



**JohnsonMowat**  
Planning & Development Consultants

**SOUTH WEST YORKSHIRE NHS FOUNDATION  
TRUST AND ORION HOMES**

**HERITAGE STATEMENT**

**PROPOSED RESIDENTIAL DEVELOPMENT  
FORMER MOUNT VERNON HOSPITAL, MOUNT  
VERNON ROAD, WORSBOROUGH, BARNSELY**

**Heritage Statement  
Proposed Residential Development  
Former Mount Vernon Hospital. Worsbrough**

**Client: South West Yorkshire NHS Foundation Trust and Orion Homes**

**Date: March 2019**

Johnson Mowat  
Heritage  
Coronet House, Queen Street, Leeds, LS1 2TW

## **CONTENTS**

<b>1. Introduction</b>	<b>2</b>
<b>2. Planning Policy Context</b>	<b>4</b>
<b>3. Baseline Assessment</b>	<b>9</b>
<b>4. Assessment of Development Proposals</b>	<b>20</b>
<b>5. Conclusions</b>	<b>24</b>

## **APPENDICES**

- 1. Gazetteers of Historic Environment Records**
- 2. Mount Vernon Drawing Plans**
- 3. Historic Mapping**
- 4. Proposed Site Layout**

## 1.0 INTRODUCTION

1.1 This Statement, prepared on behalf of the South West Yorkshire NHS Foundation Trust and Orion Homes, sets out an assessment of the potential impact upon the historic environment of the proposed residential development of land comprising the former Mount Vernon Hospital, Mount Vernon Road, Worsbrough. In preparing the assessment regard is given to guidance contained within paragraph 189 of the National Planning Policy Framework, 2018 (hereafter the Framework) which sets out the information requirements for proposals affecting heritage assets. It states that:

*“In determining applications local planning authorities should require an applicant to provide a description of the significance of the heritage assets affected, including any contribution made by their setting.”<sup>1</sup>*

1.2 The site comprises land and buildings associated with the former hospital use which was established during the 20<sup>th</sup> century and closed in 2017. It is allocated for residential development (as site HS29 Land off Mount Vernon Road) with an indicative yield of 74 dwellings under the adopted Barnsley Local Plan (2019). Policy HS29 states, amongst other things, that development will be expected to:

*“Respect the historic setting of the listed building at Elmhirst Farmhouse and Cottage opposite this site by the use of appropriate site layout, sympathetic design that reflects their setting, scaling, massing, details and materials.”*

1.3 The policy continues by stating that:

*“Archaeological remains may be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment (including a field evaluation if necessary) that must include the following:*

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

1.4 These matters are considered within this Statement.

1.5 The Statement follows Framework and good practice guidance in assessing the heritage significance of those identified designated and non-designated assets potentially affected by the

---

<sup>1</sup> Paragraph 189, National Planning Policy Framework, 2018

proposed development and the contribution made by their setting. The report is structured as follows:

**Section 2 - Policy Context and Methodology**

Summarises the principal policy guidance and the approach taken to the identification of heritage assets, baseline data sources and assessment criteria used.

**Section 3 – Baseline Assessment**

Summarises data sources consulted and the historical and archaeological context of the site. Identifies the heritage assets, both designated and non-designated potentially affected by the proposals.

**Section 4 - Assessment of Significance and Impact of Development Proposals**

Provides an assessment of the heritage significance of the identified built heritage assets and their setting potentially affected and considers development impacts upon the significance having regard to national and local planning policy.

- 1.6 The assessment is based primarily on published and archival information and this is referenced as appropriate within the report. Site survey visits were undertaken during December 2018.

## 2.0 PLANNING POLICY CONTEXT

### Statutory Context

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out a general duty for local planning authorities, in the exercise of planning functions in relation to listed buildings. It states that:

*“In considering whether to grant planning permission which affects a listed building or its setting, the local planning authority, or as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

- 2.2 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out a general duty as respects conservation areas in the exercise of planning functions, indicating that *“with respect to any buildings or other land in a conservation area ..... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

### National Planning Policy and Guidance

- 2.3 The policies contained within the National Planning Policy Framework (hereafter the Framework), taken together, comprise the Government’s view of what sustainable development should constitute in practice. A key objective of environmental sustainability is protecting and enhancing our historic environment (paragraph 8).

- 2.4 A heritage asset is defined within the Framework as:

*“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)”*

- 2.5 Significance, for heritage policy, is defined in the Framework as:

*“The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”*

2.6 The aim of any heritage assessment is to demonstrate understanding of the nature of significance and the particular interest which contributes to that significance, the extent of the building fabric that holds this interest and its comparative level of importance.

2.7 The Framework does not provide a definition of what constitutes architectural, artistic or historic interest. Paragraph 9 of Principles of Selection for Listed Buildings (DCMS March 2010) does provide definitions of architectural and historic interest in the national context:

***“Architectural Interest.*** *To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;*

***Historic Interest.*** *To be of special historic interest a building must illustrate important aspects of the nation’s social, economic, cultural or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing”*

2.8 Further practical guidance informing the understanding of significance can be taken from Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment (English Heritage 2008). This sets out a heritage value driven approach to the assessment of significance. These values are inter-related and fall into four categories:

***Evidential Value:*** *The potential of a place to yield evidence about past human activity*

***Historical Value:*** *The ways in which past people, events and aspects of life can be connected through a place to the present*

***Aesthetic Value:*** *The ways in which people draw sensory and intellectual stimulation from a place*

***Communal Value:*** *The meaning of a place for the people who relate to it or for whom it figures in their collective experience or memory*

2.9 These values closely relate to the consideration of archaeological, architectural, artistic and historic interest and help to inform and articulate the derivation of significance.

2.10 The Framework indicates that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to an asset’s conservation (paragraph 193). For heritage policy ‘conservation’ is defined as:

*“The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance”*

- 2.11 The Framework requires applicants for development proposals to provide a description of the significance of heritage assets affected and indicates, at paragraph 189, that, in any such description:

*“The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.”*

- 2.12 Paragraph 192 of the Framework indicates that, in determining planning applications, local planning authorities should take account of:

- *“The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *The desirability of new development making a positive contribution to local character and distinctiveness.”*

- 2.13 Paragraph 193 indicates that great weight should be given to an asset’s conservation. The more important the asset the greater weight that should be given. This is regardless of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to significance. It notes that significance can be harmed or lost through development within the setting of the heritage asset and indicates, at paragraph 194, that any harm or loss should require clear and convincing justification.

- 2.14 Paragraph 195 states that, where it is concluded that an application will lead to substantial harm to, or total loss of, significance to a designated heritage asset, authorities should refuse consent unless it can be demonstrated that:

*“The substantial harm or total loss is necessary in order to achieve substantial public benefits that outweigh that harm or loss”*

2.15 Where less than substantial harm is identified to the significance of a designated heritage asset the Framework advises, at paragraph 196, that authorities should weigh the public benefits of the proposal against the harm identified.

2.16 The Framework does not provide a definition of “substantial harm” but National Planning Practice Guidance (accessed 26<sup>th</sup> July 2018) does consider the process of assessment and states that:

*“Whether a proposal causes substantial harm will be a judgement for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases.....*

*It is the degree of harm to the asset’s significance rather than the scale of development that is to be assessed, the harm may arise from works to the asset or from development within its setting.”*

2.17 Paragraph 197 of the Framework indicates that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. This should be a balanced judgement having regard to the scale of harm or loss identified and the significance of the heritage asset.

2.18 In considering development affecting conservation areas and their setting as heritage assets paragraph 200 states that:

*“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or better reveal its significance) should be treated favourably.”*

2.19 Paragraph 201 continues:

*“Not all elements of a Conservation Area ..... will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area ..... should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area ..... as a whole.”*

2.20 As regards the consideration of what constitutes the setting of a heritage asset the Framework provides the following definition:

*“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral”*

- 2.21 Historic England has published guidance in respect of the setting of heritage assets (Historic Environment Good Practice Advice in Planning, Note 3 (Second Edition), The Setting of Heritage Assets, 2017). It indicates, at paragraph 9, that:

*“Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.”*

- 2.22 The advice note sets out a staged approach to proportionate decision-taking and recommends a broad approach to assessment, undertaken as a series of steps that may be applied proportionately to complex and more straightforward cases (paragraph 19):

- Step 1:** *Identify which heritage assets and their setting are affected*
- Step 2:** *Assess the degree to which these settings make a contribution to the significance of the heritage asset (s) or allow significance to be appreciated*
- Step 3:** *Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it*
- Step 4:** *Explore the way to maximise enhancement and avoid or minimise harm*
- Step 5:** *Make and document the decision and monitor outcomes*

- 2.23 In considering the setting of an asset and potential impacts upon it, it is important to not draw too narrow an interpretation. Both policy and guidance provides a broad definition of setting which makes clear that this should not be based solely upon the existence of a physical or visual connection. Planning Practice Guidance, at paragraph 013 states that:

*“The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influence by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. The term setting is not defined in purely visual terms in the NPPF which refers to the “surroundings in which a heritage asset is experienced”. The word “experienced” has a broad meaning, which is capable of extending beyond the purely visual.”*

- 2.24 The advice note articulates each of these steps in more detail and the framework of this approach is adopted within this statement.

## 3.0 BASELINE ASSESSMENT

3.1 In order to understand the nature of the historic environment in the vicinity of the site and to identify those heritage assets likely to be impacted by the development proposals a baseline assessment study has been undertaken which identifies, where relevant:

- Designated heritage assets, including buildings statutorily listed as being of special architectural or historic interest, conservation areas and scheduled monuments.
- Non-designated heritage assets, including buildings or structures of local interest
- The elements, both built and within the human-made landscape, which contribute to the significance and setting of the identified heritage assets

3.2 To inform the baseline the following information sources have been reviewed:

- The National Heritage List as maintained by Historic England, providing information on designated heritage assets in the vicinity of the site.
- The South Yorkshire Sites and Monuments Record, providing information on previous archaeological finds and investigations
- Barnsley Archives and Local Studies (Experience Barnsley)
- The Historic England Archive
- Information on the underlying geology and soils within the site and area
- Historic maps of the site and surrounding area.

3.3 Baseline data and commentary is set out below regarding built heritage assets and archaeological resources in the vicinity of the site based upon a 1km Study Area from the site centre. A gazetteer of National Heritage List for England (NHLE) and South Yorkshire Sites and Monument Records (SYSMR) within the study area is provided at Appendix 1. A full copy of SYSMR records is provided at Appendix 2. A map regression exercise is also undertaken and historic mapping is including at Appendix 3.

### **Site Location and Geology**

3.4 The site is located approximately 1.8km to the south of Barnsley City centre, in the district of Worsborough Common. It is centred on National Grid Reference (NGR) 434958, 404767. It lies immediately to the east of Mount Vernon Road and is accessed via Coach House Lane. It is bound to the south and west by semi natural woodland, to the northwest by Worsbrough Common Primary School, to the north by residential properties and to the west by Mount Vernon Road, and covers 2.67 ha.

3.5 It is currently occupied by the disused Mount Vernon Hospital, which comprises a series of joined flat-roofed buildings, with a single detached building in the eastern corner of the site. A two-storey

stone built property, originally a pair of cottages constructed in around 1928, is retained to the Mount Vernon Road frontage. The boundary to the Road is defined by a tall stone wall with, for much of its length a semi-circular stone capping. The buildings are surrounded by hospital gardens and semi natural woodland.

- 3.6 The underlying geology of the site comprises Pennine Middle Coal Measures Formation and South Wales Middle Coal Measures Formation. These are made up of a combination of mudstone, siltstone, sandstone, coal, ironstone and ferricrete. The BGS records no superficial deposits for the Site (BGS 2018).

### **Historical and Archaeological Background**

- 3.7 A total of nine sites were recorded on the SYSMR within the Study Area. Of the nine sites, five of them appertained to listed structures records on the NHLE (see Appendix 1). There are no World Heritage Site, Scheduled Monuments or Registered Battlefields within the Study Area. Locke Park, a Grade II registered Park and Garden lies c.750m to the northwest of the site. The Park was opened in 1877 as an extension to Barnsley Park (**04625**). It was a municipal park on the south west edge of Barnsley, created in Phases from 1862. Sitting within the Park is a Grade II\* memorial tower that was commissioned by R. Renee Spieir of London for Miss McCreary, in memory of her sister, Phoebe Locke (**03897/01**). The honour was bestowed on Pheobe because she was the widow of Joseph Locke, a successful businessman who had provided money for the purchase of the Park.

- 3.8 The NHLE holds 20 records falling within the 1km Study Area. These include the Grade II\* listed buildings, Locke Park Tower (list entry number 1315014) in Locke Park a registered park and garden (1001518) to the west of the site, and, Darley Cliffe Hall (1151042) a large 17<sup>th</sup> century house located to the south-east. The closest NHLE record in the vicinity of the site is the Grade II listed Elmhirst Farmhouse and Cottage (1151043) located to the east of the site and comprising a late 17<sup>th</sup> century farmhouse with possible medieval core.

- 3.9 The historical context of the site is set out below:

### **Prehistoric and Roman**

- 3.10 There is no evidence for prehistoric or Roman activity within the site, and very little evidence for prehistoric activity within the Study area. The study area was not included in the Magnesium Limestone in South and West Yorkshire AP Mapping Project so there is very little information on cropmark features within the area. LIDAR data was obtained for the site and study area, at 50cm DTM. The LIDAR did not depict any potential archaeological features within the site or immediate surrounds.
- 3.11 Evidence of Iron Age activity takes the form of a putative Iron Age Hillfort at Worsbrough Common (**02847/01**), c.350m north of the site. The site was levelled and playing fields built before it could

be investigated (Ashurst, 1994. 15). It is depicted on the first edition OS map as 'Highstone Hill'. Due to the site being developed very little is known about the 'hillfort'.

### **Early Medieval - Medieval**

- 3.12 Worsbrough dates back to the 7th century. By all counts it was a small settlement during the medieval period. There was very little industry and agriculture played an important role. The name Worsbrough derives from 'wirc'c burh' after the fortified settlement of Wirc or Woerc (Ashurst, 1994, 17). The village of Worsbrough lies to the south of the site, and the areas now known as Worsborough Common. During the medieval period Worsborough Common was not an area of note, and fell into the 'blank' area between villages.
- 3.13 The Domesday Book of 1086 lists Worsbrough as being within the wapentake of Staincross, West Riding of Yorkshire, however the Book refers to the settlement as Wirceburg (Hunter, 1974. 4). The record states that there were two manors in Worsborough, of which Gerneber and Haldene were the Lords. They held five carucates of land and a half to be taxed where there may be four ploughs. During the time of the Domesday survey Ilbert de Laci removed Gerneber and Haldene from their seats and granted them to Gamel and Chetelber.
- 3.14 The Domesday survey also records a mill and a wood. The exact site of the mill is not known, but it is almost certainly the same site as the Worsbrough Corn Mill. The mill was constructed in the early 17<sup>th</sup> century, but the oldest part of the corn mill standing today dates from about 1625 and forms the two storey stone building known as the Old Mill, which houses the waterwheel. In the 1840's the New Mill was built next door. The machinery in the New Mill was powered by steam engine and a third floor, where grain could be stored in bulk, was added. Trade for corn and flour began to drop off towards the end of the 19th. In the closed. The old water mill continued to grind corn and oats for the local farmers to feed their animals well into the 1960's.
- 3.15 Around 700M to the southwest of the site, at Ouslethwaite, sits a timber framed building considered to date to the medieval period (**0141/01**). The building now forms part of a garage and only the southwest post is exposed.
- 3.16 Despite being a small village with a large reliance upon agriculture the population of Worsbrough grew from 117 in 1379 to 446 in 1672 (Ashurst, 1884, 72).

### **Post Medieval**

- 3.17 Worsborough saw significant change during the post-medieval period as a result of industrialisation. Originally characterised by a small village the opening of the canal along Worsbrough Dale in 1804 resulted in the creation of a new settlement known as Worsborough Common (Mingway, 1981. 362). It is within this new settlement that the site lies. The canal was authorised in 1793 and took 11 years to build. It linked Worsbrough to the seaport of Goole and

enabled the easy transportation of goods both to and from the new industries. In 1810 over 2000 boats used the canal to carry goods to and from the many industries that sprang up alongside it.

- 3.18 By 1838 there was extensive iron, coal, lime, chemical and glass works within the area. These were soon followed by a number of stone quarries. One such example was the Worsbrough works, a flint glassmakers, engravers and etchers established by John and James wood in 1828 (Elliot 2004, 80). The coal reserves extended over the entire area of the township in a sequence of high quality, thick beds (Ashurst, 1994, 77).
- 3.19 A second enabling factor in the development of the area was the construction of the The Great Central Railway's Worsbrough Branch. It was for goods only and ran from West Silkstone Junction on the Penistone to Barnsley line to Wombwell Main Junction on the South Yorkshire Railway. Numerous coal mines were served along the route, but principally it was a bypass route to relieve congestion at Barnsley and there were no intermediate stations. Despite being an engineering challenge the line opened to traffic on 2 August 1880. It was electrified as part of the Manchester to Sheffield and Wath electrification of the 1950s, but closed with the rest of that system in the 1981.
- 3.20 Coal mining was central to the productivity of the area for centuries. Approximately 800m to the southwest of the site lies the Swathe Main Colliery Memorial (**04430/01**). It stands in honour of 143 miners who were killed in an explosion in 1875. The monument itself is of a mine tub and miner's tools.
- 3.21 Perhaps even more important than coal mining was the linen trade. The industrial linen industry had begun on Barnsley in around 1744. There had been earlier custom weavers, including the daughter of a John Cooper in 1738, as listed in the Worsbrough Parish Registers (Taylor 2010, 1). This is almost certainly a direct ancestor of Samuel Joshua Cooper, a prominent local business man and owner of the Mount Vernon Estate that once occupied the site.
- 3.22 An act of Enclosure relating to Worsborough Common was passed in 1817. It enabled the spread of weavers cottages, which drew in other industry, such as stonemasons. By 1840 Worsborough Common was synonymous for weaving. Most houses within the Common had numerous looms resulting in a total of 518 looms within 162 houses. When the 1851 census was undertaken it showed that 64 of the 92 cottages within Worsborough Common were occupied by weavers (Taylor 2010, 25). The growth of this new industry was aided by Samuel Cooper, the father of Samuel Joshua Cooper. Mr Cooper was listed in Directories as a Linen Manufacturer. His warehouses were constructed in the early 19<sup>th</sup> century on the corner of Churchfield and St Mary's Place. After Samuel retired in 1840 the warehouses passed to Richard Raywood (Taylor, 2010. 88). Whilst in operation Samuel Coopers Warehouse stored the linen yarn and the handloom weavers collected it and returned their finished products.

3.23 The introduction of power looms resulted in great unrest and times of uncertainty for the linen industry. The weavers held many discussions with their employers and in 1872 there was a great strike. By the turn of the 20<sup>th</sup> century the majority of linen firms had gone out of business.

*Mount Vernon*

3.24 Reference is made to a house standing at Mount Vernon or Bank Top in the early 18<sup>th</sup> century. William Adams, an attorney, is said to have rebuilt an existing dwelling at the site in around 1720. It subsequently passed to the Vernon Wentworth then Fenton families. Richard Fenton is recorded as residing at 'Bank Top' and was Clerk of the Peace for the West Riding (Wilkinson, 1872; Rooke, 2017).

3.25 Richard Fenton died in 1788 and during the final decade of that century the house and grounds at Bank Top became famous as a popular posting house establishment known as either the Rose and Crown or Three Tuns (Cary, 1798, also makes reference to a 'Bank Top Inn') and kept by John Hammond. At its peak the establishment kept up to 20 horses to provide mail coaches with fresh units. The posting house went into decline under the later ownership of John Kelly and by 1811 came into the possession of Henry Vernon of Wentworth (Domus Historiae, 2002).

3.26 Vernon demolished the former Inn in 1811 and built a large castellated mansion in its place (Figure 1), the name changing to Mount Vernon at this point. The Hall family are given as the initial tenants by Wilkinson (1872). The 1838 Tithe Map (Ashurst, 1994, 121 and below) shows the house to be the only building on the site at this point.



*Figure 1: Engraving of Mount Vernon. Unknown date. Taken from Wilkinson, 1872.*

- 3.27 In 1837 stabling, coach house and outbuildings at Mount Vernon were converted into barracks for soldiers and “*occupied for many years*” (Wilkinson, 1872). A troop of dragoons is referred to at the site in 1839 and a company from the 39<sup>th</sup> regiment present in 1848. The 1851 census also records a number of dragoons garrisoned at Mount Vernon. These troops were garrisoned in response to Chartist troubles which had caused riots in the area (Domus Historiae, 2002). The main house may have remained in independent occupation during this period and Wilkinson (1872) states that following closure of the garrison the buildings were “*improved and attached*” to the residence of SJ Cooper esquire.
- 3.28 Samuel Joshua Cooper was a great benefactor to the Barnsley area, in particular to St Thomas’, the church he attended. His period of office as churchwarden (21 years) is still the longest. He died in 1913. An obituary is cited in the Barnsley Chronicle on 19<sup>th</sup> July 1913 (Barnsley Library Archives) and provides a background to his life and achievements.
- 3.29 Between 1862 and 1912 Samuel Joshua Cooper formed the art collection now at the Cooper Art Gallery, Barnsley. The original bequest comprised 275 paintings and drawings, over half of which were continental. On his death Cooper bequeathed the paintings to a board of trustees with the provision that they establish a public art gallery in Barnsley.
- 3.30 Mount Vernon was not the only large residence within the Study area. Pinder Oaks Hall was located approximately 400m to the northeast of the site. It is depicted on the 1850s OS map. An archaeological trial trench evaluation was undertaken in 2010 over the footprint of the former gatehouse (Archaeological Research Services, 2010) (**05591**). The evaluation uncovered foundations that were able to shed light on a remodelling exercise that was undertaken in 1906.
- 3.31 Further evidence of wealth accrued during the industrialisation can be seen 200m northwest of the site in the form of a Grade II listed natural rock outcrop that has been carved, known as The High Stone (**03967/01**). The High Stone was carved in 1756 and consists of a flat face towards the southwest with three blind, round-arched recesses beneath a sunken shouldered, panel. It is surmised that it was carved for the Earl of Strafford.
- 3.32 Another notable building within the study area lies 150m south of the site, at Elmhurst and takes the form of a Grade II listed medieval cruck framed house constructed in the late 17<sup>th</sup> century/early 18<sup>th</sup> century (**02133/01**).
- 3.33 On the very periphery of the study area lies the Grade II listed Genn House Farm and barn (**04223/01**). The farmhouse was constructed in 1700 for Dr. William Elmhurst. It was extensively rebuilt in the mid 1960’s.

## Modern

- 3.34 Following the death of Samuel Joshua Cooper in 1915 the estate was purchased by the Barnsley and Wakefield Civic Authorities. Plans were drawn up and approved for the construction of a new tuberculosis sanatorium which consisted of a new pavilion building for 30 patients, the utilisation of existing buildings for administration and resident staff and the adaptation of former coaching outbuildings as stores and offices. Plans from 1914, drawn up by the Borough Surveyor (Appendix 2), show the new ward block to the north-western corner of the site. The main house is shown as to be used as an administration block. A crescent shaped building, likely used as a coaching house/stabling and possibly erected in connection with former posting house use, is shown with part conversion to provide a laundry and stores. A series of glasshouses and smaller outbuildings are shown within the site along with an extensive network of connecting footways. The sanatorium was officially opened on 18<sup>th</sup> May 1915.
- 3.35 A pair of stone cottages were erected at the site in around 1928 and are retained today at the Mount Vernon Road frontage (Appendix 2).
- 3.36 In 1929 the sanatorium transferred to the Wakefield and Barnsley Public Health Department who assumed control until the establishment of the National Health Service in 1948 when it was administered by Barnsley Hospital Management Committee (HMC) of Sheffield Regional Hospital Board. A description produced in 1945 described Mount Vernon as being a poor-quality sanatorium unit that provided an old type ward block and some chalets that would accommodate up to 53 patients. The Sanatorium itself closed down in 1949 and it became known as Mount Vernon Hospital.
- 3.37 In 1958 plans were drawn up for the construction of the Nation's first purpose built geriatric hospital and around this time the main house (Figure 2), derelict sanatorium block and other buildings were demolished. Only the cottages, constructed in 1928, and bounding wall (albeit significantly altered) onto Mount Vernon Road remain today. Further expansion occurred when new wards were added in 1974 resulting in patients from Lundwood and Kendray Hospitals being transferred there in September 1974. It was at this time that the management of the Hospital became the responsibility of Barnsley Area Health Authority (1974 - 1982), then to the Community and Priority Services Unit of Barnsley Health Authority (1982 - 1991). In 1991 the Unit was re-established as Barnsley Community and Priority Services NHS Trust. This was superseded in 2002 by Barnsley Primary Care Trust, for which the hospital provides services (The National Archives).
- 3.38 Mount Vernon Hospital closed in December 2017.



*Figure 2: Mount Vernon. Date unknown but likely 1950s. Taken from Rooke, 2017)*

### **Map Regression**

- 3.39 A conjectural landscape and manors plan of 1600 shows the site to be part of a large area of common land (Ashurst, 1994, 43). The 1838 tithe award plan for Worsbrough shows the majority of the site as falling in arable and grassland usage. Built development is confined to the south-eastern section of the site with a residence shown, and marked as Mount Vernon. The semi-circular building to the north, shown on subsequent OS mapping, is not shown although a smaller, likely stable range, on an L-shape plan is shown immediately to the north-east of the house.
- 3.40 The 1855 OS map shows the Mount Vernon Estate, including main house and semi-circular configuration of buildings along with landscaped gardens within the central and southern portion of the site. A strip of woodland, depicted as the Highstone Plantation runs along the southern boundary. This woodland is still present today and will be retained as part of the masterplan. The term 'Sandstone Quarry' is written along the north-western boundary of the estate. Whilst the extent of the quarry is not depicted a map showing the extent of quarries within the area (Ashurst, 1914, 57) suggests that a large portion of the site was once quarried for stone. The Study area is primarily comprised of agricultural land with evidence of industry in the form of quarrying, a smithy and a windmill. The site lies between Ward Green and Worsborough Common.
- 3.41 There is very little change within the site of the Study area until the early 20th century when there is a boom in the development of residential properties. The 1931 OS map depicts linear residential

development running along the main arterial routes of High Stone Lane, Mount Vernon Road and the route of the tram along Upper Sheffield Road. The evidence of former industry has disappeared and there has been significant development within the site. In addition to the private residence a crescent shaped building has been erected within the northern extent of the Site along with two small detached buildings. Highstone Plantation still remains, but the site is now depicted as Mount Vernon Sanatorium. Allotment gardens can be seen extending northwest from the site boundary.

- 3.42 Residential development continues to expand throughout the Study Area, but there is no further development within the site until its depiction on the 1960 OS map. As previously the Highstone Plantation is still present along the southern boundary, but the buildings that formed the Mount Vernon Sanatorium, including the former private residence have been demolished. Two detached buildings remain, both of them fronting onto Mount Vernon Road. An area of extensive landscaping can be seen in the northern portion of the site, depicted as an earthen mound.
- 3.43 Following the demolition of the old buildings the site was redeveloped. It was officially opened on 22 November 1961. Extensive expansion of the hospital took place over the course of the 1970s and new wards were opened in 1974. The new wards can be seen on the 1973 OS map. They almost extend to the full footprint of the hospital as it was before it closed. The final addition is an extra ward that was added to the northern portion of the hospital between 1980 and 1993. Following the addition of this final ward the hospital reached its full extent. The Highstone Plantation still remained along the southern boundary. The remainder of the site is occupied by the hospital buildings and landscaped garden areas. This period also saw the construction of Worsborough Common Primary School.
- 3.44 Copies of selected OS mapping is included at Appendix 3.

## 4.0 ASSESSMENT OF DEVELOPMENT PROPOSALS

### The Proposed Development

4.1 The proposed development, to be submitted as a full planning application to the Council, comprises the erection of 65 no. dwellings within the site, all existing buildings to be removed. In assessing potential development impacts the following drawings have been considered:

- Proposed Site Layout SK001 Rev. L
- House Type Drawings:
  - The Chichester (OP) 01/2017/269
  - The Salisbury (AS) 01/2017/270
  - The Salisbury (OP) 01/2017/271
  - The Coniston (AS) 01/2017/272
  - The Coniston (OP) 01/2017/273
  - The Dartmouth (OP) 01/2017/209
  - The Dartmouth (AS) 01/2017/208
  - The Exeter (AS) 01/2017/220
  - The Exeter (OP) 01/2017/221
  - The Falmouth (AS) 01/2017/252
  - The Falmouth (OP) 01/2017/253
  - The Patterdale (AS) 01/2017/254
  - The Patterdale (OP) 01/2017/255
  - The Preston (AS) 01/2017/258
  - The Preston (OP) 01/2017/259
  - The Chichester (AS) 01/2017/268
  - The Arundel (AS) 01/2017/202
  - The Arundel (OP) 01/2017/203
  - Split Level with Integral Garage Unreferenced.

4.2 At the time of writing, no details of material treatment or landscaping are available. The full planning submission will be accompanied by a Design and Access Statement which will provide details of the scheme and design justification. The assessment set out below is based up the drawings noted above. A copy of the proposed site layout plan is included at Appendix 4.

### Potential Development Impacts

4.3 In respect of designated heritage assets, NHLE records within the vicinity of the site are set out in Appendix 1. This includes a scoping assessment of potential impacts. No designated assets fall within the site and in the majority of cases the site does not form a significant element within the setting of those listed buildings falling within the vicinity. Given distancing, absence of historic

functional inter-relationship and absence of inter-visibility given intervening built and/or landscape form, no impacts upon the setting of these building are identified.

- 4.4 The Grade II listed Elmhirst Farmhouse and Cottage (list entry number 1151043) is located to the east side of Mount Vernon Road opposite the Mount Vernon site. The building dates to the late 17<sup>th</sup> century although a retained cruck truss and long-house form of the building possibly suggests a late medieval dating of the core structure. The building has subsequently been subdivided to form two dwellings following the conversion of an outbuilding adjoining the original farmhouse. The building is set back from the Road and largely screened in views by enclosing woodland. Principle elevation orientates to the east where views are more open.
- 4.5 The significance of Elmhirst Farmhouse primarily relates to the retained fabric of the building which, despite later alteration and adaption, retains a high level of architectural interest in the national context. This is elevated by the possible medieval dating of the core of the building. The visual connectivity of the building with its historic agricultural landscape, comprising early enclosure field patterns and retained field boundaries to the north and east is significant. A visual inter-relationship with the historic building group at Darley Cliffe Hall (1151042) is important and historic mapping suggest a possible historic functional relationship. The woodland setting and enclosure of the building to the west and south is also a positive element within setting. The stone boundary wall onto Mount Vernon Road, which continues to the north and south of the entrance to the farmhouse is also significant although views onto the building tend to be screened by both the wall and enclosing woodland.
- 4.6 The site itself is largely screened from the principal listed building by intervening woodland and does not facilitate or feature in significant views onto the building. The stone boundary wall to the Mount Vernon site does visually compliment the wall to the Elmhirst Farmhouse demise and holds historic interest in illustrating former boundary conditions. This is apparent in views from the north where the two boundary walls and glimpsed views of the listed building can be seen. The retained cottages to the Mount Vernon site frontage also have a degree of positive value in terms of material treatment although historic interest is lower given comparatively later construction. Areas of woodland to enclosing the farmhouse and to the south of the site are also positive elements within the wider setting of the listed building. Overall the site is considered to be a neutral contributor to the significance of Elmhirst Farmhouse.
- 4.7 The proposed development will utilise the existing site access off Mount Vernon Road. Dwellings are shown in a range of terraced, semi-detached and detached forms and will be in 2-storeys throughout the site. Dwellings will be inward facing, including those to the Mount Vernon Road frontage. Frontage development is shown as set back from the site boundary with rear gardens extending to the boundary onto the Road. A single garage block structure is shown immediately adjoining the boundary to the south although no detailed drawings of this building are available at the time of writing.

- 4.8 It is understood that the existing stone boundary wall onto Mount Vernon Road will be retained and no changes are proposed to existing ground levels. Areas of woodland to the south of the site and individual mature trees to the eastern boundary are also understood to be retained. These elements of the scheme should be confirmed within the detailed planning application submission.
- 4.9 Subject to the retention of the existing stone wall to the Mount Vernon Road frontage it is considered that the extent of development set back will be sufficient to minimise potential impacts upon the setting of Elmhirst Farmhouse. The loss of the existing stone built cottages will remove an element holding a degree of historic and architectural interest although given the comparatively late dating of the building this impact will be minimal. The new dwellings at the Mount Vernon Road frontage will orientate into the site rather than fronting onto the Road in line with other inter-war built housing to the north and south. The effect of this will however be limited given the extent of development set back and screening provided by the retained boundary wall and existing mature trees. Development set back within the site will not have an impact upon the setting of the listed building.
- 4.10 Overall it is considered that the proposed development will have a neutral impact upon the setting of the listed Elmhirst Farmhouse and Cottage.

#### **Archaeological Potential**

- 4.11 Prior to the opening of the canal Worsbrough Common lay on the agricultural hinterland of Barnsley. It was only with the industrialisation of the area was it acknowledged as an area of settlement in its own right, prior to which any reference to Worsbrough had been to the small village that lay further south. There is very little evidence for activity relating to the prehistoric, Roman and early medieval periods. Lidar data shows ridge and furrow within the study area, but no other features that would be suggestive of former settlement activity.
- 4.12 The Site itself is recorded as developed by 1720 with reference made to an earlier house. The site of both the house and grounds has been extensively redeveloped over the years, resulting in the demolition of Mount Vernon, and all but one associated structure, in the late 1950s when the Site was remodelled to accommodate the new hospital. The proposed development will respect the historical boundary and Highstone Plantation, the area of woodland to the south of the site. Construction will be undertaken over the footprint of the former hospital and areas of hardstanding formed for car parking following the demolition of the main house. In light of the paucity of evidence for Prehistoric, Roman and early medieval activity, and the cartographic evidence to suggest that a large portion of the site to the west has been quarried, it is considered that there is low potential for the Site to contain archaeological features, and that any such features will have been destroyed by the construction of the hospital, setting of foundations and quarrying.
- 4.13 In a pre-application consultation response (29<sup>th</sup> January 2019), Andrew Lines, the Archaeological Officer for Barnsley Metropolitan Borough, Doncaster Metropolitan Borough, Rotherham Metropolitan Borough (Formerly the County of South Yorkshire) indicates that, in order to comply

with the draft site allocation policy, an archaeological desk-based evaluation should be undertaken. The requirement for further investigation should be based upon the results of this assessment although a programme of trial trenching may be required in order to assess the state of preservation and significance of any buried remains.

## 5.0 CONCLUSIONS

- 5.1 The proposed development comprises the redevelopment of land and building at the former Mount Vernon Hospital, Mount Vernon Road, in Worsbrough, Barnsley. The site has a relatively extensive historical use dating back to at least the early 19<sup>th</sup> century. This has included the construction and rebuilding of a large residence known as Bank Top, later Mount Vernon, the operation of a posting house/coaching Inn, partial use as a garrison during the mid-18<sup>th</sup> century and 20<sup>th</sup> century use as a hospital. The majority of 18<sup>th</sup> and 19<sup>th</sup> century standing fabric associated with these past uses has been lost although the tall stone bounding wall onto Mount Vernon Road remains. A stone built pair of cottages at the Road frontage was constructed in around 1928 and has limited architectural and historic interest. Elsewhere buildings and structures retained within the site relate to the post-2<sup>nd</sup> World War development of the hospital.
- 5.2 A number of designated heritage assets fall within the vicinity of the site. No assets are recorded within the site itself. The assessment has concluded that, in the majority of instances, given distancing and absence of inter-visibility, no development impacts are anticipated. The Grade II listed building, Elmhirst Farmhouse and Cottage, is in relatively close proximity to the east of the site. Whilst some development sensitivity can be identified it is considered that, subject to the retention of boundary walling and woodland to the south of the site, overall impacts will be neutral. As such no harm is identified to currently designated heritage assets, or their setting, within the vicinity of the site.
- 5.3 As regards the archaeological potential of the site and having regard to the desk-based assessment set out above, the following considerations are relevant:
- There is a paucity of evidence for pre-historic, Roman and early medieval activity within or within the vicinity of the site
  - Cartographic evidence indicates that quarrying activity (sandstone) may have taken place within the north-western/western section of the site
  - Built development up until around 1830-1840 (as indicated on the 1838 tithe award plan) was limited to the south-western corner of the site
  - The layout of subsequent buildings, including footprint, usage and associated landscaping, is shown on measured drawings prepared for the construction of the sanatorium in the early 19<sup>th</sup> century
  - All buildings relating to the earlier phases of development have been demolished and either built over or covered by areas of hardstanding and landscaping
  - In the light of the subsequent redevelopment of the site much of potential for the site to retain archaeological features will have been lost.

- 5.4 Having regard to these considerations it is considered that the archaeological potential of the site is low with features likely to have been destroyed or removed by 20<sup>th</sup> century redevelopment. Measured drawings of the site from the early 20<sup>th</sup> century provide detail of building arrangement and usage. It is not considered that further intrusive investigation will add substantively to the knowledge of the historic development and use of the site. The proposed development will respect the historic boundaries of the site and will retain significant areas of woodland within Highstone Plantation. Construction of the new houses will be undertaken over the footprint of the former hospital site.
- 5.5 In conclusion it is not considered that further intrusive archaeological investigation is warranted.

## **BIBLIOGRAPHY**

Archaeological Research Services Ltd, 2010. Former Yorkshire Traction Depot, Upper Sheffield Road, Barnsley, South Yorkshire: Report on an Archaeological Evaluation. Report 2010/29

Ashurst, D. 1994. Worsbrough: Change and Continuity in the Society, Economy and Buildings of a South Yorkshire Township, 1600-1851.

Elliot, B., 2004. The Making of Barnsley. Wharncliffe Books

Hunter, J. 1974. South Yorkshire. Volume II. EP Publishing Limited

Mingay, E.E., 1981The Victorian Countryside Volume 1 edition.

Taylor, H. 2018. 'Wilson's Piece': Handloom Linen Weavers of Barnsley and their Cottages in the Nineteenth Century. South Yorkshire Industrial History Society

Rooke, J. 2017. Memories of Mount Vernon Hospital

Domus Historiae. January 2002. Vol.10 No. 1

Barnsley Archives: Will and Estate Records of Samuel Joshua Cooper

Wilkinson, J. 1872. Worsborough; its historical associations and rural attractions

Cary. 1798. New Itinerary of Great Roads throughout England and Wales.

### **Internet Sources**

<http://bgs.ac.uk>

<http://www.nationalarchives.gov.uk>

<http://geoffsreflections.blogspot.com>

<https://catholicbarnsley.co.uk>

<https://andyhemingway.wordpress.com>

<https://vads.ac.uk>

[www.heritagegateway.org](http://www.heritagegateway.org)

[www.megalithic.co.uk](http://www.megalithic.co.uk)

[www.visionofbritain.org.uk](http://www.visionofbritain.org.uk)

<http://www.worsbrough-mill.com>

## APPENDIX 1: GAZETTEERS OF HISTORIC ENVIRONMENT RECORDS

## Appendix 1: Scoping Assessment of National Heritage List for England Records within 1km m of Site Centre

Name	Address	NGR	List Entry Number	Type	Description
Ouslethwaite Hall	Genn Lane	SE34192 04515	1151036	Listed Building Grade II	Large house for the Elmhirst Estate, now 11 flats. Late 18 <sup>th</sup> century with early 19 <sup>th</sup> century additions.
<p><b>Scoping Assessment</b>            No direct impacts.            The Hall is located within an open agricultural setting to the south-west of the site fronting onto, and elevated above Genn Lane. The extent of woodland enclosure of the Hall and associated buildings including garden walling (see 1151037, 1151038, 1315078 and 1192102) is notable to the west, north and east. Aspects are more open beyond Genn Lane to the south where expansive views are available. Group value with associated listed buildings is high.            The site itself shares no historic or functional inter-relationship with the Ouslethwaite Hall building group and has no contemporary inter-visibility with it. As such the site is not considered to form part of the setting to the Hall. Given distancing and the extent of intervening built and landscape form no development impacts are anticipated.</p>					
Section of Roadside Wall with Steps immediately to front of Ouslethwaite Hall	Genn Lane	SE34190 04494	1151037	Listed Building Grade II	Garden retaining wall with steps fronting onto roadside. Late 18 <sup>th</sup> – early 19 <sup>th</sup> century.
<p><b>Scoping Assessment</b>            See assessment commentary in respect of Ouslethwaite Hall.            No development impacts are anticipated.</p>					
Wall enclosing Garden to left and rear of Ouslethwaite Hall	Genn Lane	SE34128 04512	1151038	Listed Building Grade II	Wall enclosing garden to left and rear of the Hall. Late 18 <sup>th</sup> – early 19 <sup>th</sup> century.
<p><b>Scoping Assessment</b>            See assessment commentary in respect of Ouslethwaite Hall.            No development impacts are anticipated.</p>					
The High Stone	Ridgewalk Way	SE34737 04801	1151046	Listed Building	Carved natural rock outcrop, dated 1756. Probably for the Earl of Stafford and attached to

				Grade II	a gazebo structure overlooking Wentworth Castle.
<p><b>Scoping Assessment</b>  No direct impacts.  The outcropping is located at the edge of woodland to the west of the site and can be seen in views between houses from Ridgewalk Way. Given distancing and the extent of intervening woodland the site does not form part of the visual setting to the outcrop and no historic functional inter-relationship is evident. Development will have no impact upon the current setting of the listed building.</p>					
Statue of Joseph Locke and Enclosure in Locke Park	Park Road	SE33975 05375	1151159	Listed Building Grade II	Bronze stature and enclosure, 1866 by Baron Marochetti.
<p><b>Scoping Assessment</b>  No direct impacts.  Given the nature of the asset no development impacts area anticipated.</p>					
Bandstand in Locke Park	Park Road	SE33972 05174	1191832	Listed Building Grade II	Late 19 <sup>th</sup> century bandstand in cast iron on brick base.
<p><b>Scoping Assessment</b>  No direct impacts.  Given the nature of the asset no development impacts area anticipated.</p>					
Church of St. Thomas and St. James	Bank End Road	SE35762 04376	1192000	Listed Building Grade II	Church, 1858, consecrated 1860. By Flockton and Sons for Patron WT Vernon-Wentworth. Vestry added 1879.
<p><b>Scoping Assessment</b>  No direct impacts.  The Church is located at the edge of the Study Area, to the south-east of the site, and occupies a prominent elevated position to the north side of Bank End Road. Given distancing and intervening built and landscape form the site is not considered to form a significant element within the setting of building. As such no development impacts are anticipated.</p>					
The Granary	Genn Lane	SE33977 04520	1192102	Listed Building Grade II	Granary with attached cartshed, now house. Early 18 <sup>th</sup> century.
<p><b>Scoping Assessment</b>  See assessment commentary in respect of Ouslethwaite Hall.  No development impacts are anticipated.</p>					

Milepost at south side of junction with Kingwell Road	Park Road	SE35586 04411	1192299	Listed Building Grade II	Cast iron milepost. Mid-19 <sup>th</sup> century.
<b>Scoping Assessment</b> No impacts given nature of the asset.					
Locke Park Tower Locke Park	Park Road	SE34250 05092	1315014	Listed Building Grade II*	Memorial and observation tower. 1875-7 by Richard Phene Spiers for Sarah McCreery.
<b>Scoping Assessment</b> No direct impact. The tower is located to the south-eastern corner of Locke Park, west of the site, and fronting onto Farview Terrace. The tower provides panoramic views over open landscape to the south and to the north and west over Locke Park. To the east these views are characterised by urban form, largely constructed during the latter half of the 20 <sup>th</sup> century. The site is separated from the building by intervening built form and is not considered to form part of the setting to the Tower. As such no development impacts are anticipated.					
Colliery explosion monument approximately 5 metres to south of porch of St Thomas and St James	Bank End Road	SE35744 04360	1315056	Listed Building Grade II	Monument marking an explosion in Swaithe Main Colliery on December 6 <sup>th</sup> 1875.
<b>Scoping Assessment</b> No impacts given nature of the asset.					
L-shaped range of farmbuildings immediately to east of Ouslethwaite Hall including Ouslethwaite Cottage	Genn Lane	SE34222 04539	1315078	Listed Building Grade II	L-shaped range of farm buildings including stable block, dovecote and cottage. Late 18 <sup>th</sup> – early 19 <sup>th</sup> century.
<b>Scoping Assessment</b> See assessment commentary in respect of Ouslethwaite Hall. No development impacts are anticipated.					

Sundial approximately 35 metres to west of Darley Cliffe Hall	Kingwell Road	SE35513 04497	1192235	Listed Building Grade II	Mid-18 <sup>th</sup> century sundial.
<b>Scoping Assessment</b> No impacts given nature of the asset.					
Elmhirst Farmhouse and Cottage	Mount Vernon Road	SE35136 04653	1151043	Listed Building Grade II	Farmhouse, now 2 dwellings. Probably late 17 <sup>th</sup> century with earlier core, now much altered.
<b>Scoping Assessment</b> No direct impacts. Elmhirst Farmhouse is located to the east of the site and set back from Mount Vernon Road within an enclosed woodland setting to the south and west. The comparatively elevated position of the building allows for expansive views over open landscape to the east and north which are more open, providing a significant visual connection with the farm's historic agricultural landscape. Retained historic enclosure patterns to the east and north add to the significance of this setting. Given building orientation and set back in combination with woodland enclosure the listed building is not particularly well represented in views from Mount Vernon Road although the building group can be seen in approaches along the Road from the north. These views do however tend to be interrupted by the tall bounding stone wall running to the east side of the Road. The farmhouse has a greater degree of visibility in views from the east where it occupies an elevated position set against a woodland backdrop. Views from the east do not penetrate through to the site which is not seen in the visual context of the listed building.  Whilst historically part of the setting of Elmhirst Farmhouse the site does not appear to have had any functional relationship with it and likely operated as a separate holding. The contribution of the site to the setting of the Farmhouse is now largely neutral although the stone boundary wall onto Mount Vernon Road is significant and visually compliments similar walling defining the western boundary of Elmhirst. Subject to the retention of this walling and some development setback from the road no substantive development impacts are anticipated.					
Linking arcade to former Barnsley cemetery chapels	Cemetery Road	SE35335 05646	1151141	Listed Building Grade II	Linking arcade by Perkins and Backhouse of Leeds, 1860-61.
<b>Scoping Assessment</b> No direct impacts The cemetery is located at the edge of the Study Area to the north-east of the site. The lodges fronting onto Cemetery Road (see 1293376) and linking arcade set back into the cemetery grounds are architecturally and visually complimentary and prominent in views from the north. These take in the openness of the grounds which are defined an enclosed by woodland to the south and tree belts/individual trees to the					

west and east boundaries. The site, given distancing and intervening built and landscape form, does form a significant element contributing to the setting of the buildings falling within the cemetery. As such no development impacts are anticipated.					
Two lodges and gateway linking wall and railings to Barnsley Cemetery	Cemetery Road	SE35331 05708	1293376	Listed Building Grade II	Two lodges with gateway, link wall and railings. 1860-61 by Perkins and Backhouse of Leeds.
<b>Scoping Assessment</b> No direct impacts. See assessment commentary in respect of the link arcade, above.					
Barncroft (at Darley Cliff)	Upper Sheffield Road	SE35562 04555	1286598	Listed Building Grade II	Agricultural outbuilding, now house. Early-mid 18 <sup>th</sup> century, converted 20 <sup>th</sup> century.
<b>Scoping Assessment</b> No direct impacts. See assessment commentary in respect of Darley Cliffe Hall.					
The Gables (at Darley Cliff)	Upper Sheffield Road	SE35530 04554	1151050	Listed Building Grade II	Agricultural outbuilding, now house. Early- mid 18 <sup>th</sup> century, converted 20 <sup>th</sup> century.
<b>Scoping Assessment</b> No direct impacts. See assessment commentary in respect of Darley Cliffe Hall.					
Darley Cliffe Hall including front garden wall and wellings known as Tudor House and Dower Cottage.	Upper Sheffield Hall	SE35547 04510	1151042	Listed Building Grade II*	Large house, now 3 dwellings with attached front garden wall. Late 17 <sup>th</sup> century, re-fenestrated in the 18 <sup>th</sup> century with later additions. Owned by the Castleford family before passing the Adams, Parkins and Jeffcock families.
<b>Scoping Assessment</b> No direct impacts. Darley Cliffe Hall comprises a large two-storey house located to the south-east of the site. The building was constructed in the 17 <sup>th</sup> century with later additions and was recently restored to a single dwelling following the earlier adaption to 3 dwellings referred to in the list description. Associated buildings, now in separate residential occupation, include Tudor House, Dower Cottage and former agricultural outbuildings now known of Barncroft (1286598) and The Gables (1151050). These buildings retain a strong group value through historic functional and visual inter-relationship. The building group is largely enclosed by woodland to the west, south and east although visual					

connectivity with the historic agricultural landscape to the north and north-west is notable. Whilst views of Elmhirst, in glimpses, are available the site itself is screened by topography and intervening woodland such that it does not form a significant element of setting contributing positively to significance. As such no development impacts are anticipated.

Locke Park		SE3394805261	1001518	Park and Garden Grade II	Park, opened in 1877 as an extension to Barnsley Park which had opened in 1862.
------------	--	--------------	---------	-----------------------------	---

**Scoping Assessment**  
 No direct impact.  
 Locke Park is located to the north-west of the site and is now largely enclosed by built development to the west, north and east although aspects to the south are more open. Given distancing and the extent of intervening built form the site does not form part of the setting to the Park. No historic functional relationship is apparent and the site does not form part of any planned views of vistas out from the park. As such no development impacts are anticipated.

## SOUTH YORKSHIRE SITES AND MONUMENTS RECORD

### RECORDS WITHIN 1Km OF SITE CENTRE

SMR Number	Common Name	NGR	Record Type	Description
04223/01	Genn House Farm and Barn, Barnsley	SE339 045	Building	Post-medieval (1680 AD to 1720 AD) farmhouse and barn, circa 1700
03967/01	The High Stone, Late 18 <sup>th</sup> Century Folly, Barnsley	SE347 048	Monument	Folly, dated 1756, comprising carved natural rock outcrop possibly originally with a gazebo structure overlooking Wentworth Castle. Probably for the Earl of Stafford.
03897/01	Locke Park Tower Folly, Barnsley	SE342 050	Building	Memorial tower by R. Renee Spieir of London situated in Locke Park. Toft tower, ashlar with wooden belvedere.
04430/01	Swaithe Main Colliery Memorial	SE357 043	Monument	Gothic stone monument in 3 stages with cross, carvings of mine tub and miners' tools. Memorial to 143 miners killed in an explosion in 1875.
02847/01	Putative Iron Age Hillfort, Worsborough Common	SE347 050	Monument	Possible Iron Age hillfort at Worsborough Common, now built over. Appears on first edition OS as 'Highstone Hill'.
04625	Locke Park, Barnsley	SE339 052	Monument	Memorial park, created in phases from 1862, opened in 1877.
01541/01	Timber framed building, Ouslethwaite	SE342 045	Building	Ranges of farmbuildings to the east of Ouslethwaite Hall, possibly of medieval foundation.
02133/01	Cruck framed house, Elmhirst	SE351 046	Building	Medieval cruck framed house, stone house of late 17 <sup>th</sup> /early 18 <sup>th</sup> century appearance.
05591	Industrial period remains of the gatehouse of Pinder Oaks Hall, Barnsley	SE351 052	Monument	Gatehouse of lodge of Pinder Oaks Hall shown on 1850s OS maps. A 2010 evaluation found foundations and other structures associated with the building. <i>SSY2852 - Grey Literature Report: Archaeological Research Services. 2010. Former Yorkshire Traction Depot, Upper Sheffield Road, Barnsley,</i>

				<i>South Yorkshire. Report on an Archaeological Evaluation.. Marshall, B. &amp; Smalley, R.</i>
--	--	--	--	---

**NATIONAL RECORD OF THE HISTORIC ENVIRONMENT**

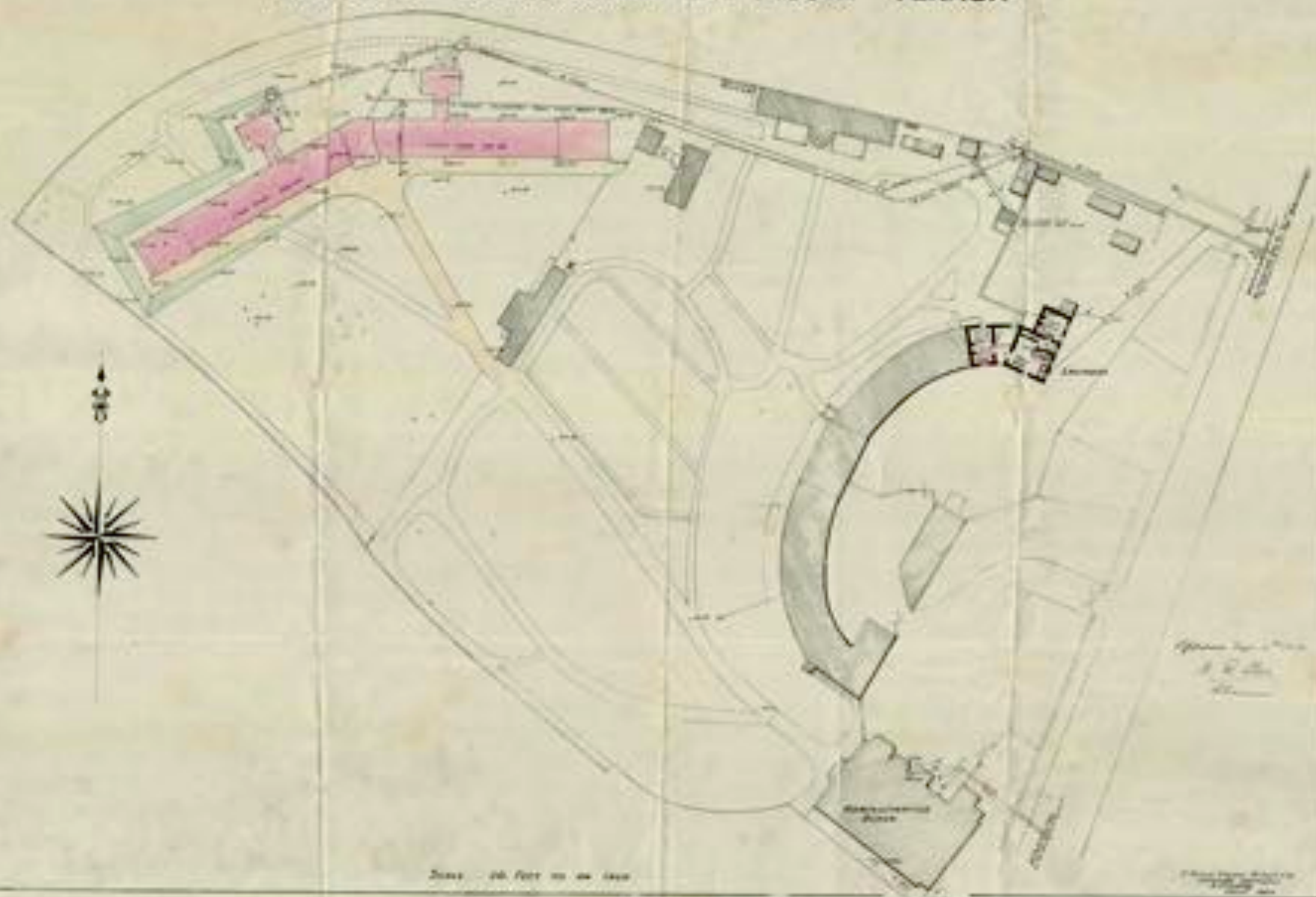
**RECORDS WITHIN 1Km OF SITE CENTRE**

Monument/SMR Number	Common Name	NGR	Record Type	Description
52436 SE30 NW7	Monument No. 52436	SE30 NW7	Monument	Site of an Iron Age hillfort on Worsborough Common, now built over.
563471 SE30 SE7	Monument No. 563471	SE30 SE7	Building	Darley Cliff farmhouse and outbuildings.
620608 SE30 SW12	Worsborough Mill	SE30 SW12	Building	Water powered cornmill, later steam powered. Early 17 <sup>th</sup> century buildings with additions of c1843. Now a museum.
623319 SE30 SE12	Swaithe Man Colliery Explosion Monument	SE30 SE12	Building	Monument erected circa 1875 in memory of the Swaithe Main Colliery explosion of 1875 in which 143 men and boys were killed.
946761 SE30 NE31	Pinder Oaks Bleach Works	SE30 NE31	Monument	Bleach works built in 1801.
1069743 SE30 SW17	Mount Vernon Hospital	SE30 SW17	Monument	Opened in 1915 with Mount Vernon, and early 18 <sup>th</sup> century castellated country house serving as its administration block and a singled storey V-shaped ward block designed by J Henry Taylor. Chalets and a cottage were built in the grounds in 1928-29. Hospital now largely demolished.
1341728 SE30 NW29	Locke Park	SE30 NW29	Monument	Public park first opened in 1862 when it was know as Barnsley Park or the People's Park. Designed by John Edward Errington. Extended and reopened as Locke Park in 1877.

**APPENDIX 2: DRAWINGS PLANS FOR PROPOSED MOUNT VERNON SANITORIUM (1914)  
AND NEW COTTAGES (1928).**

**SOURCE AND COPYRIGHT: BARNSLEY ARCHIVES AND LOCAL STUDIES 2018 (31/1914  
AND 31/1931)**

COUNTY BOROUGH OF BARNSLEY.  
PROPOSED SANATORIUM AT MOUNT VERNON



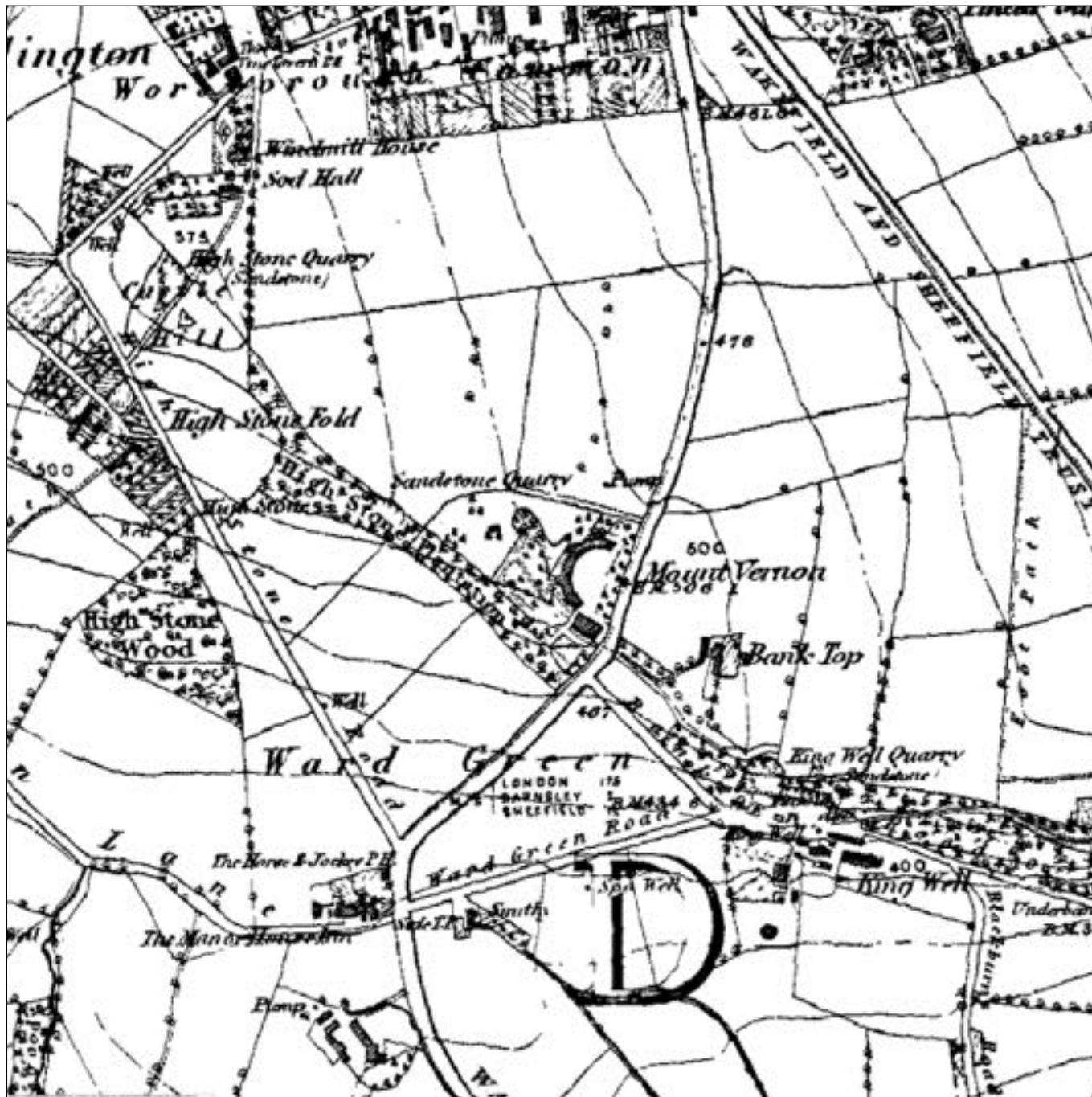
Scale 1/4" = 100 feet

Approved by the  
Barnsley Sanatorium  
Committee

Prepared by  
J. W. [Name]  
[Address]



## APPENDIX 3: HISTORIC MAPPING



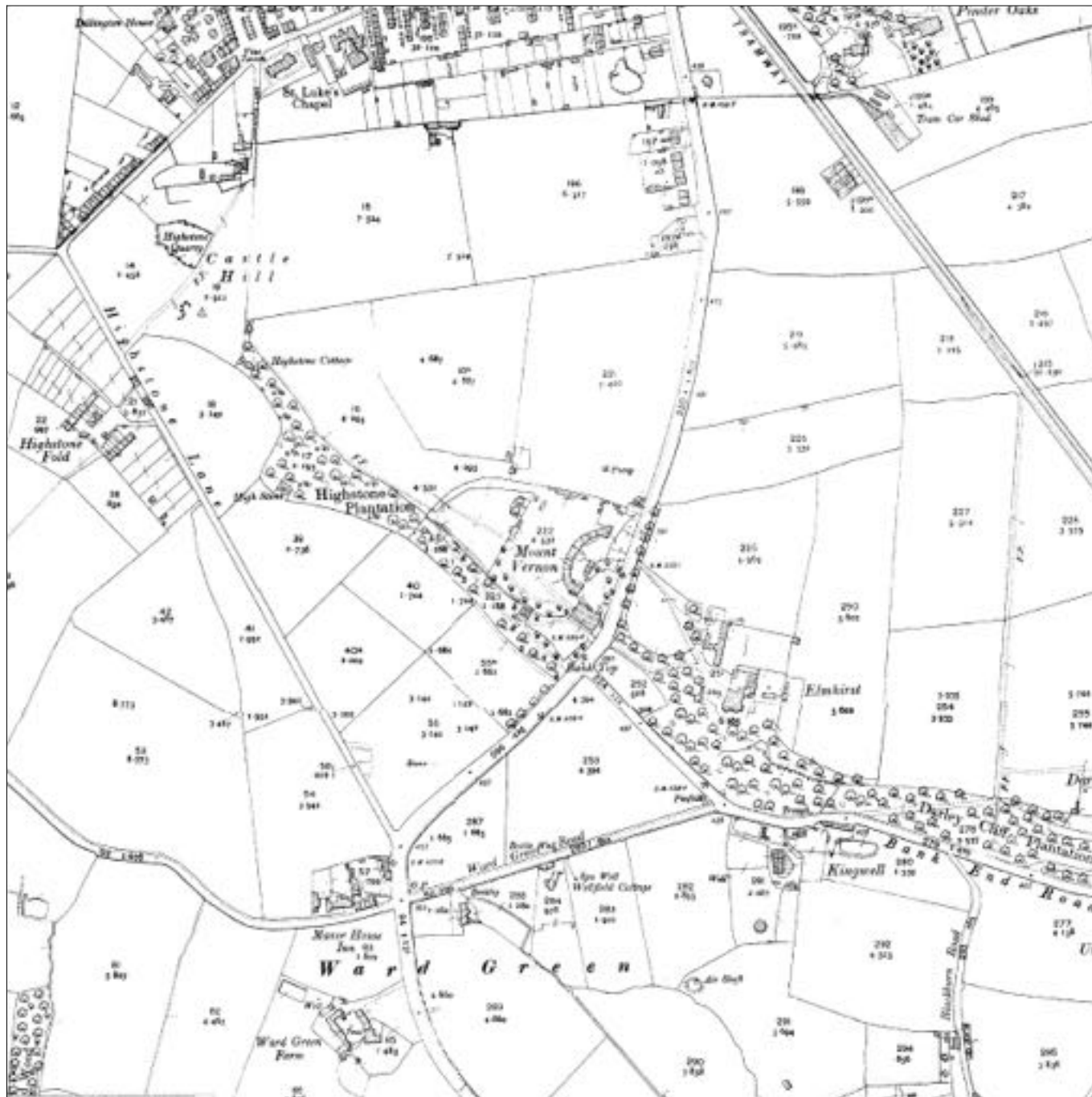
**Landmark**  
INFORMATION GROUP

Landmark Historical Map  
County: YORKSHIRE  
Published Date(s): 1855  
Originally plotted at: 1:10,560



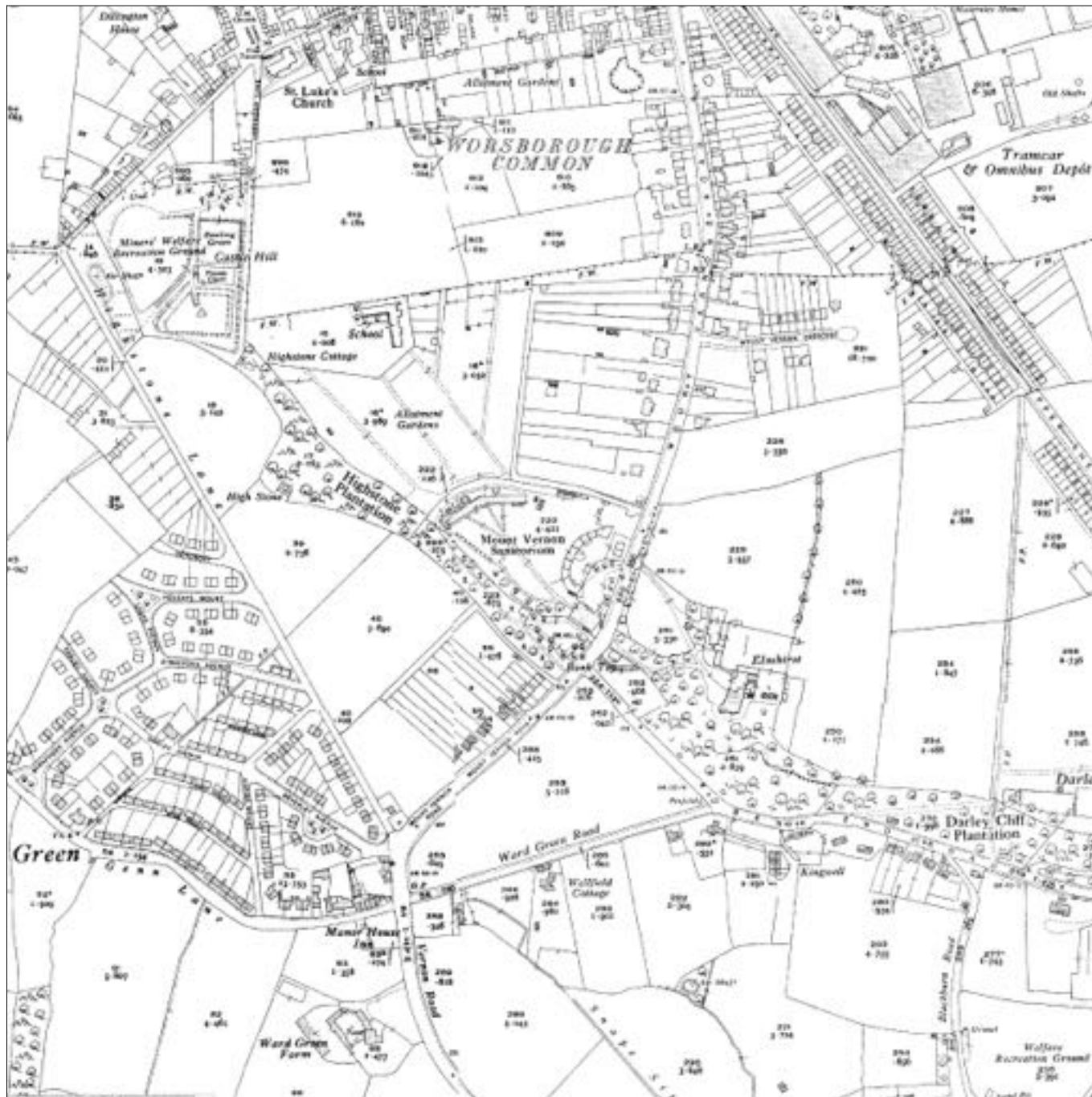
**Landmark**  
INFORMATION GROUP

**Landmark Historical Map**  
County: YORKSHIRE  
Published Date(s): 1892-1893  
Originally plotted at: 1:2,500



**Landmark**  
INFORMATION GROUP

**Landmark Historical Map**  
County: YORKSHIRE  
Published Date(s): 1906  
Originally plotted at: 1:2,500



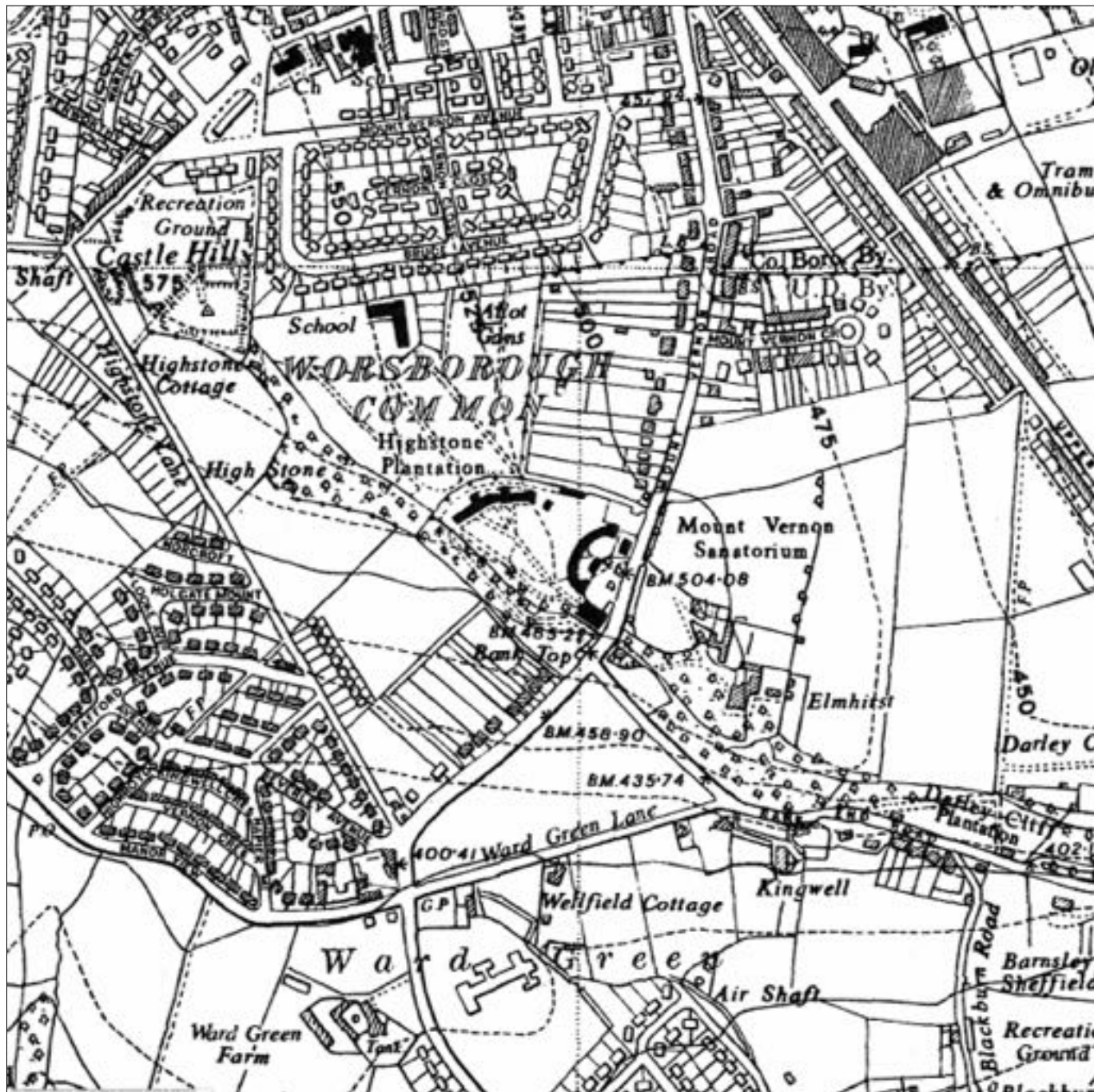
**Landmark**  
INFORMATION GROUP

**Landmark Historical Map**  
County: YORKSHIRE  
Published Date(s): 1931  
Originally plotted at: 1:2,500



**Landmark**  
INFORMATION GROUP

Landmark Historical Map  
County: YORKSHIRE  
Published Date(s): 1938  
Originally plotted at: 1:10,560



**Landmark**  
INFORMATION GROUP

Landmark Historical Map  
County: YORKSHIRE  
Published Date(s): 1948  
Originally plotted at: 1:10,560



**Landmark**  
INFORMATION GROUP

Landmark Historical Map  
County:  
Published Date(s): 1955-1956  
Originally plotted at: 1:10,000



**Landmark**  
INFORMATION GROUP

**Landmark Historical Map**  
County:  
Published Date(s): 1961-1962  
Originally plotted at: 1:2,500

## APPENDIX 4: PROPOSED SITE LAYOUT

# Mount Vernon Road, Barnsley



Mount Vernon Road, Barnsley  
Orion Homes

Housetype	number	sqft	total
Preston	13	873	11349
Falmouth	1	1116	1116
Chichester	7	1161	8127
Patterdale	5	1241	6205
Coniston	8	1267	10136
Dartmouth	9	1284	11556
Arundel	8	1318	10544
Salisbury	7	1377	9639
Exeter	3	1407	4221
Split level	3	1625	4875
<b>Private total</b>	<b>64</b>		<b>77768</b>

Preston	1	873	873
<b>Affordable total</b>	<b>1</b>		<b>873</b>

<b>Site total</b>	<b>65</b>		<b>78641</b>
-------------------	-----------	--	--------------

Site Area - Gross	6.6 acres / 2.67 Hectares
Site Area - Nett	5.26 acres / 2.13 Hectares
Density	30.5dph
coverage	14,950 sqft per acre

Rev:	Date:	Notes:
A	04.04.18	Re Drawn - CD
B	05.04.18	Re Drawn - CD
C	10.09.18	Re Drawn - CD
D	18.09.18	Re Drawn - CD
E	20.09.18	Amended to suit TL's comments dated 18.09.18 - CD
F	02.10.18	Amended to suit TL & CW's comments dated 02.10.18 - CD

Rev:	Date:	Notes:
G	16.11.18	Amended following Pre-app meeting - CD
H	04.12.18	Amended following meeting 27.11.18 - CD
I	05.12.18	Amended following meeting 05.12.18 - CD
J	07.12.18	Amended following meeting 06.12.18 - CD
K	19.12.18	Amended following meeting 15.12.18. Apartments removed and split levels plotted - CD
L	04.01.19	Plots 20 to 37 moved 2m away from the bank and 1 extra Preston added - CD

Rev:	Date:	Notes:
--	--	--

Date:	29.03.18
Scale @ A1:	1:500,0001
Drawn By:	CD

Project:	Mount Vernon Road, Barnsley - Site Layout
Drawing Number:	SK 001
Revision:	L

  
**SO GOOD TO COME HOME TO**  
 Unit 5, Benton Office Park, Bennett Avenue,  
 Horbury, Wakefield, WF4 5RA, Tel: 01924 831030

