



ASH BARN

Finkle Street Lane
Wortley, South Yorkshire

STATEMENT OF SIGNIFANCE

April 2021

I INTRODUCTION

BACKGROUND

This document presents a statement of heritage significance of Ash Barn, Finkle Street Lane, Wortley, South Yorkshire (**Figure 1**), National Grid Reference: SK 30246 98980.

The assessment has been informed through a site visit and consultation of sources of information listed in the bibliography and The South Yorkshire Sites and Monuments Record for any records they hold on site. 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

Ash Barn comprises a converted detached barn situated on the southern side of Finkle Street Lane, 700m south-west of Wortley. A triangular yard is enclosed to the east of the barn, separating it from a larger yard associated with the former Harper Hill Farm of which the site was historically a part. The barn immediately abuts lawns to the west and a raised garden area to the north.

DESIGNATION

The site does not contain, nor fall within the bounds of, any designated heritage assets.

The South Yorkshire Sites and Monuments Record does not hold any records for the site.

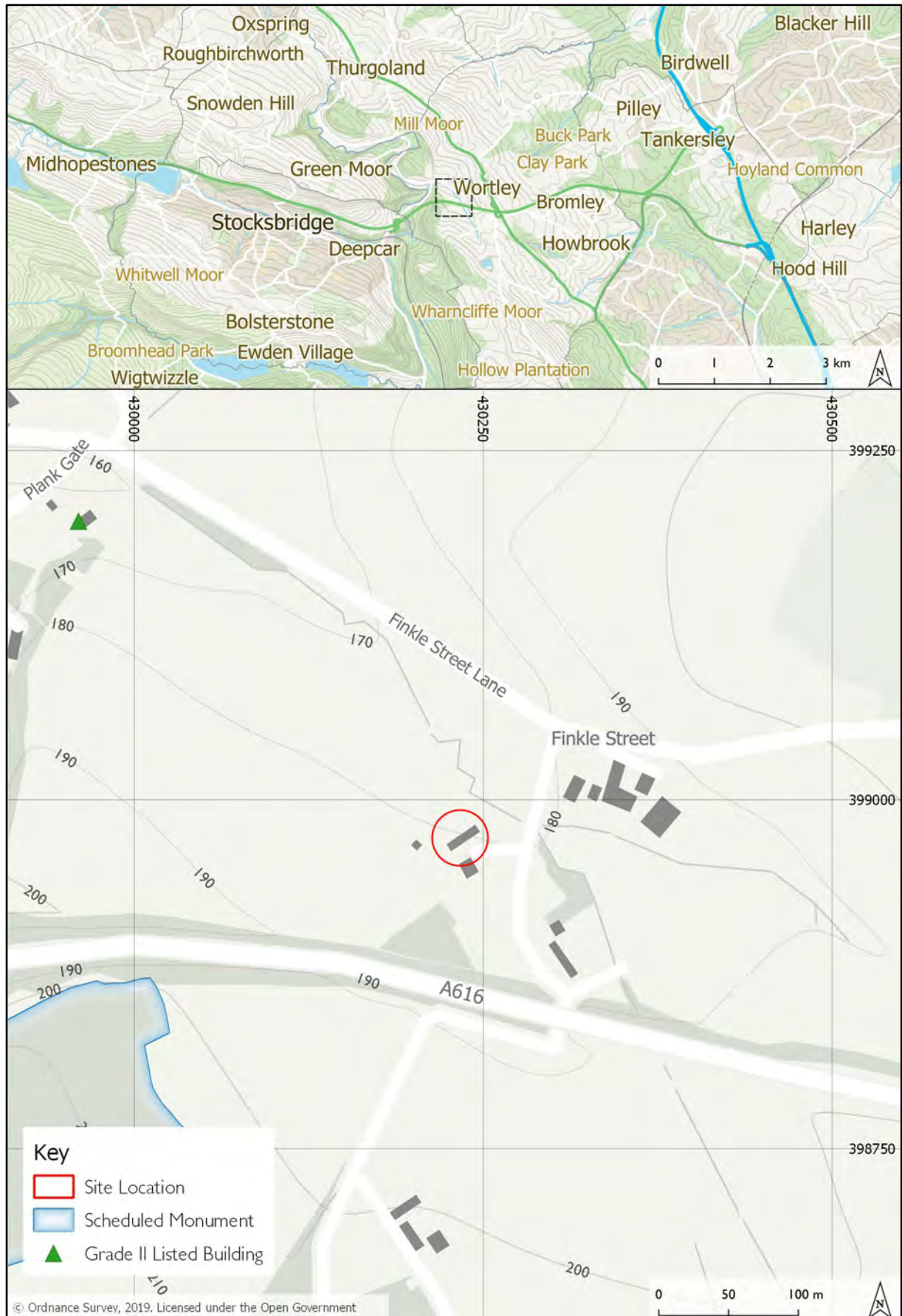


Figure I: Site location plan showing heritage designations

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.

BARNESLEY 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. Harm to heritage assets, or their contribution to a place, will only be permitted where the benefits of the development would outweigh the harm.

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

HE6: Archaeology states that development on sites where archaeological remains may be present must be accompanied by an appropriate assessment, including a field evaluation if necessary.

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

The 1840 tithe map for the Township of Tankersley and Wortley shows the site as comprising of an irregular complex of buildings including an L-shaped range on the site of the present barn, and two detached linear ranges to its east. The level of detail is limited, the site being grouped into a single large plot named as belonging to Wortley Poor. The accompanying apportionment, dated 1839, records the owner as The Trustees for the Poor of Wortley, and the tenants simply as “sundry tenants”. The land had been granted to the trust in 1642 by the Countess of Devonshire, the widow of Sir Richard Wortley, at which time it included a house which is reputed to have dated to around 1269 (Wortley Parish Council, n.d.). The location of this house is unknown. The Trustees also operated Wortley Workhouse, which was situated 100m to the south-east of the site, dating to 1765 and now comprising a row of cottages known as Laundry Row (Higginbotham, n.d.).

The 1855 Ordnance Survey (OS) map (**Figure 2**) identifies the site as lying within a dispersed settlement of Finkle Street, comprising a group of un-named buildings on the site of the extant former barn and nearby farmhouse. This arrangement is shown in greater detail in 1892 (**Figure 3**) when the group is named Harper Hill Farm. By this period a narrow extension is shown to the north-east of the barn and a trapezoidal yard to the south of the range. A small structure is also shown against the south-west elevation of the barn.



Figure 2: 1840 Tankerley Tithe map

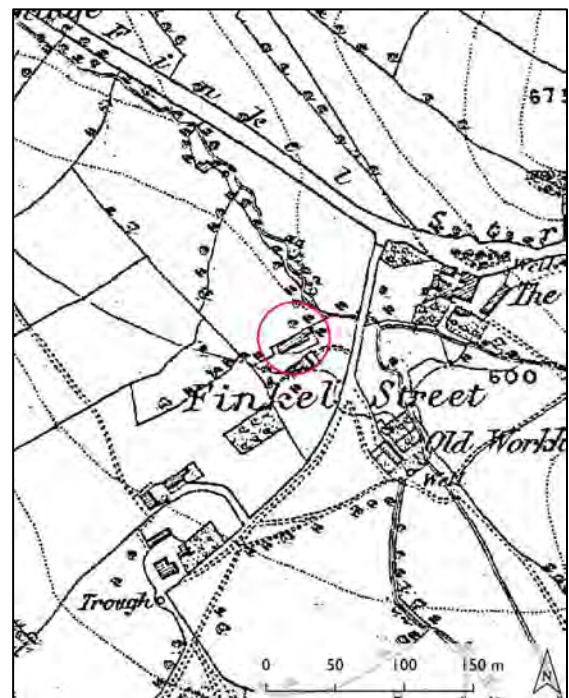


Figure 3: 1855 Ordnance Survey map

In 1905 a newspaper obituary records the death of Jonathan Broadbent of Harper Hill Farm, aged 74 (Sheffield Daily Telegraph 06.01.1905, 4). In 1909 Robert Lowe advertised an auction at Harper Hill Farm, Wortley, on behalf of Hannah Broadbent who was giving up farming, of “7 head of cattle, 1 horse, 2 pork pigs, 35 fowls, 2 corn stacks, hay barn, swede turnips and implements” (Sheffield Daily Telegraph 30.10.1909, 5). Historic Census returns record the Broadbent family at an un-named property on “Finkle Street” between 1861 and 1901, occupying a property nearby at “Whamcliffe Moorside” in 1851. Mrs Broadbent appears to have removed to Nether House in Grenoside until her death in 1919 (Sheffield Daily Telegraph 14.10.1919, 4). That same year the farm and land were sold by the Trustees for the Poor of Wortley to the Wortley Estate (Wortley Parish Council, n.d.) when it was advertised for sale for the sum of £1,098, including land totalling 17 acres, 2 roods and 27 perches (Sheffield Daily Telegraph 24.01.1919, 1).

Robert Byard may have taken over the farm, recorded against the address in the local newspapers several times between 1916 and 1943 in relation to the theft of his pony and float; his conviction for assaulting Frederick Sydney Love; a court hearing over money owed to him for an agricultural drill; and an advertisement for a farm labourer (Sheffield Daily Telegraph 29.10.1916, 7 & 05.05.1937, 3; & Belper News 12.11.20, 2).

By the production of the 1931 OS map (**Figure 4**), a detached open-sided shed had been erected immediately south-west of the barn. The eastern bay of this building had been closed off by 1959 (**Figure 5**) at which time the eastern extension from the barn appears to have been rebuilt.

The barn was converted in around 1990-91. The planning application to Barnsley Metropolitan Borough Council (BMBC) records it as comprising the “erection of private double garage, convert barn into dwelling and rebuild extension” (ref: B/90/0744/WO). This work was carried out by Peter Dimelow, architect, who resided there until the sale of the property to the present owners in 2018.



Figure 3: 1892 Ordnance Survey map

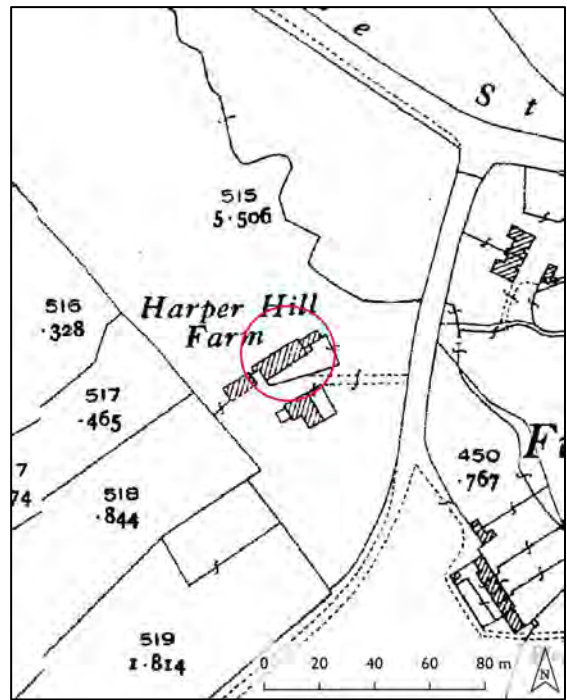


Figure 4: 1931 Ordnance Survey map

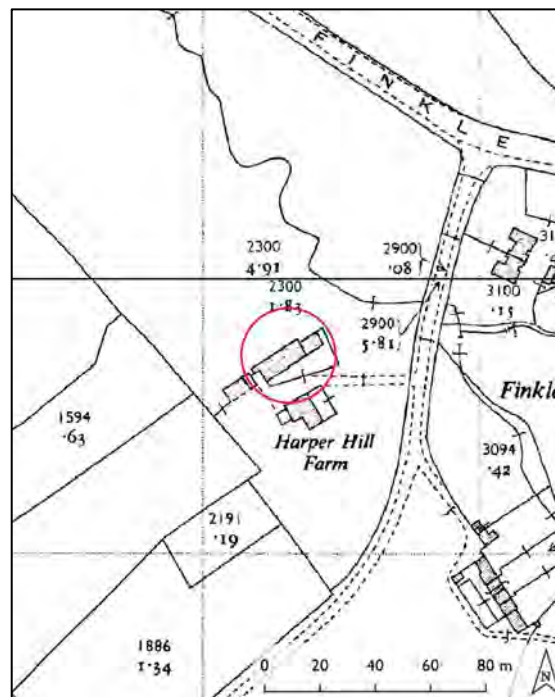


Figure 5: 1959 Ordnance Survey map

4 SITE APPRAISAL

LANDSCAPE SETTING

Ash Barn lies within a small complex of buildings forming the former Harper Hill Farm, accessed off Harper Hill to the south of Finkle Street Lane (**Figure 6**). The farm has been subdivided into two properties, separating the farmhouse from its former barn (the site). The division between these parts is formed by a stone-built wall which partly retains the ground south of a terraced yard that runs along the south-east elevation of the barn. Whilst this boundary division is of historic origin, a greater sense of separation between the house and barn has developed in modern times due to diverging management of buildings and external surfaces under separate ownership. Despite these changes, the historic extent of the farm, and the function of its buildings remains legible (**Figure 7**).

No evidence for the former detached southern range shown on the 1931 OS map was observed (**Figure 4**).

The surrounding landscape around the farm is of agricultural character, although with limited legibility of historic forms. The landscape has suffered a high degree of boundary loss through agglomeration of fields and reshaping of boundaries in response to the construction of the A616 in the late 20th century.

The site does not contribute to the setting of any designated heritage assets.

BUILDING APPRAISAL

The building at the site comprises two structural components arranged in a linear range orientated north-east to south-west: the Former Barn, and North Extension (**Figure 8**).

The Former Barn

The principal structure comprises a two-storey stone built former Barn with a pitched slate roof. The external elevations of the barn have been altered, although the variation in detailing of openings preserves legibility of the original appearance. The character of masonry and design of the building are suggestive of a mid-19th Century date, with alterations to convert it to a domestic property dating to the late 20th Century.

Within the east elevation (**Figure 8**) is a tall segmental arched opening, now glazed, but formerly a barn door. An adjacent door in the west elevation (**Figure 9**), with a continuous plain stone surround, also now glazed, forms the corresponding winnowing door to a former threshing floor that would have been situated between the two openings. A separate doorway to the south of the barn door would have provided access alternative this space.

To the southern end of the building are two stone quoined doorways in the east elevation, one positioned at the southern edge of the elevation. These openings are suggestive of a cowhouse with the southern door accessing a row of stalls, orientated east-west; and the northern door accessing a feeding passage north of the cow stalls. Original window openings are limited, comprising one window ground floor window in the west elevation, and three former first floor pitching holes. A four-tier dovecot with flight holes and alighting ledges is positioned in the north gable.

The land to the north of the barn is raised (**Figure 10**), with the south gable containing scars for a removed lean-to towards its east and a first-floor stone quoined door, accessed via a short flight of stairs, forming an original entrance to the first-floor hay loft.

There are a large number of inserted window openings (one in the east elevation and seven in the west elevation including a French door) which have introduced a more domestic character to the building.

The North Extension

The north extension abuts the northern gable of the Former Barn and comprises a linear single storey stone-built range, slightly cranked in plan such that its northern unit bends towards the east. The range is evidently of a single phase, most likely dating to the late 19th Century conversion of the barn to domestic use.

The character of the west elevation of the building is wholly domestic, including a wide window with timber spandrel, and double garage with up and over doors (**Figure 8**). This character is carried through to the east elevation where there are a window, a combination window and door, and French door (**Figure 11**). A three-tier dovecot is replicated in the north gable, mimicking the original example in the barn.



Figure 6: View of Ash Barn from Finkle Street Lane, looking south.



Figure 7: View of Harper Hill Farm looking south-west



Figure 8: View of the east elevation of Ash Barn, looking south-west



Figure 9: View of the west elevation of Ash Barn, looking west.



Figure 10: View of the north elevation of Ash Barn, looking south-west



Figure 11: View of the west elevation of the north extension, looking north-east

5 STATEMENT OF SIGNIFICANCE

ASH BARN

Ash Barn is considered to possess **local heritage significance** when considered as a group with the other buildings of Harper Hill Farm, deriving from

- Its **architectural interest**, which makes a **limited contribution** to its significance, as a much-altered example of a mid-19th Century combination barn, being both a common form within the region and typical of its age. Changes relating to its 20th Century conversion detract from the legibility of its original function.
- Its **historical interest**, which makes a **limited contribution** to its significance, in relation to its association with The Trustees for the Poor of Wortley and as a form of building that is illustrative of the period of construction of improved farms during and following widespread enclosure of land during the post-medieval period.
- Its archaeological interest, which makes a **limited 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 elements of the site include:

Limited	▪ The legible mid-19th Century form and appearance of the former barn, specifically in relation to its materials and architectural details. ▪ The relationship of Ash Barn to the former Harper Hill Farm in respect to the courtyard plan form and legibility of original division of functions. ▪ The relationship of Ash Barn to its adjacent yard, surrounding agricultural land, and spatial relationship with Laundry Row, both of which lie within land formerly belonging to The Trustees for the Poor of Wortley.
Neutral	▪ The extent and planform of extensions to the barn which conform to the historic courtyard plan of the farm, and which reflect the approximate footprint of buildings present by the time of the 1892 OS.
Negative	▪ The extent and character of domestic window insertions within the former barn. ▪ The domestic character of the northern extension.

Setting

Whilst divorced by ownership from its former farmhouse, Ash Barn still reads as part of Harper Hill Farm and shares a strong relationship with its adjacent agricultural surroundings. Overall, this setting is considered to make a **moderate contribution** to the significance of the building.

CONTRIBUTION TO OTHER HERITAGE ASSETS

The site does not contribute the setting of any designated heritage assets.

6 DISCUSSION

SUMMARY OF SIGNIFICANCE

Ash Barn comprises a mid-19th Century combination barn with modern extensions and alterations associated with its conversion to domestic use, is typical of its age and location and has moderate legibility of its original form and historical context. The building is of **local heritage significance**, principally in respect to its surviving 19th Century features and illustrative historical value in respect the development of the historic landscape.

The likelihood of encountering archaeological remains is **negligible** due to the nature of proposed extensions being located within the footprint of extant, or recently extant, modern buildings.

SUMMARY OF IMPACT

Extensions and alterations are planned to Ash Barn to add a new range to the southern end of the building and to increase the existing northern extension to two storeys.

An initial pre-application consultation was undertaken with Bamsley Metropolitan Borough Council, with comments from the Council's Conservation Officer raising concerns in relation to:

- The raising of the north range will compete strongly with the historic barn.
- The dove-holes and ledges will be truncated.
- The fenestration to the north-west range is very out of keeping.
- The skylights to the south-east are excessive.
- The truncation of historic openings and details in the south gable.

The scheme has subsequently been subsequently re-designed, in consultation with us, to address these criticisms and to arrive at a scheme that better preserves and enhances the local historic significance of the building.

Scale and Massing

The proposed addition of a first floor to the north range will raise the eaves and ridge height of the present building. The scale of the new range has been established at a height that will allow the dovecot in the north gable of the former barn to be preserved, and staggers to the ridgeline of the building to articulate its mass and provide greater sense of hierarchy and subservience.

The southern extension will be partly sunk into the rising topography such that it will be largely hidden from the west and partly screened from the east. In both aspects the building will appear subservient to the former barn. The planform of the building respects the perimeter of the historic

courtyard plan of the farm and partly reflects the position of a former agricultural building erected in the early 20th Century and shown on the 1931 OS map.

Historic Fabric

The scheme will have very limited impact on the historic fabric of the building, with the principal alterations proposed to the 1990s northern extension. In relation to the historic former barn, there will be limited impacts to historic fabric of its northern and southern gables where new work will tie in. The principal impact will be the loss of the external stone staircase, although the doorway it accesses will be retained.

Character and Appearance

The eastern elevation of the northern extension is to be redesigned to reduce its domestic character by breaking up the large openings, removing one of the garages, and installing side hung doors in place of the up-and-over door of the remaining garage. New openings will respect the historic dimensions of original openings elsewhere and have been arranged to an irregular pattern to provide a sense of functionalism and subservience in keeping with Ash Barn's agricultural origins. Overall, these alterations will enhance the character of the elevation which currently makes a negative contribution to the significance of the building. The west elevation has been carried forward the same philosophy, although retaining the large French doors and installing a taller narrow window to light the stairs. These contemporary touches have been designed to provide a sense of legibility of the age of the extension whilst reflecting the overall irregular pattern of fenestration that promotes its functional character. Skylights have been removed from the west facing pitch of the proposal to better respect the importance of the yard elevations in defining the setting of the building.

The southern extension will be largely hidden from view, except for a section of its west elevation where a large, glazed window will be situated. The effect of this extension on the character of the historic building will be limited to narrow views within which the two will be visible together, whilst the overall small mass and scale of the visible elements of the building will ensure it does not detract from the prominence or legibility of the former barn.

CONCLUSION

It is considered that the scheme has achieved a successful balance in preserving the valued aspects of the historic building and its setting, whilst offering enhancements over the character of present extensions. Where there is harm, this will be limited and will not affect the overall local significance of the building or the contribution it makes to the wider historic environment. As such, it is considered that the scheme is in accordance with the policies of NPPF and the Barnsley Local Plan.

7 BIBLIOGRAPHY AND REFERENCES

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- 1892 1:2,500 Ordnance Survey map sheet 282.9
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