



BANK HOUSE

Silkstone Bypass
Silkstone

HERITAGE STATEMENT

July 2021

I INTRODUCTION

BACKGROUND

This document presents a heritage statement for Bank House, Silkstone Bypass, Silkstone, Barnsley South Yorkshire (**Figure 1**), National Grid Reference: SE 29067 05414. Its purpose is to describe the heritage significance of the site and provide an assessment of the impact of the proposed development in accordance with local and national planning policy.

The assessment has been informed through a site visit and consultation of sources of information listed in the bibliography including records held by the South Yorkshire Sites and Monuments Record. It has been undertaken in accordance with guidance published by Historic England, and the Chartered Institute for Archaeologists as set out in the bibliography.

SITE LOCATION

Bank House is situated on the south-east side of the Silkstone Bypass (the A628), and on the southern edge of the settlement of Silkstone. It comprises an isolated former farmstead, with several converted barns to its south-east now in separate ownership.

DESIGNATION

Bank House is a Grade II Listed Building (NHLE: 1193251), where it is described as:

House. Dated 1806. Coursed squared stone with quoins. Stone slate roof. Two storeys. Two-bay symmetrical front with central, Gothic-arched doorway. Two-light square-headed windows with cusped lights, traceried on ground floor. Band between floors. Central first floor plaque with date. Ashlar stack to left with string and cornice. Altered stack to right. Two storey wing to rear.

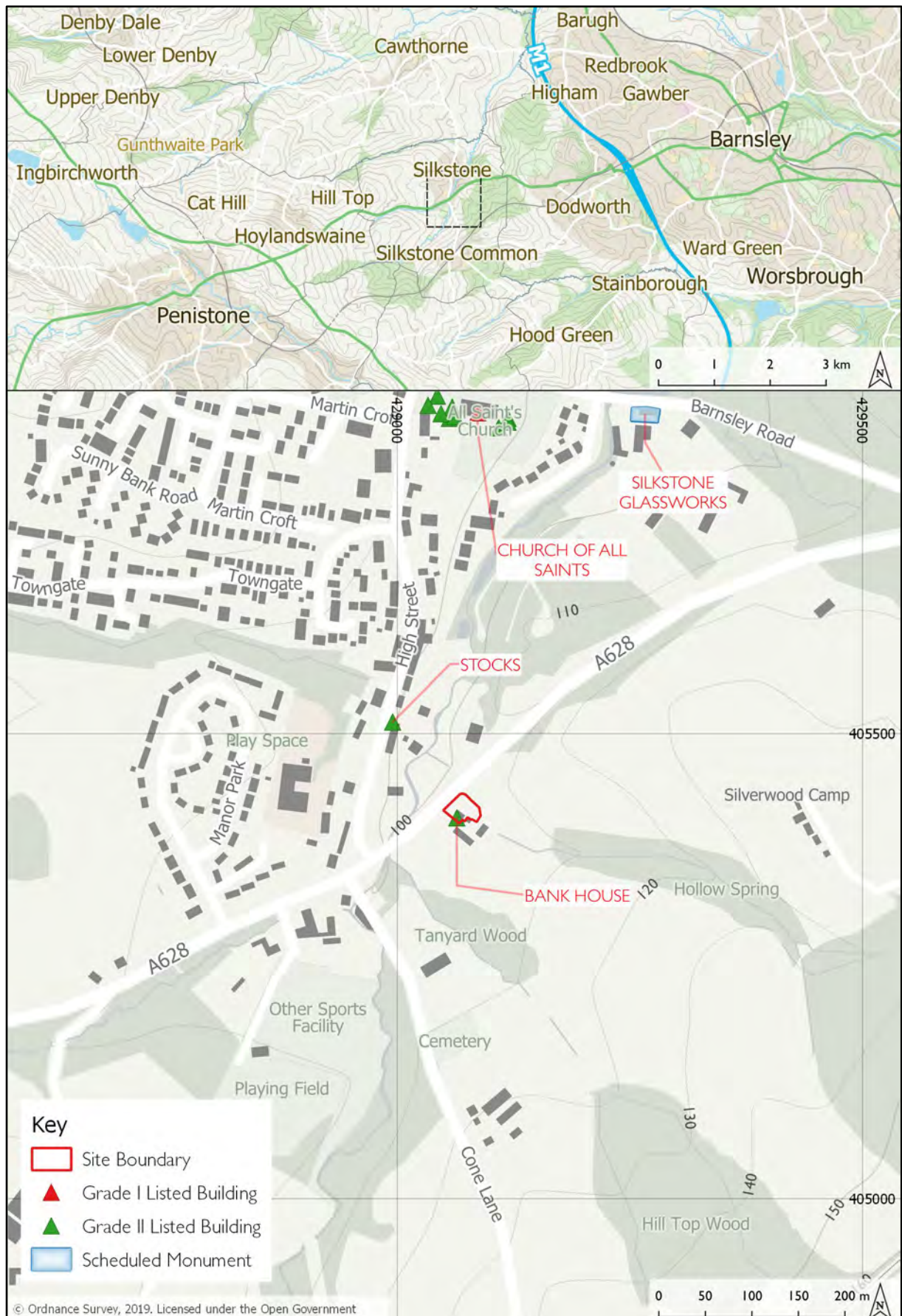
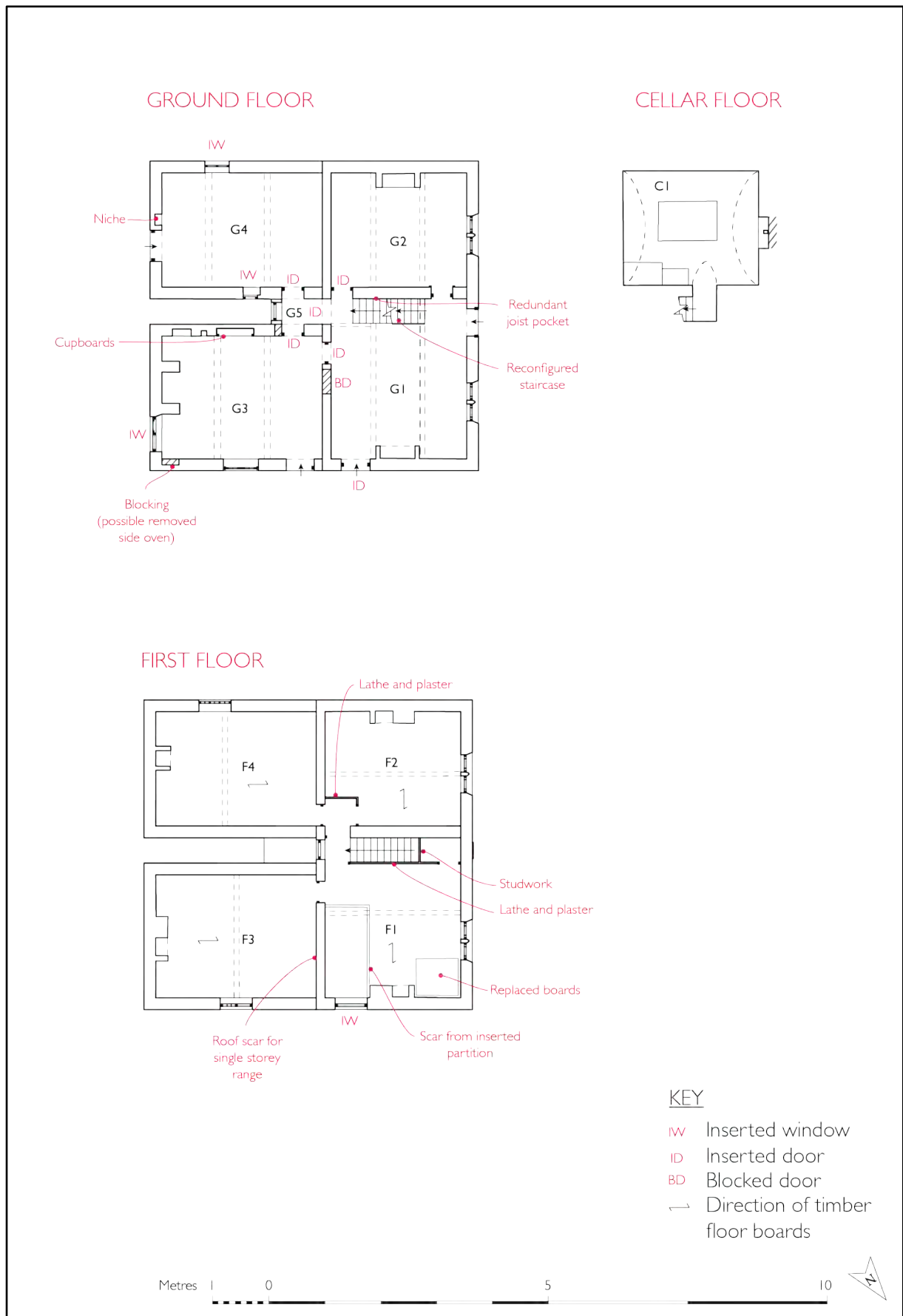


Figure I: Site location plan showing heritage designations



2 PLANNING CONTEXT

INTRODUCTION

Change arising to the historic environment from the planning process is managed through legislation, planning policy and practice guidance, and Historic England advice to ensure affected heritage assets are conserved in a manner appropriate to their significance.

KEY LEGISLATION FOR THE PROTECTION OF THE HISTORIC ENVIRONMENT

Historic Buildings and Ancient Monuments Act 1953 makes the effect of proposals on registered parks, gardens, and battlefields a material consideration in planning decisions.

Ancient Monuments and Archaeological Areas Act 1979 which affords protection to Scheduled Monuments and Areas of Archaeological Interest.

Planning (Listed Buildings and Conservation Areas) Act 1990 which provides planning controls for works affecting Listed Buildings and Conservation Areas.

BARNSELY LOCAL PLAN

HE1: Historic Environment which states that development which conserve and enhance the significance and setting of the historic environment will be positively encouraged, and that harm will only be permitted where the benefits of the development would outweigh it.

HE3: Developments affecting Historic Buildings states that proposals to listed buildings or building of evident significance should seek to conserve and enhance that significance.

HE5: Demolition of Historic Buildings states that the demolition of listed buildings will not be approved unless the building is structurally unsound and cannot be viable repaired; where it can be demonstrated that its loss would be outweighed by overarching public benefits; or where demolition is of an element that does not contribute to the significance of the heritage asset.

NATIONAL PLANNING POLICY

The Government's planning policies for England are set out in the National Planning Policy Framework (NPPF, 2019). In relation to designated heritage assets (such as listed buildings, scheduled monuments, and conservation areas) NPPF recommends great weight is to be given to their conservation (para. 194), that proposals causing substantial harm should be refused consent unless the harm can be adequately justified (para. 195), and that less than substantial harm is weighed against the public benefits of the proposal. For non-designated heritage assets, NPPF recommends that the effect of the proposal is considered in determining a proposal, giving a balanced judgement in regard to the scale of harm and the significance of the asset (para. 197).

3 HISTORICAL BACKGROUND

HISTORY OF THE SITE

Bank House possesses a decorative datestone on its north elevation bearing a coat of arms, the year “1805” and the initials “I.S.” and “I.R.”. The coat of arms bears close similarities to that belonging to the family of Smyth of Heath Hall and later Bowcliffe Hall (**Figures 3 & 12**; Turner 1991, 49). A conveyance of 1839 recorded the sale of The Hill Top estate by John Smyth of Bowcliffe (“J” often appears as an “I” in historic writing) to Robert Coldwell Clarke for £14,000 (Barnsley Archives ref CR/501). That this sale included the site is suggested by the proximity of “Hill Top” wood to the south-east of the site, and the form and Gothic Revival style of the building which is highly suggestive of an estate building. It is uncertain who or what the initials “I.R.” referred to. Robert Coldwell Clarke resided in Noblethorp Hall to the east of Silkstone, and owned Huskar Pit which is infamous in the area for the disaster of 1838 which led to 26 children losing their lives.



Figure 3: Coat of Arms of the Smyth family

There is a tradition that Bank House was formerly the Angel Inn (Wood, 2000 and Historic England, 1987), before the license transferred to a property on High Street (shown on the 1855 OS map; **Figure 5**) and later became the Fox and Hounds (shown on the 1893 OS map; **Figure 6**). The earliest record identified for Angel Inn is in a directory of 1822 where it was listed as run by Benjamin Race. If the pub had been located at the site, it had moved by 1841 when it was recorded as operated by Edward Bailey. By 1852 the Angel was no longer listed, with the Fox and Hounds appearing instead.

The earliest documentary record found for the property is the 1841 Census which records a Bank House, Silkstone, as occupied by Benjamin and Julia Mellor, coal agents. The Mellor family do not appear in historic newspapers of the time or in directories consulted for the years 1822 or 1841 (the former of which specifically listed coal merchants), but Benjamin is recorded as having been employed by Robert Coldwell Clarke and potentially the agent for Huskar Pit (Leeds Times 5.12.1835, 3).

With the production of the tithe survey for Silkstone in 1845 the landowner was listed as the executors of the will of Robert Coldwell Clarke (then deceased) and the occupier has having changed to Jeremiah Fisher who held 20 acres of land within the parish. The property (plot 322) was recorded as a “*House Homestead Yard and Garden*”.



Figure 4: 1845 Silkstone tithe map
(© The Genealogist © Crown copyright Images reproduced courtesy of The National Archives, London, England)



Figure 5: 1855 Ordnance Survey map

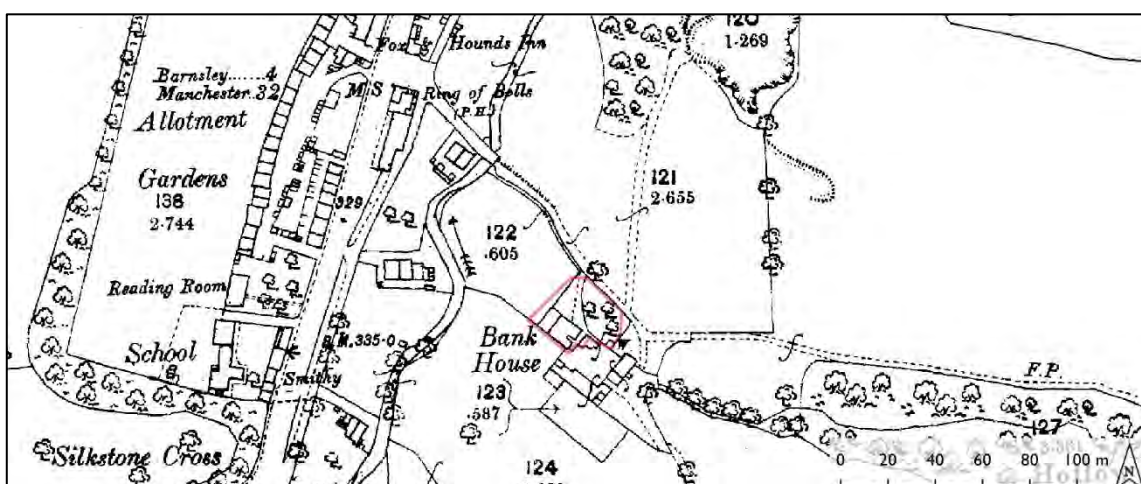


Figure 6: 1893 Ordnance Survey map

The tithe map (**Figure 4**) depicts Bank House as more-or-less occupying its present footprint except that its rear wings are shown extending further and joining what is later shown as an outbuilding. It is worth noting, however, that buildings on the map are somewhat simplified. A detached linear range, probably farm buildings, are also shown to the south-east of the house.

Jeremiah Fisher is confirmed as a farmer in the White's directory of 1852 and still farming in Silkstone in 1853 when he won second place for best heifer calved in 1852, and a commendation for his heifer calved in 1851 in an agricultural exhibition (Leeds Intelligencer 17.09.1853, 6). The 1855 Ordnance Survey map (**Figure 5**; surveyed 1850-51) shows Bank House to the east of Silkstone, comprising a square building with detached outbuildings to the east and south-east. Access is shown from a lane east from High Street across Silkstone Beck that then continues on to New Hall.

By the time of the 1871 Census, two families were recorded at Bank House, although it is not clear whether they shared the building or whether one family lived nearby. Listed are Samuel Naylor, farmer of 73 acres and Samuel and Hannah Chappel, butchers. Further clarity is perhaps offered by White's directory of 1879 which records Joseph Whiteley, farmer, at Bank House.

The occupier had changed by 1876, when Joshua Barnsley was named as a farmer, horse and cattle dealer, and carter at Bank House Farm Wooley Manor Farm and Hadleigh House Farm in a record of his bankruptcy (Llyod's List 27.09.1876, 15). He was evidently able to stay on at the farm, as he was still listed there in the 1881 Census as a farmer of 75 acres.

The Whiteley family were resident at Bank House Farm by 1887 when a member of the family was charged with wounding a farm servant (Sheffield Evening Telegraph 02.09.1887, 4), and were still there at the time of the 1891 Census. In 1911 an advert was posted in the newspapers by Fred Whiteley for the sale of all farming stock and surplus household furniture at Bank House Farm, including *"valuable horses, 31 choice milk and store beasts, 35 store hoggetts, agricultural implements, harness, dairy utensils, poultry, and produce"* (South Yorkshire Times and Mexborough and Swinton Times 11.02.1911, 5).

A subsequent advert in 1920 records Mr H. Littlewood at Bank House Farm, presumably having taken it over from the Whiteley family, and was himself giving up farming, auctioning *"3 young horses, 18 beasts (including down-calving heifers, fresh cows and heifers, and heifers and bullocks 15 to 18 months old), 2 fat pigs and implements"* (Sheffield Daily Telegraph 24.04.1920, 11).

The farm was extended during the latter half of the 19th Century, with the 1893 OS map (**Figure 6**, surveyed 1891) showing a new detached range to the south-east, establishing a third side to a fold yard to the rear of Bank House. The additional detail of this survey also shows the central gap between the two rear wings of Bank House. The farm arrangement was unchanged by the

publication of the subsequent OS maps of 1906, 1931, 1961 and 1978, with the most significant change to its context comprising the construction of the Silkstone by-pass c.1979 which cut across the land north of the house, dividing it from High Street.

At the time of the 1939 Register, compiled on the eve of the Second World War, the occupant of Bank House Farm was recorded as Frank Broadhead, cattle farmer. By 2009, the farm was under the ownership of the Charlesworth family although farm operations had been moved to Broad Close Farm and the agricultural buildings at were redundant. At this time, the house and barns were split between the family and the barns subsequently sold for conversion to domestic use.

4 SITE APPRAISAL

LANDSCAPE SETTING

Bank House is situated on the southern side of the Silkstone Bypass, bounded by a residential conversion of its formerly associated barns to the south-east, and agricultural land to the north-east and south-west. The house lies at the top of a small, wooded valley known as Hollow Sprint, with land rising to the north-east and south-west.

The appearance of this landscape is predominantly one of post-medieval piecemeal enclosure, potentially from assart (the clearance of woodland) and positive contributes to the setting of Bank House. It historically lay to the rear of development on High Street in Silkstone, although this relationship has been altered considerably by the construction of Bamsley Road which has divided the site from the town and presents a dominating modern feature.

BUILDING APPRAISAL

Exterior

Bank House is a two-storey building built from coursed coal measures sandstone with pitched slate roof (**Figures 2 and 7-14**). The plan form of the building comprises a principal frontage range, facing north-west, with two projecting wings to the rear separated by a narrow gap. Chimney stacks rise from either side of the principal range, the northern one of which has been truncated but potentially originally matching the ashlar and decorative mouldings of the one to the south. Chimneys have also been removed from the southern gables of the rear wings.

The principal north-west elevation (**Figure 7**) forms the focus of architectural treatment with a well-ordered façade of three bays comprising a central pointed arched doorway with coat of arms above (**Figure 12**), and bays either side of deeply splayed mullioned windows with tracery and decorative leaded lights. The north-west gable of this range is blind (**Figure 13**), as too was the south-east gable prior to the insertion of door and window, potentially in the late 20th Century.

The rear wings are extensions to the frontage, on to which they abut at straight joints with minimal to no tying in. The gap between the two wings (**Figure 14**) falls either side of a ground floor lean-to at the rear of the frontage range with concrete tiles and brick masonry evidently of late 20th Century date. A first-floor window above with inserted security bars and a modern frame lights the head of the stairs within. The walls of the wings to either side were historically blind, with a small, inserted window in the side of the west wing.

The south-east elevation of the east wing (**Figure 8**) has a doorway and French-doors within an earlier window opening at ground floor, and window above with remains of a timber frame with

small panes and side hung casement. The south-west elevation of the east wing contains a single inserted window (**Figure 13**).

The south-west elevation of the west wing (**Figure 9**) contains a central doorway with tenoned and pegged doorcase and timber plank and ledged door. The north-west elevation has an inserted window at ground floor level and a large window above small panes and central upper top-hung casement.

Interior

Cellar

The cellar, room **CI** (**Figure 15**), is vaulted, with stone flag floor and plastered walls, and contains several stone slab tables, or throwls. A blocked stone mullioned window is present in the north-east wall.

Ground Floor

Internally the building comprises two rooms (**G1** and **G2**; **Figure 16**) to the frontage range, both with stone flagged floors, bare stone walls (the plaster having been removed), and ceilings exposing the beams of the floors above (lath and plaster having been removed). Fireplaces with stone surrounds are present in the end walls of each room, although no historic fixtures survive. Staircases against the north-west wall of **G1** access the cellar and first floor. The cellar stair is of stone construction and appears original, whilst the timber stair to the first floor shows signs of modification including: replaced treads and risers; a reduced angle such that the steps pitch back; and added post supporting the end of a floor beam which has evidently been cut back with blocked joist pocket evident in the wall to the side of the stairs (**Figures 16 & 23**). There is an oral tradition for this staircase having been moved, although no blocked stairwells were observed. Its present location works with the planform of the building, and it is possible that it was originally located here, whether or not it was removed for a period, with the original stairs potentially lying at a steeper pitch.

Within the east wing is a former kitchen, room **G3** (**Figure 17**), with large stone framed range, evidence for a removed side oven or copper, and a range of fitted storage including recessed shelving, a spice cupboard, and a fitted cupboard. The latter two have panelled doors and wrought iron hinges. The floor in the kitchen is of red and black quarry tiles, laid on earth, whilst the beams of the floor above are exposed in the ceiling (lath and plaster having been removed). The door to **G1** is an insertion, with an earlier blocked door evident to its south. The door to **G5** is similarly an insertion, with a partial brick blocking suggesting it may have been put through a former window opening.

The interior of the west wing, room **G4**, is accessed via an inserted door from the **G5**, and has a concrete floor, bare stone walls, and ceiling exposing the beams of the ceiling above (lath and plaster having been removed). There is a wide plank and ledged door to the north-west with recessed storage niche to its north. Windows in the north-west and south-east walls are insertions.

First Floor

At first floor, there are two chambers to the frontage range (rooms **F1** and **F2**) accessed from the top of the stairwell which extends in a short corridor north to provide separate access to a third chamber above the north wing (room **F4**). Room **F3** above the south wing is accessed through room **F1**, although scars in the floor indicate the former presence of inserted studwork partitions which also enclosed a small bathroom in the east corner of the room. All the rooms have timber boarded floors, those in **F1** and **F2** being of greater width and likely older; bare stone walls (plaster having been removed) and ceilings open to the roof structure above (lathe and plaster ceilings having been removed) (**Figures 18-20**). Chimney breasts with fireplaces are present in each room, although no historic fittings survive. The doors to **F3** and **F4** are both insertions, the former cutting through a roof scar on the south-west facing wall for an earlier single storey wing (**Figure 19**).

Fixtures and Fittings

No historic fixtures and fittings survive beyond the early 19th Century plank and ledged doors with wrought iron hinges survive between rooms **G1/G2** (**Figure 21**), between the stairwell and rooms **F1** and **F2** (**Figure 22**), and to the cupboard in **F1**; and the cupboards in the former kitchen room **G3**. Later 19th Century doors are present elsewhere, but are of less heritage interest, including between **G3/G5**, **G2/G1**

Condition

Bank House has stood empty for a number of years and has suffered from fire damage caused by arson (particularly affecting the windows, ceiling beams and doors in **F1**), and water damage resulting from faulty roof covering, leaking plumbing and from tackling the fire. The present owner has commenced tackling the damp by removing unstable plaster and damaged ceilings. Burnt areas of beams have also been sanded back to good wood.

A structural report (Structural Surveys, 2021) has been produced which identifies a range of other issues, including serious defects in relation to the brick-built chimney stack to the west gable and the rear wings. In relation to the latter, the principal structural issues were identified as:

- Leaf separation of internal and external walls resulting in tilting up to 1:20 which is assessed as being dangerous.

- Structural foundation movement was noted to the east and south walls, including historic and more recent movement.
- Extensive areas of severe weathering resulting in the hollowing of masonry (**Figure 10**).



Figure 7: View of the north-east elevation of Bank House



Figure 8: View of the south-east elevation of Bank House



Figure 9: View of the south corner of Bank House



Figure 10: Detail of eroded masonry and cement pointing on the north-west gable.

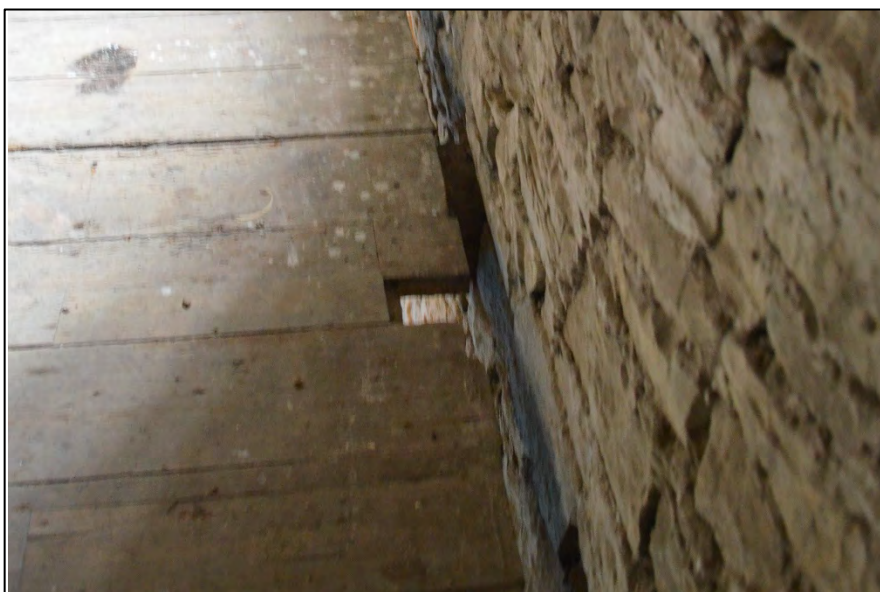


Figure 11: Detail of gap between the exterior wall and floor of Room F3 illustrating structural movement.



Figure 12: View of the coat of arms on the north-east elevation



Figure 13: View of the north-west elevation



Figure 14: View of the space between the south-east wings



Figure 15: View of cellar room **C1**, looking north.



Figure 16: View of ground floor room **G1**, looking west indicating location of blocked joist socket.



Figure 17: View of ground floor room **G3**, looking south



Figure 18: View of first floor room **F3**, looking east



Figure 19: View of first floor room **F3**, looking north-west noting roof scar



Figure 20: View of the roof structure above first floor room **F2**, looking east



Figure 21: View of plank and ledged door with surround in room **G2**, looking north-east



Figure 22: View of plank and ledged door to **F1**, looking north-east



Figure 23: View of the underside of the stairs in **G1**, noting replaced risers.

5 STATEMENT OF SIGNIFICANCE

BANK HOUSE

Bank House comprises a probable estate building built for John Smyth of Heath Hall, Wakefield, for his Hill Top Estate in 1805. The building is of a distinctive Gothic Revival style and bares the coat of arms of the Smyth family. It was later sold to Robert Coldwell Clarke of Silkstone in 1839 and by the 1840s was described as a farm. There is a local tradition that the building was the original site of the Angel Inn, although it has not been possible to substantiate this from historical documents. The building remained in use as a farmhouse until the 20th Century when farming activities were moved to a neighbouring site. At this time, the farm was subdivided, and the barns converted to domestic use. Bank House has been vacant for a number of years and is in poor condition.

It is considered that Bank House possesses **national heritage significance**, deriving from

- Its **architectural interest**, which makes a **high contribution** to its significance, as a good quality example of an early 18th Century estate building built in the Gothic Revival style with good preservation of windows, doors, and decorative masonry. The rear extensions are much more functional in design, and have a lower degree of interest deriving from their vernacular character which has been adversely affected by later alterations and insertions.
- Its **historical interest**, which makes a **medium contribution** to its significance, in relation to its association with John Smyth, a figure of national importance on account of his political career and who appears in the Oxford Dictionary of National Biography; and Richard Coldwell Clarke who was a prominent regional landowner and industrialist. The buildings potential use as an Inn, whilst unsubstantiated, is of complementary interest.
- Its archaeological interest, which makes a **low contribution** to its significance, deriving from evidence for the phased development of the structure and potential survival of evidence of its earlier forms of use.

The contributions to significance made by the fabric of the site include:

High	▪ Fabric, character, and appearance of the north-east range, including its decorative façade and gables, including its surviving ornamental windows and front door. ▪ The design of the buildings corresponding to their development in Phase I, specifically in relation to their materials, architectural details of east gable, and window in north elevation
Moderate	▪ The character and appearance of the rear wings which evidence a period of expansion and possible change of use to a farmhouse, the contribution of which has been reduced by later alterations of no or negative heritage interest affecting less than 50% of its fabric.

	▪ Wide floorboards and supporting beams to rooms F1 and F2. ▪ Stone flagstones throughout ground floor ▪ Surviving cupboards in the kitchen, room G3. ▪ Surviving early-19th Century doors between: - o G1 and G2 (northern doorway); - o The stairwell and rooms F1 and F2; - o F1 and its cupboard.
Limited	▪ Circulation, which has been altered by insertion of doors, corridors etc during the later 19th and 20th Centuries. ▪ Surviving later-19th and early-20th Century doors: - o G1 and G2 (southern doorway) - o G3 and G5
Neutral	▪ Staircase between ground and first floor which appears to be an alteration, potentially using reused fabric.
Negative	▪ 20th Century fixtures, fittings and alterations including: - o The added ground floor link between G1, G3 and G4. - o Concrete floor to G4 - o Door between F1/F5. ▪ Condition deriving from fire damage, erosion of masonry and structural movement.

Setting

Bank House has seen few but significant changes to its setting in recent times, deriving from: its separation from its formerly associated farm buildings and their domestic conversion; and the construction of the Silkstone Bypass which has cut off its original approach from Main Street and established it as an outlying settlement. These attributes comprise negative aspects of the setting of Bank House. The wider landscape beyond Bank House does, however, retain its post-medieval character despite some agglomeration, and makes a positive contribution to its setting.

Overall, this setting is considered to make a **moderate contribution** to the significance of the building.

CONTRIBUTION TO OTHER HERITAGE ASSETS

The site is not considered to contribute to the setting any other designated heritages assets.

6 IMPACT ASSESSMENT

SUMMARY OF PROPOSAL

The proposed development seeks to restore Bank House and return it to habitable condition whilst implemented several quality-of-life improvements affecting the fabric and layout of the rear wings. A detached garage is also proposed, to be sited along the north-east boundary of the site.

Potential Effects Arising from the Proposal

The principal attributes of the scheme which have the potential to affect heritage assets include:

- **Works Affecting Historic Fabric** – Structural works are proposed to rectify the movement and poor condition of the rear wings, hollowed out masonry throughout, and opening up works internally.
- **Works Affecting Layout and Circulation** – The gap between the two rear wings is proposed to be infilled to allow the creation of a new corridor to better access rooms; a portion of internal wall is proposed for removal between G1 and G3; and G4 and F4 within the north wing are to be subdivided.
- **Works Affecting Appearance** – Enhancement of external elevations by repairs of masonry and improvement of low-quality modern alterations to openings of the south-east elevation, and addition of an external garage within the domestic curtilage of the house.

DISCUSSION

Works Affecting Historic Fabric – The proposed scheme intends to undertake essential works to conserve the building, including repair of eroded masonry, like-for-like replacement/repair of roof covering; and stabilisation and remedying of damage caused by structural movement. Remedial works have been designed in accordance with a structural survey (Structural Surveys, 2021). The scale of works ranges across the building, with the most significant interventions comprising the proposed dismantling and rebuilding of the rear wings to address the leaf separation and foundation movement. These works amount to the demolition of secondary extensions to the building. The rear wings will be rebuilt to their existing appearance reducing potential harm to the character of the building; and the frontage range, wherein the majority of the architectural interest of the building lies, will be unaffected. The harm to historic fabric, whilst regrettable, has been shown to be necessary to remedy severe structural problems and will therefore contribute to the long-term preservation of the remaining building. Overall, the scheme is deemed to have a **neutral to limited positive effect** on the significance of the building.

Insertions into the fabric of the interior to provide access to the proposed new corridor and to link rooms **G1** and **G3** will result in the isolated loss of historic fabric. The changes are limited in size and the majority of fabric will be unaffected. These alterations will have a **limited negative effect** on the significance of the building.

Works Affecting Layout and Circulation – The proposal includes alterations to the building to create an enclosed corridor within the gap between the two rear ranges, and the subdivision of room **F4**. This alteration will enable improved access between rooms at first floor level. The wings, as historic extensions, resulted in alterations to the original layout of the building. Other aspects of circulation within the building were changed by further alterations in the 20th Century. The proposal will return the rooms of the front range to their original extent, whilst the addition of the corridor will not affect the core element of circulation between floors. This alteration is considered to have a **neutral effect** on the significance of the building.

The removal of the wall between the proposed dining room (**G1**) and kitchen (**G3**) will create a large open room that is non-traditional, and which will slightly erode the legibility of the historic layout and functions. This alteration will have a **limited negative effect** on the significance of the building.

Works Affecting Appearance – The proposed repairs to the external envelope of the building, and the replacement and repair of broken windows will enhance the character and appearance of the building. Further proposals to alter modern openings in the south-east elevation will further enhance the building, including the replacement of a window in the place of the French door to **G3**, the conversion of the inserted door into **G1** into a window; and the removal of concrete from around the window into **F1**. These alterations will have a **positive effect** on the significance of the building.

The proposed new garage is to be built along the north-east boundary of the site, such that it will flank the entrance into the site and present gable-end onto the Silkstone Bypass. The building is to be built from coursed sandstone to match the house, and with a stone slate roof. The south-west elevation will be divided into three bays, the western one of which will be enclosed with a pair of timber doors. The design of this building is wholly sympathetic to the character and appearance of the house, using a complementary pallet of materials and adopting a subservient scale, mass, and location. There is no existing storage on site, with this previously having been provided by the farmhouse's agricultural buildings which have since been divided off. The garage is considered to have a **neutral effect** on the significance of the building.

8 DISCUSSION

SUMMARY OF SIGNIFICANCE

Bank House comprises a former estate building and later farmhouse built in the early 19th Century and associated with prominent landowners John Smyth and Robert Coldwell Clarke. The building retains its original form and many of its external architectural details, although its interior has suffered from later changes and extensive damage caused by fire and disuse.

The house is of **national significance** on account of its architectural and historical interest owing to its age, quality of design, and association with historic figures. This is reflected in its status as a Grade II Listed Building.

SUMMARY OF IMPACT

The proposed scheme comprises a mix of conservation works and alterations which will contribute to the long-term preservation of the building with some areas of harm to the historic fabric and layout of the building.

The extent of repairs, which has been informed by a structural survey, will require a moderate to large degree of rebuilding of the rear wings, and isolated areas of masonry replacement to the earlier front range. Whilst the scale of these work may constitute partial demolition, they have been shown to be required to preserve the building, and the resultant less-than-substantial harm would be outweighed by the benefit of preserving the earliest fabric of the building and securing a new optimum viable use.

CONCLUSION

Overall, it is considered that the proposed scheme will return Bank House to habitable condition, preserving and enhancing the key heritage interests of the site and limiting new impacts primarily to areas of reduced heritage interest and in accordance with a structural report. It is therefore considered that the scheme is in accordance with the requirements set by section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 that state special regard should be given to the desirability of preserving the buildings or its setting or any features of special architectural or historical interest which it possesses. It is also in accordance with NPPF and policies HE1 and HE3 of the Barnsley Local Plan which require development affecting listed buildings to preserve and enhance their significance.

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Llyod's List 27.09.1876

Sheffield Daily Telegraph 24.04.1920

South Yorkshire Times and Mexborough and Swinton Times 11.02.1911

Barnsley Archive (catalogue entries only)

CR501: Conveyance. John Smyth of Bowcliffe, esquire, and his mortgagees to Robert Couldwell Clarke. The Hill Top estate. For £2,000 paid to the mortgagees and £12,000 paid to John Smyth.

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