

**Church Street, Brierley**  
**Archaeology Desk-**  
**Based Assessment &**  
**Heritage Statement**

Client: WAYNE BENNETT

AB Heritage Project No: 63334

Date: 20/01/2025

## Church Street, Brierley

### Archaeology Desk-Based Assessment & Heritage Statement

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## EXECUTIVE SUMMARY

AB Heritage has been commissioned by Wayne Bennett to produce a combined Archaeology Desk-Based assessment and Heritage Statement covering proposed works at Pear Tree Farm, Church Street, Brierley, S72 9JR. The site is located within Brierley Conservation Area and comprises a plot of open land with a farmhouse, outbuildings and a bungalow sited on it.

The proposed scheme of work is for the construction of 10 new dwellings following the demolition of all existing buildings on the site, with associated landscaping, parking provision and bin storage.

The report has charted the historic development of the site since the Prehistoric period onwards. The site is situated in the historic core of Brierley, with evidence of Medieval and Post Medieval toft-and-croft plots radiating out from Church Road. Based on historic mapping, it appears that the proposal site was once a toft-and-croft plot and may have had an earlier structure on it, prior to the construction of the farmhouse and outbuildings in the 19<sup>th</sup> century. A bungalow was constructed to the east of the farmhouse in the late 20<sup>th</sup> century and is of no heritage interest.

It is considered that due to their historical and architectural interests, the farmhouse and outbuildings are non-designated heritage assets of Low Significance. Due to its special architectural and historical interests, as well as its setting, Brierley Conservation Area is considered to be a heritage asset of High Significance.

In terms of Archaeology, this report has concluded that there is a Low-Medium Potential for the proposed development to encounter complex or significant remains dating to the Medieval and Post Medieval periods. It is recommended that a Watching Brief be maintained during the development ground works to record any potential remains pre-dating the construction of the farmhouse, outbuildings and bungalow.

In relation to Heritage, this report assesses that the proposed scheme of work will represent a change to the Brierley Conservation Area and a total loss of significance of the non-designated heritage assets through their wholesale demolition. The proposals, overall, are concluded to represent Less than Substantial Harm to the significance of Pear Tree Farmhouse and Outbuildings, and Brierley Conservation Area. It is recommended that a Watching Brief be maintained during the development ground works to record any potential remains pre-dating the construction of the farmhouse, outbuildings and bungalow.

Although the Pear Tree Farm site has not been allocated for housing by Barnsley Metropolitan Borough Council, the provision of high-quality housing will meet an identified need for Affordable Housing outlined in Local Plan Policy H1. It is considered that this public benefit outweighs the Less than Substantial Harm and is, therefore, in accordance with Policy HE5.

All recommendations made below are subject to approval from the Local Planning Authority.

## 1. INTRODUCTION

### 1.1 Project Background

- 1.1.1 AB Heritage Limited has been commissioned by Wayne Bennett to produce a Combined Archaeology Desk-Based Assessment & Heritage Statement covering proposed works on land at Pear Tree Farm, Church Street, Brierley, S72 9JR. It was requested as part of a forthcoming Planning Application.
- 1.1.2 This report includes a description of the baseline conditions, from an examination of readily available sources on the history of the site, identifying any known and potential heritage receptors subject to potential impact. It proposes a suitable mitigation strategy, where such works are deemed appropriate.

### 1.2 Site Location & Description

- 1.2.1 The proposed development site is situated at Pear Tree Farm, Church Street, Brierley, S72 9JR. The site is centred on National Grid Reference (NGR) SE 40914 11247 and comprises three separate built elements; a farmhouse (marked blue on Plate 1), outbuildings (marked yellow on Plate 1) and a late 20<sup>th</sup> century bungalow (marked green on Plate 1).

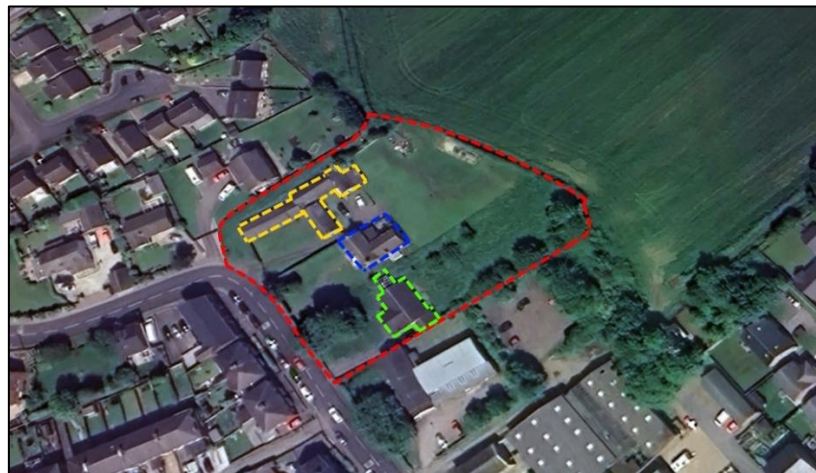


Plate 1. 2024 aerial image (Google Maps, 2024)

- 1.2.2 The area of the site totals 0.57ha, the rear (eastern) half of the site comprising open lawn and scrub. The site is located within the village centre of Brierley, c.150m southeast of the A628 (Barnsley Road) and c. 7.9km northeast of the centre of Barnsley.

### 1.3 Geology & Topography

- 1.3.1 The site is situated on the bedrock geology of Brierley Rock, sedimentary sandstone formed between 315.2 and 309.5 million years ago during the Carboniferous period (British Geological Survey, 2024).
- 1.3.2 The site is a relatively flat parcel of land situated at c.107m above Ordnance Datum (aOD).

## 1.4 Overview of Proposed Development

- 1.4.1 The proposed scheme of work is for the demolition of the existing farmhouse, outbuildings and bungalow and the erection of 10 dwellings (Figure 3 - 14).

## 1.5 Planning Background

- 1.5.1 There is a single previous planning application recorded for the proposal site. This dates from the 21 November 2016 (Ref: 2016/1451) and proposed the erection of 16 new dwellings following removal of existing bungalow as well as the 6 outbuildings and creation of new access into church street. The application was refused.

## 1.6 Consultation

- 1.6.1 Clare Lazzari (Heritage Consultant, AB Heritage) contacted the South Yorkshire Archaeology Service (SYAS) on the 22<sup>nd</sup> of October 2024. The purpose of this email was to inform the team of production of the combined Archaeology Desk-Based Assessment and Heritage Statement and to request a 1km Historic Environment Record dataset covering a 1km study area. The email detailed that following a cursory search of Heritage Gateway, two sets of HER data appeared to cover the site; one held by the South Yorkshire Archaeology Service (SYAS), and another held by the West Yorkshire Archaeology Advisory Service (WYAAS). It was enquired whether these sets contained different data points and requested comment on whether two sets of data would need to be ordered.
- 1.6.2 Zac Nellist (Archaeological Records Officer, SYAS) replied via email on the 28<sup>th</sup> of October 2024 to confirm that a 1km study area from the centre point of the site did fall into West Yorkshire, but the majority of the data fell within South Yorkshire. For this reason, it was suggested that only data from SYAS was obtained. A 1km HER data was ordered from SYAS on the 28<sup>th</sup> of October. The data was received from Zac Nellist on the 29<sup>th</sup> of October.
- 1.6.3 Clare Lazzari (Heritage Consultant, AB Heritage) contacted Tony Wiles (Senior Conservation Officer, Barnsley Metropolitan Borough Council (BMBC)) via email on the 6<sup>th</sup> of October 2024. The purpose of this email was to inform the team of production of the combined Archaeology Desk-Based Assessment and Heritage Statement and outline the scope of the report. The email informed the team that the proposal site was in proximity to three Grade II Listed assets, however, it was considered that these assets would not be impacted directly or indirectly by the proposals due to intervening development, vegetation and distance. It was noted that potential impacts to the Brierley Conservation Area would be assessed within the report. The email welcomed comment on the scope of the report and offered the opportunity to add any pertinent information. A follow up email was sent on the 6<sup>th</sup> of October 2024 to enquire as to whether there had been an appraisal document produced for Brierley Conservation Area.
- 1.6.4 Tony Wiles (Senior Conservation Officer, BMBC) replied on the 7<sup>th</sup> of October 2024 to confirm that Brierley does not yet have an adopted Conservation Area Appraisal. Mr Wiles confirmed that in terms of scope of the combined Archaeology Desk-Based Assessment and Heritage Statement, he felt AB Heritage's approach was reasonable. Mr Wiles included the SYAS model brief for DBAs and a link to Barnsley Metropolitan Borough Council supplementary

guidance for HIAs. It was noted that the proposals would need to satisfy policies HE1 to HE3, and HE5 and HE6 of the Barnsley Local Plan (see below in Section 3.3).

## **1.7 Project Qualifiers**

- 1.7.1 This report has been prepared under instruction and solely for the use of Wayne Bennett, and any associated parties they elect to share this information with.
- 1.7.2 Measurements and distances in this report are approximations only and should not be used for detailed design purposes.
- 1.7.3 All work undertaken is based upon the professional knowledge of AB Heritage and relevant standards, technology and legislation at the time of writing. Changes in these areas may occur in the future, causing changes to the conclusions, recommendations or advice given. AB Heritage is not responsible for advising any parties on the implications of such changes.
- 1.7.4 This report utilises information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information.
- 1.7.5 Where recommendations are provided these need to be approved by the Local Planning Authority and do not themselves comprise mitigation of impacts.

## 2. AIMS & METHODOLOGY

### 2.1 Aims of Report

2.1.1 Early assessment of the implications of proposed development on the heritage resource is key to informing reasonable planning decisions. Indeed, NPPF 200 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

*'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.*

2.1.2 This assessment therefore has the following objectives:

- To take account of the following aims detailed in the South Yorkshire Historic Environment Research Framework (SYHERF):
  - *How did the different landscapes related to geology and topography affect the settlement patterns established in all phases of the early medieval period? Can we create a model to start identifying settlement patterns in this period?*
  - *How does Early Medieval nucleated settlement relate to pre-existing Roman features?*
  - *How does Early Medieval settlement relate to pre-existing roads?*
- To provide sufficient evidence on the heritage of the site and any potential impacts on such a resource, to inform the Local Planning Authority's decision-making process in relation to the current planning application; and
- To develop appropriate recommendations / mitigation responses, where necessary, to assist the work of the planning team.

### 2.2 Methodology

#### Study Area

2.2.1 A study area of 1km from the centre point of the proposal site was established. This was considered sufficient to capture the known built heritage and archaeological resource within the site, the village of Brierley as well as the surrounding area which could potentially be affected by the proposals.

#### Standards & Guidance Used

2.2.2 The assessment has been carried out in line with the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for Historic Environment Desk Based Assessment* (2020), along with a range of other guidance, including:

- *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures* (CIfA, 2019);

- *Conservation Principles, Policies & Guidance for the Sustainable Management of the Historic Environment* (Historic England, 2008);
- *The Setting of Heritage Assets* (Historic England, 2017); and
- *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England, 2019).

#### **Selection and Assessment of Sources**

2.2.3 In line with para 3.3.6 and Annex 1 of the ClfA *Standard and Guidance for Historic Environment Desk-Based Assessment*, this report considers appropriate sources of information and a rationale behind their use. These have been detailed in Table 1:

Table 1: Examination of Appropriate Sources

SOURCE	TYPE OF EVIDENCE	CONSULTED	COMMENT
<b>South Yorkshire Historic Environment Record</b>	The primary source of information concerning the current state of archaeological, heritage and architectural knowledge in this area. Contains published and unpublished archaeological and historical sources, including any previous investigations undertaken within the study area.	29/10/2024	HER data was ordered on the 28 <sup>th</sup> of October following consultation with SYAS. The data set was received on the 29 <sup>th</sup> of October.
<b>Consult Barnsley Metropolitan Borough Council Conservation Officer</b>	Early discussion with the Local Planning Authority Planning Archaeologist and / or Conservation Officer is key to understanding the significance of an area and creating a tailored approach most appropriate to assessment of a site.	06/11/2024	Tony Wiles (Senior Conservation Officer, BMBC) was consulted and replied on the 7 <sup>th</sup> of October to confirm that AB Heritage's scope seemed reasonable. See Section 1.6.
<b>Site Walkover</b>	This task allows for development of a greater understanding of the on-site heritage resource, or any historic issues of the site, including information the general condition and setting of the area of proposed development and the site in which it stands.	24/10/2024	Clare Lazzari (Heritage Consultant, AB Heritage) carried out a site walkover on the 24 <sup>th</sup> of October. The interiors of all buildings on site were not accessible at the time of the visit. The Brierley Conservation Area was also assessed during the visit.
<b>National Heritage List for England</b>	Information on statutory and non-statutory designated sites, including Listed Buildings and Scheduled Monuments.	23/10/2024	NHLE List entries for Brierley Hall (NHLE 1191201) and the Church of St Paul (NHLE 1314994), as well as a turnpike milestone (NHLE: 1314993) were consulted.
<b>Barnsley Archives and Local Studies Centre</b>	Readily accessible information on the site's history from readily available historic documentary sources, maps and photographs.	24/10/2024	Clare Lazzari (Heritage Consultant, AB Heritage) visited the Barnsley Archives and Local Studies Library on the 24 <sup>th</sup> of October 2024 to view the local tithe map for Brierley. A Plan of Pear Tree Farm (ref: LD-BM/1010) was also viewed but this was not relevant to the site and instead referred to a different Pear Tree Farm.
<b>Archaeology Data Service</b>	The ADS is a digital repository for heritage records that supports the long-term digital preservation of such data to support future research, learning and teaching.	23/10/2024	Reports relating to previous works in the study area were consulted and are referenced in this report.
<b>Heritage Gateway</b>	An extensive database allowing for cross-search of over 60 resources on England's local and national historic sites, buildings and archaeology, including images of listed buildings.	23/10/2024	

SOURCE	TYPE OF EVIDENCE	CONSULTED	COMMENT
Local Historic Societies	Using the British Association for Local History ( <a href="https://www.balh.org.uk/">https://www.balh.org.uk/</a> ) list of local societies, checks were made with relevant organisations where there was a specific and obvious benefit to consulting local expertise on the history of the proposed development site.	23/10/2024	The Brierley Village website ( <a href="http://www.brierleyvillage.co.uk/">http://www.brierleyvillage.co.uk/</a> ) was accessed for general information relating to the history of the village. Plate 6 was sourced from this site.

2.2.4 For reporting purposes, any relevant archaeological information gathered from the above sources has been allocated AB numbers, which can be viewed in the Cultural Heritage Features Gazetteer (Appendix 1).

**Assessment of Archaeological Potential**

2.2.5 This report contains a record of the known historic environment resource of the area. It also assesses the potential for archaeology to survive within the limits of the site, using the following scale:

- No Potential - Clear evidence of past impacts / site sterilisation
- Low - Very unlikely to be encountered on site
- Medium - Features may occur / be encountered on site
- High - Remains almost certain to survive on site

2.2.6 In relation to buried archaeological remains, where a site is known or there is a medium or above potential for archaeology to survive, full impact assessment will be undertaken.

**Assessment of Archaeological Significance**

2.2.7 Assessment of the heritage significance of a receptor is judged upon various factors, including any existing designation, plus information on any relevant architectural, archaeological or historical factors. Considering these criteria, each identified feature is assigned a level of significance in accordance with a five-point scale (Table 2, below).

**Table 2: Assessing the Significance of an Archaeological Receptor**

SCALE OF ARCHAEOLOGICAL SIGNIFICANCE	
<b>VERY HIGH</b>	The highest status of site, e.g., Scheduled Monuments (or non-designated assets of schedulable quality and importance), or other designated / non-designated assets that can be shown to have exceptional qualities in their fabric or historical associations. Receptors of known or likely clear national importance, including extremely well-preserved historic landscapes, whether inscribed or not, with exceptional coherence, time depth, or other critical factors.
<b>HIGH</b>	Other designated / non-designated archaeological sites or assets with strong and coherent survival of key factors, such as extent / condition / context associations, providing clear evidence of occupation / settlement, ritual, industrial activity, etc. Examples may include archaeological remains that contribute significantly to research priorities, burial sites, deserted medieval villages, Roman roads, dense finds scatters, etc.
<b>MEDIUM</b>	Evidence of human activity that retains clear archaeological value, albeit with lesser coherence and / or merit than listed above. Such features will have the potential to contribute to research objectives and may include more ephemeral and / or degraded settlement activity to that listed above, defined historic field systems, finds scatters more dispersed in nature, or deposits with the potential for the recovery of meaningful environmental data..
<b>LOW</b>	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
<b>UNCERTAIN</b>	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.2.8 The significance of known assets is typically determined by reference to existing designations. **Where a receptor's interest or value covers a range of the above possibilities or, for previously unidentified features, where no designation has yet been assigned, the significance of a receptor is based on professional judgement.** For example, while all nationally registered, Listed Buildings can range in scale and importance from a single milestone to the site of St Paul's Cathedral. For this reason, adjustments are made on a case-by-case basis.

#### **Assessment of Heritage Significance**

2.2.9 Assessment of heritage significance is judged on various factors, including existing designation(s) and the perceived heritage interests or values of a feature and / or its setting in-line with criteria set out by English Heritage in '*Conservation Principles, Policies & Guidance for the Sustainable Management of the Historic Environment*' (2008) and Historic England's '*Advice Note 12*' (2019).

2.2.10 As a result, this report will assess significance against **Archaeological, Architectural, Artistic, Historic** and **Setting** interests. Each relevant category discussed will result in an overall level of significance being defined for the feature, in accordance with a five-point scale comprising Very High, High, Medium, Low and Uncertain.

#### **Combined Impact Assessment**

2.2.11 The degree of impact upon the heritage resource is determined based on professional judgement as to the level of effect from a proposed development on the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the level of impact will be expressed against a five-point scale comprising Very High, High, Medium, Low and Uncertain.

2.2.12 Overall, the degree of change will be assessed in terms of NPPF (as harmful or beneficial) and, where appropriate, against relevant local planning policy.

### **3. PLANNING & LEGISLATIVE FRAMEWORK**

#### **3.1 Archaeological & Heritage Legislation**

- 3.1.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments.
- 3.1.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest, under the Planning (Listed Buildings and Conservation Areas) Act, 1990. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.1.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions.

#### **3.2 National Planning Policy Framework 2023**

- 3.2.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.2.2 Paragraph 200 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail required in the assessment should be 'proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.
- 3.2.3 Paragraph 207 explains that 'where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 3.2.4 Paragraph 208 advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, Paragraph 209 states that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

#### **3.3 Local Planning Policy**

##### **Barnsley Local Plan**

- 3.3.1 The Barnsley Local Plan was adopted in January 2019 and sets out the planning framework for Barnsley and includes the following policies relating to the Historic Environment:

### Policy HE1 The Historic Environment

3.3.2 *We will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk This will be achieved by: -*

- *Supporting proposals which conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place.*
- *By ensuring that proposals affecting a designated heritage asset (or an archaeological site of national importance such as a Scheduled Ancient Monument) conserve those elements which contribute to its significance. Harm to such elements will be permitted only where this is outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of a designated heritage asset (or an archaeological site of national importance) will be permitted only in exceptional circumstances where there is a clearly defined public benefit.*
- *By supporting proposals that would preserve or enhance the character or appearance of a conservation area. There are 18 conservation areas in the borough and each is designated for its particular built and historic significance. This significance is derived from the group value of its constituent buildings, locally prevalent styles of architecture, historic street layouts and its individual setting which frequently includes views and vistas both into and out of the area. Particular attention will be given to those elements which have been identified in a Conservation Area Appraisal as making a positive contribution to its significance.*
- *By ensuring that proposals affecting an archaeological site of less than national importance or sites with no statutory protection conserve those elements which contribute to its significance in line with the importance of the remains. In those cases where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, an understanding of the evidence to be lost must be gained in line with the provisions of Policy HE6.*
- *By supporting proposals which conserve Barnsley's non-designated heritage assets. We will ensure that developments which would harm or undermine the significance of such assets, or their contribution to the character of a place will only be permitted where the benefits of the development would outweigh the harm.*
- *By supporting proposals which will help to secure a sustainable future for Barnsley's heritage assets, especially those identified as being at greatest risk of loss or decay*

### Policy HE2 Heritage Statements and general application procedures

3.3.3 *Proposals that are likely to affect known heritage assets or sites where it comes to light there is potential for the discovery of unrecorded heritage assets will be expected to include a description of the heritage significance of the site and its setting.*

- *This description will need to include an appropriate but proportionate level of detail that allows an understanding of the significance of the asset but no more than is necessary to*

*understand the impact of the proposal. For sites with significant archaeological potential, a desk based assessment may be required in line with the provisions of Policy HE6.*

- 3.3.4 *Applications made in outline form will not be accepted for proposals which will which affect a conservation area, a listed building or any other designated heritage asset. In such cases, sufficiently detailed plans and drawings to enable an assessment to be made of the likely impact of the development upon the significance of any heritage assets affected will be required.*

Policy HE3 Developments affecting Historic Buildings

- 3.3.5 *Proposals involving additions or alterations to listed buildings or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance. In such circumstances proposals will be expected to:*

- *Respect historic precedents of scale, form, massing, architectural detail and the use of appropriate materials that contribute to the special interest of a building.*
- *Capitalise on opportunities to better reveal the significance of a building where elements exist that detract from its special interest.*

Policy HE5 the Demolition of Historic Buildings

- 3.3.6 *The demolition of listed buildings, buildings that make a positive contribution to a conservation area, buildings in registered parks and gardens, or other buildings (including locally listed buildings) with evident historic significance will not be approved unless:*

- *The building is structurally unsound and dangerous and cannot be viably repaired, where it is shown that every effort has been made to secure, repair, or re-use the building, and where no opportunities for grant funding, charitable ownership, sale or lease are available.*
- *It can be demonstrated that the retention of the building is not justifiable in terms of the overarching public benefit that would outweigh the historic value of the asset.*
- *Demolition involves partial demolition where that element can be shown not to contribute positively to the area or the heritage significance of the asset.*

- 3.3.7 *Where permission is granted for the demolition of a building within a conservation area or a registered park and garden, a condition will be attached to ensure that the demolition only goes ahead when full planning permission has been granted for redeveloping the site and the developer can demonstrate that the redevelopment will go-ahead within a specific timescale*

Policy HE6 Archaeology

- 3.3.8 *Applications for development on sites where archaeological remains may be present must be accompanied by an appropriate archaeological assessment (including a field evaluation if necessary) that must include the following:*

- *Information identifying the likely location and extent of the remains, and the nature of the remains;*
  - *An assessment of the significance of the remains; and*
-

- *Consideration of how the remains would be affected by the proposed development.*

3.3.9 *Where preservations of the remains are not justified, permission will be conditional upon:-*

- *Archaeological recording of the evidence (including evidence that might be destroyed), whether buried remains or part of a standing structure or building;*
- *Analysis of the information gathered; Interpretation of the results gained;*
- *Public dissemination of the results; and*
- *Deposition of the resulting archive with an appropriate museum or archive service.*

## 4. ARCHAEOLOGICAL & HISTORIC BACKGROUND

### 4.1 Previous Works in the Study Area

4.1.1 There have been a total of six previous archaeological events within the study area: one Watching Brief, two Archaeological Evaluations, two Building Recording events and one Building Appraisal. The three events concerning below-ground archaeological intervention are:

- Evaluation trenching to the rear of the former co-op store [AB 13] on Church Street c. 86m south west of the site that recorded surfaces and structures associated with 19<sup>th</sup> century residential buildings.
- A watching brief at 1-5 Church Street c. 85m west of the site that took place during demolition and excavation at Church Street and recorded that the eastern side of the site had been built up in the 18<sup>th</sup> and 19<sup>th</sup> centuries. Any earlier remains were found to have been removed at that time. The only surviving feature of interest was a brick built well, probably late 18<sup>th</sup> century [AB 8].
- An evaluation undertaken at Church Street c. 368m south east of the site. The results indicated the presence of a probable structure consisting of a gully and two post holes. Two sherds of Medieval pottery were recorded from one of the post holes [AB 3].

### 4.2 Archaeology & History Background

#### *The Prehistoric Period (c .500, 000 BC – AD 43)*

- 4.2.1 The site is situated west of the Southern Magnesian Limestone ridge; this geological feature appears to have been an attractive location for Prehistoric activity and settlement, with features including the notable Cresswell Crags located c.39km southwest of the proposal site.
- 4.2.2 Features identified as subcircular or circular enclosures have been interpreted as cropmarks from aerial photographs taken in the eastern part of South Yorkshire and adjacent to the Magnesian Limestone ridge (Roberts et al, 2010, in SYRF, 2019). Within the study area, two such subcircular enclosures [AB 1 & AB 2] have been recorded c. 342m and c. 485m northeast of the centre of the proposal site. These are thought to be of Iron Age or Romano-British date, although no intrusive investigation has been carried out on these features.
- 4.2.3 LiDAR imagery shows a large curvilinear feature extending broadly east-west c. 680m northeast of the site boundary, which may include mounds to the north. These features are not included in the South Yorkshire HER data and have not been highlighted as part of The Magnesian Limestone Air Photo Mapping Project (Deegan, 2006). As with many earthwork and cropmark enclosures which remain unexcavated (SYRF, 2019), this feature has also not been investigated.

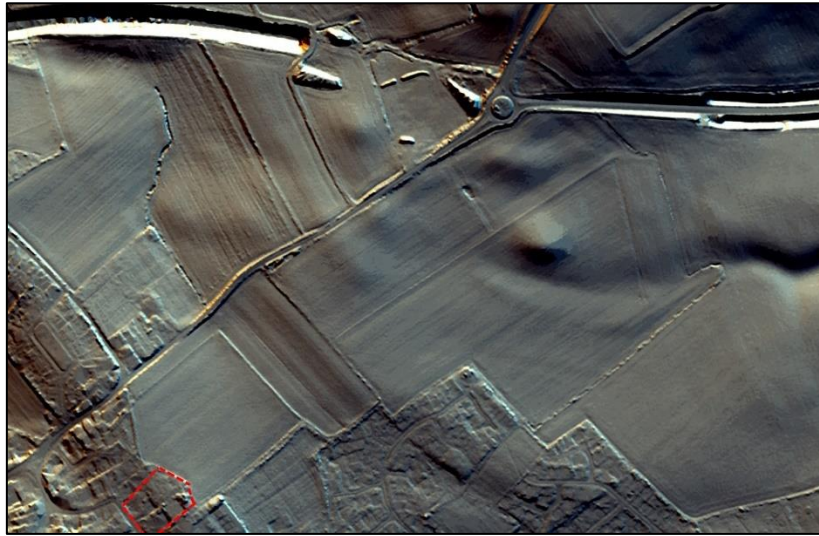


Plate 2. LiDAR DTM 50cm-1m imagery (National Library of Scotland, 2024)

*The Roman Period (c. AD 43 – AD 410)*

- 4.2.4 There is no known evidence of Roman occupation or activity within the study area. It appears that the focus of Roman occupation within South Yorkshire was at Doncaster (*Danum*), where an auxiliary fort was established in the 1<sup>st</sup> century AD, c.18km southeast of the proposal site (SYRF, 2019). Evidence for later occupation, up to the end of the Roman period, in South Yorkshire is, broadly speaking, sparse and rural sites produce very little material (SYRF, 2019).

*The Medieval Period (AD 410 – AD 1536)*

- 4.2.5 It is attested to that a settlement was established at Brierley in the early Saxon period with the historic core thought to be c. 200m west of the site. A later expansion of the settlement spread east into the present-day location of Church Street (Watson & Harrison, 2003).
- 4.2.6 The street layout of Brierley appears to be that of an established Medieval settlement, with toft-and-croft plots on either side of the main road. While upstanding structures dating from the Medieval period do not survive on the tofts, narrow croft plots still remain (South Yorkshire Archaeology Service, 2024). An archaeological evaluation carried out on Church Street, c. 300m east southeast of the centre of the proposal site, recorded a gully and two post holes, potentially relating to one of the early croft structures and containing Medieval pot sherds [**AB 3**].
- 4.2.7 At Elms Farm, c. 675m east of the centre of the proposal site, carved stone pieces dating from the 13<sup>th</sup> to 15<sup>th</sup> century [**AB 4**] have been recorded, however it is 'almost certain' that these were brought from Monk Bretton Priory, a monastery with 12<sup>th</sup> century origins located c. 6km southwest of the proposal site. It is therefore unknown at what date these stones were relocated to Brierley, but it may have been at a substantially later date, certainly post-Dissolution (1536 – 1541).

*The Post Medieval Period (AD 1537 – AD 1800)*

- 4.2.8 The earlier Medieval street layout of Brierley remained little changed through the Post Medieval period, but the outlying open field system was greatly altered as a result of the enclosure acts from 1604. Despite the change to former field boundaries, the village continued to expand during the Post Medieval period with coal measures exploited through mining activity, leading to an economic boost during this period as well as the continuation of farming (South Yorkshire Archaeology Service, 2024).
- 4.2.9 Agricultural buildings made up a substantial proportion of the structures in Brierley during this period; the Brierley Rentals of 1701 note that Widow Dymond and Thomas Wager each rented farms on the north side of Church Street for £10 15s and £6 2s 6d respectively (Watson & Harrison, 2003).

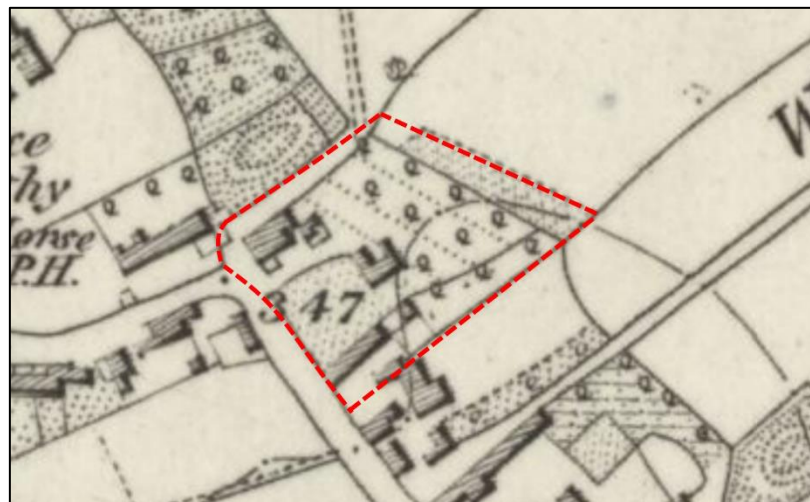
*The Modern Period (AD 1801 – present)*

- 4.2.10 The earliest available map depicting what appears to be the existing farmhouse in the proposal site is the 1840 tithe map (Plate 3). The map shows that the site was comprised of two plots. Plot 49 is described in the tithe apportionment as a homestead, while Plot 50 running northeast to the rear of the homestead was described as a croft. It was owned by John Hoyland and occupied by Matthew Kenyon. Plot 48, to the east of the homestead, was listed as 5 houses and gardens. This long row of properties was owned by George Andrew Helleley and occupied by John Broomhead, John Smith, Joseph Corbridge, Martha Haigh and William Longbottom.
- 4.2.11 The long, narrow plots radiating away from the main road (present day Church Street) in Brierley attest to the earlier Medieval settlement pattern of the village and may indicate that the proposal site was constructed on an earlier property. The exact date of Pear Tree Farm's construction is unknown. Given the lack of detail of the 1840 tithe map, it is not possible to say whether the square property shown is an earlier Medieval or Post Medieval property constructed on a toft, or whether it relates to the current farmhouse within the site.



**Plate 3. 1840 tithe map (TheGenealogist, 2024)**

4.2.12 The 1854 OS map (Plate 4) shows the farmhouse as a U-shaped building in the centre of the site, with an orchard to the rear (east). The map shows a substantial structure in the western corner of the site, potentially farm outbuildings or a residence with associated small yards. The long row of five dwellings recorded on the tithe apportionment can be seen in the southern corner of the site on Plate 3. Land to the east of the five dwellings appear to have been an orchard. The orchards depicted within the site may have given rise to the name Pear Tree Farm.



**Plate 4. 1854 6-inch OS (National Library of Scotland, 2024)**

4.2.13 By 1893 the scale of the farmhouse and outbuildings had been altered. The rear block of the farmhouse had been demolished, leaving an L-shaped building which matches the current footprint of the farmhouse. The farmhouse is shown to have two bay windows to the principal elevation while a glasshouse or conservatory is shown on the southeast elevation. The most

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noticeable element of change within the site is the wholesale alteration of the outbuildings; it is possible that these were demolished and rebuilt or altered and expanded. Three greenhouses had been constructed on former orchard land in the northern part of the site and (Plate 5). The row of smaller houses running broadly southwest-northeast are marked as being called 'Moor's Fold' and can partially be seen on the left side of Plate 6 behind the standing figures.

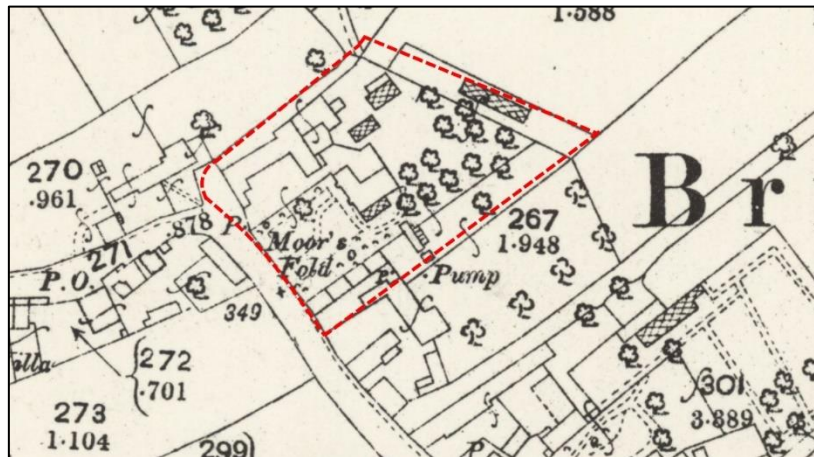


Plate 5. 1893 25-inch OS (National Library of Scotland, 2024)



Plate 6. 1901 photograph, looking southeast down Church Street. Moor's Fold seen to the left ([www.brierleyvillage.co.uk](http://www.brierleyvillage.co.uk))

4.2.14 By 1919, the scale of the orchard had been greatly expanded beyond the north and eastern boundary of the site. Otherwise, the proposal site appears to have remained largely unchanged since 1893 (Plate 7).

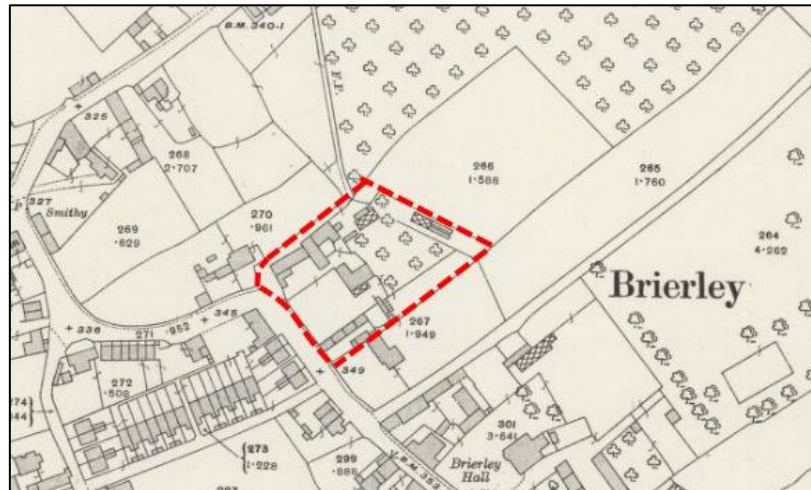


Plate 7. 1919 25-inch OS (National Library of Scotland, 2024)

4.2.15 Little appeared to have changed on the 1932 25-inch OS map (Plate 8). By 1956, Moor's Fold had been demolished, and the scale of the orchards to the north and east of the site had been reduced. While only one small greenhouse remained to the northern part of the site, the scale of the farmhouse and the substantial outbuildings appeared unchanged (Plate 8).

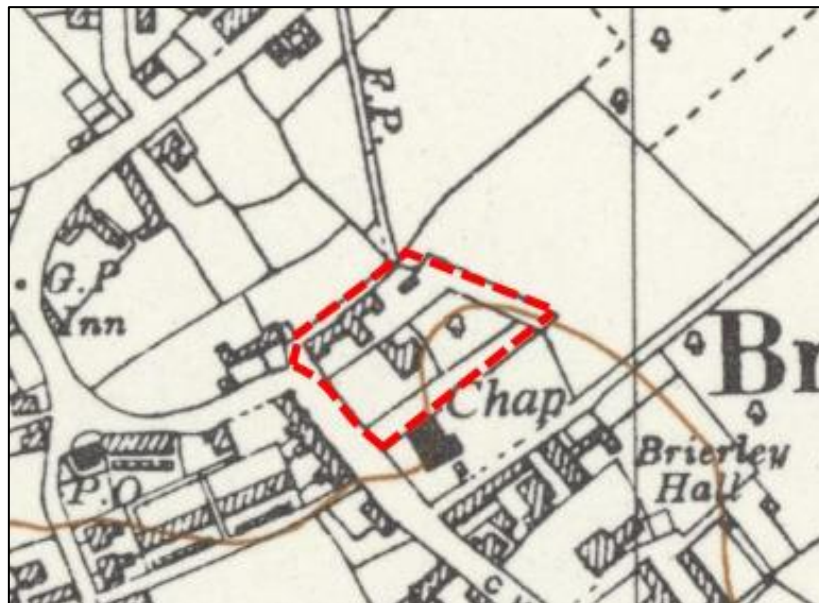
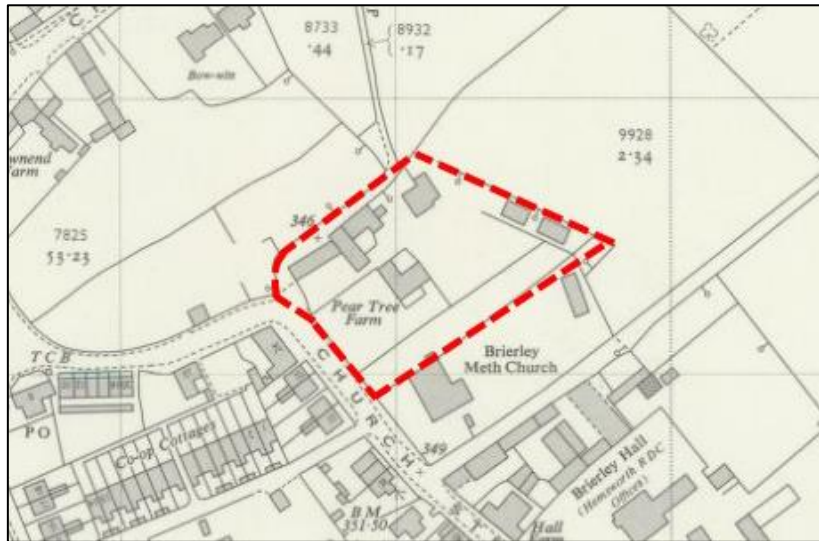


Plate 8. 1956 National Grid (National Library of Scotland, 2024)

4.2.16 By 1962, small elements to the southern-most block of the outbuildings had been demolished, and three detached outbuildings had been constructed in the eastern corner of the site (Plate 9).



**Plate 9. 1962 National Grid (National Library of Scotland, 2024)**

4.2.17 The outbuildings to the east of the site remain in-situ on the 1999 aerial image, which also shows that a bungalow had been constructed in the late 20<sup>th</sup> century, c. 15m southeast of the main farmhouse. By this point, modern housing development had taken place within the wider area, including the construction of houses at Haldane Close, c. 75m west of the centre of the proposal site (Plate 10).



**Plate 10. 1999 aerial image (Google Earth Pro, 2024)**

4.2.18 By 2002 a small rear extension to the farmhouse had been constructed, while smaller sheds had been erected on land to the rear of the site (Plate 11).



**Plate 11. 2002 aerial image (Google Earth Pro, 2024)**

4.2.19 By 2013, the outbuildings and sheds to the rear of the site had been demolished and only a handful of orchard trees remained within the eastern half of the site (Plate 12).



**Plate 12. 2013 aerial image (Google Earth Pro, 2024)**

4.2.20 By 2022, little change appears to have occurred within the site boundary. However, within the wider area modern housing developments were being constructed, including those at Paddock Close, c. 155m east of the centre of the proposal site (Plate 13).



Plate 13. 2022 aerial image (Google Earth Pro, 2024)

## 5. SITE VISIT

- 5.1.1 A site visit was undertaken by Clare Lazzari on the 24<sup>th</sup> of October 2024. The purpose of the visit was to gain a first-hand understanding of the existing land use and past impacts within the current site limits, along with an appreciation for the potential survival of the above and below ground historic environment.
- 5.1.2 The interiors of all buildings on the site were not accessible at the time of visit, and no photographs have been forthcoming due to a lack of access (pers. comm. Lewis Keane to Clare Lazzari 6/11/24).
- 5.1.3 Pear Tree Farm is a former farmstead comprising what could be an early 19<sup>th</sup> century farmhouse, mid-19<sup>th</sup> century series of outbuildings, as well as a late 20<sup>th</sup> century bungalow. The site is bounded by a stone wall and is situated on the northern side of Church Street.



**Plate 14. Looking northeast to the site from the corner of Church Street**

- 5.1.4 The main farmhouse is set back c. 30m from the road and is a two-bay farmhouse with central single-storey porch. The property is stone built, rendered with an ashlar design and a tiled pitched roof with symmetrical end-gable brick chimney stacks. The fenestration on the principal elevation is symmetrical, with two uPVC-framed bay windows on the ground floor, while there are two 20<sup>th</sup> century windows on the first floor with stone lintels (Plate 15).



**Plate 15. Looking northeast at the farmhouse principal elevation**

5.1.5 The rear elevation features a mix of fenestration, all of which are modern uPVC. The rear elevation features at least two construction phases; the 19<sup>th</sup> century L-shaped property and a late 20<sup>th</sup> century lean-to extension. The rear range is exposed ashlar blocks partially rendered, under a tiled pitched roof which shows evidence of having been altered or re-roofed. The rear elevation features a low boundary wall, with red brick outbuilding (Plate 16).



**Plate 16. Looking south at the rear elevation of the farmhouse**

5.1.6 Overall, the farmhouse appears to have been altered substantially, having lost all its original windows and doors, addition of a modern porch and rendered. The stone lintel design above the principal elevation first floor windows appears to be of late 19<sup>th</sup> or early 20<sup>th</sup> century design, and does not correlate with the probable early 19<sup>th</sup> century construction of the farmhouse. The render over the majority of the property obscures any surviving details beneath.

#### Outbuildings

- 5.1.7 To the west of the farmhouse are a series of connected outbuildings of varying form and material palette. Based on historic mapping these outbuildings appear to be of mid to late 19<sup>th</sup> century date with later alteration. A stone-built 20m-long block running southwest-northeast features a corrugated iron sheet roof with an asymmetrical fenestration and doors. The windows appear to be late 20<sup>th</sup> century insertions. This block adjoins a red brick structure with double doors. A rendered block with corrugated sheet roof sits perpendicular to this (Plate 17).



**Plate 17. Looking north at the block of outbuildings**

- 5.1.8 The outbuildings continue northwards with a mix of forms, added in different phases of construction. The red brick block seen on Plate 17 continues beyond the perpendicular block and features timber double doors. This block meets a taller rendered outbuilding with timber double doors. Though the original use of these outbuildings is unknown, it is likely that this was used for storage of machinery, the increased height allowing for ease of access. A red brick lean-to structure is located at the northern end of the outbuildings with single door and timber-framed window (Plate 18).



**Plate 18. Looking west at the block of outbuildings**

- 5.1.9 The red brick lean-to appears to have undergone a period of rebuilding or repair, with more modern bricks interspersed (Plate 19).



**Plate 19. Looking southwest at the block of outbuildings**

5.1.10 Overall, the outbuildings are of utilitarian design and of mixed material palette, form and use. The outbuildings appear to have been constructed in different phases, possibly in response to a need for increased storage space. Ultimately the outbuildings are of low-quality design and construction.

Bungalow

5.1.11 To the east of the farmhouse sits a late 20<sup>th</sup> century bungalow of red brick, under a tiled gable roof. The principal elevation of the bungalow is rendered in stone. All windows across the building are of uPVC frames (Plate 20).



**Plate 20. Looking north at the principal elevation of the bungalow**

5.1.12 The west elevation of the bungalow features a uPVC conservatory on a brick plinth (Plate 21).



**Plate 21. Looking south at the rear elevation of the bungalow**

5.1.13 Ultimately the bungalow is a late 20<sup>th</sup> century addition to the site, on the former location of the early 19<sup>th</sup> century row of houses known as Moor's Fold. It is considered to be of no heritage significance and will not be assessed in the Statement of Significance.

#### Land to the Rear of Site

5.1.14 The remainder of the site is open lawn, with an area of scrub. A view towards the outbuildings, farmhouse and bungalow can be afforded from the northern boundary of the site (Plate 22).



**Plate 22. Looking southwest across the site**

5.1.15 The northern boundary of the site overlooks open fields and, to the east, mature trees. There are no visible features of archaeological origin across the site.



**Plate 23. Looking northeast across the site**

5.1.16 To the eastern boundary of the site are a small series of fruit trees, a reminder of the former use of the site as an orchard (Plate 24).



**Plate 24. Remaining fruit trees**

5.1.17 While views to the north are dominated by open fields, views towards modern housing developments are visible in the northeast boundary of the site (Plate 25).



**Plate 25. Looking northeast at a modern housing development at Paddock Close**

Brierley Conservation Area

- 5.1.18 Brierley Conservation Area [AB 14] is focussed on the historic core of Brierley along Church Street. The predominant building use in the conservation area is residential, with a mix of 17<sup>th</sup> to 21<sup>st</sup> century terraced properties and more substantial detached dwellings set back from Church Street. Structures are mostly two to three storeys in height.
- 5.1.19 The conservation area also features larger detached residences, such as Brierley Hall [AB 11], c. 120m east of the proposal site. This property has no appreciable intervisibility with the proposal site due to intervening development.



**Plate 26. Looking northeast at Brierley Hall**

- 5.1.20 The former grounds of Brierley Hall are now occupied by a modern housing development (Plate 27). Other examples of recent housing developments can be found across Brierley.



**Plate 27. Looking southwest along Hall Gardens towards the rear of Brierley Hall**

5.1.21 Another focal point of the Conservation Area, to the north of Church Street, is the Church of St Paul [AB 12], c. 255m southeast of the proposal site. The church forms part of the mid to late 19<sup>th</sup> century expansion of the village. The church is surrounded by a cemetery and open fields. There is no appreciable intervisibility between the Church and the proposal site due to intervening development and vegetation, and for this reason it is considered to not be affected by the proposals.



**Plate 28. Looking northeast at the Church of St Pauls from Church Street**

5.1.22 The setting of Brierley Conservation Area is characterised by late 20<sup>th</sup> century housing developments, set back away from Church Street. Beyond that open fields attest to the former agricultural economy of the village.

## 6. KNOWN & POTENTIAL ARCHAEOLOGICAL RESOURCE

### 6.1 Known Archaeological Resource

- 6.1.1 There are no known archaeological features recorded within the site boundary.
- 6.1.2 The known archaeological resource within the study area includes two Prehistoric semicircular enclosures of potentially Iron Age to Romano-British date [AB 1 and AB 2], located c. 342m and 485m northeast of the centre of the proposal site, Medieval post holes and pot sherds [AB 3], c. 300m east southeast of the centre of the proposal site, as well as some surviving structures dating to the Post Medieval period along Church Street, including 42 Church Street [AB 6] c. 140m southeast of the proposal site and 23 Church Street [AB 5], c. 232m east southeast of the centre of the proposal site.
- 6.1.3 Although a scoping exercise produced as part of the Barnsley Local Plan Proposed Allocation Sites Assessment (Wessex Archaeology, 2017) considered that the site held 'major archaeological objections to allocation', it must be noted that all archaeological interventions within 300m of the site boundary have recorded that development has had a deleterious effect on any remains pre-dating the late 18<sup>th</sup> and 19<sup>th</sup> centuries.

### 6.2 Past Impact Within the Site Boundary

- 6.2.1 The following past impacts are predicted to have occurred within the site boundary:
- Division of the site into a toft-and-croft plot during the Medieval period. The land would have featured a property, with worked land to the rear.
  - Construction of the farmhouse and outbuildings within the 19<sup>th</sup> century and later extension, including the excavation of service trenches.
  - Construction of Moor's Fold, potentially in the early 19<sup>th</sup> century, and its subsequent demolition during the mid-20<sup>th</sup> century.
  - Construction and subsequent demolition of greenhouses/outbuildings on land to the rear of the site.
  - Planting of orchards, use of the site as a fruit farm, and mid to late 20<sup>th</sup> century grubbing up of almost all fruit trees. The planting of trees and subsequent maintenance of them would have resulted in bioturbation of the soil.
- 6.2.2 The combination of these effects is likely to have had a truncating impact to targeted areas of the site which may have affected any surviving features of earlier structures or remains within the site boundary.

### 6.3 Potential Archaeological Resource

- 6.3.1 Based on the current evidence and anticipated past impacts within the proposal site, it is considered that there is a Low-Medium Potential for complex or significant remains relating to the Medieval to Post Medieval periods to exist beneath the site.
- 6.3.2 If Medieval – Post Medieval features are encountered within the site boundary, they would possibly be eroded and partially truncated due to past impacts but could contribute to the

understanding of the land use during the Medieval – Post Medieval periods. Therefore, they would likely be of Low/Local heritage significance.

## 7. HERITAGE: STATEMENT OF SIGNIFICANCE

### 7.1 Focus of Study

7.1.1 In accordance with English Heritage guidance *Conservation Principles, Policies & Guidance for the Sustainable Management of the Historic Environment* (2008), and Historic England's Advice Note 12 (2019), Heritage Assets derive their significance from a defined range of interests or values. These are **Archaeological**, **Architectural** or **Artistic**, **Historic** and **Setting** Interest. This report will assess those factors relevant to the overall understanding of the importance of the feature under consideration.

7.1.2 The site is in proximity to several heritage assets (see Fig. 1 & 2 and Appendix 1). However, based on the site visit and historic research this report will focus on providing an understanding of the potential impacts to the following Heritage Assets and/or their settings:

- Pear Tree Farmhouse & Outbuildings [AB 9]
- Brierley Conservation Area [AB 14]

### 7.2 Pear Tree Farmhouse & Outbuildings [AB 9]

#### Description & General Condition

7.2.1 Pear Tree Farmhouse and its outbuildings are considered to be non-designated heritage assets. Although the exact construction date of the farmhouse and outbuildings is unknown, the core of the farmhouse potentially pre-dates the 1840 tithe map, and the outbuildings appear to be of mid-19<sup>th</sup> century date. The buildings appear to have undergone multiple phases of alteration and extension from their initial construction through the 19<sup>th</sup> and 20<sup>th</sup> centuries.

7.2.2 The interiors of the farmhouse and outbuildings were not accessible during the site visit. From the exterior, all structures appear to be in good working condition.

#### Assessment of Significance

##### Architectural Interest

7.2.3 The architectural interest is derived from the utilitarian design of the buildings within the site particularly the outbuildings. The farmhouse retains a modest design with a symmetrical frontage and rear exposed stone range. The L-shaped building is stone-built with a pitched roof and modern interventions have defaced the farmhouse with the introduction of uPVC windows and porch.

7.2.4 The outbuildings are utilitarian and carry a modern vernacular design comprising a visible series of alterations reflecting the changing use of farmstead buildings.

7.2.5 Although the structures are no longer in agricultural use, they are legible as part of a former farmstead with the outbuilding located a distance away from the farmhouse which is situated central in the site looking out towards Church Street.

7.2.6 However, the original date of the property is difficult to ascertain due to application of render and replacement of all windows and doors on the exterior, and alterations such as reroofing

and addition of poor-quality late 20<sup>th</sup> century design, including conservatories on the principal and southeastern elevations, have eroded much of the architectural significance of the structure. Architectural features of interest may remain within the interior.

- 7.2.7 The architectural interest makes a small positive contribution to the significance of the heritage asset.

#### Historic Interest

- 7.2.8 The historic interest of Pear Tree Farm farmhouse and outbuildings is derived from the buildings being an illustrative example of 19<sup>th</sup> century or earlier farmstead sited on an earlier toft-and-croft plot. This form of property would have been typical in the agricultural economy of the local area from the Medieval period onwards.
- 7.2.9 Despite the heavy alteration of the buildings since their original construction, the property is still readable as a good example of a farmhouse and outbuilding within Brierley. The fabric of the outbuildings in particular illustrates the time depth of the site and buildings. There are, however, better less altered surviving examples in the local area.
- 7.2.10 The historic interest is a positive contributor to the significance of the non-designated heritage asset although to a lesser degree than its architectural interest.

#### Setting

- 7.2.11 Pear Tree Farm has a village setting, which is itself set within a semi-agricultural setting which derives from its former use as a farmstead associated with a fruit tree farm on the northern edge of Brierley. The open fields to the north of the property attest to the rural character of the setting and enhance our understanding of the property and outbuildings as a former farmstead.
- 7.2.12 The setting therefore contributes to the significance of the non-designated heritage asset by informing the experience, understanding and appreciation of Pear Tree Farm.

#### Overview

- 7.2.13 Although Pear Tree Farm's significance has been eroded due to modern alterations and loss of some of the buildings shown on the historic maps, it retains some historical and architectural interest. The setting also makes a positive contribution to the site. For these reasons, the farmhouse and outbuildings are considered to be a non-designated heritage asset of Low Significance.

### **7.3 Brierley Conservation Area [AB 14]**

#### Description & General Condition

- 7.3.1 Brierley Conservation Area covers the Medieval historic core of Brierley village.
- 7.3.2 The conservation area was designated due to the Brierley's historic and architectural significance. Many properties which are considered to make a positive contribution to the conservation area were constructed in the 18<sup>th</sup> and 19<sup>th</sup> centuries and reflect the growing population and wealth of individuals within the local area.

- 7.3.3 The predominant building use in Brierley Conservation Area is stone-built residential and, to a lesser extent, commercial properties. Terraces form many of these properties, with a number of detached structures too, ranging from simple agricultural structures to more ornate houses such as Brierley Hall [AB 11].
- 7.3.4 Buildings along Church Street largely follow the Medieval street pattern, where narrow toft-and-croft plots are still discernible. Land surrounding the Conservation Area appears to have consistently been used as agricultural land. Buildings now within the setting of the Conservation Area, rather than reflecting this past, are largely late 20<sup>th</sup> and early 21<sup>st</sup> century housing developments.

### **Assessment of Significance**

#### **Architectural Interest**

- 7.3.5 The Conservation Area retains a number of distinctive, stone-built historic properties including several of Post Medieval date, including 23 Church Street [AB 5] and 42 Church Street [AB 6]. Many of the properties within the area relate to farmsteads, and are of simple, vernacular design. More ornate properties are set back from Church Street and are predominantly of mid to late 19<sup>th</sup> century. The grouping of these structures is of aesthetically pleasing visual quality and design.
- 7.3.6 The architectural interest is assessed to be a major positive contributor to the significance of the conservation area as a designated heritage asset.

#### **Historic Interest**

- 7.3.7 The built environment of Brierley Conservation Area is of historical interest as an illustrative example of the gradual development of a Medieval village through to the Modern period, with many properties being examples of 19<sup>th</sup> century design sited on earlier narrow toft-and-croft plots. The street layout remains largely unchanged, though boundaries have been somewhat eroded through 20<sup>th</sup> century development.
- 7.3.8 Brierley Conservation Area includes examples of both labourer's dwellings as well as grander properties constructed by wealthier families who would have held prominent positions in the local economy and society.
- 7.3.9 For these reasons, historical interest is also a key positive contributor to the significance of the heritage asset.

#### **Setting**

- 7.3.10 Brierley Conservation Area has a rural and semi-agricultural setting, characterised by open fields to the north and south. This setting is fundamental to our understanding of how Brierley grew as a small agricultural settlement. 20<sup>th</sup> and 21<sup>st</sup> century residential development has somewhat interrupted this setting with new streets radiating away from the historic core of the village.
- 7.3.11 While recent housing development has somewhat eroded the rural setting, it is still legible as a rural area and is therefore key to understanding the role of agriculture in sustaining the village.

### **Overview**

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7.3.12 Overall, it is considered that owing to its special architectural and historic interests, Brierley is a heritage asset of High Significance.

## 8. COMBINED IMPACT ASSESSMENT

### 8.1 Details of the Proposed Development (Figures 8-14)

8.1.1 The proposed scheme of work is for the construction of 10 new dwellings (Use Class C3). This will involve:

- The wholesale demolition of all structures within the site boundary
- Grubbing up of existing foundations and services
- Grubbing up of existing trees on site
- Construction of a total of 10 residential properties
  - House Type A (2 storey, 4 double bed, 2 ensuite house with internal garage): 2 total
  - House Type B (2 storey, 4 double bed, 3 ensuite house with internal garage): 3 total
  - House Type C (2 storey, 1 attic room, 3 double bed, 1 ensuite): 3 total
  - House Type D (2 storey, 4 double bed, 3 ensuite house with internal garage): 2 total

8.1.2 The material palette for the proposed dwellings is to be of:

- Traditional clay red blended facing brick
- Smooth black slate
- White composite access doors
- uPVC windows in either white or anthracite grey
- Ashlar stone head and cills
- Black RWG uPVC
- Anthracite grey bi-folding doors

8.1.3 Provision for car parking spaces and bin storage within the plots will be made.

8.1.4 Soft landscaping will be designated at the rear of the properties to form lawn areas, while drift spring bulbs will be incorporated into the soft landscaping to the front of the properties.

8.1.5 Boundary treatments will include:

- A front boundary facing Church Street, composed of a 1m low-level wall of brick and iron railings.
- Rear separating boundaries consisting of 1.8m high close board fencing.

## 8.2 Assessment of Change

### Archaeology

- 8.2.1 The proposed groundworks have the potential to impact archaeological deposits within the site relating to the Medieval to Post-Medieval land use of the site. These are likely to have been affected by former groundwork impacts but may still survive in some form beneath the ground.

### Heritage

- 8.2.2 The proposed demolition of the existing buildings across the site will directly result in the loss of historic fabric of the existing 19<sup>th</sup> century farmhouse and outbuildings which make up Pear Tree Farm. The existing buildings are the last remaining structures of Pear Tree Farm and therefore, their demolition will result in an adverse impact to their significance.
- 8.2.3 The construction of modern dwellings within the Conservation Area will result in a low adverse change to the character and appearance of a small part of the Conservation Area through a loss of the green space and a traditional rural farmstead. This is further compounded by the loss of the last remaining fruit trees on the site, an indicator of the former use of the site; this is consequently considered to have a Medium adverse impact to the significance of the non-designated heritage assets.
- 8.2.4 However, in balance to this, the proposed scheme of work will use a sensitive material palette and scale of building which reflects that of the building stock within the Conservation Area. Ultimately the proposals are considered to have a Low adverse impact to the significance of Brierley Conservation Area.

## 8.3 Impact Assessment

### Archaeology

- 8.3.1 Medieval and Post Medieval activity within the site boundary means that the presence of remains, and therefore impacts to any such remains from the proposals, cannot be ruled out. Given the size of the site and limited potential identified, this would be assessed as being equivalent to Less than Substantial Harm, in NPPF terms. However, in line with NPPF, further information should be provided in the form of archaeological investigation.

### Heritage

- 8.3.2 The proposals, overall, are concluded to represent Less than Substantial Harm to the significance of Pear Tree Farmhouse and Outbuildings, and Brierley Conservation Area.
- 8.3.3 In line with paragraph 209 of the National Planning Policy Framework: *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*
- 8.3.4 Although the Pear Tree Farm site has not been allocated for housing by Barnsley Metropolitan Borough Council, having been identified as having 'major archaeological

objections', the provision of high-quality housing will meet an identified need for Affordable Housing outlined in Local Plan Policy H1. It is considered that this public benefit outweighs the Less than Substantial Harm and is, therefore, in accordance with Policy HE5.

## 9. RECOMMENDATIONS & CONCLUSIONS

### 9.1 Outline Recommendations

9.1.1 All recommendations made below are subject to approval from the Local Planning Authority.

#### Archaeology

9.1.2 It is recommended that a Watching Brief be maintained during the development ground works to record any potential remains pre-dating the construction of the farmhouse, outbuildings and bungalow.

#### Heritage

9.1.3 In order to comply with Barnsley Metropolitan Borough Council's Local Plan Policy HE1, HE5 and HE6, it is recommended that the Pear Tree Farm farmhouse and outbuildings be subject to a Historic Building Recording prior to their demolition in order to preserve their architectural interest by record.

### 9.2 Conclusion

9.2.1 AB Heritage has been commissioned by Wayne Bennett to produce a combined Archaeology Desk-Based assessment and Heritage Statement covering proposed works at Pear Tree Farm, Church Street, Brierley, S72 9PJR. The site is located within Brierley Conservation Area and comprises a plot of open land with a farmhouse, outbuildings and a bungalow sited on it.

9.2.2 The proposed scheme of work is for the construction of 10 new dwellings following the demolition of all existing buildings on the site, with associated landscaping, parking provision and bin storage.

9.2.3 The report has charted the historic development of the site since the Prehistoric period onwards. The site is situated in the historic core of Brierley, with evidence of Medieval and Post Medieval toft-and-croft plots radiating out from Church Road. Based on historic mapping, it appears that the proposal site was once a toft-and-croft plot and may have had an earlier structure on it, prior to the construction of the farmhouse and outbuildings in the 19<sup>th</sup> century. A bungalow was constructed to the east of the farmhouse in the late 20<sup>th</sup> century and is of no heritage interest.

9.2.4 It is considered that due to their historical and architectural interests, the farmhouse and outbuildings are non-designated heritage assets of Low Significance. Due to its special architectural and historical interests, as well as its setting, Brierley Conservation Area is considered to be a heritage asset of High Significance.

9.2.5 In terms of Archaeology, this report has concluded that there is a Low-Medium Potential for the proposed development to encounter complex or significant remains dating to the Medieval and Post Medieval periods. It is recommended that a Watching Brief be maintained during the development ground works to record any potential remains pre-dating the construction of the farmhouse, outbuildings and bungalow.

- 9.2.6 In relation to Heritage, this report assesses that the proposed scheme of work will represent a change to the Brierley Conservation Area and a total loss of significance of the non-designated heritage assets through their wholesale demolition. The proposals, overall, are concluded to represent Less than Substantial Harm to the significance of Pear Tree Farmhouse and Outbuildings, and Brierley Conservation Area. It is recommended that a Watching Brief be maintained during the development ground works to record any potential remains pre-dating the construction of the farmhouse, outbuildings and bungalow.
- 9.2.7 Although the Pear Tree Farm site has not been allocated for housing by Barnsley Metropolitan Borough Council, the provision of high-quality housing will meet an identified need for Affordable Housing outlined in Local Plan Policy H1. It is considered that this public benefit outweighs the Less than Substantial Harm and is, therefore, in accordance with Policy HE5.
- 9.2.8 All recommendations made below are subject to approval from the Local Planning Authority.

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### **Correspondence**

- Lewis Keane (Architectural Assistant Part II, Building Link Design) to Clare Lazzari (Heritage Consultant, AB Heritage) via email 06/11/2024.

## Appendices

## Appendix 1 Cultural Heritage Features Gazetteer

This gazetteer incorporates relevant archaeological, heritage and historic environment assets identified during a search of sources listed in Table 1 within 1km of the site.

### Abbreviations

CA – Conservation Area

NDHA – Non-Designated Heritage Asset

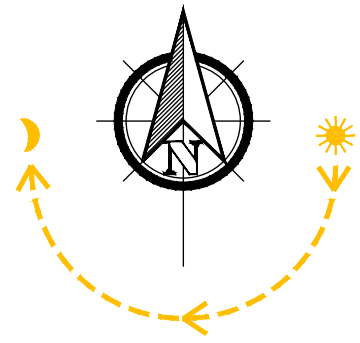
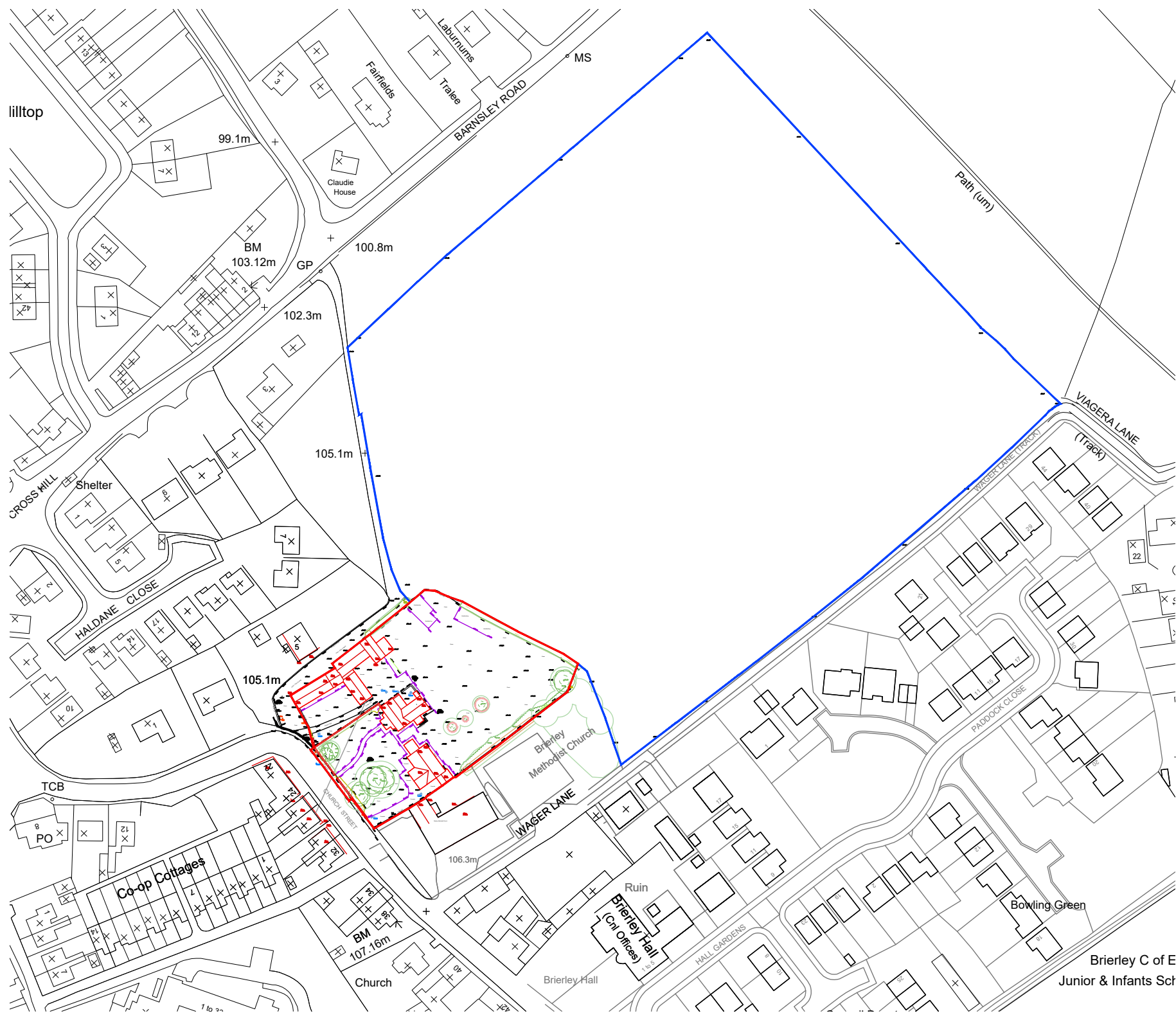
GII LB – Grade II Listed Building

MSY: South Yorkshire HER Monument Prefix and UID

ESY: South Yorkshire HER Event Prefix and UID

AB No.	Period	Description	Status	NGR	Ref. No.
1	Prehistoric	Enclosure of Iron Age or Romano-British date. Subcircular enclosure visible on 1996 and 2022 aerial photographs.		SE 4113 1148	MSY13705 06118
2	Prehistoric	Enclosure of Iron Age or Romano-British date. Subcircular enclosure visible on 1996 and 2022 aerial photographs		SE 4118 1162	MSY13704 06117
3	Medieval	Gully, two post holes and Medieval pot sherds recorded during an archaeological evaluation at Church Street		Centred SE 41216 11035	ESY217
4	Medieval	Carved stone pieces recorded at Elms Farm, Brierley. 13 <sup>th</sup> to 15 <sup>th</sup> century date, 'almost certainly brought from Monk Bretton Priory'.		SE 4155 1101	02241/01
5	Post Medieval	23 Church Street. Three storey house, blocked mullioned windows in attic. Rear outshoot barn attached to east end.		SE 4111 1097	MSY5393 02291/01
6	Post Medieval	42 Church Street. 17 <sup>th</sup> century house, some original windows		SE 4100 1100	MSY5394 02292/01
7	Post Medieval	Cliff Farm. 17 <sup>th</sup> century stone house		SE 4076 1114	MSY5395 02293/01
8	Post Medieval	Remains of a late 18 <sup>th</sup> century well recorded during a watching brief at 1-5 Church Street.		Centred SE 4083 1124	ESY1573

AB No.	Period	Description	Status	NGR	Ref. No.
9	Modern	Pear Tree Farm farmhouse and outbuildings	NDHA	SE 40900 11235	
10	Modern	Milepost. Early 19 <sup>th</sup> century, cast iron. Sited on part of the Barnsley to Pontefract turnpike road opening in 1835	GII LB	SE 40962 11473	NHLE: 1314993
11	Modern	Brierley Hall. Built 1840. Later used as council offices and subsequently converted to dwellings.	GII LB	SE 40986 11150	NHLE: 1191201
12	Modern	Church of St Paul. Built 1869 by John Wade.	GII LB	SE 41074 11040	NHLE: 1314994
13	Modern	Former Co-operative store, Church Street. Early 20 <sup>th</sup> century Co-operative storey with attached dwelling. Subsequently converted into a workshop.		SE 4085 1121	MSY13162 05590
14	Multiphase	Brierley Conservation Area.	CA	Centred SE 41071 11042	



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 A brief description of the work to be carried out under the act.  
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 The proposed cost date.

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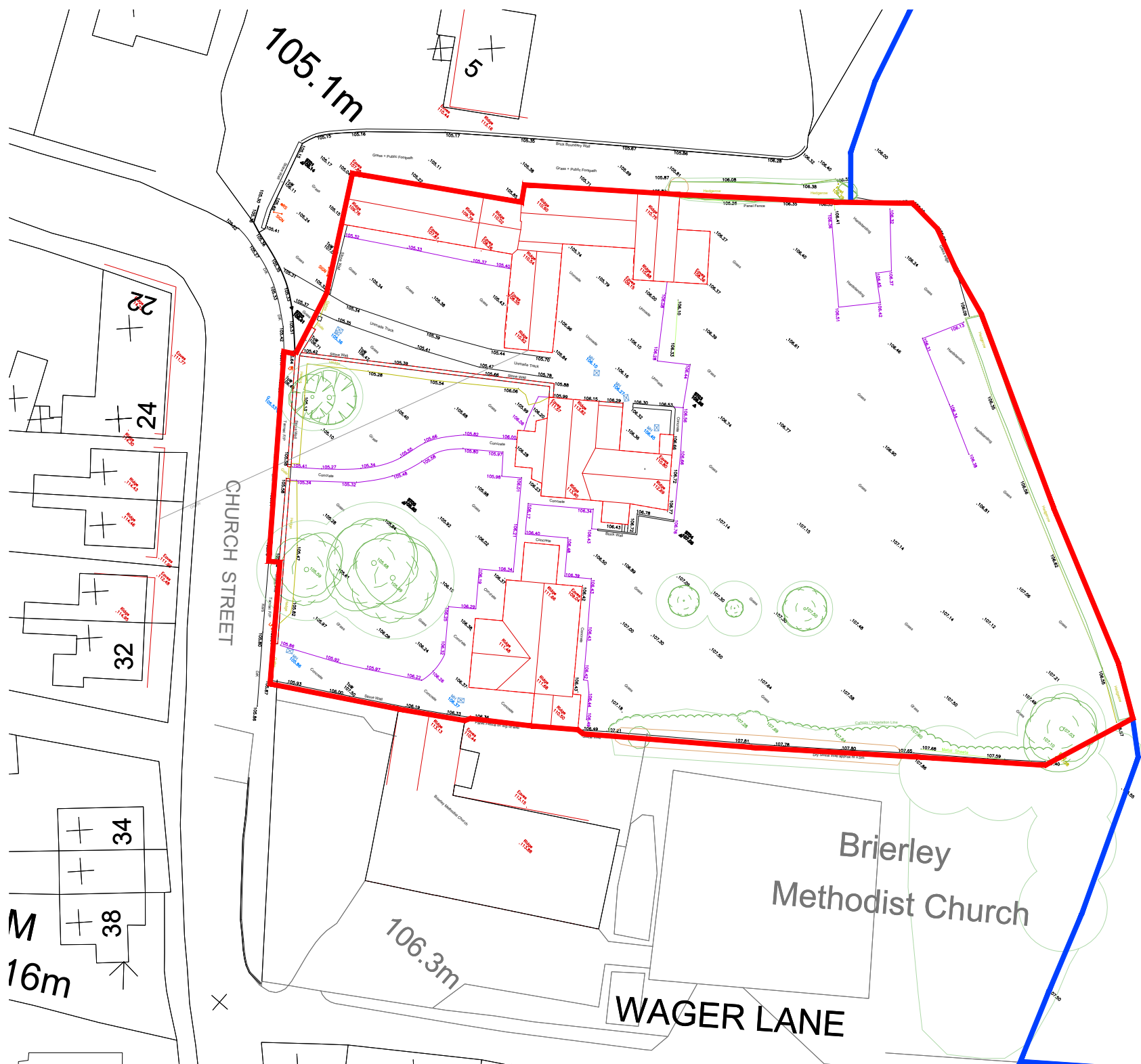
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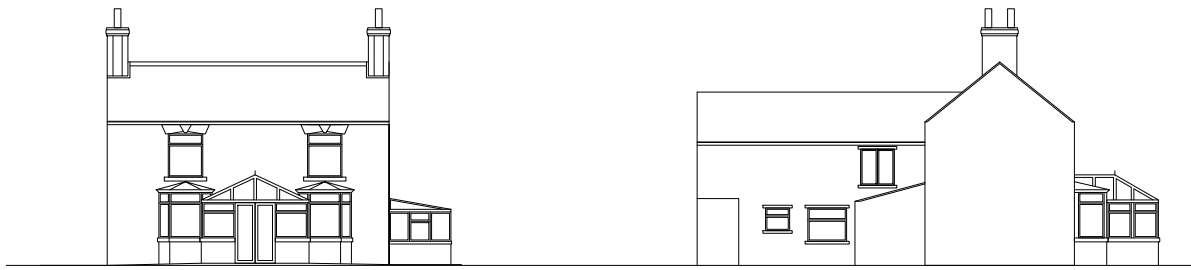
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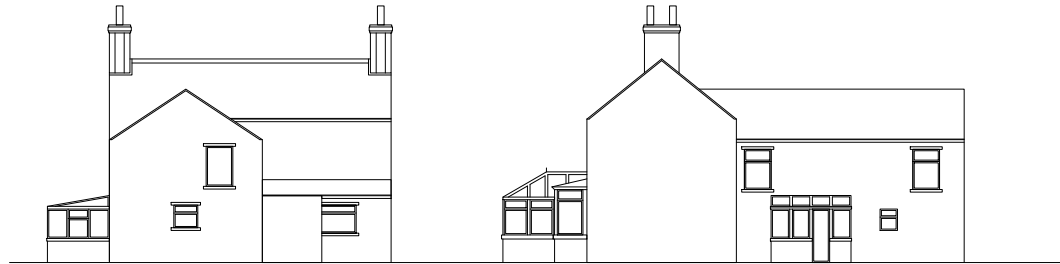
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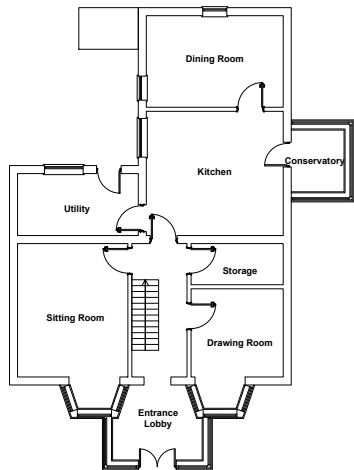
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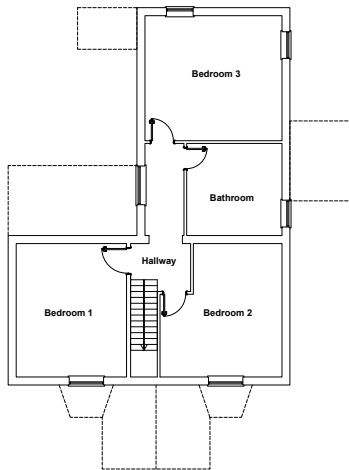


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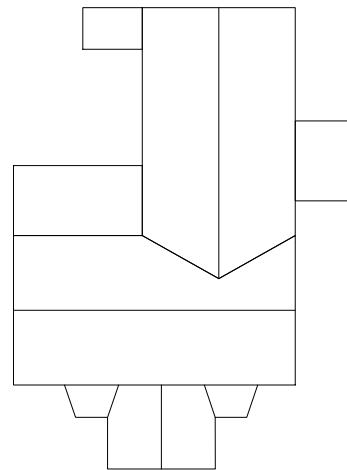
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EXISTING FIRST FLOOR PLAN  
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First Floor  
GIA 93m<sup>2</sup>



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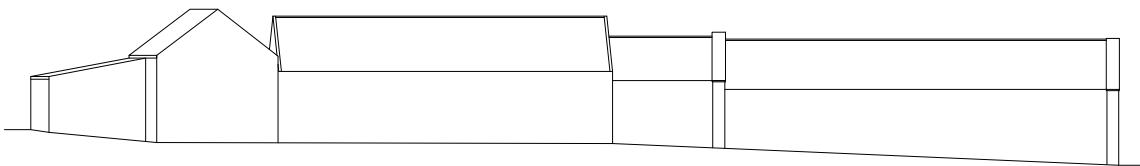
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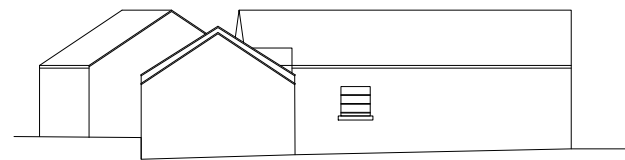
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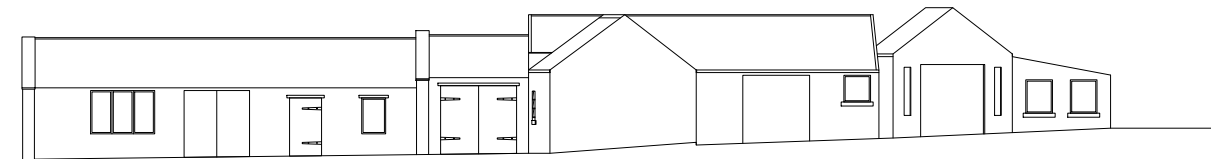
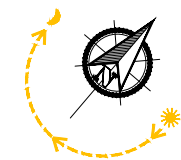
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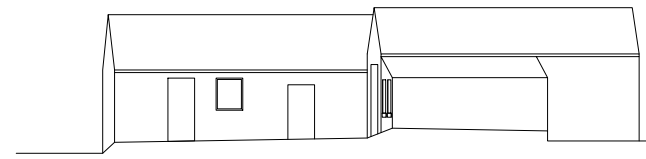
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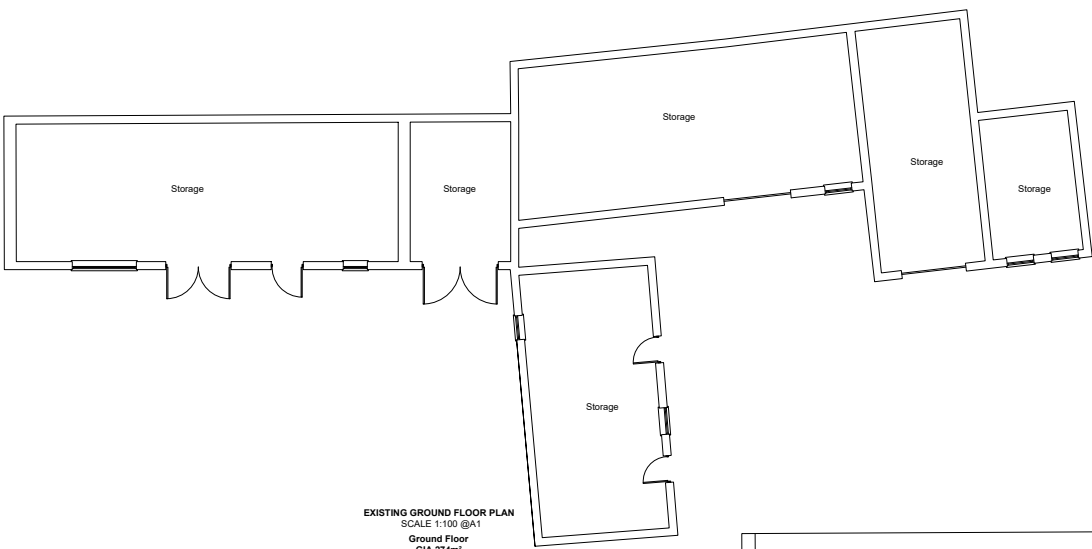
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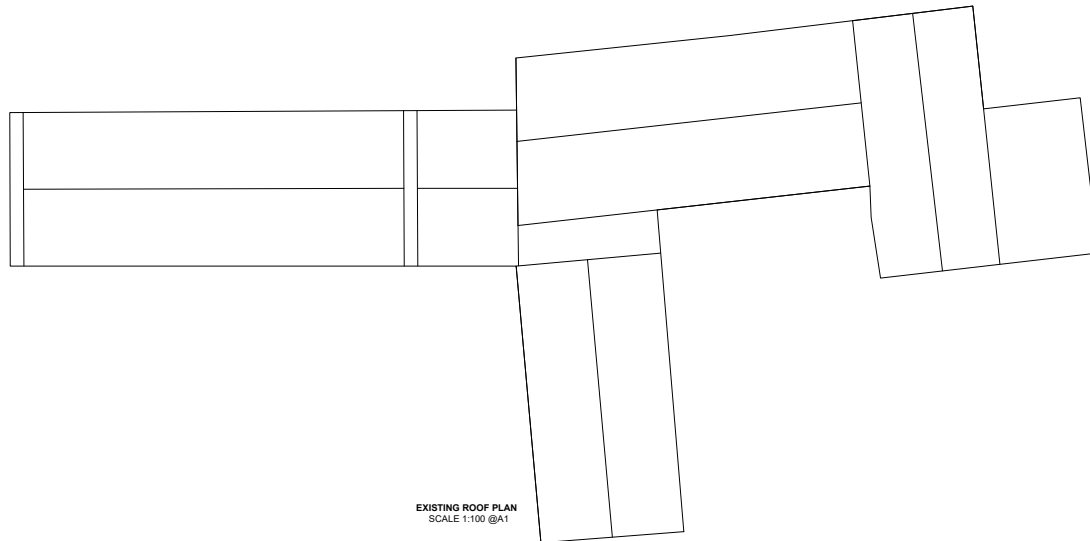
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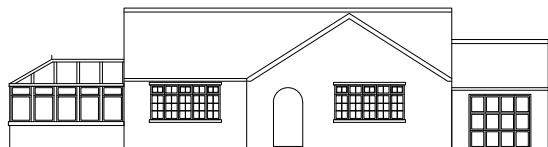
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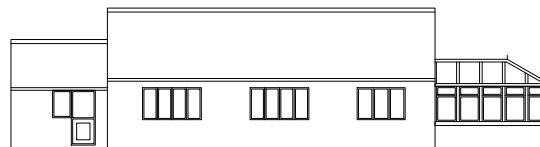




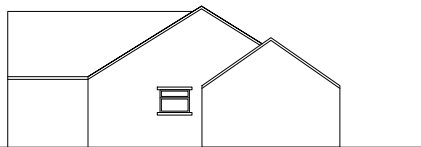
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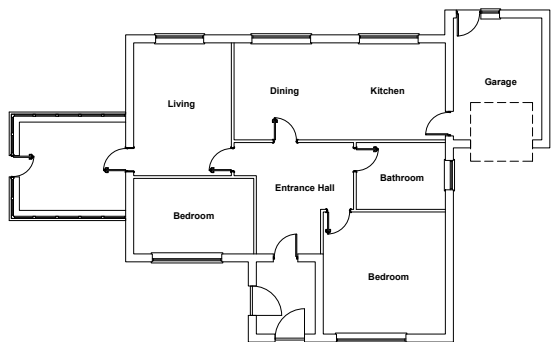
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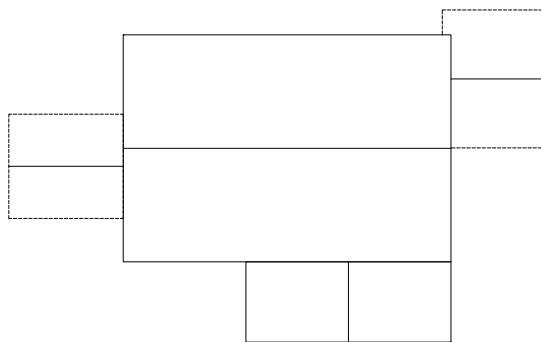
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Ground Floor  
GIA 144m<sup>2</sup>



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CHURCH STREET,  
BRIERLEY, BARNLSLEY

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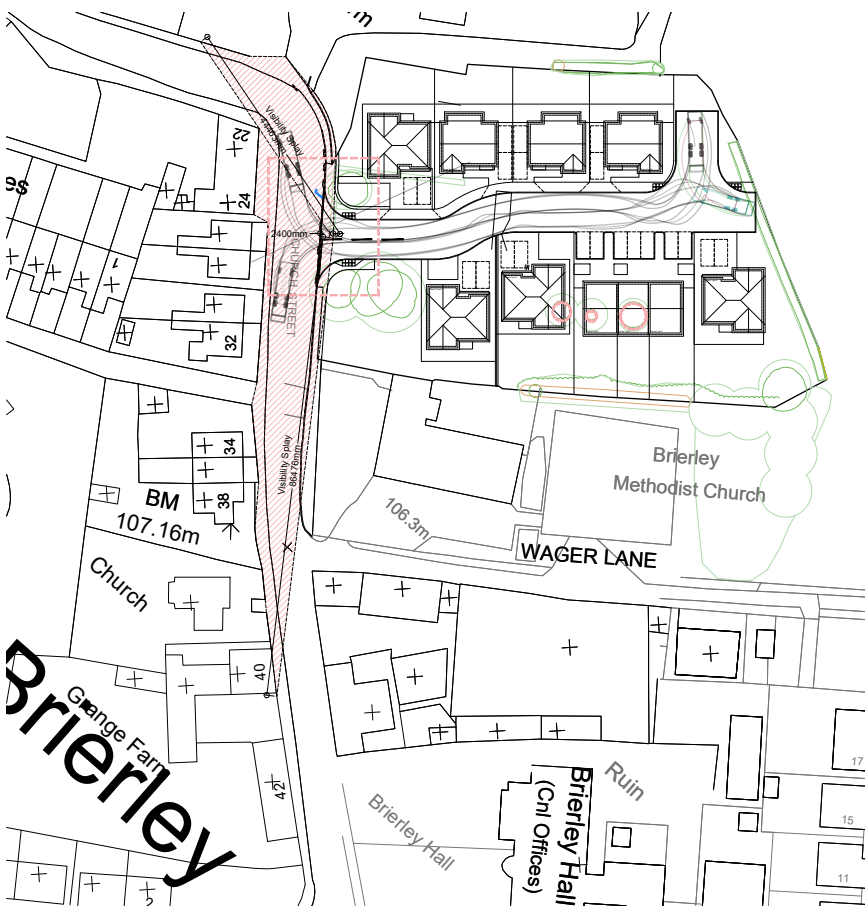
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scale **1:100@A1** drawer no **dwg no 4038-103**

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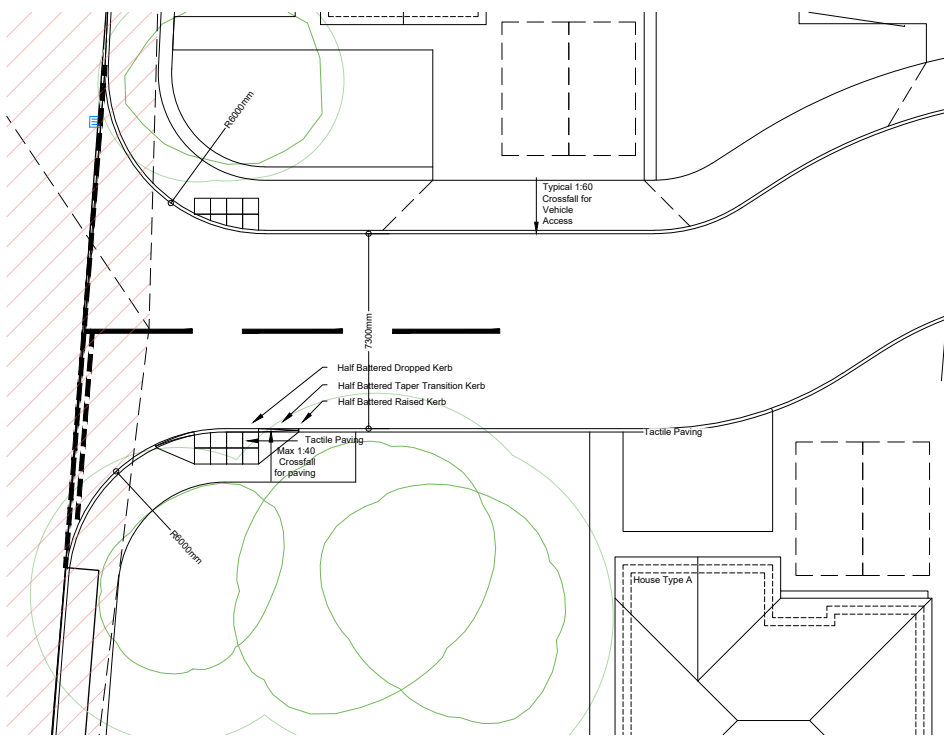
15 Thorne Road, Doncaster, DN1 2HG  
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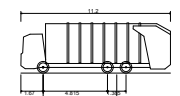




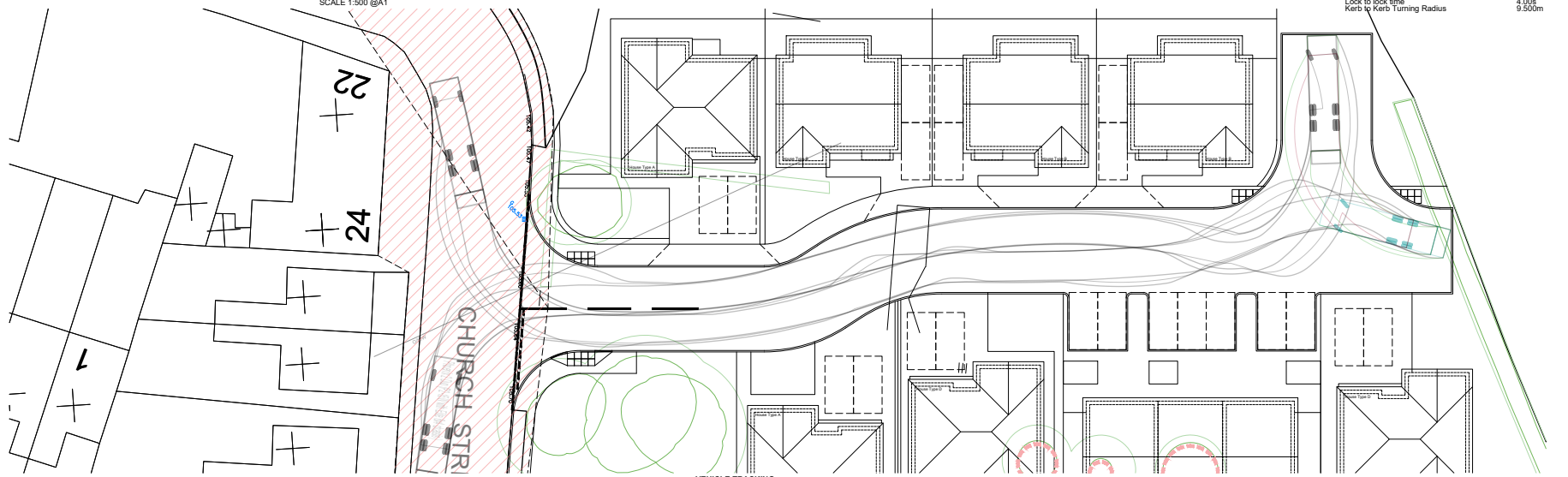
VEHICLE TRACKING & VISIBILITY  
SPLAY / AREA  
SCALE 1:500 @A1



PROPOSED ROAD JUNCTION DETAIL &  
FALLS INDICATED FOR DROP KERBS  
SCALE 1:100 @ A1



Phoenix 2 Duo (P2-15W with Elite 6x4 chassis)	11.200m
Overall Length	2.520m
Overall Width	2.751m
Min Body Ground Clearance	0.304m
Track Width	2.500m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	9.500m



VEHICLE TRACKING  
SCALE 1:200 @A1

This drawing has been produced for DISCUSSION purposes only and should not be used for any other purpose.  
This drawing may be subject to amendment whilst seeking approvals from the Local Authority. Work undertaken prior to consent is done at client's risk.  
Any surveyed information incorporated within this drawing cannot be guaranteed as accurate unless confirmed by fixed legislation.  
Do NOT Scale from this drawing, if in doubt Ask.  
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This drawing and copyright is the property of building link design ltd and should not be used by any other third party without express consent from the company.  
Site boundaries taken from Ordnance Survey plan and are not to be used for legal purposes.  
THE PARTY WALL etc. ACT 1996  
Where work is to take place either on or adjacent to a boundary and adjoining building then notice must be served on the adjacent owner in accordance with the above Act 2 months prior to the commencement of works. The notice should include the following details:-  
\*Clear dimensions for any work to be carried out  
\*Clear dimensions for any work to be carried out  
\*Full details of the proposed excavating plans where appropriate.  
The proposed start date.

# PLANNING STATUS

A - Planning Issue AMENDMENTS  
client

project  
PEAR TREE FARM, MASTER PLAN,  
CHURCH STREET,  
BRIERLEY, BARNSLY

drawing  
**PROPOSED REFUGE VEHICLE TACKING AND ACCESS DETAILS**

date JUNE 24 drawn LK checked DR  
scale As Indicated@A1 drawer no dwg no 4038-05-A

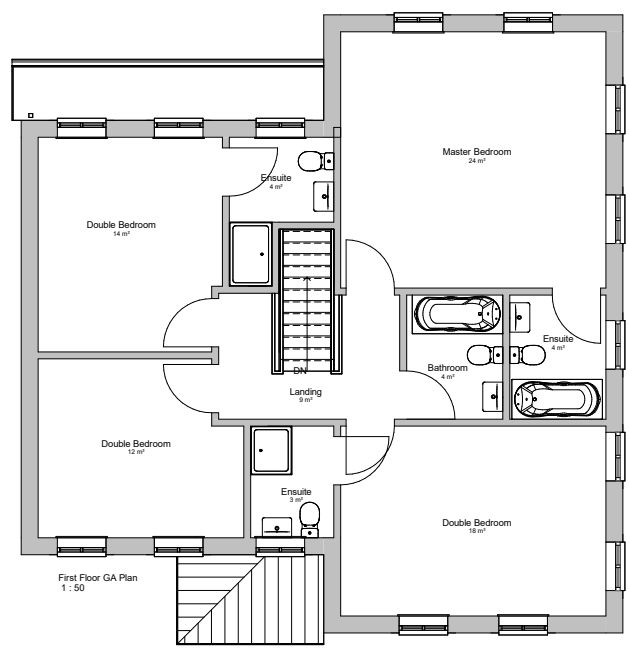
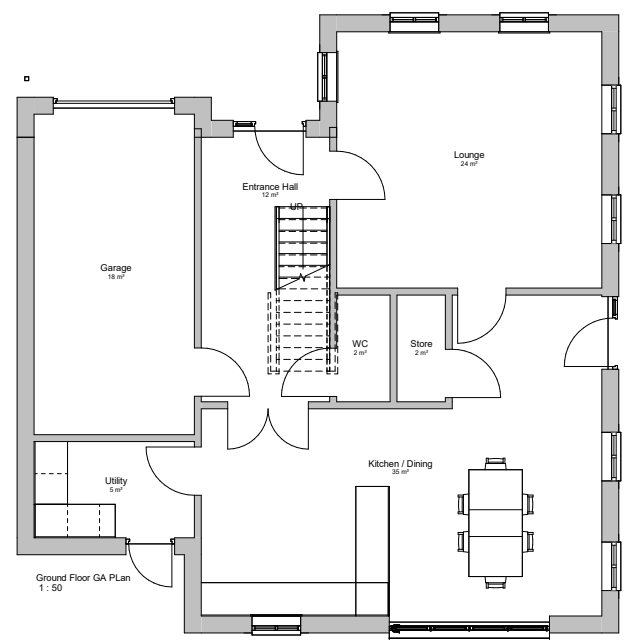
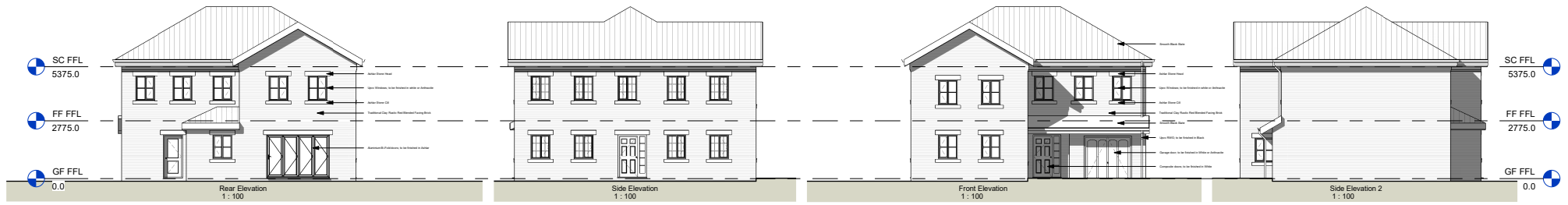
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A	Planning Issue	** ** 24
REV	DESCRIPTION	DATE

STATUS OF ISSUE

CLIENT

**Pear Tree Farm**

PROJECT  
**New Housing Development to Land off Church Street, Brierley**

DRAWING TITLE  
**House Type A - Proposed Plans**

DATE **13.06.24** DRAWN BY **LK** CHECKED BY **DR**

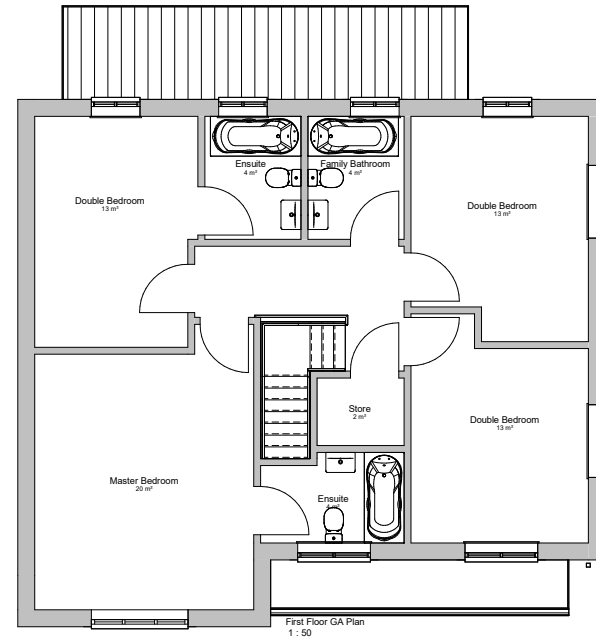
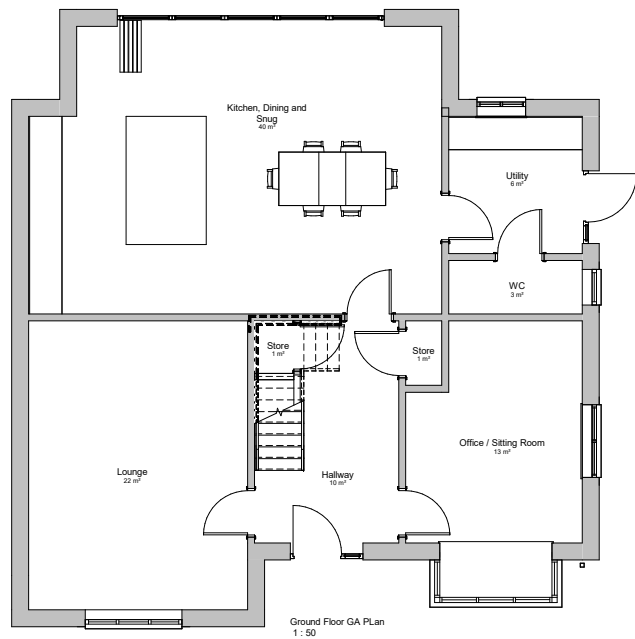
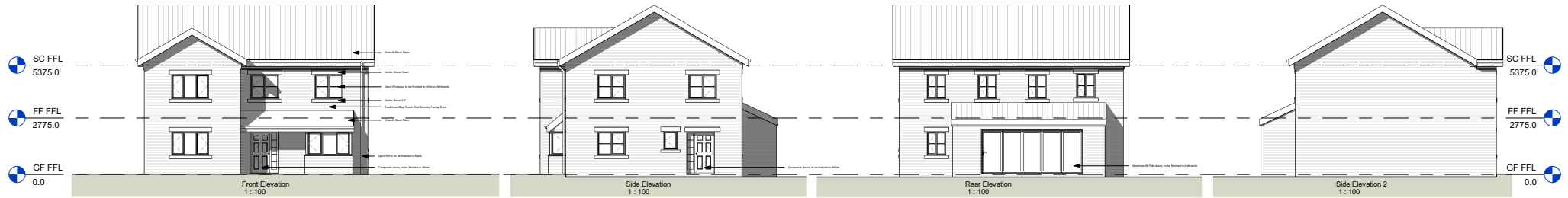
No **As** **4038-151**

SCALE (@ A1) **Indicated** STATUS **REV A**

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REV	DESCRIPTION	DATE
A	Planning Issue	** ** 24

STATUS OF ISSUE

CLIENT

**Pear Tree Farm, Housing Development**

PROJECT  
**New Housing Development to Land off Church Street, Brierley**

DRAWING TITLE  
**House Type B - Proposed Plans**

DATE **13.06.24** DRAWN BY **LK** CHECKED BY **DR**

No **As** **4038-152**

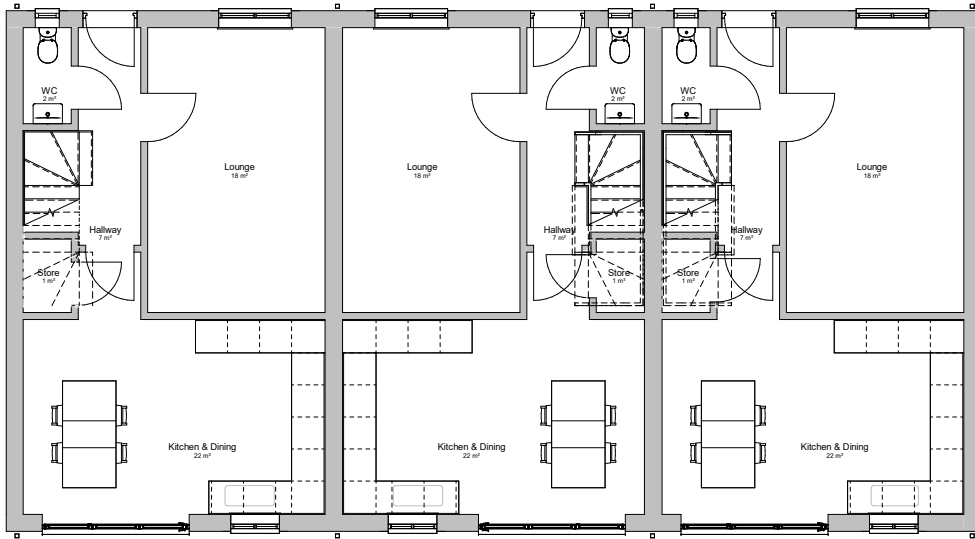
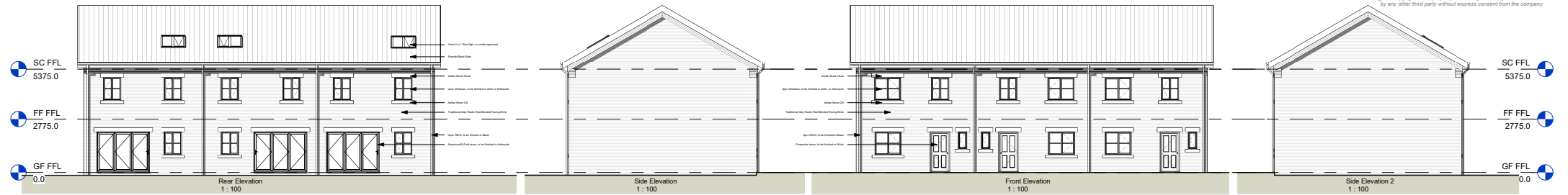
SCALE (@ A1) **Indicated** STATUS REV **A**

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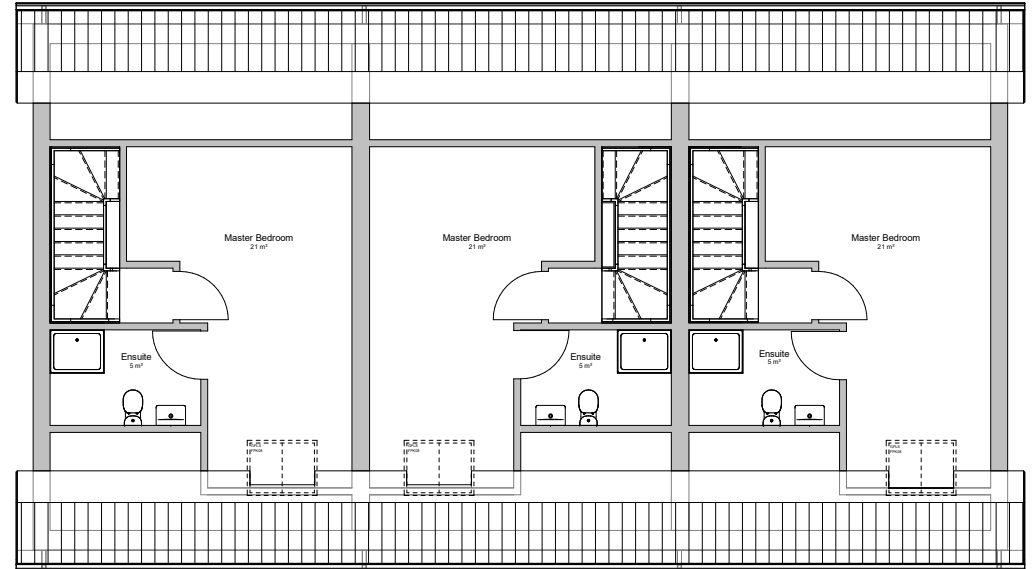
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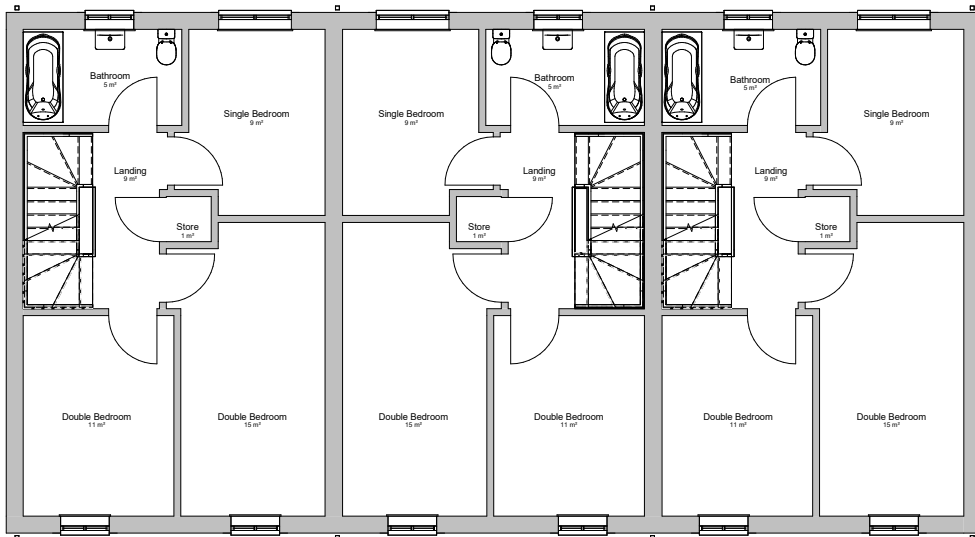




Ground Floor GA Plan  
1:50



Second Floor GA Plan  
1:50



First Floor GA Plan  
1:50

REV	DESCRIPTION	DATE
A	Planning Issue	**/**/24

STATUS OF ISSUE

CLIENT

### Pear Tree Farm, Housing Development

PROJECT  
**New Housing Development to Land off Church Street, Brierley**

DRAWING TITLE

### House Type C - Proposed Plans

DATE **13.06.24** DRAWN BY **LK** CHECKED BY **DR**

No **As** **4038-153**

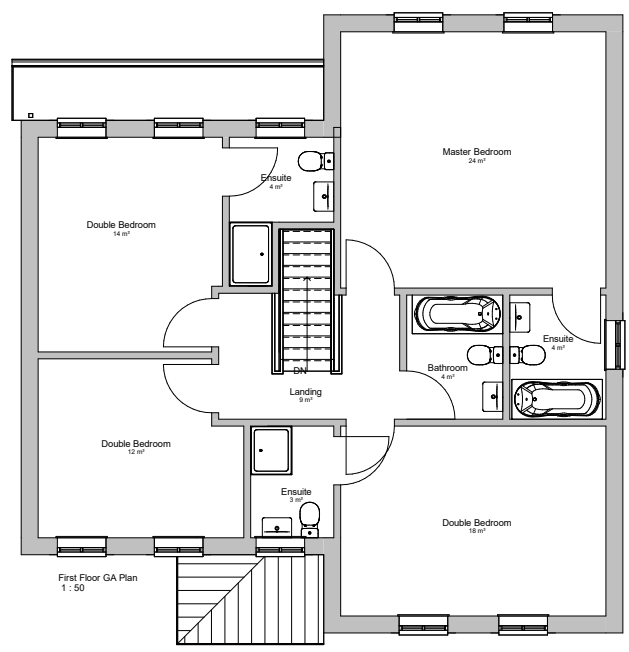
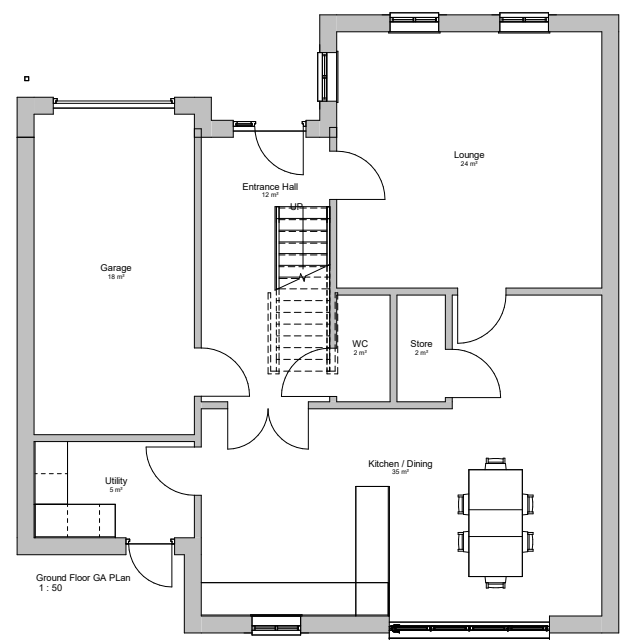
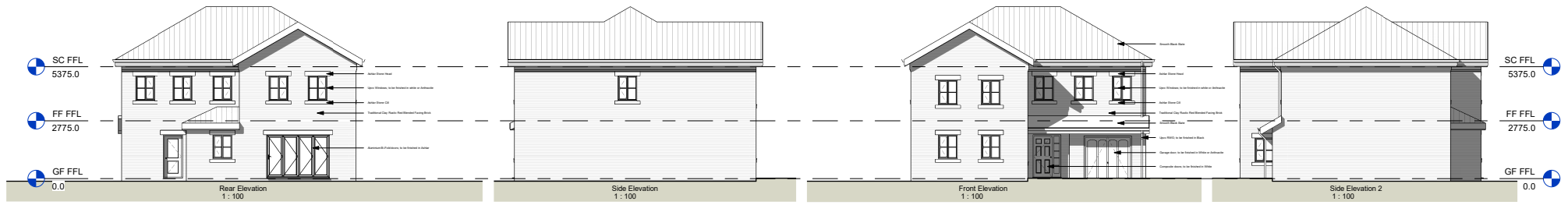
SCALE (@ A1) **Indicated** STATUS REV **A**

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**bld**  
ARCHITECTS



REV	DESCRIPTION	DATE
A	Planning Issue	** ** 24

STATUS OF ISSUE  
 CLIENT

**Pear Tree Farm**  
 PROJECT  
**New Housing Development to Land off Church Street, Brierley**

DRAWING TITLE  
**House Type D - Proposed Plans**

DATE **13.06.24** DRAWN BY **LK** CHECKED BY **DR**  
 No **As** **4038-154**  
 SCALE (@ A1) **Indicated** STATUS **REV A**

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