by Earl William de Warenne. Conisbrough estate and many other parcels of land had been granted to him by King William 1 for his help in the Conquest. There is a separate entry in the Domesday Book for Tudworth, which had 20 fisheries, mainly eel ponds, which provided large quantities of fish for Conisbrough Castle and Roche Abbey. The Domesday Survey of 1086 mentions a church at Hatfield but nothing of that building remains to be seen.
- 1.2.4 The present parish church of St Lawrence was probably begun in the 12th century.
- 1.2.5 Currently little is known of the proposed development site (PDA) which lies at the eastern end of the Hatfield's medieval settlement (SYAS HEC). The historic settlement is still represented by burgage plots, which extend 90° from the main high street and this distinct landscape pattern probably dates to at least the early medieval period. The building is in a dilapidated condition.
- 1.2.6 Corresponding buildings are represented on the 1st Ed Ordnance Survey map of 1853 (www.old-maps.co.uk), where the PDA is represented by two enclosures with a pond at the southeast corner of the southern enclosure.
- 1.2.7 As the existing elevations and plan shows (**Figure 1**) the buildings form a straight building range that fronts (NE) onto the Old Epworth Road, and is therefore aligned northwest – southeast. The farmhouse is positioned at the centre and is flanked by a barn (north) with adjacent stables and cartshed?
- 1.2.8 No previous archaeological work is known to have taken place within the PDA¹.

¹ No checks have been made with SYAS HER

1.3 Planning Background

- 1.3.1 This PD has been written in response to a condition (13/02676/FUL, Cond. 3) of planning consent to redevelop the PDA into 2 detached and 2 semi-detached houses with associated garages.
- 1.3.2 This PD represents a summary of the broad archaeological requirements to record the existing building and provide a historical context for the architectural/archaeological resource of the PDA. This is in accordance with Local Planning Policies ENV26, which states that an appropriate, sufficient, and permanent record is made of the remaining historic buildings. This is also in line with the National Planning Framework (NPPF 12).

2 OBJECTIVES

- 2.1 To record the architectural and archaeological resource in order to achieve a better understanding of the significance of the historic buildings within its historic context.
- 2.2 To provide a permanent record of the demolition which will be made available for public dissemination, via the archive which will be deposited with Doncaster Archives (Dr C Kelham)

3 METHODOLOGY

3.1 Documentary research

- 3.1.1 A review of readily available sources will provide background information for the building record.
- 3.1.2 This assessment will be based on the following information:
- site visit with an examination of the building;
 - Doncaster Archives at Balby, Doncaster
 - published documentary and cartographic sources.

3.2 Written Record

- 3.2.1 CS Archaeology will carefully examine all parts of each building prior to the commencement of the drawn and photographic recording, in order to identify all features relevant to its original use and to obtain an overview of the development of the building and of the site as a whole. As part of this exercise, CS Archaeology will produce written observations (e.g. on phasing; on building function) sufficient to permit the preparation of a report on the structure. This process will include the completion of a Room Data Sheet or similar structured recording pro-forma for each room or discrete internal space within the volume of the structure. The crucial requirement is that each room will be examined individually, that the results of that examination will be noted in a systematic fashion, and that these objective observations will be used to inform an analytical interpretation of the overall development and operation of the farm.

3.3 Drawn Record

- 3.3.1 The drawn record will be based upon existing survey plans and elevations which will be adapted and annotated and will comprise of:

- floor plan;
- elevation drawings;
- cross-section with particular reference to the roof truss or roof trusses (if different).

3.3.2 Drawings will be made at an either an appropriate or floating scale, which maximises the drawing size for clarity. The structures will be recorded as existing, but a clear distinction will be made on the final drawings between surviving as-built features and any material introduced during the late 20th-century.

3.3.3 *Scope of the Record.* All features of archaeological and architectural interest identified during the process of appraisal will be incorporated into, and clearly identified in, the final drawn record. Typically, items of interest would include:

- roof trusses;
- roof line scars;
- joist holes;
- mason's and/or carpenter's marks, apotropaic marks and graffiti.

This list will not be treated as exhaustive. CS Archaeology will also identify and note:

- any significant changes in construction material – this is intended to include significant changes in stone type and size;
- any blocked, altered or introduced openings;
- evidence for phasing, and for historical additions or alterations to the building.

3.3.3 *Dimensional accuracy* will accord with the normal requirements of the English Heritage Architecture and Survey Branch (at 1:20, measurements will be accurate to at least 10mm; at 1:50, to at least 20mm; at 1:100, to at least 50mm). Major features such as changes in structural material may be indicated in outline. The recording of individual stones or stone courses is not required unless greater detail is needed in order to adequately represent a particular feature of interest.

3.3.4 *Drawing method.* The survey will be use recently prepared plans, cross sections and elevations. Additional architectural and detail will be appended, in accordance with national guidelines², drawings executed on site will be made either on polyester-based film (minimum thickness 150 microns) with polymer-bonded leads of an appropriate thickness and density, or on acid-free or rag paper. If finished drawings are generated by means of CAD or a similar proven graphics package, CS Archaeology will ensure that the software employed is sufficiently advanced to provide different line-weight (point-size); this feature will then be used to articulate the depth of the drawings. This will enable a well-modelled and clear drawing to be produced; ambiguous flat-line drawings will be avoided. Drawing conventions will conform to English Heritage guidelines as laid out in English Heritage 2006, *Understanding Historic Buildings – a guide to good recording practice*.

3.4 Photographic Record

3.4.1 The Photographic record will be primarily by black and white photography with digital back up of each shot and viewpoint. Colour Slide will be used where colour forms an important aspect of the view point.

- 3.4.2 *External photographs* will be made of all elevations of each historic building, from vantage points as nearly parallel to the elevation being photographed as is possible within the constraints of the site. CS Archaeology will ensure that all visible elements of each elevation are recorded photographically; this may require photographs from a number of vantage points without the constraints of scaffolding or appending structures. A general external photographic record will also be made which includes a number of oblique general views of the buildings from all sides, showing them and the barn within its setting.
- 3.4.2 *Internal photographs* will be made, general views will be taken of *each room* or discrete internal space from a sufficient number of vantage points to adequately record the form, general appearance and manner of construction of each area photographed. In areas which are wholly modern in appearance, character and materials, a single shot to record current appearance will suffice.
- 3.4.3 *Detailed photographs*, In addition, detailed record shots will be made of all individual elements. Elements for which multiple examples exist (e.g. each type of roof truss, column or window frame) may be recorded by means of a single representative illustration.
- 3.4.4 *Equipment*. General and detailed photographs will be taken with a 35mm camera using a tripod. All photographs will contain a graduated photographic scale of appropriate dimensions.
- 3.4.5 *Film stock*. All record photographs will be black and white, using conventional silver-based film only, Ilford Delta 400 Pro. For colour slide Sensia 400 will be used.
- 3.4.6 *Printing*, Record photographs will be printed at 6" x 4" on to proven archivally stable paper. Bracketed shots of identical viewpoints will be reproduced.
- 3.4.7 *Documentation*, a photographic register detailing (as a minimum) location, direction and subject of shot will accompany the photographic record. The positions and direction of each photograph will be noted on a copy of the building plan, which will also be marked with a north pointer.

3.5 Site Monitoring

- 3.5.1 DMBC/SYAS will be notified at least one week in advance of the site works and the start of the building record, so that arrangements for monitoring the work can be made.

3.6 Health and Safety

- 3.6.1 CS Archaeology will operate with due regard to health and safety.

3.7 Post –Survey Work and Report Preparation

- 3.7.1 Once the recording work has been completed, a full report of the results of the results and the archive will be created. The report will be undertaken in accordance with Understanding Historic Buildings (English Heritage 2006). The report will include: background information, methods, detailed results, grid references, conclusion and discussion.
- 3.7.2 The report will include a phased interpretation of the buildings, if possible.
- 3.7.3 The report will feature a detailed photographic index to supplement the archive.

3.7.4 The report will provide an interpretation of the results, and will seek to place them in their local and regional context.

3.7.5 A copy of this PD will be included as an appendix to the final report.

3.8 Report Submission

3.8.1 Copies of the completed report will be submitted in both hard (if required) and digital formats to:

- The Client; G.A.Mell (Builders) Ltd
- DMBC/SYAS.

3.9 Submission and Deposition of the Archive

3.9.1 The archive, including a copy of the report, will be compiled, indexed and then offered for deposition with Doncaster Archives.

3.10 Publicity

3.10.1 Provision will be made for publicising the results of the work locally, and an on-line OASIS form will be completed for the project.

3.11 References

Department for Communities and Local Government, 2012, *National Planning Policy Framework*

English Heritage 2006, *Understanding Historic Buildings – a guide to good recording practice*, 7.1.1ff

Any comments on this PD please address to Chris Scurfield at:

CS Archaeology

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M: 07963 586767

Appendix 2: PHOTOGRAPHIC INDEX,

Monochrome (Delta 400 professional) and Digital

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

Photo. Position	Film & Frame No.	Plate	Building	Description	Looking
1	1/18, 4/29	1	1	Oblique view of the front NE Elevation	SSW
2	1/17, 4/28		1	View of the front NE Elevation	SW
3	1/16		1A	Detail of the gabled extension	SW
4	1/15-14		2	View of the barn's front NE Elevation	SW
5	1/13-12	2	3/2	Oblique view of the front NE Elevation	W
6	1/11		3/2	General view of the front NE Elevation	SW
7	1/10		2/1	Oblique view of the front NE Elevation	WNW
8	1/9	5	3	View of the garage gable	NNW
9	1/8	6	3/2/1	General oblique view of the rear SW Elevation	NNE
10	1/7	7	3/2	View of the rear SW Elevation of the barn with obscured garage	ENE
11	1/6	8	2	Detail of the roof scar [N] and arched doorway [O] above the modern inserted doorway.	ENE
12	1/5		2	Detail of the brick work with original ventilator	ENE
13	1/4	9	1	View of the rear SW Elevation	ENE
14	1/3-2	10	1/2	General oblique view of the rear SW Elevation	SSE
15	1/1		1	View of the gabled extension	SSE
16	2/36		1.3	View towards the fireplace	NW
17	2/35		1.3	General view of the SE wall	SE
18	2/34		1.3	General view of the SW wall	W
19	2/33	17	1.3	Oblique view of the small smoke hood beam with slope made bricks above	W
20	2/32		1.3	Detail through the first floor (oak beams and reed and limecrete floor)	SE
21	2/31-30	12	1.1	General view with the inserted boiler and upturned bench top	NW
22	2/29		1.1	View of the doorway and SE wall	SE
23	2/28	13	1.1	View of the cold table and blocked window [A] and NE wall	N
24	2/27-26	14	1.2	General view	SSE
25	2/25		1.2	General view	NW
26	2/24	25	1.8	General view with exposed stud wall	SW
27	2/23	27	1.9	General view of the collapse roof and SE gable wall	SE
28	2/22	26	1.9	General oblique view of the front northeast wall	ESE
29	2/21	22	1.5	General view of the <i>Landing</i>	NNW
30	2/20	23	1.7	View of the NW wall with single flued chimney breast and sliding sash window	NW
31	2/19		1.7	General view	NE
32	2/18		1.8	General view	SSW

2 Old Epworth Road West, Hatfield, Doncaster, South Yorkshire: An Archaeological Building Record

33	2/17-16	24	1.7	Detail of the Bedroom door (the only in situ door into Rm. 7)	ESE
34	2/15		1.7	View of the only in situ door	NE
35	2/14		1.9	General view of the upper SE wall	SE
36	2/13-12	21	1.6	View of the upper stairs	SE
37	2/11		1.6	Detail of the staircase	SE
38	2/10	20	1.5	View of the under stairs store room/cupboard	E
39	2/9	18	1.4	View of the Parlour's NW wall with central fireplace NB the 'flush' wall to the right of the fireplace	N
40	2/8		1.4	View along the SE wall into the Kitchen (Rm. 3)	NNW
41	2/7		1.4	General view	WNW
42	2/6-5	19	1.4	General view of the front NE wall with central window	SE
43	2/4		1.4	View of the ceiling	SE
44	2/3	15	1.3	View of the Kitchen from the Parlour (Rm. 4)	N
45	2/2		1.3	View of the ceiling	NE
46	2/1	16	1.3	Detailed view of the ceiling showing the reeds and limecrete floor	NE
47	3/36-35		1.3	View of the SW wall	SW
48	3/34		1.3	View of the ceiling and SW wall	SE
49	3/33		1.4	View of the 4 panelled door	E
50	3/32		1.4	Detail of the ceiling beam	NE
51	3/31	28	1.10	General view of the former barn	NW
52	3/30	30	1.10	General view with the inserted doorway into the garage (Rm. 11)	S
53	3/29	31	1.10	General view (towards to former winnowing door not visible internally)	SW
54	3/28	32	1.11	General view with the blocked garage doorway (SE wall)	SE
55	3/27-26	33	1.11	View of the roof and truss	SE
56	3/25		1.11	View of the NW wall	NW
57	3/24		1.11	View of the SW wall and window	S
58	3/23	29	1.10	View of the front NE wall with barn door and inserted window [E]	N
59	3/22		External	View of the southern perimeter wall	SSW
60	3/21		Ext.	General view of the farmstead	WNW
61	3/20	4	Ext.	View of the brickwork between the barn left (Blg. B, and the house right (Blg. A2)	SW
62	4/27	3	Ext.	Vertical building line between the house (Blg. A1 and the extension (Blg. A2)	SW
63	4/26		Ext	Oblique view of the brickwork between the barn left (Blg. B), and the house right (Blg. A2)	S
64	4/25		Ext.	External view of 'The Homestead' re-creating the historic photograph (Plate 11)	SE
65	4/24		-	Detail of the nailed metal boss	-
66	4/23		-	Detail of the slope moulded bricks of the barn (right) and the house (left)	-