



2 Hill Top, Cawthorne Heritage Statement

ArcHeritage 2017

2 Hill Top, Cawthorne, South Yorkshire
Heritage Statement

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CONTENTS

Non-technical Summary	iv
1 INTRODUCTION	5
2 DESIGNATIONS	5
3 LEGISLATION AND PLANNING POLICY	6
4 HISTORICAL BACKGROUND	7
5 BUILDING DESCRIPTION	11
6 SIGNIFICANCE	15
7 IMPACT ASSESSMENT	16
8 CONCLUSIONS	17
9 ACKNOWLEDGEMENTS	18
10 REFERENCES	18

Figures

- Figure 1: Site location Plan
- Figure 2: 1806 Map of Cawthorne
- Figure 3: 1839 John Walker Map of Cawthorne
- Figure 4: 1851 Tithe Map
- Figure 5: 1893 Second Edition 25 inch OS Map
- Figure 6: 1906 Third Edition 25 inch OS Map
- Figure 7: 1931 25 inch OS Map
- Figure 8: 1960-61 25 inch OS Map
- Figure 9: Listed Buildings of Cawthorne

Plates

Plate 1: Front elevation of 2 Hill Top.....	5
Plate 2: Photo of front elevation of 2 Hill Top c1880.....	8
Plate 3: Joshua Charlesworth outside the front door of 2 Hill Top c1880	8
Plate 4: Photo of front elevation of 2 Hill Top c1900.....	9
Plate 5: 1950s photo of Cawthornes first school and priest house, demolished 1962.....	10
Plate 6: 1970-80s aerial photo of 2 Hill Top.....	11
Plate 7: 1880s photo of Cawthorne from Cannon Hall, red arrow showing 2 Hill Top	12
Plate 8: Modern view of Cawthorne village from Cannon Hall, red arrow shows 2 Hill Top	13
Plate 9: South elevation of 2 Hill Top from the road, looking north.....	19
Plate 10: View of the house when approaching from the south, looking north	19
Plate 11: View of Cawthorne property when approaching from the east, looking southwest.....	20
Plate 12: View of the milepost and boundary wall to the east of the house, looking northwest.....	20
Plate 13: North and east elevations of the house as seen from the road, looking west	21
Plate 14: View of the village from the main entrance of the house, looking east	21
Plate 15: Streetscape within Cawthorne village to the east of the house, looking east.....	22
Plate 16: View of Cawthorne village from Cannon Hall grounds, looking east	22
Plate 17: South elevation of 2 Hill Top, looking north	23
Plate 18: West end of south elevation, looking north	23
Plate 19: Detail of windows to central south elevation, looking northeast	24
Plate 20: Junction of central elevation and southwest addition, looking north	24
Plate 21: West elevation of southwest addition, looking east	25
Plate 22: Detail of window to west elevation of southwest extension, looking east.....	25
Plate 23: West elevation of the house, looking southeast	26
Plate 24: The northwest addition, looking southwest	26
Plate 25: The east and north elevations of the house, looking southwest	27
Plate 26: The north elevation of the house, looking southwest.....	27
Plate 27: The ground floor of the northwest addition, looking south.....	28
Plate 28: Hallway in northwest addition, looking south	28
Plate 29: Entrance hall in oldest part of the house, looking south.....	29

Plate 30: Ground floor of the southwest extension added c1900, looking north.....	29
Plate 31: Living room in oldest part of the house, looking towards basement steps, looking northwest...	30
Plate 32: Living room in oldest part of the house, looking south	30
Plate 33: Small kitchen in single storey east addition, looking south.....	31
Plate 34: Photo of front elevation of 2 Hill Top c1880	32
Plate 35: Steps down to basement, looking east.....	32
Plate 36: Stone benches in basement, looking east	32
Plate 37: West end of basement, looking west	33
Plate 38: First floor landing, looking north.....	33
Plate 39: Typical bedroom on first floor, looking southeast.....	34
Plate 40: The internal roof above oldest part of the house, looking east	34

NON-TECHNICAL SUMMARY

An Heritage Statement has been compiled by ArchHeritage concerning 2 Hill Top, Cawthorne, Barnsley, S75 4HG to establish the history and significance of the property, and to provide an assessment of the impact future works may have on the established significance.

2 Hill Top was likely built in the beginning of the 18th century as a farmhouse with historic ties to both Cawthorne Manor and Cannon Hall. It is known to have continued in use as a farmhouse until at least the middle of the 20th century when it converted to a purely domestic house and property.

The house has undergone significant changes with many alterations to the external details, additions added and the replacement of most internal fixtures and fittings. The majority of the changes appear to have occurred from the beginning of the 20th century onwards. The significance of the building has been determined to be low or negligible based on the removal of much of the historic fabric.

1 INTRODUCTION

An Heritage Statement has been compiled by ArcHeritage concerning 2 Hill Top, Cawthorne in South Yorkshire (Plate 1). The purpose of this document is to establish the history and significance of the property, and to provide an assessment of the impact future planned works will have on the established significance and provide the justification for the development.

2 Hill Top was likely constructed in 1711 as suggested by Cannon Hall Estate. The house is centred near the centre of Cawthorne village within a conservation area.

This report compiles the documentary evidence gathered from the Barnsley Archives and online, notes and photographs from a site visit, and an overview of the current plans for the building. Together these inform the assessment of the significance and the impacts upon that significance.



Plate 1: Front elevation of 2 Hill Top

2 DESIGNATIONS

2 Hill Top sits within the Cawthorne Conservation area. No written appraisal has been compiled for the Conservation area, however a design statement for the village has been completed that outlines several important characteristics worth preserving and protecting within Cawthorne.

The house has recently been appraised for listing status by Historic England. It was rejected due to the house not meeting their listing standards for several reasons as stated in their initial assessment document:

Architectural interest:

Although probably C18 in date (particularly the eastern range) and retaining much historic character externally, the building has been substantially modernised internally and does not display the degree of survival required to be of special interest in a national context.

Historic interest:

The Yorkshire dialect poet Douglas Charlesworth is not a figure of national significance and so the association as his house is of local, rather than national interest.

Group value:

Although the building is close to the listed milestone and may form part of its landscape context, this does not confer special interest in a national context on the house, and the group value of nearby historic buildings is appropriately recognised by the designation as a Conservation Area.

3 LEGISLATION AND PLANNING POLICY

The **National Planning Policy Framework** states planning decisions should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

Paragraph 134 states that where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

Barnsley Core Strategy relevant policies:

Core Strategy Policy 29: Design Principles – sets out the overarching design principles for the borough to ensure that development is appropriate to its context. High quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley, and contributes towards creating attractive, sustainable and successful neighbourhoods. The Council will seek to ensure that development improves what needs improving, whilst protecting what is good about what we have. Design that reflects the character of areas will help to strengthen their distinctiveness, identity and people's sense of belonging to them. This policy is to be applied to new development and to the extension and conversion of existing buildings.

Core Strategy Policy 26: New Development and Highway Improvement – new development will be expected to be designed and built to provide safe, secure and convenient access for all road users.

Core Strategy Policy 30: The Historic Environment – The Council will positively encourage the management, conservation and enjoyment of the historical environment. Development will be expected to protect and improve the character and appearance of the Conservation Area.

Local Plan

Although the Local Plan has not been finalised it should be considered as it is in the final stages of completion. The following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – sets out principles when considering development proposals.

Policy D1: Design - Sets overarching design principles for the borough to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

4 HISTORICAL BACKGROUND

2 Hill Top is believed to have been built in 1711 by the Cannon Hall estate. The earliest picture of 2 Hill Top is from 1806 (Figure 2). The map shows the 2 Hill Top as a single black rectangle with one or two outbuildings to the rear. The purpose of the map is to show who the landowners were in Cawthorne. The map indicates several individually owned plots but the vast majority of properties is split between four men, with the Stanhopes from Cannon Hall having the greatest amount of land in the village. Hill Top is indicated as belonging to a Mr. Beaumont of Cawthorne Manor at this period. Little detail is shown of the actual house.

One of the outbuildings behind the house to the north was the old Cawthorne Chantry, established as a school and house for the chaplain around 1455. This house was converted into a farm building when new residential premises for the chaplains was built. It continued as a farm building until the middle of the 20th century when it was demolished by the then current owner of the 2 Hill Top (Jackson, 1991).

The next map from 1839 is survey of the village by John Walker (Figure 3). This is the first detailed image of the house. It shows the house as a rectangle with a smaller addition attached to the rear (north) of the house.

There is a Tithe Map from 1851 (Figure 4) that shows the presence of one building on the site but does not show much detail of the house or its outbuildings. The first edition OS map also from 1851 is poor quality but does seem to show the presence of the building and few other details.



Plate 2: Photo of front elevation of 2 Hill Top c1880



Plate 3: Joshua Charlesworth outside the front door of 2 Hill Top c1880

Photos from the c1880 show the house when it was owned by Joshua Charlesworth who is listed as being a farmer and gardener (Jackson, 1991). It is presumed he was a part-time

gardener for Cannon Hall. The photos (Plate 2 & Plate 3) show excellent details of what the house looked like at the end of the 19th century. The style of the house during this period is likely very similar to what it would have looked like when it was first constructed. The single storey addition to the east is may have been added sometime after the buildings construction, it is also possible the windows and door were replaced at some point in the 19th century prior to these pictures.

The second edition OS map from 1893 (Figure 5) gives a lot more detail on the layout of the house and its additions and outbuildings. From this map we can see that the single storey east addition is nearly the same length as the main house, but on the map they are separated by a line suggesting they may not have been conjoined as a single house, but that the addition may have just been an attached outbuilding. The main house appears to have an addition to the rear as well as another building attached to the west side likely to be some kind of lean-to outbuilding. The map also shows the former school and priest house, to the north, now in use as a outbuilding for the house.



Plate 4: Photo of front elevation of 2 Hill Top c1900

A picture likely from the early 20th century (Plate 4) when Douglas Charlesworth owned the property shows the house as having undergone some major changes in the short time between the 1880 photo and when this photo was taken. A large gable fronted addition was added to the west of the house almost doubling its floor space. There are a total of three chimneys present and the windows have all been changed. The external boundary wall appears to have been unchanged.

Douglas Charlesworth who lived in the house from the turn of the 20th century until the mid 20th century was a full time farmer and poet on the side. He had a few works published and wrote in the Yorkshire dialect, a diary he left behind has helped capture some of what life was

like in Cawthorne around the First World War. He also helped run the tea room at Cannon Hall on a part time basis (Jackson, 1991).

The third edition OS map from 1906 (Figure 6) shows the expansion of the house with the main body of the house visibly larger than the addition to the east. A small addition is attached to the rear, this may be an entrance porch or simple store attached to the house. A small outbuilding is located behind the house to the west of the large former school/farm building, this may have been a earth closet. Another larger outbuilding is located to the northwest of the house but it is not clear which building this belongs to.

An OS map from 1931 (Figure 7) shows the house little changed from the previous map, with only the small rear addition now missing or not illustrated. The next OS map (Figure 8) from 1960-61 again shows the house very much unchanged. This would be the last map to show the former school prior to its demolition in the 1960s. A photo taken of the former school (Plate 5) from the 1950s shows how it looked just prior to its demolition. The map also helps us establish when the northwest addition was added, clearly sometime after this map of 1960 and before the photo from the 1980s.



Plate 5: 1950s photo of Cawthornes first school and priest house, demolished 1962.

An undated photo presumably from the 1970s or 1980s (Plate 6) shows the house prior to the conversion of the garages to the rear. It also shows a flat roof addition to the corner of the building. The red colouring of the house appears to have been added to the photo after it was taken.



Plate 6: 1970-80s aerial photo of 2 Hill Top.

In 1980 planning application B/80/1197/PR requested the erection of a log store. This was attached as a lean-to building on the east elevation of the small addition located in the inner corner of the L-shape plan (Plate .

In 1997 planning application B/97/0340/PR details plans to erect a rear conservatory addition. This was added to the west elevation of the northwest addition.

In 2008 a planning application (2009/0327) was approved to build the current detached car port and garage located in the northwest corner of the property and to convert the then current attached garages into a kitchen with patio to the west. The interior of the building was modernised at this time removing and replacing any remaining historic features.

5 BUILDING DESCRIPTION

5.1 Setting

2 Hill Top is located in the historic centre of Cawthorne. The village has medieval origins with a core of 17th, 18th and 19th century buildings. Most display a similar style with light brown/ yellow grit stone walls, and stone slate to the roofs, with a few brick buildings mixed in (Plate 15). There are a number of listed buildings and listed street furnishings that provide character to the village (Figure 9). Immediately to the east of the house is a listed milepost along road (Plate 12). There are a handful of houses that are Grade II listed in the centre of the village ranging from 15th to 18th century in date. The Church of All Saints to the southeast is Grade II* listed and provides the heart of the village with some parts dating as early as the 13th century. Many of the gravestones in the churchyard are also Grade II listed.

The house sits on the west edge of the centre the village. As the name suggests 2 Hill Top is located at the top of a hill, although the actual house is on the beginning of a slope down to the west towards open fields and a cricket pitch. This location on the slope makes the house hard to see from the main road (Plate 11 and Plate 13). The top of the south elevation can briefly be seen as it is approached from the south (Plate 9 and Plate 10). A low stone boundary wall, typical for the village, surrounds boundary of the property to the north, east and south. Several mature trees sit within the property, a group of which block the view of the house from the road.

The village is overlooked by Cannon Hall to the west which is a grade II* listed building. The village and the Hall have a direct link to one another as the mines that provided the Spencer-Stanphopes with their wealth were worked by many of the villagers. The family also owned much of the village during the 18th and 19th centuries. The view towards the village is important to Hall (Plate 16) and to the village and these views are expected to be protected. The photos (Plate 7 & Plate 8) show that the view has changed very little from the late 19th century to today. Although the view of 2 Hill Top has changed slightly having originally been a view of the gable end of the house and then changed to the side of the southwest addition and then the side of the northwest addition as well later. Due to the location of the house on the slope the additions did not disrupt the view of the village.

From 2 Hill Top the main view is west towards Cannon Hall. The slope down towards the west makes this a long sweeping view, however tree tops immediately to the west truncate part of that view. From the south elevation the house has a view of the Church of All Saints and the village museum.



Plate 7: 1880s photo of Cawthorne from Cannon Hall, red arrow showing 2 Hill Top



Plate 8: Modern view of Cawthorne village from Cannon Hall, red arrow shows 2 Hill Top

5.2 House Description

Exterior

2 Hill Top, Cawthorne is approached from the driveway which leads west from Hill Top Road to the northeast portion of the property and house.

The south elevation (Plate 17) would have originally been the front elevation of the house. It is now formed of three parts, the original farmhouse at the centre, the single storey addition to the east and the early 20th century gable fronted addition to the west. The photo from the late 19th century (Plate 2) shows the house as it is assumed to have been when first built. The central portion of the elevation is three bays and two storeys composed of regularly coursed quarried gritstone recently re-pointed with a concrete based mortar. The windows are modern replacements with replacement stone sills and lintels (Plate 19). The historic photos show that the door was originally on the east end of the elevation and there may not have been a window at the east end above it, likely only added after the door was moved. Looking at the historic photos also shows that the wall was raised along with the roof. This stack replaces several much larger ornate chimneystacks seen in the photo from the early 20th century (Plate 3). The east end of the south elevation is much the same as the central portion however the stone wall is laid in a slightly different style. The west gable fronted portion of this elevation (Plate 18) has walls of slightly darker stonework and quoins stones, otherwise this portion is similar to the rest. The roofs are all laid with diminishing stone slates and stone and ceramic ridge crestings, a single rendered chimneystack sits at the east end of the oldest portion of the house.

The west elevation is composed of the early 20th century addition to the southwest (Plate 21) and the late 20th century addition wing to the northwest. This elevation faces out toward open fields and the open yard of the house. The early 20th century addition has four three light

windows with carved stone hood mouldings, mullions, lintels, sills and surrounds (Plate 22). These are in keeping with many historic windows throughout the town and are an interesting flourish to a house that did not previously have them, however the window lights are now uPVC replacements. A stone chimneystack sits at the north end of this addition. The northwest addition is no more than 50 years old. It is clad in stonework intended to match the older parts of the house. A modern conservatory and patio area are attached to the east end of this addition (Plate 23). The north and east elevations of this addition are of a similar style with the main entrance for the house now located in the east elevation (Plate 24).

Ignoring the modern northwest addition, the north facing elevation is composed of a small addition at the west end (Plate 25), the original body of the house, and the single-storey east addition (Plate 26). The interesting detail to note about this elevation is that all of the stonework appears to be modern. It appears that the stonework along these three different parts of the elevation has been re-clad, the stonework closely resembles that seen in the northwest addition. The age of the stone is not evident and many blocks are sharply cut.

All windows throughout the house are modern uPVC windows and the doors are all timber glazed replacements.

Interior

The interior of the house was modernised and all historic fabric was either covered or removed around 2008, this includes all carpeted or timbered floors and plastered walls and ceilings. There are no historic windows or doors throughout the house.

The house is accessed through the northwest addition, through a door in its east elevation. The entrance openings into a hallway that leads straight ahead into the modern kitchen (Plate 27). This addition was added sometime after 1960 and was originally a garage, but converted into a large kitchen in the 1990s. The entrance hallway continues to the south (Plate 28) and enters into the small addition located at the inner junction of the L-shaped house. This addition on the ground floor has a toilet to the west and a small open area that leads into another entrance hallway with a staircase up to the first floor (Plate 29). The southwest addition and the remainder of the original house are accessed off of this hallway. The southwest addition is a single room with a modern fireplace on the north wall along with modern shelving (Plate 30), however the fireplace and shelving were likely replaced like for like. Historic photography suggests an earlier fireplace would have been located between this room and the original house, suggesting a different layout than is present today. The largest room of the original house continues to the west off the stairway hallway (Plate 32). This contains the trap door down to the basement in the northwest corner (Plate 31). A step up to the east leads into a small sitting or dining room within the single storey addition. Another step up from this room leads into a couple of small pantry or storage rooms (Plate 34). These rooms were likely used as the kitchen (Plate 33) prior to the 2008 conversion of the garage.

The basement of the house is accessed through a hatch in the west end of the original house. A set of brick stairs with stone treads leads down to the west (Plate 35) and run under the original body of the house and the southwest addition (Plate 37). The floor is modern concrete and the walls are mostly composed of brick. There are several stone benches set upon brick bases (Plate 36), many of the bricks and stone slabs appear modern, but may replace older materials. It is

likely that parts of this basement are original, but much of it has been modified and added to in the 20th century. The north wall of the basement while descending the stairs displays a rubble stone wall with lime mortar that is likely to be original to the building. The south wall along the stair way displays brick work that could date to the 18th century. However much of the other brickwork appears to be 19th or more likely 20th century in date. Several areas of concrete breeze block construction attest to the modern changes to the basement.

The first floor contains several bedrooms (Plate 39) and one bathroom over the original house and all of the subsequent additions. These rooms are all accessed from the staircase at the west end of the original house (Plate 38).

An inspection of the interior of the roof within the original portion of the house revealed that the entire internal roof structure had been replaced likely within the last 50 years (Plate 40). This may have occurred when the roof and walls of this portion of the house were raised.

6 SIGNIFICANCE

Historic England highlights four main values when determining significance in their guidance *Conservation Principle Policies and Guidance* (English Heritage 2008).

Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.

Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.

Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Evidential value: the potential of a place to yield evidence about past human activity.

The setting of the house is overall of low significance. It is an important part of the village core and has several external attributes that contribute to the vernacular tradition within the village. However its location down the slope of the hill and obscured by boundary walls and trees lessens the importance of it within the village.

2 Hill Top has low **historical significance** with some illustrative original features existing in south elevation including the stone construction and stone slates on the roofs. The southwest addition from the beginning of the 20th century contains some fine stone details as well as three-light stone mullioned windows with hood mouldings and stone surrounds. This style although not original to the building is part of Edwardian architectural design from the early 20th century. The associative historical significance is related to the family that lived in this house from at least the 19th century and into the 20th century. The Charlesworths were a family that had been in the town in various roles since at least the 18th century. The most famous of the family was Douglas Charlesworth who lived in the house for the first half of the 20th century. He was a Yorkshire dialect poet who published several poems.

The **aesthetic significance** of the house is low to negligible due to several contributing factors. The house although located in the centre of the village does not hold a prominent position within the streetscape. This does not allow most viewers to see the house when moving around the village.

The house has been clearly added to with several piecemeal additions over the last 120 years. These give a rambling appearance to the house. The additions are larger than the original and thus shift attention away from the historic part of the structure. Together the additions create a negative aesthetic impact on the property.

The focus given to the traditional front elevation of the house to the south has been shifted to the rear where the main access is now via the driveway and the main entrance is through the northwest addition. This new front aspect of the house is very different to the traditional entrance and is not in keeping with many of the buildings within the village.

The house and some of the additions retain some of their key historical external attributes which help tie the building in with the rest of the village.

The **communal significance** of the building is low and relates mainly to the buildings setting within the centre of Cawthorne. The buildings contributes to the group value of the village with many of the characteristics deemed important in the design statement. The building has been a private farm house and domestic dwelling for its entire history and thus does not have a large communal aspect. The age of the building and its history as a farmhouse does hold some significance. However, due to the changes the building has undergone it may be difficult for most observers to be aware of the buildings old age, especially when compared to other more coherent historic buildings in the village centre like Gold Cross Cottage just to the northeast.

The **evidential significance** of the building is negligible, and related to what could be learned from the remaining original historic fabric. However because there is little remaining of the early 18th century fabric there is limited knowledge to be gained through a deeper and more invasive study of the house. Investigations into the walls of the house may give us some limited knowledge on regional construction techniques of the 17th century.

7 IMPACT ASSESSMENT

Please see the architects plans and documents for construction details.

7.1 Impact on the significance

The plans for the property are to remove the current house and build a new house. This will impact several areas of significance highlighted above.

There will be a minor negative impact on the setting with the loss of the remainder of the historic fabric of the current building, however this will be offset by the beneficial characteristics displayed by the potential new building. The size and massing of the new build will not impact on the views to from the village as they will maintain much of the current footprint and height of the current building.

The removal of the original house will be a loss to the historic significance, both the illustrative elements and the associative historical significance. However this is offset by the new building reusing nearly all of the historic elements salvageable from the original building including the roof tiles and stone walls.

A positive impact will be the inclusion of a property that has a more cohesive appearance. The current house is a rambling collection of additions and renovations, failing to provide much

aesthetic benefit. The historic nature is no longer evident with modern windows, doors and re-pointing of the walls.

The communal significance is based on the group value of the building and how it relates to the other buildings and how it appears within the village, so the loss of it will be a negative impact. The new house will seek to add several elements that are seen as in-keeping with the vernacular feel of the village and provide a positive impact on the significance of the setting. The house will feature a part timber single-storey entrance porch, as well as reused stone slates, and gritstone walls. There will also be stone lintels sills and surrounds to the windows. Large stone chimneystacks are also to be added to the new building. This will allow the house to be heavily in keeping with what is expected of a building within the Cawthorne Conservation area.

The impact on the evidential significance could be dealt with through a small study of the house during the demolition process, if deemed necessary.

8 CONCLUSIONS

The current building at 2 Hill Top likely dates to the early 18th century. It served as a farm house probably since its construction. The Charlesworth family inhabited it for much of the 19th and early 20th century, working as farmers and part time at Cannon Hall. Although the historic mapping suggests that the house had a number of outhouses and additions changing throughout its history the main house seems to have remained the same up to the beginning of the 20th century. A c1900 addition to the southwest substantially increased the size of the house, and altered the front elevation considerably. A small addition to the back of the house appears to have been located there in some form since the end of the 19th century but has clearly undergone several changes. The large northwest wing was added sometime after 1961 and before 1980, and was originally a garage with rooms over it. In 1997 a Conservatory was added to the west of the northwest wing and in 2009 the garages were converted into a kitchen. A detached garage where the 16th century school once stood was erected in 2009. Probably during the kitchen conversion the entire house was completely renovated with modern materials, removing or covering any remaining historic details.

The former front (south) elevation where the majority of historic material remains has also undergone several modifications including the moving of the front door from the east end of the elevation to the west end. The windows appear to have been raised and widened with new sills and lintels added. The roof was rebuilt and along with the walls was raised to better meet the southwest addition. Also the entire interior was remodelled recently removing or covering all historic features. The basement retains some historic material in the walls, but this area too has been heavily altered. The loss of much of the original historic fabric throughout the building along with its importance on a local scale make this a building of low to negligible significance.

The current house has recently been assessed for listing by Historic England and been rejected based on the house not having enough architectural interest, historic interest or group value to be of significance on a national scale.

The plans for the removal of the old building and the completion of a new house are justified by the need for a more coherent living space. The new house will bring back and introduce several features now missing from the current house. The plan for the new house is to incorporate ornate chimneystacks styled after those seen within the village, timber windows instead of the uPVC ones seen on the current house, cast metal gutters with an ogee profile and an oak framed entrance porch. In keeping with the design statement for the village these elements will reflect the existing mix of properties within the village, both blending in and enhancing its character. Several parts of the original house will be reused in the new build, including the stone slates, and the original cottage wall will be reused as a feature wall within the hallway, helping to retain the property's link to the past.

Furthermore, the plan for the new building will enable the protection of the current views looking into and out of the village. This will be done by keeping the new build to the same height as the current building, as well as using a similar footprint. The boundary walls and trees will allow the new building to blend in with the rural character of the village making sure it is no more pronounced in the streetscape than the original.

Further work could include a small project to record the building as it is dismantled. Taking note of the original materials and construction and recording any interesting or unusual features. This would help to understand the exact extent and construction of the remaining parts of the original building which cannot be seen due to modern coverings.

9 ACKNOWLEDGEMENTS

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Historic mapping:

1851 Cawthorne tithe map

First edition 6 inch OS Map 1851-55

Second edition 25 inch OS Map 1893

Third edition 25 inch OS Map 1906

1931, 25 inch OS Map

1960-61, 25 inch OS Map

PLATES



Plate 9: South elevation of 2 Hill Top from the road, looking north



Plate 10: View of the house when approaching from the south, looking north



Plate 11: View of Cawthorne property when approaching from the east, looking southwest



Plate 12: View of the milepost and boundary wall to the east of the house, looking northwest



Plate 13: North and east elevations of the house as seen from the road, looking west



Plate 14: View of the village from the main entrance of the house, looking east



Plate 15: Streetscape within Cawthorne village to the east of the house, looking east



Plate 16: View of Cawthorne village from Cannon Hall grounds, looking east



Plate 17: South elevation of 2 Hill Top, looking north



Plate 18: West end of south elevation, looking north



Plate 19: Detail of windows to central south elevation, looking northeast



Plate 20: Junction of central elevation and southwest addition, looking north



Plate 21: West elevation of southwest addition, looking east



Plate 22: Detail of window to west elevation of southwest extension, looking east



Plate 23: West elevation of the house, looking southeast



Plate 24: The northwest addition, looking southwest



Plate 25: The east and north elevations of the house, looking southwest



Plate 26: The north elevation of the house, looking southwest



Plate 27: The ground floor of the northwest addition, looking south



Plate 28: Hallway in northwest addition, looking south



Plate 29: Entrance hall in oldest part of the house, looking south



Plate 30: Ground floor of the southwest extension added c1900, looking north



Plate 31: Living room in oldest part of the house, looking towards basement steps, looking northwest



Plate 32: Living room in oldest part of the house, looking south



Plate 33: Small kitchen in single storey east addition, looking south



Plate 34: Photo of front elevation of 2 Hill Top c1880



Plate 35: Steps down to basement, looking east



Plate 36: Stone benches in basement, looking east



Plate 37: West end of basement, looking west



Plate 38: First floor landing, looking north



Plate 39: Typical bedroom on first floor, looking southeast



Plate 40: The internal roof above oldest part of the house, looking east

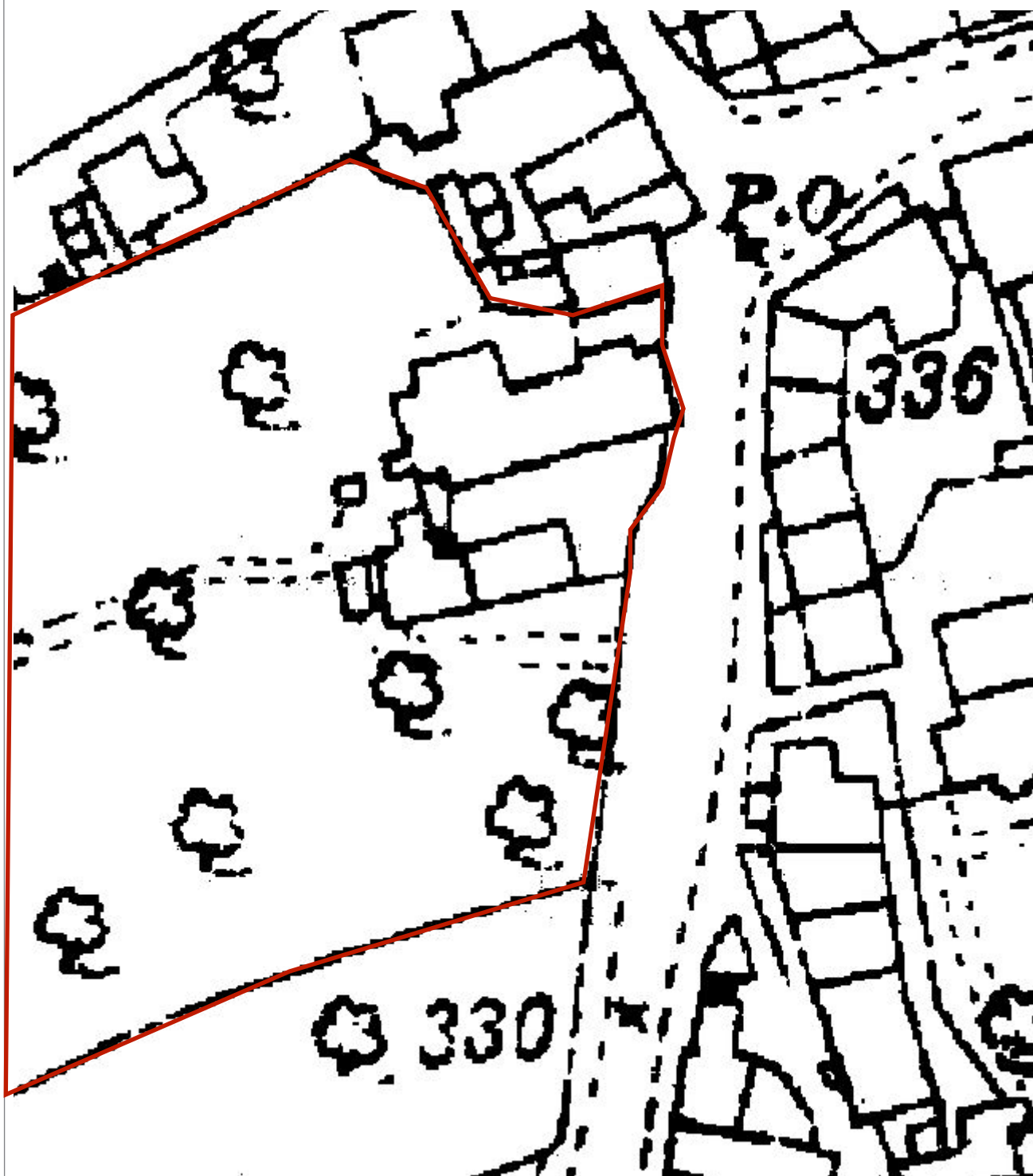
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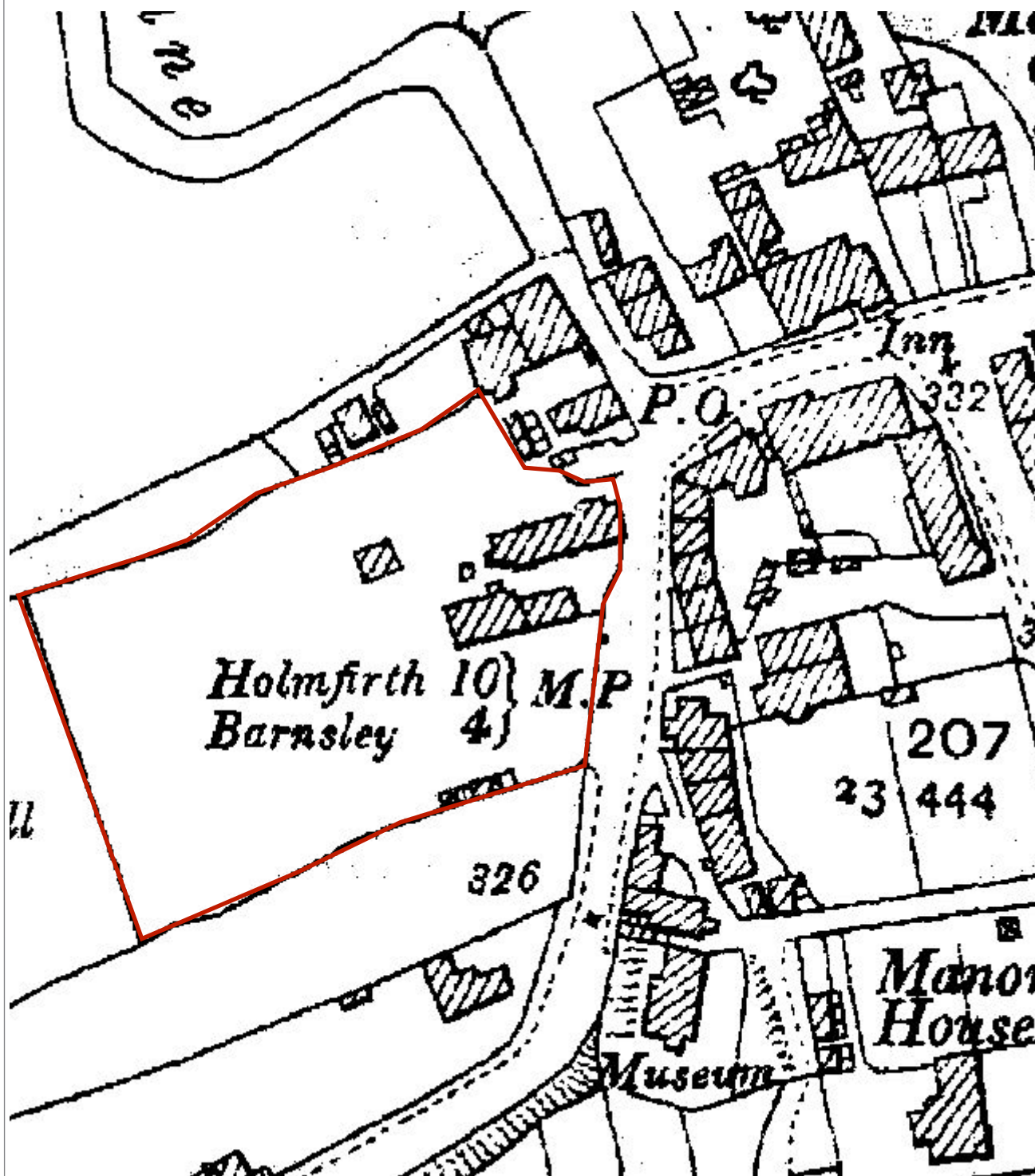


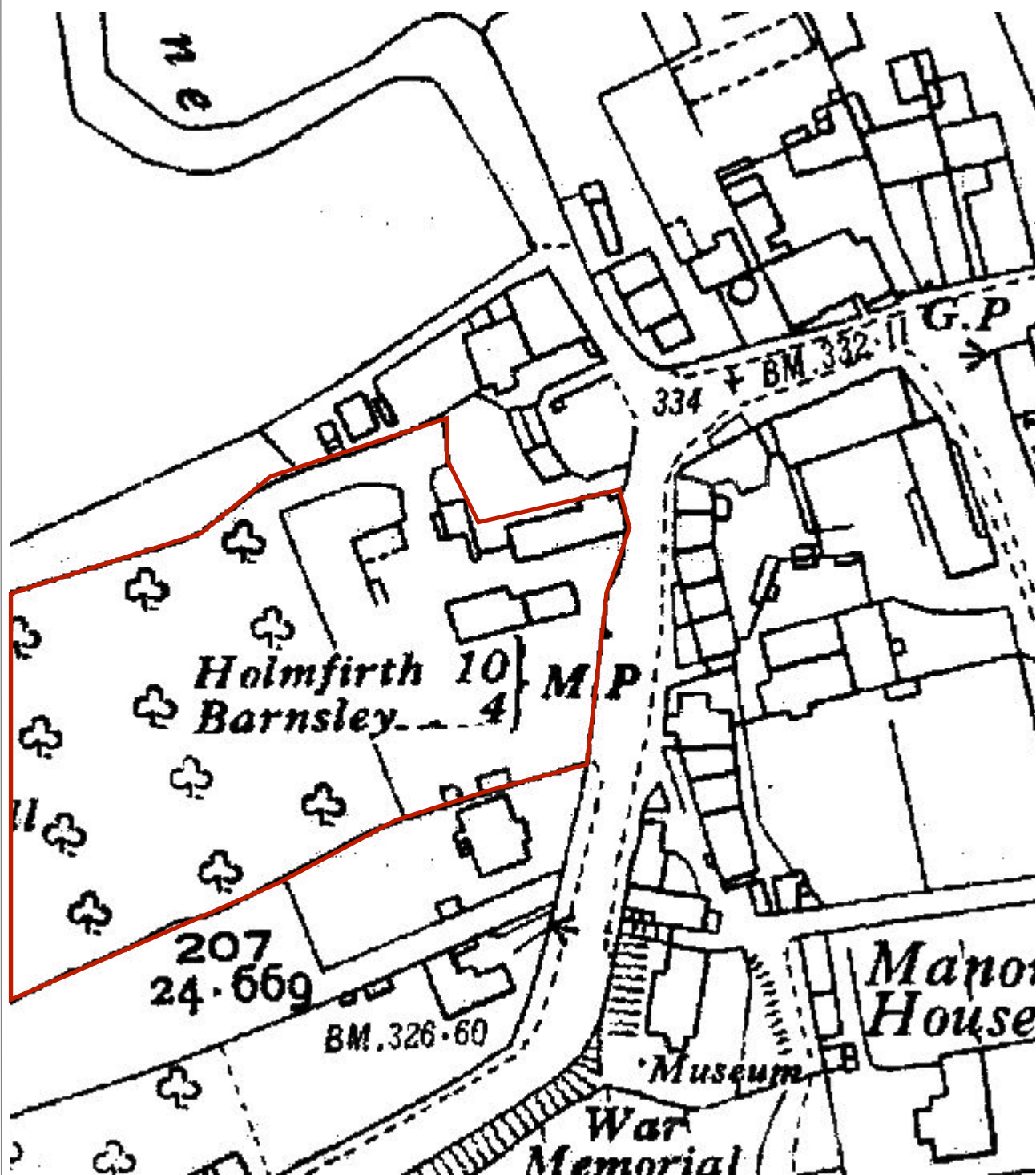


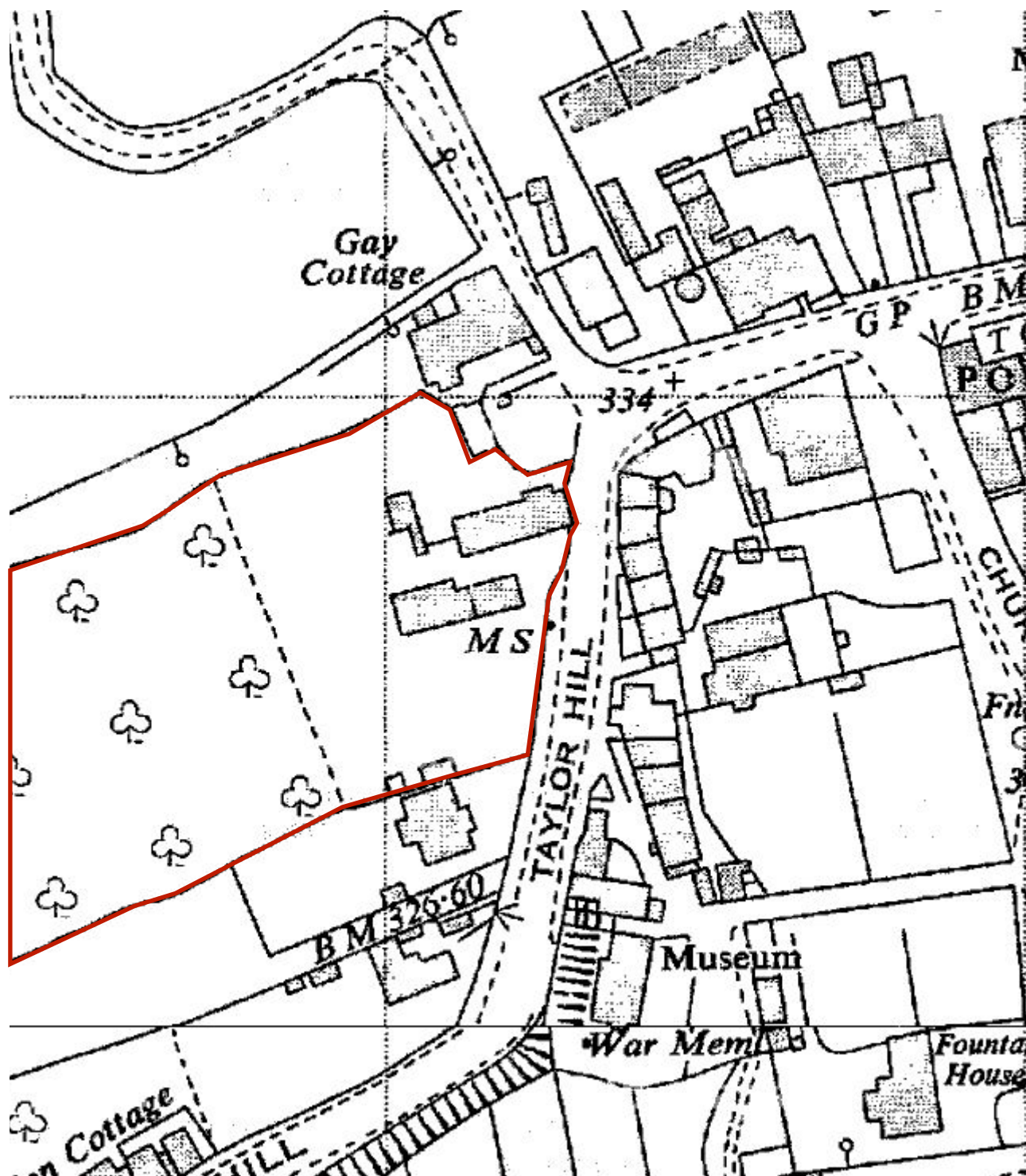














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