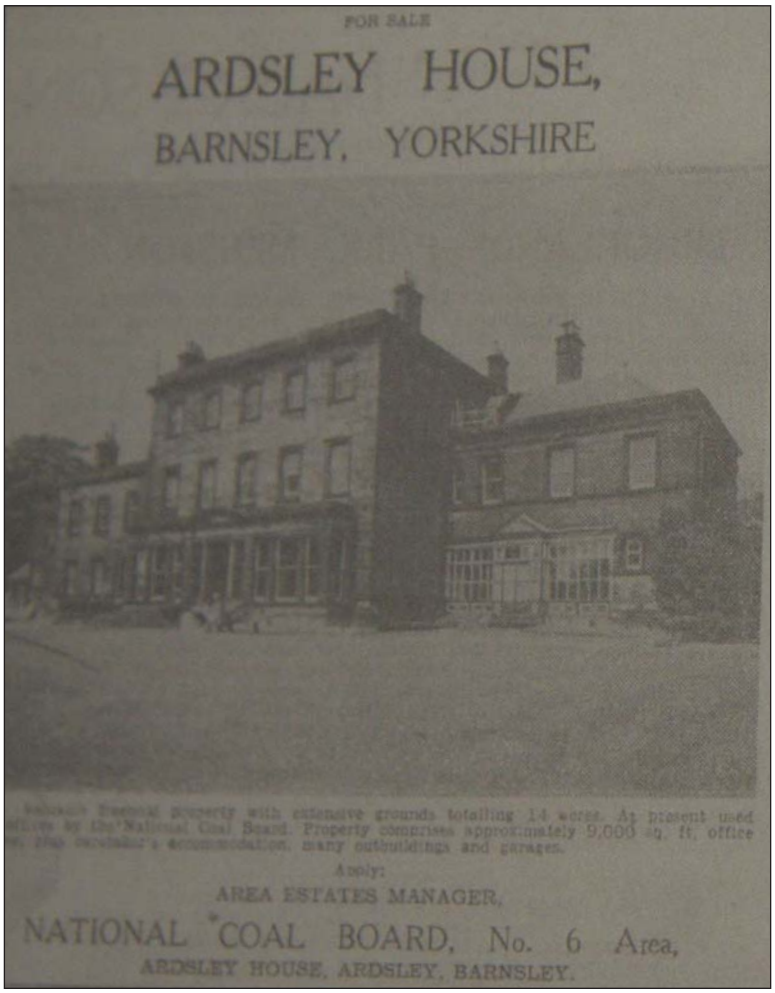
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Ardsley House Hotel
Barnsley, South Yorkshire

Archaeological Assessment and Building Appraisal



Ref: 112600.02
April 2016

heritage

Ardsley House Hotel
Barnsley, South Yorkshire

Archaeological Assessment and Building Appraisal

Prepared for:
On-Site Archaeology
25A Milton Street
York
North Yorkshire
YO10 3EP

On behalf of:
Kilmartin Plowman & Parnters Limited
Lodge House
12 Town Street
Horsforth
Leeds
LS18 4RJ

Prepared by:
Wessex Archaeology
Unit R6, Riverside Block
Sheaf Bank Business Park
Sheffield
S2 3EN

www.wessexarch.co.uk

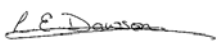
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Ardsley House Hotel
Barnsley, South Yorkshire

Archaeological Assessment and Building Appraisal

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Front Cover Ardsley House for sale advert c. 1960s

Ardsley House Hotel
Barnsley, South Yorkshire

Archaeological Assessment and Building Appraisal

Summary

Wessex Archaeology was commissioned by On-Site Archaeology on behalf of Kilmartin Plowman & Partners Limited, to prepare an archaeological assessment and building appraisal of Ardsley House Hotel, Barnsley, South Yorkshire, centred on Ordnance Survey National Grid Reference (NGR) 438280, 405528.

This report informs a planning application for the redevelopment of the site that includes full demolition of the extant hotel complex and the erection of 27 dwellings with associated car parking and landscaping, submitted to Barnsley Metropolitan Borough Council (planning application ref. 2015/0961).

The site comprises an 18th-century former house, a non-designated heritage asset, which was converted to a hotel in the early 1970s, with late 20th-century extensions to all elevations of the historic former house. Surrounding the building is hardstanding for car parking and a small garden area to the rear. The site is bounded by mature trees to the east and a small woodland to the south and west.

In relation to this assessment the recorded historic environment within a 1 km study area around the site was considered in order to provide the context for the discussion and interpretation of the known and potential resource.

The proposed development would necessitate the demolition of all the current standing buildings on the site and includes the construction of 27 new houses across the site. The demolition of the extant non-designated Ardsley House will lead to the complete loss of the heritage asset of local importance which constitutes a **moderate negative impact**.

There will be no intervisibility between the proposed development and any designated heritage asset within the Study Area, though, clear sightlines between the site and nearby non-designated heritage assets are unavoidable. The proposed development is deemed to have the potential to result in a **moderate positive impact** on the current setting of the nearby non-designated heritage assets.

The potential for below-ground archaeological remains may have been substantially impacted on previously by the construction of modern structures within the site, however, the scale of the impact on any potential archaeological remains is currently unknown.

Overall, it is therefore considered that the proposed development will have a **minor negative impact**.

Should consent for redevelopment that includes full demolition of Ardsley House be granted, it is recommended that a programme of archaeological works is undertaken that would include a Historic England Level 3/4 survey of the historic Ardsley House structure, including a structural watching brief during soft strip and demolition works.

The effect of the development proposals on the identified historic environment resource will be a material consideration in determination of the planning application. The need for, scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities.

Ardsley House Hotel
Barnsley, South Yorkshire

Archaeological Assessment and Building Appraisal

Acknowledgements

This project was commissioned by On-Site Archaeology, on behalf of Kilmartin Plowman & Partners Limited, and Wessex Archaeology is grateful to Nick Pearson and Thomas Simpson in this regard. Wessex Archaeology would also like to thank Graham Bruce of On-Site Archaeology, staff of the South Yorkshire SMR and the staff of Barnsley Archives for assisting with the documentary research.

The on-site survey was carried out by Maria-Elena Calderon, Callum Bruce and Lucy Dawson. The report was researched and compiled by Lucy Dawson, with illustrations prepared by Chris Swales. Lucy Dawson managed the project on behalf of Wessex Archaeology.

Ardsley House Hotel
Barnsley, South Yorkshire

Archaeological Assessment and Building Appraisal

1 INTRODUCTION

1.1 Project background

1.1.1 Wessex Archaeology was commissioned by On-Site Archaeology, on behalf of Kilmartin Plowman & Partners Limited (hereafter 'the Client'), to prepare an archaeological assessment and building appraisal relating to the proposed demolition of the former Ardsley House Hotel, and erection of 27 houses, Doncaster Road, Ardsley, Barnsley, South Yorkshire, centred on National Grid Reference (NGR) 438280, 405528 (hereafter 'the Site', **Figure 1**).

1.1.2 The property comprises a former hotel complex, with a historic 18th-century former house at its core. The historic house comprises three storeys plus basement, constructed in ashlar stone, with large modern extensions attached on all sides.

1.1.3 The buildings are not listed and do not lie within any conservation area.

1.2 The Site, location and geology

1.2.1 The Site consists of an irregular parcel of land, and is located approximately 4 km to the southeast of the centre of Barnsley (**Figure 1**).

1.2.2 The Site is set back, approximately 40 m, to the south of Doncaster Road which runs through Ardsley, and is bounded by houses fronting Earlsmere Drive and Doncaster Road to the north and northwest, open space and small woodland of a crematorium to the east and southeast, and woodland to the south and southwest with modern housing fronting Roehampton Rise beyond.

1.2.3 The Site contains the former Ardsley House Hotel.

The Site lies at approximately 80 m aOD (above Ordnance Datum) on an area of rising ground to the northeast, and a sharp ridge along the southern boundary. The underlying geology is mapped as the Glass Houghton Rock – sandstone (British Geological Survey).

2 METHODOLOGY

2.1 General

2.1.1 The methodology employed for the preparation of this assessment, including the study area, sources and assessment methods is detailed below. Terminology used in the report, is described in detail in **Appendix 1**.

2.2 Aims and scope

2.2.1 The specific aims and scope of this assessment are to:

- *assess the likely nature and potential of the buried deposits on the Site;*
- *consideration to the need for further investigation (archaeological evaluation), to fully inform on the nature of buried archaeology present;*
- *outline the known and potential heritage assets within the Site based on a review of existing information within a Study Area extending 1 km from the site boundary;*
- *assess the significance of known and potential heritage assets through weighted consideration of their valued components;*
- *assess the archaeological and heritage implications of potential development or other land changes on the significance of the heritage assets and their setting in accordance with the requirements of the National Planning Policy Framework (NPPF); and*
- *make recommendations for strategies to mitigate potential adverse impacts arising from the proposed development.*

2.2.2 The report includes information about the origins, chronological development and architectural character of the Site. It identifies those elements which are of greatest heritage significance and those elements which are of lesser significance or which have been previously impacted. The report has been produced in line with the South Yorkshire Archaeology Service (SYAS) *Model Brief for Archaeological Assessment and Building Appraisal* (2015). This brief can be found in full in **Appendix 5** of this report.

2.3 Study Area

2.3.1 A Study Area of a radius of 1 km centred on the middle of the Site was considered, with the aim to assess the recorded historic environment resource around the Site. This provides the context for the discussion and interpretation of the known and potential resource (**Figure 2**). A search of the South Yorkshire Sites and Monuments Record (SMR) was conducted on 24th February 2016. A list of this data can be found in **Appendix 3**.

2.4 Sources

2.4.1 A number of publicly accessible sources of primary and synthesised information were consulted, including:

- *The South Yorkshire Sites and Monuments Record (SMR), comprising a database of all recorded archaeological sites, find spots, and archaeological events within the county;*
- *national heritage datasets including the National Heritage List for England (NHLE), Images of England, PastScape, Viewfinder, NMR Excavation Index, and Parks and Gardens UK;*
- *historic manuscripts, surveyed maps, and Ordnance Survey maps held at Barnsley Archives and Local Studies Library; and*
- *relevant primary and secondary sources held at the Barnsley Archives and Local Studies Library, and in Wessex Archaeology's own library. Both published and unpublished archaeological reports relating to excavations and observations in the area around the Site were studied.*

2.4.2 A bibliography of documentary, archive, and cartographic sources consulted is included in the **References** section of this report.

2.5 Site visit

2.5.1 The Site was visited on the 17th and 18th February 2016. The purpose of the site visit was to assess the general aspect, character and setting of the Site, to analyse the character of

the extant buildings, their significance and the way their significance has been previously impacted, to identify any potential impacts not evident from secondary sources, and to produce a photographic and drawn record of the historic Ardsley House.

2.5.2 A photographic record of the Site was produced using 35mm black and white film, with digital photography undertaken to supplement the record and to illustrate this report. A metric survey of the historic structure of the former Ardsley House was also carried out, producing metrically accurate floor plans of the historic structure only. All photographs, survey data and field notes are held as part of the project archive. Weather conditions were dry and sunny

2.5.3 The visit also aimed to identify any designated heritage assets within the wider setting of the Site which might be considered potential sensitive receptors to the proposed development. The actual views available of the landscape surrounding the Site were assessed and photographed to see if intervisibility could be established with any of the heritage assets identified within the SMR study area. Note was made of any intervening vegetation, housing or landscape features which may have prevented meaningful views between the Site and the assets in question.

2.6 Assessment criteria

2.6.1 Assessment of the significance of a site sets out to identify how particular parts of a place and different periods in its evolution contribute to, or detract from, identified heritage values associated with the Site. This approach considers the present character of the Site based on the chronological sequence of events that produced it, and allows management strategies to be developed that sustain and enhance the significance of heritage assets.

2.6.2 Significance (for heritage policy) is defined in National Planning Policy Framework (NPPF) Annex 2 as:

'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

2.6.3 NPPF requires the level of the assessment to be proportionate to the significance of the asset (NPPF Para. 128).

2.6.4 Current national guidance for the assessment of the significance of heritage assets is based on criteria provided by Historic England in the document *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (English Heritage 2008). Within this document significance is weighted by consideration of the potential for the asset to demonstrate the following criteria:

- ***Evidential value**: deriving from the potential of a place to yield evidence about past human activity;*
- ***Historical value**: deriving from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative;*
- ***Aesthetic value**: deriving from the ways in which people draw sensory and intellectual stimulation from a place; and*
- ***Communal value**: deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are*

closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.

2.6.5 In order to accurately assess the significance of a heritage asset, it is necessary to understand the relative contribution of each identified heritage value to the overall significance of the asset. The overall significance of heritage assets and their settings is decided in line with criteria laid out in **Table 1** below:

Significance	Factors determining significance
International	World Heritage Sites Assets of recognised international importance Assets that contribute to international research objectives
National	Scheduled Ancient Monuments Grade I and Grade II* Listed Buildings Grade I and Grade II* Registered Parks and Gardens Undesignated assets of the quality and importance to be designated Assets that contribute to national research agendas
Regional	Grade II Listed Buildings Grade II Registered Parks and Gardens Conservation Areas Assets that contribute to regional research objectives
Local	Locally listed buildings Assets compromised by poor preservation and/or poor contextual associations Assets with importance to local interest groups Assets that contribute to local research objectives
Negligible	Assets with little or no archaeological/historical interest
Unknown	The importance of the asset has not been ascertained from available evidence

Table 1: Summary of factors for determining significance of heritage assets (derived from DMRB Highways Agency 2007, Volume 11, Section 3, part 2, tables 5.1, 6.1 and 7.1)

2.7 Best practice

2.7.1 This archaeological assessment and building appraisal has been carried out in accordance with the Chartered Institute for Archaeologists' Standards and guidance: desk-based assessment (CIfA 2014) and the Historic England guidelines Understanding Historic Buildings: A guide to recording practice (English Heritage 2006).

2.8 Assumptions and limitations

2.8.1 Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this assessment. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

2.9 Copyright

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3 PLANNING BACKGROUND AND DESIGNATIONS

3.1 Introduction

3.1.1 There is national legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

3.1.2 The following section summarises the main components of the national and local planning and legislative framework governing the treatment of the historic environment within the planning process along with the principal heritage assets in and around the Site. Further detail is presented in **Appendix 2**.

3.2 Planning Policy, Legislation and Guidance Documents

3.2.1 The relevant planning policy, legislation and guidance documents includes the following:

3.2.2 **Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990** – this Act requires planning permission before any development of land and Local Planning Authorities may grant permission for development, subject to sections 66, 67, 72 and 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3.2.3 **Planning (Listed Buildings and Conservation Areas) Act 1990** – works affecting listed buildings and conservation areas require further planning approval (for example Listed Building Consent or Conservation Area Consent in the case of demolition of a building within a conservation area) prior to commencement. ’

3.3 National Planning Policy Framework

3.3.1 The National Planning Policy Framework (NPPF) was published by the Department for Communities and Local Government (DCLG) in March 2012, replacing Planning Policy Statement 5 (PPS5). It is a framework of policy statements that serve as guidelines for local authorities to ensure that the impacts of planning application proposals have been considered and mitigated appropriately. Proposed development should meet NPPF requirements otherwise the application may be refused.

3.3.2 NPPF Section 12: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process. See **Appendix 2** for a full list of policy statements relating to archaeology and heritage. The specific paragraphs that are relevant to this Site are Paragraphs 128, 129 and 131, 135 and 136.

> *128. 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 should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local*

planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

131. In determining planning applications, local planning authorities should take account of:

● the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

● the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

● the desirability of new development making a positive contribution to local character and distinctiveness.

135. 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 affect directly or indirectly 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.

136. Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

3.4 Local planning policy

3.4.1 The Site is situated within the administrative boundaries of Barnsley Metropolitan Borough Council (BMBC). The council has prepared a Local Development Framework (LDF) to replace the Barnsley Unitary Development Plan (UDP) (2000).

3.4.2 The Barnsley LDF provides policies and proposals for the development and use of land up to the year 2026. It is made up of a number of different documents including the Development Plan Documents (DPDs) consisting of the Core Strategy, Town Centre Area Action Plan, Development Sites and Places and Proposals Maps. These provide the main planning policies and proposals replacing those in the UDP. Collectively all LDF documents replace the adopted UDP.

3.4.3 The '*Core Strategy*' (2011), adopted in September 2011, sets out the key elements of the planning framework for Barnsley, and the approach to its long term physical development to achieve the Council's vision of what sort of place Barnsley wants to become. This document contains two objectives that include heritage. These are:

OBJECTIVE 6: *"To ensure all new development is sustainably designed and built to the highest standards by:*

- *protecting and improving the heritage of the borough"*

and;

OBJECTIVE 8: *"To protect and improve the countryside and natural environment by:*

- *protecting and improving Barnsley's countryside, biodiversity and heritage".*

3.4.4 In order to meet these objectives, the Core Strategy contains three policies relating to heritage. These policies can be found in full in **Appendix 2**. Of most relevance to the Site, the policies state:

CSP. 29: Design Principles:

"High quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley, including:

- *heritage, townscape and landscape character including the scale, layout, building styles and materials of the built form…"*

CSP. 30:

"We will positively encourage the management, conservation and enjoyment of Barnsley's historic environment and make the most of the heritage assets which define Barnsley's local distinctiveness.

Development which affects the historic environment and Barnsley's heritage assets and their settings will be expected to protect or improve:

- *the character and/or appearance of Conservation Areas;*
- *the character and/or appearance of Scheduled Ancient Monuments;*
- *the character and/or appearance of Listed Buildings (including any locally listed buildings or buildings of archaeological significance);*
- *archaeological remains of local or national importance;*
- *the character and/or appearance of historic parks and gardens and other historic landscapes including key views from and within these landscapes".*

CSP. 37: Landscape Character:

"Development will be expected to retain and enhance the character and distinctiveness of the individual Landscape Character Area in which it is located (as set out in the Landscape Character Assessment of Barnsley Borough 2002)."

3.5 Heritage assets in and around the Site

3.5.1 Designated heritage assets are defined in NPPF Annex 2 as:

"A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefields or Conservation Area designated under the relevant legislation."

3.5.2 Designation is a formal acknowledgement of a building, monument or site's significance, intended to make sure that the character of the asset in question is protected through the planning system and to enable it to be passed on to future generations.

3.5.3 Heritage assets may also be non-designated, defined as:

"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include…assets identified by the local planning authority (including local listing)."

3.5.4 All built heritage assets, both designated and non-designated, identified within the Site and Study Area are listed in **Appendix 3**, as gathered from the South Yorkshire SMR and National Heritage List. An overall illustration of the identified heritage assets in provided in **Figure 2**. Entries are given a **WA** prefix in the text for ease of reference.

3.6 Statutory and local heritage designations

Site

3.6.1 There are no designated heritage assets located within the Site.

3.6.2 The Site, however, does contains the non-designated heritage asset of the former Ardsley House (**WA 1**).

Study Area

3.6.3 Within the wider Study Area, the following designated heritage assets were identified:

- *Grade II listed Ardsley Manor House and Ardsley Manor Cottage (NHLE no.1151150),* ***WA 5****;*
- *Grade II listed Cartshed to north of Manor House (NHLE no. 1287021),* ***WA 6****; and*
- *Grade II listed Number 726 and attached former barn (NHLE no. 1191549),* ***WA 7****.*

3.6.4 Identified non-designated built heritage assets within the Study Area included the following eight structures:

- *the former Ardsley Lodge House, located approximately 70 m to the north of Ardsley House,* ***WA 2****;*
- *the former Hill Top Farm, Dob Hill, and later stabling associated with Ardsley House, approximately 10 m to the northwest of Ardsley House,* ***WA 3****;*
- *3-5 Top Row, located approximately 125 m to the north of Ardsley House,* ***WA 4****;*
- *Ardsley Manor Farm, located approximately 360 m to the northeast of Ardsley House,* ***WA 12****;*
- *Ardsley manor Farm Barn, approximately 360 m to the northeast of Ardsley House,* ***WA 13****;*
- *Low Laithes Farm, a post-medieval farmstead approximately 850 m to the southeast of Ardsley House,* ***WA 14****;*
- *the former Ardsley Methodist Church, approximately 600 m to the northwest of Ardsley House,* ***WA 18****; and*
- *Oaks Colliery Memorial within the grounds of the church, approximately 270 m to the northwest of Ardsley House,* ***WA 19****.*

3.6.5 There are no Scheduled Monuments, Historic Battlefields, Registered Parks and Gardens or Conservation Areas within the Study Area.

4 BASELINE RESOURCE

4.1 Introduction

4.1.1 The following section provides a brief summary of the archaeological and historical development of the Site and Study Area, compiled from sources in **Section 2.4** above, to put the proposed development into context.

4.2 Previous studies

4.2.1 Previous studies within, and in the locality of the Study Area, includes the '*Archaeological Building Recording, Site Appraisal and Watching Brief at Low Laithes Farm, Ardsley, Barnsley, South Yorkshire*' (CS Archaeology 2006; **WA 14**) and '*Archaeological Assessment and Building Appraisal of New Hall Farm, Ardsley*' (AOC 2005).

4.3 Archaeological and historical context

4.3.1 The following section provides a brief summary of the archaeological and historical development of the Site and Study Area.

Mesolithic (8500-4000 BC)

4.3.2 Possible Mesolithic flints have been found at two sites in fields close to Horse Carr Wood (**WA 8, WA 9**). No other evidence for prehistoric activity within the area has so far been identified.

Saxon (AD 410 – 1066) and Medieval (AD 1066 – 1485)

4.3.3 The name Ardsley derives from the Saxon word '*leah*', meaning a forest clearing or meadow, along with the name '*Eored*'. Therefore, Ardsley literally means '*Eored's forest clearing*'.

4.3.4 There were two fields called '*Old Ardsley*' and a footpath was known as '*Old Ardsley Lane*' located to the south of the Staveley Estate (St Paul's Parade), which was almost completely destroyed for the quarrying of clay by the Stairfoot Brick Company, and may have been the site of the original Saxon village of Ardsley (**WA 10**). The name Hunningley, another local name, also derives from a similar root - '*Hund's forest clearing*' – which may have been a separate settlement. However, there were a row of cottages on Hunningley Lane, set back from the road at the top of Field Lane, both of which dated back to at least the medieval period, and could have been the last visible remains of the early settlement (Heald & Chance 2008).

4.3.5 Ardsley is not mentioned in the Domesday book, with the first written evidence of the place name dating to the 12th century, where it is called '*Erdeslaia super Dirnam*'.

4.3.6 During the medieval period Ardsley had three large open fields: the North Field, the South or Dobhill Field, and Hunningley Field. Ardsley was also divided into three manors. One manor was fairly small and comprised no more than a field or two close to Wombwell Lane. The other two were distinctively larger and formed two villages. One was owned during the Saxon period by Ailric whose heirs held the tenure there for three hundred years. The tenure was eventually bought by Jordan de Lisle who became one of the largest landowners in Ardsley after buying all the rights and title to the manor in 1245 (Heald & Chance 2008). During the reign of Edward III (1327-1377), the husband of Alice de Lisle, Sir William Scott, left the manor to his son, Sir John Scott. In 1380, Sir John Scott settled the whole of the

Ardsley Manor on Monk Bretton Priory and later the same year released all of his rights to the Manor in return for the regular prayers by the monks for his soul, his father's soul and that of a Bartholomew Brianson (*Ibid.*). Ardsley was at this time, according to the Poll Tax returns, a prosperous village, raising more tax than that in Barnsley. The location of the Scott's manor house is unknown, but may have been the site of the extant Grade II listed Ardsley Manor House and Ardsley Manor Cottage, and Cartshed to the north, **WA 5** and **WA 6**, close to '*Scotch Croft*', a likely corruption of '*Scott's Croft*'. The Mawhood family went on to own the extant site, as described later.

4.3.7 The other large manor at Ardsley was owned by the Bosville family, comprising a separate village set around a green which stretched from south of Ardsely Oaks School to the crossroads at Stairfoot. It encompassed several large farms, and a blacksmiths shop on the green, demolished by the arrival of the railway. The Bosvilles lived at New Hall, now Cranford Hall, located to the southeast of Ardsely House, just outside of the Study Area. Although prior to this they had lived in Ardsely at the '*Old Hall*' (**WA 11**). This was a medieval moated manor house, located at the later site of farm buildings at Greenside farm, which were demolished when the Stairfoot roundabout was constructed (*Ibid*.).

Post-medieval (1500-1800)

4.3.8 The Bosvilles went on to leave much of their property to Monk Bretton Priory also, and with the dissolution of the monasteries between 1536 and 1541, the manor passed to Henry VIII. In 1543 the Crown conveyed the manor to Richard Andrews and William Ramsden, before it found its way into the hands of the Earl of Shrewsbury who leased it to the Bamforth family of Pule Hill near Thurgoland for 1000 years. John Bamforth divided the manor in 1609 between himself and two of his sons, John and George. John Bamforth Senior's portion was acquired by the Mawhood family. The Mawhood family built or at least re-built the extant Grade II listed Manor House (**WA 5** and **WA 6**), as previously mentioned, possibly on the site of, or close to, the former Manor of the Scott family. It is stated that a farm building at the extant Manor House, which had been close to the road side, but since demolished, had the date 1639 above the doorway, a similar date to when it is though the Mawhoods became Lords of the Manor (Heald & Chance 2008).

4.3.9 In 1665 a list of freeholders showed the names:

- *Richard Mawhood – Gentleman (The Manor House);*
- *William Baggley – Yeoman (Birk House); and*
- *William Micklethwait – Gentleman (another Manor House, now Top Fold).*

4.3.10 This list was is the first mention of the name Micklethwait in Ardsley. The Micklethwait family came from Ingbirchworth, and became one of the largest landowners in Ardsley. During the 18th century, the Micklethwaits purchased large amounts of land from Charles Mawhood. In 1782, the manor was left by Benjamin Micklethwait to his nephew Thomas Taylor Esq. who built Park House.

4.3.11 Throughout the Saxon, medieval and post-medieval periods, Ardsley had remained predominantly agricultural in nature. Following the Industrial Revolution, however, the village grew, initiated by the building of the Dearne and Dove Canal between 1793 and 1804. Industries including tanyards, lime kilns, bleachcroft, glassworks and coal mines opened up along its length. Although, industrial expansion began with the linen industry. Barnsley was an important centre for linen manufacture at the time, and Ardsley, with a good water supply required for weaving and bleaching, flourished. By the end of the 18th century, property accommodating weaving sheds was being built throughout Ardsley, and

existing properties were being adapted to incorporate weaving sheds. This was the case at Top Row (**WA 4**) where a former barn was converted to cottages, each with a weaving shed below. A list of the returns of 80 men in Ardsley called upon to join the Napoleonic Wars in 1806 shows 48 of them as weavers (Heald & Chance 2008).

19th Century (AD 1800 – 1900)

4.3.12 Coal had been mined in the Ardsley area since at least the 17th century, but in 1841 the shaft of the Ardsley Main Colliery was sunk. The South Yorkshire Railway following a decade later, after which the area, particularly at Stairfoot, grew considerably. The population trebled between 1801 and 1851, and with that came the development of terraced housing and amenities such as shops, pubs, schools and churches, to serve the growing population. In 1841 Christ Church was built, becoming a parish in its own right in 1843. Wesleyan Reform and Primitive Methodist (**WA 18**) chapels soon followed. In 1871, the first gas was lit in Ardsley.

4.3.13 In 1870-72, John Marius Wilson's Imperial Gazetteer of England and Wales described Ardsley (A Vision of Britain Through Time):

"ARDSLEY, a township and a chapelry in Darfield parish, W. R. Yorkshire. The township lies on the Barnsley branch railway, and on the Dearne and Dove canal, 2¾ miles ESE of Barnsley; and it has a station on the railway, and a post office under Barnsley. Acres, 1,212. Real property, £12,033,-of which £7,109 are in mines and quarries. Pop., 1,772. Houses, 363. The chief residences are Ardsley Hall and Ardsley Park. The fanatical and ill-used Quaker, James Nayler, who died in 1660, was a native. The chapelry is less extensive than the township, and was constituted in 1844. Pop., 1,712. Houses, 363. The living is a vicarage in the diocese of York. Value, £120. Patron, the Vicar of Darfield. The church is in the Norman style, and was built in 1841. There is a Wesleyan chapel."*

4.3.14 In 1894 the Ardsley Urban District council was established to oversee the village. However, in 1921 this was ended when Ardsley was incorporated into the Borough of Barnsley.

Modern (AD 1900 – present day)

4.3.15 The early to mid-20th century saw large swathes of farm land sold off, along with the building of new estates including Kendray, and a programme of slum clearance put forward in the 1930s. This programme was delayed by the Second World War, but the 1950s saw its return. In 1958 letters were sent to the village residents of Ardsley informing them that the majority of the village was to be demolished and residents re-housed in new council houses. This was partly due to slum clearance and partly for a road widening scheme (Heald & Chance 2008).

4.3.16 It is stated that the Squire of Ardsley, Richard Gerald Micklethwait requested to build a new village for his tenants, set back from the road, but the council refused him permission, declaring it would "spoil the skyline" (*Ibid. 6*).

4.3.17 Most of the historic buildings of Ardsley, some dating back to the medieval period, and many 200 years or later, were demolished without record in the late 1950s and early 1960s. In addition, several historic street names were lost with the creation of the new dual carriageway, which had previously encompassed several road names was wholly renamed Doncaster Road.

Ardsley House

4.3.18 Ardsley House (**WA 1**) was built in an area of Ardsley known as Dob Hill, close to the former Hill Top Farm. In 1679 Richard Micklethwait (1657-1750) married Douglas who was the

daughter of a William Milner of Monk Bretton Abbey, and came to live at Hill Top Farm (**WA 3**) which had belonged to one of the Milner relations. Richard had some new buildings at the farm constructed, and there is, apparently, on one of the outbuildings within Ardsley Mews (off Earlsmere Drive) the initials $R^{M}D$ and the date 1684 (Heald & Chance 2008). When Richard died, the estate was left to his nephew, also called Richard (1697-1773). In 1765, Richard bought a nearby farm with a large amount of land, adding to the estate, along with a house and croft owned by Richard Addy which became The Lodge (**WA 2**).

4.3.19 Ardsley House (**WA 1**) was built shortly after 1773 following Richard's death when the estate was left to his son, another Richard (1722-1800). During the early 19th century the Micklethwait family lived in Leeds whilst Ardsley House was leased to Robert Baynes Atkinson. By 1840, however, the family had returned to Ardsley and remained there until the early 20th century, when they leased the house to the Wood family who owned Wood's Glassworks. Ardsley House is first depicted on the Ardsley Tithe Map of 1839 (**Figure 3**), which shows the building with a simple 'L'-shaped footprint, with Hill Top Farm and stabling (**WA 3**) to the west, and the Lodge and Park Cottage (**WA 2**) to the north. The 1854 OS map, only shows Ardsley House with a square plan form (**Figure 3**).

4.3.20 During the 1890s, Richard Key Micklethwait undertook some additions and alterations to the house which included the building of the East Wing to house a billiards room and W.C. Proposed plans date to 1893 drawn up by J. P. Kay and J. W. Twist, Architects based in Leeds. The proposed plans (**Figure 5**) show just a single storey addition, however, we know from the extant building, and from later proposed plans (**Figure 6**), that the East Wing was actually built as a two-storey extension with further bedrooms at first floor level. Alterations were also proposed at this time to the stabling at the house (not reproduced). Further improvements were proposed in 1894, using the same architects, to add/alter the housekeeper's wing at the west of the house. These plans (**Figure 6**) depict the remainder of the extant house at the time, complete with the two-storey East Wing extension that also included a conservatory to the south elevation.

4.3.21 By the time of the 1893 OS (**Figure 3**) the house had achieved its final plan form under the Micklethwait family. The last Squire of Ardsley, Richard Gerald Micklethwait, married the Hon. Ivy Stapleton in 1929 and came back to live in Ardsley, until just after the Second World War.

4.3.22 Around 1960 the house was leased to the National Coal Board (NCB) who used the house as offices until the late 1960s (**Figure 8**). In the late 1960s the house was put up for sale, privately bought and refurbished as a hotel which opened around 1972-73 (**Figure 8**). The refurbishment of the house included the removal of the former porch to the north elevation, conservatory and bay windows to the south elevation and modern extensions were added to all sides, the proposal drawings of which were dated 1969 and 1972 (**Figure 7**).

4.3.23 The hotel continued to develop and expand with further extensions, including a swimming pool and spa area, added in the 1990s. However, in the early 21st century, the hotel began to decline and in March 2014 the business went into administration, finally closing in July 2014.

4.4 Historic Landscape Character

4.4.1 In defining aspects of the historic landscape character, i.e. the present day landscape as a result of human interaction and agency, the aim is to manage change rather than to preserve a static landscape (English Heritage 2004).

4.4.2 The Site is set within a former agricultural area that, following the Industrial Revolution, was encroached upon. Ardsley House was built on the site of, and adjacent to a farm, in the late 18th century, and was surrounded by formal gardens immediately around the house, with agricultural land and woodland beyond to the south, southwest and southeast of the house. To the north, northwest and northeast had been properties of the historic Ardsley that had been constructed from the medieval period onwards. These included timber framed and stone built domestic and agricultural properties, with later structures also incorporating industrial weaving and bleaching practises.

4.4.3 Ardsley House was constructed set well back to the south of the main road with the Lodge (**WA 2**) fronting what became Doncaster Road. A driveway led from Doncaster Road to the rear, or north, of the house, although it also had an entrance from Doncaster Road further to the northeast, at Scotch Croft (close to the current crematorium entrance) with a driveway that led to the front, or south, of the house. An entrance was also located at the northwest of the Site which ran from the former stables/farm buildings of Hill Top Farm (now Ardsley Mews/Earlsmere Drive) to the west of the house which was the working/service entrance of the house. Early structures had once lined the main road, but following the clearances and the widening of the road in the mid-20th century, these were nearly all removed.

4.4.4 To the rear, or south, of the house had been formal gardens, with a steep fall away of the ground beyond, known as Cheese Fall. This is now a wooded area that drops down to the rear of properties fronting Roehampton Rise. To the east and southeast, the land had remained agricultural with areas of woodland. This now forms the crematorium, with woodland positioned between the two sites.

5 BUILT HERITAGE DESCRIPTION

5.1 Introduction

5.1.1 The Site, irregularly shaped in plan, is positioned set well back to the south of Doncaster Road, and encompasses the former Ardsley House Hotel, which behind modern extensions includes the historic Ardsley House (**WA 1**). Located to the northwest are former Hill Top Farm (**WA 3**) buildings, and to the north the former Lodge House and Park Cottage (**WA 2**), that had once formed part of the Ardsley House estate, but are now privately owned.

5.1.2 Ardsley House Hotel has been unoccupied since July 2014 and is currently in a state of decline. The entrance to the Site is from the north, from Doncaster Road, via Earlsmere Drive (**Plates 1, 2**). Surrounding the building to the north and east is hardstanding for former car parking facilities. To the south and west is a small garden area with woodland beyond (**Plate 3**).

5.1.3 The modern extensions added to Ardsley House are considered to have no architectural merit and are not deemed to be a heritage asset, and therefore will not be described within this report, other than externally. This report focuses on the historic structure of Ardsley House only, although representative photographs of room types of the modern extensions form part of the Site archive. Some examples of modern rooms can be found in **Plates 89-91**.

5.2 Ardsley House

5.2.1 Ardsley House was constructed *c.*1773 in a typically late Georgian design. The house was set well back from the main road, and surrounded by gardens and agricultural land. It was constructed of ashlar stone over three storeys plus basement.

5.2.2 At the time of the survey the former Georgian house was almost encased by modern extensions to all elevations, apart from the first and second floor of the Main House and East Wing to the north elevation that rose above the ground floor extensions (**Plate 3**).

5.2.3 The north elevation, at the time of survey, was the principal elevation and entrance, although historically the south elevation had been principal. The north elevation of the Main House is completely obscured by modern single storey extensions (**Plate 5**) which provide the main entrance to the former hotel (**Plate 3, 4**) with function rooms and bar to the east. Above this, at first floor, the Main House, built of fine ashlar, comprises five bays, each fenestrated by a tall replacement UVPC windows with stone sills, apart from the central bay which has a decorative, and typically Georgian, Venetian window with hood moulds to the outer openings. The windows are timber framed and sash replacements. The second floor above mirrors that of the first floor, but with shorter windows, reflecting the lesser status of the upper floors of the house. The elevation is finished with a moulded stone cornice above which a parapet obscures a hipped roof, with rising end gable chimney stacks.

5.2.4 Attached to the east, constructed in 1893, the East Wing is 'L'-shaped in plan, two-storeys, and constructed with matching ashlar. The ground floor is again completely obscured by modern extensions, but the first floor contains three bays, the easternmost two bays projecting from the line of the elevation. Each bay contains a single tall window opening with replacement fittings. The fenestration is dressed with a projecting sill string course, whilst above the windows is a moulded stone frieze and cornice above which is a small parapet. The roof is hipped and covered with slate tiles and ridges finished with a small finials to the hips. A tall chimney stack rises from the centre of the wing (**Plate 3, 4**).

5.2.5 The east elevation of the East Wing comprises four bays at first floor constructed in the same style as the north elevation (**Plate 6**). Attached to the east, accessed via a modern stairtower and bridge is a modern three storey brick built extension.

5.2.6 Attached to the rear/south of the Main House and East Wing is a modern single storey restaurant with terrace and swimming pool with spa, along with the modern stairtower accessing the modern eastern extension. All are constructed with a light brick and have flat roofs, with the exception of the swimming pool/spa which has modern pitched and hipped roofs (**Plates 7-9)**). The south elevation of the East Wing is completely obscured, whilst only the second floor of the Main House is visible. This visible second floor of the south elevation mirrors that of the north elevation, with the exception of no Venetian central bay window, whilst all window openings have plain projecting stone surrounds (**Plate 9**).

5.2.7 To the west of the Main House is the former West Wing. This wing has been added-to to the west by a further modern extension, but the south elevation of this wing can be viewed in full (**Plate 10**). The southern half of the West Wing was likely added in the mid-late 19th century, but pre-dates the East Wing, and is also constructed from matching ashlar stone, over two storeys. The south elevation contains three equally spaced bays at both ground and first floor, each containing a single tall window. The ground floor windows have all been boarded externally, whilst the first floor fenestration comprises replacement windows. All have matching plain projecting stone surrounds, the same as the south elevation of the Main House, whilst at ground floor, the sills form part of a string course. The elevation is again finished with a moulded cornice with parapet above.

5.2.8 The modern extension to the west is constructed of a light brick over three storeys with flat roof (**Plates 11, 12**).

5.2.9 Bounding the grounds of the Site to the northwest is a stone wall, either historic in date, or built using re-used stone from the former Hill Top Farm (**WA 3**). Beyond the wall is the

former Hill Top Farm buildings, which have been converted to domestic privately owned properties (**Plate 13**). Directly to the north of the western modern extension is a historic stone pillared gateway opening and section of wall, that has since been blocked (**Plates 14, 16**) This would have one time provided access from the former stabling and former Hill Top Farm to the service entrance at the west side of the house. Again, historic structures of the former farm can be seen beyond.

5.2.10 Internally, the former Ardsley House structure has been substantially altered in places, although in the most part at ground floor level, due to the addition of extensions to all sides of the building.

5.2.11 The basement (**Figure 9** and **Plates 17-23**), located beneath the Main House only, originally comprised six barrel vaulted rooms off a central corridor running east to west, with a staff staircase positioned at the west end of the corridor. The basement had been converted to a bar and restaurant area in the 1970s, but it appeared that its use most latterly had been for storage. When converted, the original staircase had been removed at this level, and a small hoist inserted which ran from the kitchen area on the ground floor above. A new staircase was constructed to the north, which was accessed from the extension to the north of the Main House, forming part of the main reception area of the hotel. In addition, a fire escape was also added to the south. The north-western room was largely removed and later partitions inserted to create a store, corridor and W.C facilities within the former space. Doorway openings had been altered throughout, along with former lightwells. In addition openings had been inserted (and later blocked) within the dividing walls of the northern rooms to create view through the space. Two rooms to the southwest were not accessed due to the presence of asbestos.

5.2.12 At ground floor (**Figure 10**), other than the main walls, the position of the main staircase, and the detailing within the former drawing room, very little remained of the historic layout of the house. The historic layout, dating to 1894 when the house had reached its full plan form, can be seen in **Figure 6**.

5.2.13 Almost all of the original openings within the former external walls of the house have been altered, blocked or removed. Furthermore, where these once external surfaces now form internal surfaces, their façades have been covered by modern plaster and décor, obscuring the fabric of the building.

5.2.14 The former porch that had once adorned the north elevation has been removed, and the westernmost bays of the north elevation opened up to the extension to the north, creating a large open plan reception area (**Plates 24-27**). To the south of the reception area, the former drawing room, accessed through a decorative archway (**Plate 28**), has more or less retained its plan form, with decorative plasterwork retained to the archway, east wall, cornice and ceiling (**Plates 28-31**). The south of the room, following the removal of the historic bay window, added in the 1890s, opens up to the large modern restaurant extension at the south (**Plate 32**), and a bar is located at the southwest of the room (**Plate 33**).

5.2.15 To the west of the former drawing room, within the former dining room, modern partitions have sub-divided the space to create store rooms, and a one-way system (**Plates 34-36**) through to the kitchens, located within the southern half of the West Wing. To the north of the former dining room, what had been the business room, most latterly served as the gents toilets (**Plate 37**).

5.2.16 The East Wing, constructed as a billiards room, with boudoir, W.C. and conservatory to the south, had been altered to form a reception office (**Plate 38**), corridor and large bar (**Plate 39**). The windows to the north wall within the bar area had been altered, whilst the entire

east wall had been removed at ground floor, and the space opened into a new extension (**Plates 39, 41**). The only observed remaining fireplace within the building is located within the west wall of the bar (**Plate 40**).

5.2.17 The West Wing, constructed in two phases, can be divided north and south. The southern half of the West Wing, originally a kitchen and store, and which continued to be used as a kitchen, had to some extent retained its plan form (**Figure 10**). Three original window openings remain within the south wall, although all of the internal fixtures and fittings are modern (**Plates.42-44**). A service corridor runs to the north of the kitchen (**Plates 45, 46**). The northern half of the West Wing, originally housing the servants' hall and butler's pantry, was altered to a ladies toilet and powder room (**Plate 47**), with modern fixtures throughout. The former scullery, coal store, servants lobby, servants W.C. and housekeeper's accommodation were all demolished in the early 1970s.

5.2.18 Centrally positioned within the ground floor of the Main House is the principal staircase leading to the first floor (**Figure 10, Plates 48, 49**). This has been opened up with the adjacent reception area, but has retained its decorative cast iron balustrade with curving motifs (**Plates 50, 51**) set at intervals between straight balusters, and includes simple, curved stair-ends. The hand rail is a moulded hard wood and would have likely terminated in a spiral or a loose curve, though this appears to have been removed, or truncated.

5.2.19 This leads to the first floor, via a half landing, lit by the Venetian window to the north. The first floor landing and staircase contains fine plasterwork to the walls comprising panels, friezes and cornices, as well as three ceiling roses (**Plates 52-55**). This staircase and landing provides an insight into the former grandeur of Ardsley House, and how much may have been previously lost.

5.2.20 At first floor level, much of the original layout of the building had been retained (**Figures 11**). A bedroom flanked either side of the central staircase, overlooking the north side, however, access into these rooms was not available at the time of survey. Leading off from the central staircase was a corridor running east-west, which contained the back staircase at the west end leading to the second floor (**Plate 56**). To the south of the corridor were two bedrooms, each with an en suite created within a former dressing room, between the two rooms (**Figure 11, Plates 57-61**). The rooms were fairly large, with retained cornices, skirtings, moulded architraves and timber panelling to the window reveals.

5.2.21 Within the East Wing, one room was not accessible, however, a small corridor (**Plate 62**) at the east end led to two bedrooms, divided by modern partitions. The northernmost contained a small corner en suite, whilst the southern room had a modern en suite added to the south of the original building (**Plates 63-65**). Retained historic features included cornicing and skirtings with modern additions, and moulded architraves and panelled reveals.

5.2.22 The West Wing contained a central corridor (**Plates 66-68**) with one room positioned to the north, and two to the south (**Figure 11**). The two rooms within the southern half each comprised an inserted en suite. Again, the only retained features were possible sections of historic cornices and panelled window reveals (**Plates 69-70**). The room in the northern half of the wing had a lower floor level than that of the adjacent corridor or Main House. An en suite was positioned at the southwest corner, and a central beam running north to south delineated the former position of a dividing wall. A chimney breast was also positioned in the west wall. No other features were observed (**Plates 71-73**). The former west end of the wing that had served as bathrooms and housekeeper's accommodation (**Figure 5**) had all been demolished in the 1970s, truncating the west end of the former house (**Plate 74**).

5.2.23 The second floor is located within the Main House only, accessed via the former back staircase (**Plates 75, 76, Figure 12**). The layout of the floor is simple, with four bedrooms leading off a central corridor (**Plates 77, 78**), with en suites positioned between the bedrooms. The en suites on the first floor below were positioned within former dressing rooms, however, the second floor was likely intended as servants' quarters which would not have housed such rooms, and were therefore most likely additional bedrooms. In addition, a linen cupboard and store room have also been created to the south of the corridor. Each bedroom contains a chimney breast to the external wall, and retain very few features (**Plates 79-85**). At the east end of the corridor, a former window opening has been altered to a doorway (**Plate 86**), providing access to the modern extension to the east. In addition, it also accesses part of the roof space of the East Wing (**Plates 87-88**).

5.3 Other heritage assets

5.3.1 As previously mentioned, to the north of the Site is a former Lodge and Park Cottage (**WA 2**), which fronts Doncaster Road, is a non-designated heritage asset, and were once part of the Ardsley House estate (**Plates 1,94, 95**). Both structures are present on the Tithe map (**Figure 3**), and later join to form a single structure. The building fronting Doncaster Road is stone built over two storeys with pitched gables to the principal elevation, each with decorative Gothic style windows with hood moulds to the first floor (**Plate 1**). The building is 'T'-shaped in plan, and adjoins the north wing of an 'L'-shaped stone built house to the south, together creating a 'U'-shaped plan form around a small yard to the west.

5.3.2 Directly to the northwest of the Site are structures that once made up part of the former Hill Top Farm, and stables to Ardsley House (**WA 3**). They are non-designated heritage assets and have been converted to domestic houses which are now privately owned (**Plates 96-98**). Some of the structures are depicted on the Tithe map, and are stone built, of two storeys, and appear to have been substantially altered when converted to domestic properties.

5.3.3 Located on the north side of Doncaster Road, opposite **WA 2**, are the last remaining properties of Top Row (**WA 4**) (**Plate 99, 100**). This was originally a barn, converted to the domestic cottages with weaving sheds incorporated beneath. The remainder of the row was demolished for the widening of the road in the early 1960s.

5.3.4 Located on the north side of Doncaster Road, approximately 200 m and 300 m to the northeast of the Site are three Grade II listed properties (**Figure 2**): the former Manor House (**WA 6**), (**Plate 101**); cartshed to the north of the former Manor House (**WA 7**); and number 726 and attached former barn (**WA 7**). A full list of heritage assets within the Study Area can be found in **Appendix 3**.

5.4 Setting and key views

5.4.1 Ardsley House was constructed with principal views to the south. Set on a raised area of land, the landscape comprised formal gardens in the immediate surroundings of the house with woodland and agricultural land beyond. To the south of the house, the landscape contains a sharp steep fall, known as Cheese Fall, which was, and remains covered by woodland. Beyond this, open fields had dominated the land, but these have been replaced by the modern housing development including Roehampton Rise, which backs onto the south side of the woodland.

5.4.2 To the east of the house, once encompassing the main driveway from Doncaster Road to the northeast of the present driveway, has remained largely unaltered due to the construction of the crematorium in the mid-20th century. The land, with wooded areas surrounding open park land, and fields beyond, continues to have woodland between the

Site and the crematorium, with open garden areas bounded by fields to the east and southeast. The former driveway has long since gone, however, that would have provided important views approaching the house.

5.4.3 The immediate setting of Ardsley House is one that has changed substantially since the mid-20th century. The addition of modern extensions to all sides of the former house have resulted in the complete encasing of the historic structure, obscuring the ground floor elevations almost entirely. Historic elevations rise from modern hotel structures at first and second storeys, but are dwarfed in places by the larger modern extensions to the east and west of the building. The former driveway leading directly from Doncaster Road to the north, with previously green space, to the north entrance of the house has been completely covered by modern hardstanding to provide car parking provisions for the hotel. This continues to the southeast of the Site, where additional hard standing has removed once open garden spaces. Previous formal gardens to the south of the house have largely been taken over by modern extensions, though a small amount of garden space has been retained before the land drops away to the south. To the northwest of the former house, stabling and farm buildings (**WA 3**) had once been located in close proximity. The extent of the farm and stabling can be seen in **Figure 8**. The majority of these structures have been demolished, with only some ranges surviving. The surviving elements of the former farm have been converted to private housing, and surrounded by modern developments along Earlesmere Drive, constructed in the late 20th century. The former gateway from the farm to the west side of the house remains (**Plate 15**), but has been blocked, severing the historic view towards the house, and links between the two heritage assets.

5.4.4 Ardsley House is accessed from Doncaster Road, via a small driveway leading off Earlsmere Drive. The house can be seen from Doncaster Road if viewed directly on from the north (**Plate 1**). Once just a little further to the east or west, the house is obscured from view by other properties and vegetation. It was likely the historic intent that the house could not be viewed from the main road, keeping the estate private.

5.4.5 Intervisibility between the Site and designated heritage assets to the northeast of the Site does not occur due to the Site's location set back from Doncaster Road, the position of buildings associated with the crematorium, the position of the former Lodge fronting Doncaster Road, and the presence of mature vegetation (**Plates 102, 103**).

6 STATEMENT OF SIGNIFICANCE

6.1 Introduction

6.1.1 The planning policies listed in Section 3 aim to promote proposals that will preserve, conserve and, where possible and appropriate, enhance the historic environment; and that will seek to avoid or mitigate against harm.

6.1.2 A description of the significance of heritage assets is presented below in line with current planning policy (NPPF Ch.12 Para.128) and also Historic England's '*Conservation Principles Policies and Guidance* (English Heritage 2008),and the setting is addressed with regard to '*The Setting of Heritage Assets*' (English Heritage 2015).

6.2 Previous impacts

6.2.1 The Site has, since the early 1970s, undergone significant and on-going alterations and modifications initially to convert the former house for use as a hotel, and latterly in an attempt to keep the hotel business profitable, with new health spa and swimming pool.

6.2.2 The conversion of the house to a hotel in the early 1970s (**Figures 7**), substantially negatively impacted on the former Ardsley House structure. The internal layout and circulation was altered, the west end of the West Wing was removed, the porch to the north was removed, as too was the porch and bay windows to the south elevation. Original openings to the external walls were also altered, mainly at ground floor in order to accommodate the new extensions.

6.2.3 In addition, new concrete floors were laid to adhere to fire safety regulations, along with new doors and windows throughout. Suspended ceilings and modern decoration was also inserted in much of the ground floor areas. Modern fixtures, fittings and amenities were inserted throughout the building providing modern kitchens and bathrooms.

6.2.4 On-going modifications and alterations continued throughout the late 20th century, with further extensions and the opening up of areas, losing more of the original ground floor layout of the historic structure.

6.2.5 Regarding below-ground remains, much of the southern half of the proposed development lies over previously disturbed ground, within the footprint of modern extensions. However, it is unknown how extensively and to what depth these areas have been disturbed and to what degree archaeological deposits have been impacted, especially in areas where only single storey structures have been constructed. It is likely that archaeological deposits will remain in some areas.

6.2.6 Areas of hardstanding to the north, and the northwest, appear to have not been substantially impacted, along with the small garden to the south, and are likely to contain undisturbed archaeological deposits.

6.3 The heritage assets and their significance

6.3.1 Four types of heritage values, as set by Historic England within '*Conservation Principals Policies and Guidance*' (English Heritage 2008), and laid out within Section 2.6 of this report, are used to provide a guide to the assessment of significance of the Green Street Pumping Station, and the surrounding conservation area. These heritage values are: evidential; historical; aesthetic; and communal.

6.3.2 The levels of significance used to value the Site are:

- *Exceptional – important nationally and possibly internationally;*
- *Considerable – important regionally in the context of the post-medieval development of Ardsley and the surrounding area;*
- *Some – usually of local value but possibly of regional significance for group value;*
- *Negligible – features which make little contribution to the value of the Site, but do not detract;*
- *Negative – features which actually detract from the significance of the Site.*

Ardsley House

6.3.3 There are no designated heritage assets within the Site. The former Ardsley House is a non-designated heritage asset (**WA 1**) of local importance.

6.3.4 The historic building, although substantially previously impacted, holds a **considerable level of evidential value** in its architectural design, form, scale and massing, representative

of important late Georgian homes set within large estates. The 1770s, and 1780s were a time of boom building and Ardsley House conformed to the Georgian Palladian architectural principals of the time, with ideal proportions, symmetry, detailing and uniformity. Externally the building has retained its polite and elegant architecture at first floor level and above, whilst internally the former layout and circulation of the house can be still be ascertained from inspection of the retained fabric. It is likely the additional historic fabric is retained behind modern ceilings and décor. Both the former drawing room and main staircase and landing have retained fine, detailed and heavily enriched plasterwork.

6.3.5 The building also holds **some historical value**, constructed as part of the Ardsley Manor, held by the Micklethwait family. The estate was large, and was an important feature within the historical development of Ardsley. The estate would have supported many inhabitants of Ardsley in the past, and was a focal point within the centre of the village.

6.3.6 The building has **some to considerable aesthetic value** based on the building's excellent craftsmanship, from the late Georgian period, having retained much of its original layout and design at first and second floor, along with the retained decorative plasterwork to the staircase and former dining room, gives the building its high aesthetic value. The retained historic building's design, form, massing, materials, decoration and detailing are typical of a late Georgian estate home, although rare within the local region.

6.3.7 The buildings aesthetic value has been **substantially negatively impacted** on, however, due to the addition of modern extensions surrounding the former house, which detract from the significance of the historic structure. Not only do the modern additions detract, they have also resulted in physical damage to the historic fabric throughout the ground floor.

6.3.8 The current communal value comes from its use as a hotel, with restaurant, function and spa facilities that served the local community. Its location within the centre of Ardsley further ties the Site to the surrounding community. The Site is also viewed as one of the last remaining historic structures of Ardsley that could be utilised by the community in a way that private domestic properties cannot, providing direct and interactive links with the past. Its historical use as the centre of the Mickelthwait estate also provides a communal value to the older generations of the village that had previously worked and lived within the estate, and provides ties for younger generations of the community to the history of Ardsley. Overall, the building is considered to have **some communal value**.

Other heritage assets

6.3.9 The undesignated former Lodge and Cottage (**WA 2**) to the north of the Site has some to considerable evidential value in its 18th to 19th century architectural design. The building also hold some historical value, being early buildings within Ardsley and its later association with the Ardsley House estate. The building also has some aesthetic value being constructed in stone, with stone mullioned windows in a Gothic architectural style at first floor, fronting Doncaster Road. To the rear the property is also constructed with stone, and appears to be earlier in date than that to the north. The property is currently being renovated which will hopefully enhance its significance. The building is considered to have some-negligible communal value, being within private domestic ownership.

6.3.10 The undesignated structures of the former Hill Top Farm and estate stables (**WA 3**) are considered to have some evidential value in their early design and construction, but this has been impacted by their conversion to domestic dwellings. The buildings have some aesthetic value, being constructed of stone with historical architectural features evident in places, with scale and massing consistent with historical farm buildings. The buildings also have some historical value due being part of the early farm and estate of the Micklethwaits from at least the 17th century onwards. Its continued use and ownership by the estate during

the 18th-early 20th century is also of historical significance. The demolition of the majority of the former farm buildings, the conversion of the retained buildings and its severance from Ardsley House has had a negative impact on the buildings' significance. The buildings are considered to have some-negligible communal value, being within private domestic ownership.

6.3.11 Located to the north of the Site, on the opposite side of Doncaster Road are the remnants of the undesignated Top Row (**WA 4**). These contain some evidential and aesthetic value in their design and construction, but this has been impacted on by the truncation of the building to the south by the widening of the road in the 1960s. The building holds some historical value, being a former barn that was converted to domestic dwellings with weaving sheds below, holding ties with the former linen industry that developed within Ardsley. The buildings are considered to have some-negligible communal value, being within private domestic ownership.

6.3.12 Three designated heritage assets, all Grade II listed buildings, are located to the northeast of the Site (**WA 5, WA 6 and WA 7; Figure 2**). All are post-medieval in date and are considered to be of regional importance. **WA 5** and **WA 6** form part of the Manor House and estate built by the Mawhood family, which may have also been the location of the Manor of the Scott family. **WA 7** is a former barn and attached house which may contain timber framing. The three buildings have a significance value reflected by their listing status.

6.4 Historic Landscape Character

6.4.1 The Site lies close to the centre of Ardsley village. It was constructed within an area set back from the main road, with woodland and open fields to the south, providing a very private setting. The estate farm was located to the northwest, and a driveways led to the house from what is now Doncaster Road, which encompassed lodge buildings at their entrances. To the north, Ardsley village had a historic core, which had developed along the main road. This setting remained largely unaltered until the late 1950s and early 1960s when slum clearances and road widening schemes were undertaken in the village, demolished many of the historic buildings.

6.4.2 The early 1970s saw the most significant change to the immediate setting of the Site when the house was converted to the use of a hotel. The addition of modern extensions to all sides of the former house have resulted in the complete encasing of the historic structure, obscuring the ground floor elevations almost entirely. Historic elevations rise from modern hotel structures at first and second storeys, but are dwarfed in places by the larger modern extensions to the east and west of the building. The former driveway leading directly from Doncaster Road to the north, with previously green space, to the north entrance of the house has been completely covered by modern hardstanding to provide car parking provisions for the hotel. This continues to the southeast of the Site, where additional hard standing has removed once open garden spaces. Previous formal gardens to the south of the house have largely been taken over by modern extensions, though a small amount of garden space has been retained before the land drops away to the south.

6.4.3 To the northwest of the former house, stabling and farm buildings (**WA 3**) had once been located in close proximity. The extent of the farm and stabling can be seen in **Figure 8**. The majority of these structures have been demolished, with only some ranges surviving. The surviving elements of the former farm have been converted to private housing, and surrounded by modern developments along Earlesmere Drive, constructed in the late 20th century. The former gateway from the farm to the west side of the house remains (**Plate 15**), but has been blocked, severing the historic view towards the house, and links between the two heritage assets.

6.4.4 Ardsley House is accessed from Doncaster Road, via a small driveway leading off Earlsmere Drive. The house can be seen from Doncaster Road if viewed directly on from the north. Once just a little further to the east or west, the house is obscured from view by other properties and vegetation. It was likely the historic intent that the house could not be viewed from the main road, keeping the estate private.

6.4.5 Intervisibility between the Site and designated heritage assets to the northeast of the Site does not occur due to the Site's location set back from Doncaster Road, the position of buildings associated with the crematorium, the position of the former Lodge fronting Doncaster Road, and the presence of mature vegetation (**Plates 102, 103**).

6.5 Contribution of setting to the significance to the asset

6.5.1 The assessment of the significance of the assets, the contribution of their settings to the significance and the anticipated impact of the proposed development upon the settings of the assets (and their significance) has been undertaken using professional judgement based on the various datasets assessed in the course of this assessment as well as in accordance with '*The Setting of Heritage Assets*' (Historic England 2015).

6.5.2 The immediate setting of the Site has changed substantially since Ardsley House was constructed, the most significant change being the addition of modern extensions across the Site and introduction of hardstanding to the north and southeast.

6.5.3 Beyond the immediate Site boundary, the setting to the east of the Site has changed little due to the construction of the crematorium which has enabled the land to remain as open garden space with woodland dividing the two sites, and open fields beyond. Although key views of the house which would have been created along the former driveway no longer exist. To the south of the Site, due to the steep fall in gradient at Cheese Falls, the land has remained wooded, although a modern housing development has been constructed at the bottom of the slope, with houses along Roehampton Rise visible through the vegetation from the Site. This view to the south would have been the principal view form the most important rooms within the house and the formal gardens.

6.5.4 To the northwest, the former estate farm has been converted to dwellings and new builds along Earlsmere Drive constructed, altering the once private location of the former house, whilst also severing the historical relationship of the house with the adjacent farm and stable buildings.

The current setting of the Site has a **negligible-negative** contribution to the significance of the Site.

7 SUMMARY OF ARCHAEOLOGICAL POTENTIAL

7.1 Known and potential buried archaeological remains

7.1.1 Based on the evidence presented within the baseline resource (**Section 4**) there is considered to be the potential for buried archaeological remains within the Site relating to the following periods:

- *medieval;*
- *post-medieval;*
- *19th century; and*
- *modern.*

7.1.2 The following table (**Table 2**) presents a summary of the known and potential remains within the Site which may be subject to direct impacts as a result of the proposed development.

7.1.3 The potential of encountering archaeological remains has been given a rating, calculated using professional judgement based on the various datasets assessed during the course of the study.

7.1.4 A survival rating has been determined following a review of previous impacts identified within the Site, based on a Site visit, cartographic sources and other relevant Site information (e.g. SMR event records).

Table 2: Summary of known and potential heritage resource within the Site

Potential	Period and Description		Significance	Survival
High	19th century	Remains and foundations relating to Ardsley House and the adjacent Top Hill Farm (**WA 3**) dating to the Victorian and early 20th century which were demolished prior to the conversion of the house.	Local	Unknown
	Modern	Infrastructure and material relating to the modern usage of the Site as a hotel	Negligible	Good
Moderate	Medieval	Remains and deposits relating to the former use of the Site during the medieval period may be present of the Site. A medieval Manor (**WA 11**) was located approximately 800 m to the west at Stairfoot and the Site was in use as a farm in the early post-medieval period.	Local	Unknown
	Post-medieval	The Site was in use as a farm from at least the early post-medieval period, and archaeological deposits and foundations may remain relating to this period of use. The village of Ardsley was prosperous during this period, and several post-med features are located in close proximity to the Site.	Local	Unknown
Low	Prehistoric	Possible Mesolithic flints have been found to the northeast of the Site. However, due to the Site's later agricultural and residential use, there is a low potential for any prehistoric discovery.	Regional	Unknown
	Anglo-Saxon	The possible site of a Saxon settlement (**WA 10**) is located approximately 450 m to the south of the Site. Although little evidence has been discovered.	Regional	Unknown

8 STATEMENT OF POTENTIAL IMPACTS

8.1 Introduction

8.1.1 The management and mitigation of change to the heritage resource resulting from development is based on the recognition within Government planning objectives that "…heritage *assets are an irreplaceable resource…"* (NPPF para. 126). Impacts to the historic environment and its associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance of the historic environment record and its associated heritage assets.

8.2 The Proposed Scheme

8.2.1 The current proposed development is for the complete demolition of all extant buildings on the Site, and the construction of 27 dwellings with associated landscaping and car parking (see **Appendix 4**).

8.2.2 The following sources of ground disturbance and excavations are anticipated in relation to the proposed development:

- *site investigation works;*
- *establishment of works compound;*
- *stripping;*
- *excavation of new foundation trenches;*
- *excavation of trenches associated with services; and*
- *soft landscaping works (levelling).*

8.3 Statement of potential impact

Built heritage

8.3.1 The proposed development includes the demolition of the extant non-designated buildings on the Site, comprising Ardsley House, seeing the complete loss of the heritage asset. As this building is deemed to be of local significance, this will result in a **moderate negative impact**. The total loss of the historic structure, one of the few remaining buildings of the historic Ardsley, which demonstrates considerable evidential, historical, aesthetic and communal values previously discussed, would remove all forms of heritage values derived from the former house on the Site.

8.3.2 Clear sightlines are present between the proposed development and the non-designated heritage assets of **WA 2** and **WA 3**. However, nearby modern developments have already impacted on the setting of the non-designated heritage assets, and the current condition of the Site with modern hotel extensions surrounding the former house is creating a negative impact on the heritage assets. It is therefore considered that the proposed scheme may result in a **moderate positive impact** on the nearby heritage assets.

8.3.3 The proposed development will not be visible from any designated heritage assets within the Study Area, and therefore deemed to have **no impact**.

8.3.4 Ideally, the removal of the modern hotel extensions, and the retention of the historic Ardsley House structure which could be sympathetically and innovatively restored, could be seen as an opportunity for the implementation of constructive conservation, thereby enhancing

and preserving the heritage asset, in compliance with NPPF and the Local Framework. This would be considered as a **major positive impact**. .

Archaeological remains

8.3.5 Groundworks undertaken in relation to the proposed development have the potential to result in the damage to or loss of any buried archaeological features which may be present in their footprint. This could in turn result in a total or partial loss of significance of deposits within the footprint of any intrusive groundworks. The archaeological potential for remains dating to the 19th century and modern periods is considered to be **high**. However, the construction of modern extensions are likely to have disturbed the ground along with associated below-ground services.

8.3.6 The archaeological potential for remains dating to medieval and post-medieval periods is considered to be **moderate**. This is due to the continued use of the site from the medieval period onwards, although again, within the footprint of modern structures, the ground is likely to have been disturbed.

8.3.7 Overall, the risk of encountering archaeological remains dating to the prehistoric or Anglo-Saxon periods is considered to be **low**.

Historic Landscape Character

8.3.8 The Site is positioned set back from Doncaster Road, and historically formed the Micklethwait Manor estate, comprising Ardsley House surrounded by open space, woodland and open fields beyond. The setting has previously been negatively impacted on by the modern development to Earlsmere Drive to the northeast, and that of Roehamption Rise and St Paul's Parade to the south and southwest, encroaching into the former estate and agricultural land. The proposed development will to some degree further alter this historic landscape character with the addition of more densely arranged modern housing within an area of historically one dwelling with an open estate. However, the location of the proposed housing, within the Site of a former house, does not substantially alter the current landscape character of the area.

9 CONCLUSIONS

9.1 General

9.1.1 The effect of the proposed development on the known and potential heritage resource will be a material consideration in determination of the planning application.

9.1.2 The demolition of the extant non-designated Ardsley House will lead to the complete loss of the heritage asset of local importance which constitutes a **moderate negative impact**.

9.1.3 The historic building has demonstrated to have some to considerable evidential, aesthetic and historical and communal values. Ardsley House is one of the few remaining historic buildings within the village and has retained much of its layout and circulation at first and second floor level, whilst the former dining room and principal staircase have retained large amounts of decorative detailed plasterwork. The building has been previously negatively impacted on with modern alteration and insertions, which has impacted on its significance. However, the possibility of further evidence and historic fabric relating to the former house is deemed to be high, in areas where modern ceilings and décor are currently obscuring the historic fabric.

9.1.4 There will be no intervisibility between the proposed development and any designated heritage asset within the Study Area, though, clear sightlines between Site and nearby non-

designated heritage assets are unavoidable. The proposed development is deemed to have the potential to result in a **moderate positive impact** on the current setting of the nearby non-designated heritage assets.

9.1.5 The potential for below-ground archaeological remains may have been substantially impacted on previously by the construction of modern structures within the Site, however, the scale of the impact on any potential archaeological remains is currently unknown.

9.1.6 Overall, it is therefore considered that the proposed development will have a **minor negative impact**.

9.2 Recommendations

9.2.1 Should consent for redevelopment that includes full demolition of Ardsley House be granted, it is recommended that a programme of archaeological works is undertaken that would include a Historic England Level 3/4 survey of the historic Ardsley House structure, including a structural watching brief during soft strip and demolition works.

9.2.2 The effect of the development proposals on the identified historic environment resource will be a material consideration in determination of the planning application. The need for, scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities.

9.2.3 The details of any further archaeological works will be set out in a Written Scheme of Investigation which should be produced by a qualified archaeological contractor and approved by the Local Planning Authority.

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10.1 Bibliography

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10.2 Cartographic and Documentary Sources

1839 Tithe Map of Ardsley

1854 Ordnance Survey Map

1893 Ordnance Survey Map

1893 Plans of Ardsley House

1894 Plans of Ardsley House

1903 Plans of Stable at Ardsley House

1906 Ordnance Survey Map

1931 Ordnance Survey Map

c. 1960 Aerial photograph of Ardsley House

1969 Plans of Ardsley House

1972 Plans of Ardsley House

10.3 Online sources

British Geological Survey: http://www.bgs.ac.uk/

Imperial Gazetteer of England and Wales: http://www.visionofbritain.org.uk/

Multi-Agency Geographical Information for the Countryside (Magic) Map: http://www.magic.gov.uk

National Heritage List for England: http://www.historicengland.org.uk/listing/the-list/

Old Maps: http://www.old-maps.co.uk/index.html

APPENDICES

Appendix 1: Terminology

Glossary

The terminology used in this assessment follows definitions contained within Annex 2 of NPPF:

Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage assets	World Heritage Sites, scheduled monuments, listed buildings, protected wreck sites, registered park and gardens, registered battlefields and conservation areas designated under the relevant legislation.
Heritage asset	A building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
Value	An aspect of worth or importance

Chronology

Where referred to in the text, the main archaeological periods are broadly defined by the following date ranges:

Prehistoric		**Historic**	
Palaeolithic	900,000 – 9500 BC	**Romano-British**	AD 43 - 410
Early Post-glacial	9500 – 8500 BC	**Saxon**	AD 410 – 1066
Mesolithic	8500 – 4000 BC	**Medieval**	AD 1066 – 1485
Neolithic	4000 – 2400 BC	**Post-medieval**	AD 1485 – 1800
Bronze Age	2400 – 700 BC	**19th Century**	AD 1800 – 1899
Iron Age	700 BC – AD 43	**Modern**	1900 – present day

Appendix 2: Legislative and planning framework

Designated Heritage Assets:

Designation	Associated Legislation	Overview
World Heritage Sites	-	The United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage Committee inscribes World Heritage Sites for their Outstanding Universal Value (OUV) – *cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity*. England protects its World Heritage Sites and their settings, including any buffer zones or equivalent, through the statutory designation process and through the planning system. The National Planning Policy Framework sets out detailed policies for the conservation and enhancement of the historic environment, including World Heritage Sites, through both plan-making and decision-taking.
Scheduled monuments and areas of archaeological importance	*Ancient Monuments and Archaeological Areas Act* 1979	Under the *Ancient Monuments and Archaeological Areas Act* 1979, the Secretary of State (DCMS) can schedule any site which appears to be of national importance because of its historic, architectural, traditional, artistic or archaeological interest. The historic town centres of Canterbury, Chester, Exeter, Hereford and York have been designated as archaeological areas of importance under Part II of the *Ancient Monuments and Archaeological Areas Act* 1979. Additional controls are placed upon works affecting scheduled monuments and areas of archaeological importance under the Act. The consent of the Secretary of State (DCMS), as advised by English Heritage/Historic England, is required for certain works affecting scheduled monuments.
Listed buildings	*Planning (Listed Buildings and Conservation Areas) Act 1*990	In England, under Section 1 of the *Planning (Listed Buildings and Conservation Areas) Act* 1990, the Secretary of State is required to compile lists of buildings of special architectural or historic interest, on advice from English Heritage/Historic England. Works affecting listed buildings are subject to additional planning controls administered by Local Planning Authorities. English Heritage/Historic England are a statutory consultee in certain works affecting listed buildings. Under certain circumstances, Listed Building Consent is required for works affecting listed buildings.
Conservation areas	*Planning (Listed Buildings and Conservation Areas) Act* 1990	A conservation area is an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. In most cases, conservation areas are designated by Local Planning Authorities. Section 72 (1) of the *Planning (Listed Buildings and Conservation Areas) Act* 1990 requires authorities to have regard to the fact that there is a conservation area when exercising any of their functions under the Planning Acts and to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. although a locally administered designation, conservation areas may nevertheless be of national importance and significant developments within a conservation area are referred to English Heritage/Historic England. Conservation Area Consent is required for certain works affecting conservation areas.
Registered parks & gardens and registered battlefields	*National Heritage Act* 1983	The register of parks and gardens was established under the *National Heritage Act* 1983. The battlefields register was established in 1995. both registers are administered by Historic England. These designations are non-statutory but are, nevertheless, material considerations in the planning process. English Heritage/Historic England and the Garden History Society are statutory consultees in works affecting registered parks and gardens
Protected wreck sites	*Protection of Wrecks Act* 1973	The *Protection of Wrecks Act* 1973 allows the Secretary of State to designate a restricted area around a wreck to prevent uncontrolled interference. These statutorily protected areas are likely to contain the remains of a vessel, or its contents, which are of historical, artistic or archaeological importance.

National Planning Policy Framework (NPPF):

NPPF Section 12: Conserving and enhancing the historic environment Available at: http://planningguidance.planningportal.gov.uk/ (Accessed on 01.04.2016)	
Para. 128	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 should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
Para.129	Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
Para.130	Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision
Para.131	In determining planning applications, local planning authorities should take account of: • the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; • the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and • the desirability of new development making positive contribution to local character and distinctiveness.
Para. 132	When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
Para.133	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, or all of the following apply: • the nature of the heritage asset prevents all reasonable uses of the site; and • no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and • conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and • the harm or loss is outweighed by the benefit of bringing the site back into use.
Para.134	Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

NPPF Section 12: Conserving and enhancing the historic environment Available at: http://planningguidance.planningportal.gov.uk/ (Accessed on 01.04.2016)	
Para. 135	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 affect directly or indirectly 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.
Para.136	Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
Para. 137	Local planning authorities should look for opportunities for new development within conservation areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably
Para. 138	Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
Para. 139	Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
Para.140	Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.
Para. 141	Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Local Planning Policy:

Barnsley Metropolitan Borough Council - Core Strategy (September 2011) **Available at:** https://www2.barnsley.gov.uk/services/environment-and-planning/planning/local-plans/core-strategy **(Accessed on 01.04.2016)**		
Policy ref.	**Title**	**Scope**

CSP. 29	Design	Design Principles:
		High quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley, including:
		• topography, Green Infrastructure assets, important habitats, woodlands and other natural features
		• views and vistas to key buildings, landmarks, skylines and gateways
		• heritage, townscape and landscape character including the scale, layout, building styles and materials of the built form particularly in and around:
		  • Barnsley Town Centre
		  • Penistone and the rural villages in the west of the borough
		  • within and adjacent to Conservation Areas
		Development should:
		• contribute to place making and be of a high quality, that contributes to a healthy, safe and sustainable environment
		• help to transform the character of physical environments that have become run down and are lacking in distinctiveness
		• enable all people to gain access safely and conveniently, providing, in particular, for the needs of families and children, and of disabled people and older people
		• contribute towards creating attractive, sustainable and successful neighbourhoods
		• achieve a Building For Life assessment rating of 'good' or equivalent as a minimum, in developments of 10 or more dwellings

CSP. 30	The Historic Environment	We will positively encourage the management, conservation and enjoyment of Barnsley's historic environment and make the most of the heritage assets which define Barnsley's local distinctiveness. Development which affects the historic environment and Barnsley's heritage assets and their settings will be expected to protect or improve: • the character and/or appearance of Conservation Areas • the character and/or appearance of Scheduled Ancient Monuments • the character and/or appearance of Listed Buildings (including any locally listed buildings or buildings of archaeological significance) • archaeological remains of local or national importance • the character and/or appearance of historic parks and gardens and other historic landscapes including key views from and within these landscapes
CSP. 37	Landscape Character	Development will be expected to retain and enhance the character and distinctiveness of the individual Landscape Character Area in which it is located (as set out in the Landscape Character Assessment of Barnsley Borough 2002).

Appendix 3: Gazetteer of Information Summarised from South Yorkshire SMR and Historic England NHLE

WA No.	NHLE No.	SMR No.	Name	Description	Designation	Period
1	-	-	Ardsley House	18th century house, built 1773 by Richard Micklethwait, later additions in 1893 and 1894. Built of ashlar stone, with main house, east and west wings. Converted to a hotel 1972. Modern extensions added from 1972 onwards. Hotel closed in 2014.	Undesignated	Post-medieval
2	-	-	Former Ardsley Lodge House (Park Cottage)	Former Lodge House and cottage associated with Ardsley House	Undesignated	Post-medieval
3	-	-	Former Hill Top Farm, Dob Hill	Former farm and stable originally Hill Top Farm, later associated with Ardsley House. Now converted to housing.	Undesignated	Post-medieval
4	-	-	Top Row (3-5)	Last remaining three properties of Top Row - former barn converted to dwellings with weaving sheds below	Undesignated	Post-medieval
5	1151150	00343/01	Post-Medieval Manor House, Ardsley	1> Early 16th century and later. References: Min. of Housing and Local Government, Prov. List of Buildings Barnsley CB Reference No.815/11/ AFeb 1951 p. 2 no. 10/18, Buildings W. R Yorkshire 1974 p.82 (Pevsner) <2> East bay is timber framed and was probably encase in stone in the early 17th century when the Mawhood family became Lords of the Manor. Probably site of medieval manor of Scot family. Listing description: SE30NE BARNSLEY DONCASTER ROAD (north side), 4/28 Ardsley Ardsley Manor House and 6.2.52 Ardsley Manor Cottage (formerly listed as Manor House and out-building to the North) GV II Former manor house, now 2 residences. Probably CI7, much altered, mainly in the C19. Squared, coursed rubble, deeply-coursed to right return (east). Stone slate roof. Two storeys. C19 windows to road front (south). At the rear (east) end is a 3-light doublechamfered window to ground floor and a small fire window to 1st floor. At the eaves is an ashlar stack. The right return has a near-central doorway with chamfered, quoined surround. To its right is a 5-light double-chamfered window. Both are under a common dripmould. To the left is an added stone garage. Two C19 single-light unequal sash windows with glazing bars, to 1st floor. Other windows are C19	Grade II listed	Post-medieval

WA No.	NHLE No.	SMR No.	Name	Description	Designation	Period
				or C20. Interior not inspected at time of resurvey, but east end is said to have a panelled room with carved overmantel.		
6	1287021	-	Cartshed to north of Manor House	SE30NE BARNSLEY DONCASTER ROAD (north side), 4/29 Ardsley Cartshed to north of 6.2.52 Manor House (formerly listed under Manor House and outbuilding to the GV North) II Cart shed. Late C18, altered. Coursed rubble, Welsh slate and tiled roof. 9 bays. In the centre,6 square stone piers with padstones form the open- fronted cartshed. Two altered bays to the right. The left gable wall has 2 symmetrically-placed doorways with Tudor-arched heads, and a doorway in the gable apex. The doorways may be reset or part of an earlier building.	Grade II listed	Post-medieval
7	1191549	01566/01	Timber framed barn, Doncaster Road, Ardsley	1> Timber framed barn, one truss remains - Informant J. Hislop. <2> Much altered and renovated. Thought to have originally been part of farm for a second manor house since the Lords of the Manor were the Bamforths who divided Ardsley between three members of the family. The deeds of 1629 [in source] show it was a substantial farm with a large barn that survives, known as Top Fold. There was previously a stone staircase inside, which possibly led to the granary. There appears to have been a dovecote in the roof. Listing Description: House, former cottage and former barn. House late C18, cottage early C19, former barn C16 or C17 timberwork encased probably in the C19. Squared, coursed rubble, Welsh slate roofs, stone to barn. House: 2 storeys and attic, one bay to road. Cottage: 2 storeys, 2 bays. The house has altered openings to its front, and gable copings on cut kneelers. Central stone stack. Its right gable wall has a single-light window in raised surround to ground and 1st floors and a smaller window in gable apex. The cottage extends at 90° from the rear of the house and has a blocked doorway to left and altered windows to right. Two windows to 1st floor. The former barn to the right of the cottage, of 2 internal bays, has a part-blocked central doorway, a later doorway to left and a single window to right. The stone building to right is not of special interest. Interior of barn: wall plates intact, 3 king-post trusses that to left with posts part-encased in the walls. The two outer trusses	Grade II listed	Post-medieval

WA No.	NHLE No.	SMR No.	Name	Description	Designation	Period
				retain diagonal studding. The central truss is open. All are braced to ridge. Outer trusses have stud housings to the underside of the tie-beam. The central truss has housings for posts and braces on underside of tie-beam. Single purlin roof.		
8	-	5078	Mesolithic flint finds, Horse Close Hill, Ardsley	<1> Sixteen blades/flakes and a core were found at Horse Close Hill, Ardsley. They form part of the E. E. Rayner Collection.	Undesignated	Mesolithic
9	-	00583/01	Unclassified flints of possible mesolithic date, Barnsley	<1> Flints found, possibly from the Mesolithic period and owned by E.E. Rayner of Pennine Road, Pogmoor, Barnsley. No references supplied. <2> 'Mesolithic type' flints have been found by E. E. Rayner at two sites in fields under plough. Site 'A' (SE 3864 0609) was "30 yards SW along footpath from wood and site 'B' (SE 3873 0608) on "edge of field SE of OS triangulation station". The flints are in Mr. Rayner's possession and consist of untrimmed flakes, flint fragments and nodules found at varying times and places. He is unable to identify the flints from this particular site. References@ Letter and sketch plan (E. E. Rayner, 18.11.64); E. C. Waight, F. I. 15-12-64	Undesignated	Mesolithic
10	-	4996	Old Ardsley, possible site of Saxon settlement	<1> Possible location of Saxon settlement of Ardsley (Saxon place name). The two fields are marked as Old Ardsley on the tithe map and the footpath was known as Old Ardsley Lane.		Anglo-Saxon
11	-	4997	Site of Old Hall Medieval Moated Site, Ardsley	<1> Site of medieval moated hall belonging to the Bosville family until they moved to New Hall in Darfield. Site destroyed by car showroom and school car park in mid 20th century. [Deeds from 1449 in source]	Undesignated	Medieval
12	-	01474/01	Ardsley Manor Farm	<1> Ardsley Manor Farm, farm buildings -two long ranges of farm buildings/ barns on north and east sites. Yard east of Ardsley Manor House (PIN 343) contain timber posts etc of timber framed ranges of similar dimensions. Owner Mr. Hepworth, Ardsley Manor Farm. <2> Buildings converted to house in 1980s	Undesignated	Post-medieval
13	-	01474/02	Ardsley Manor Farm, barn	SE30NE BARNSLEY DONCASTER ROAD (north side), 4/29 Ardsley Cartshed to north of 6.2.52 Manor House (formerly listed under Manor	Undesignated	Post-medieval

WA No.	NHLE No.	SMR No.	Name	Description	Designation	Period
				House and out-building to the GV North) II Cart shed. Late C18, altered. Coursed rubble, Welsh slate and tiled roof. 9 bays. In the centre,6 square stone piers with padstones form the open- fronted cartshed. Two altered bays to the right. The left gable wall has 2 symmetrically-placed doorways with Tudor-arched heads, and a doorway in the gable apex. The doorways may be reset or part of an earlier building.		
14	-	4998	Low Laithes Model Farm	<1> Building recording showed that the current farm at Low Laithes developed from a 18th/19th century model farm set around a courtyard. The buildings include barns, a dairy, cart shed, farmhouse and dovecote [Detailed descriptions of the buildings can be found in the source].	Undesignated	Post-medieval
15	-	04262/01	Site of Cross Keys Hotel, Wombwell Lane	<1> Situated on Wombwell Lane. In the 18th c., the landlord was William Ellis. In 1870, the hotel was used as a mortuary and hospital when a passenger train was in collision with a runaway goods train at Stairfoot Station. <2> Demolished in the late nineteen nineties or early 21st century. The earliest known mention of the Cross Keys is in a deed of 1699. Plans and inventories dating back to 1700 are in existence. Now the site of McDonalds.	Undesignated	Post-medieval
16	-	4596	Site of Stairfoot Bleach and Dye Works	<1> This works is shown on the 1854 6" OS map and is mentioned in trade directories up to 1877. The only memorial to the works at present day is the name of the road - Bleachcroft Way - leading to the industrial estate that occupies the site. <2> [deeds in source]	Undesignated	19th century
17	-	03534/01	Site of Manor Flint Glassworks, Barnsley	<1> 1895: Works established. 1938: production ceased. Site destroyed. <2> The site was owned by Tomlinson's and was probably not demolished until the 1950s since it is shown in a 1951 aerial photograph.	Undesignated	19th century

WA No.	NHLE No.	SMR No.	Name	Description	Designation	Period
18	-	04279/01	Ardsley Methodist Church, Barnsley	<1> Ornate 2 storey Methodist Church. Coursed sandstone. Slate roofs (M-shaped). Latticed, arch-headed windows. To be converted to a studio. <2> Built in 1868 and extended in 1909.	Undesignated	19th century
19	-	04427/01	Oaks Colliery Memorial	<1,2> Gothic obelisk erected by public subscription, dedicated to 354 miners killed in the 1866 explosion at Oaks Colliery, including 35 buried here in the churchyard at Ardsley. [See also PIN 03898/01 for the monument to those who died during the rescue attempt. DJS 25-11-14]	Undesignated	19th century
20	-	4680	Fence posts	Boundary fence posts put in place during the medieval or post-medieval period near Low Laithes Farm	Undesignated	Multi-period

Appendix 4: Proposed scheme

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PLOT 1 CHATSWORTH RENDER
PLOT 2 SWALEDALE BRICK
PLOT 3 RICHMOND BRICK
PLOT 4 CHATSWORTH RENDER
PLOT 5 CHATSWORTH BRICK
PLOT 6 SWALEDALE RENDER
PLOT 7 CHATSWORTH RENDER
PLOT 8 RICHMOND BRICK
PLOT 9 HAMPTON RENDER
PLOTS 10-12 BIRCH RENDER
PLOTS 13-14 MULBERRY BRICK
PLOTS 15-16 MULBERRY BRICK
PLOT 17 RICHMOND RENDER
PLOTS 18-19 FEATURE RENDER
PLOT 20 SWALEDALE BRICK
PLOT 21 RICHMOND BRICK
PLOT 22 CHATSWORTH BRICK
PLOT 23 CHATSWORTH RENDER
PLOT 24 RICHMOND BRICK
PLOT 25 SWALEDALE RENDER
PLOT 26 CHATSWORTH BRICK
PLOT 27 RICHMOND RENDER
TARMAC
BLOCK PAVING
BLOCK PAVING
2NO. RING SOAKAWAY

REV	DRAWN	DATE	DESCRIPTION
E	TS	03.09.15	PLOTS 10-12 PARKING EXTENDED, PLOTS 21-22 & 23-24 MIRRORED.
D	TS	28.08.15	PLOTS 7-8 HOUSE TYPES AMENDED.
C	TS	27.08.15	PLOTS 10-12 PARKING AMENDED
B	TS	21.08.15	SITE LAYOUT ADJUSTED TO INCORPORATE AFFORDABLE HOUSING REQ
A	TS	03.08.15	ENTRANCE ROAD JUNCTION AMENDED

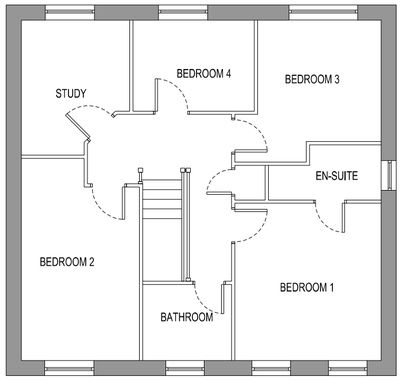
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KILMARTIN PLOWMAN & PARTNERS LIMITED

LODGE HOUSE 12 TOWN STREET
HORSFORTH LEEDS LS18 4RJ
T : 0113 239 0460 F : 0113 239 0475
E : architects@kpp-leeds.co.uk
W : www.kpp-leeds.co.uk

PROJECT TITLE: FORMER ARDSLEY HOUSE HOTEL
DONCASTER ROAD
BARNSLEY

TITLE: INDICATIVE SITE PLAN

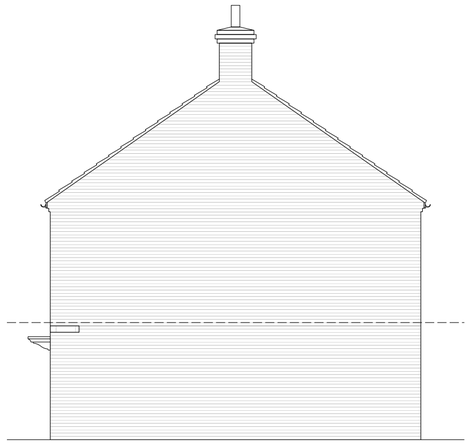
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DRAWN	RS		
FILE	P:\PROJECTS2\-	DATE	JUNE 2015
PROJECT	2020	DRAWING	202
REVISION	E		



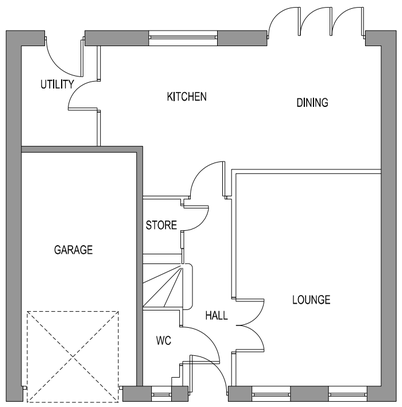
FIRST FLOOR PLAN
SWALEDALE



TYPICAL FRONT ELEVATION
SWALEDALE



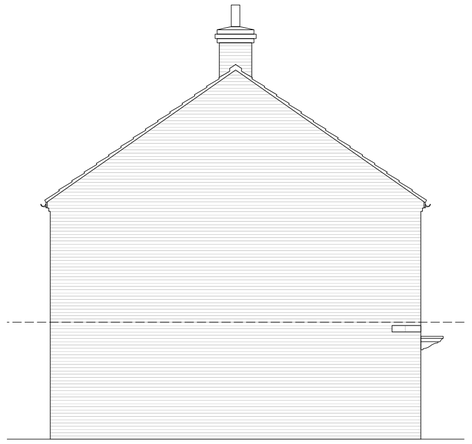
TYPICAL SIDE ELEVATION



GROUND FLOOR PLAN
SWALEDALE



TYPICAL REAR ELEVATION
SWALEDALE



TYPICAL SIDE ELEVATION

AS DRAWN - PLOT 2
HANDED - PLOT 20

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SCHEDULE OF MATERIALS
- RED FACING BRICK
- ARTSTONE PLINTH COURSE
- DARK GREY THIN EDGE INTERLOCKING ROOF TILE
- WHITE UPVC SASH LOOK-A-LIKE WINDOWS
- GRP COMPOSITE DOORS. COLOURS T.B.C
- WHITE UPVC FASCIA
- BLACK UPVC RAINWATER GOODS
- ARTSTONE HEADS & CILLS
- BRICKWORK CHIMNEY
- PAINTED GLASS FIBRE CANOPY. COLOUR T.B.C

REV	DRAWN	DATE	DESCRIPTION
.	.	.	.

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KILMARTIN PLOWMAN & PARTNERS LIMITED

LODGE HOUSE 12 TOWN STREET
HORSFORTH LEEDS LS18 4RJ
T : 0113 239 0460 F : 0113 239 0475
E : architects@kpp-leeds.co.uk
W : www.kpp-leeds.co.uk

PROJECT TITLE: FORMER ARDSLEY HOUSE HOTEL
DONCASTER ROAD
BARNSLEY

TITLE: GA'S & ELEVATIONS PLOT 2 & 20

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DRAWN	TS	DATE	JULY 15		
PROJECT	2020	DRAWING	211	REVISION	-

Appendix 5: SYAS Model Brief for Archaeological Assessment and Building Appraisal

MODEL BRIEF FOR
ARCHAEOLOGICAL ASSESSMENT AND BUILDING APPRAISAL

1 SUMMARY

1.1 In advance of the proposed development, a detailed assessment of the archaeological importance of the site and an appraisal of the special historic interest of the building(s) are required; the results will be used to inform the design process and may act as supporting information to the Local Planning Authority. This combined assessment/building appraisal is required as the site may contain standing and buried features of importance that need to be considered at both the planning and development stages.

2 PURPOSE OF THE ASSESSMENT/APPRAISAL

2.1 The assessment and appraisal will give:

1. An assessment of the likely nature and potential of the buried deposits on this site;
2. Consideration to the need for further investigation (evaluation), to fully inform on the nature of the buried archaeology present;
3. An understanding of the significance of the standing buildings on the site;
4. An assessment of the impact of the development proposal on that significance;
5. An assessment of the likely impact on the setting of any identified heritage assets.

3 ARCHIVAL STUDY

3.1 Sources to be consulted, in order to complete the assessment/appraisal, are listed below (any constraints on source availability should be noted in the subsequent report):

a) The South Yorkshire Sites and Monuments Record (SMR) entries for the appropriate area around the site (not less than 1km in rural and 500m in urban areas).
b) All relevant historical documents and photographs held in local libraries and archives, including:
    i. Local Studies Libraries and Archives of the South Yorkshire local authorities (and including Derbyshire, Nottinghamshire and/or former West Riding Archives, as appropriate);
    ii. The Historic England Archive, and other national/regional archives, as appropriate, e.g. the National Archives, Kew;

iii. Specialist archives e.g. The Railways Archive, The Methodist Archives and Research Centre, The National Gas Archive, etc., as appropriate.

NB For metal trades sites, the Hawley Collection at Kelham Island Industrial Museum, Sheffield, must be consulted; where mining remains are indicated/expected, the archives of South Yorkshire Mining Advisory Service must be consulted.

c) Archival plans and maps of the site and its environs, including:
   i. historical, pictorial and surveyed maps and plans;
   ii. Ordnance Survey maps at appropriate scales, from first edition to the present day.[1]
d) Relevant archaeological archives and related information held by Local Authority and other museums.[2]
e) Appropriate archaeological and historical journals and books.
f) Trade and Business Directories.
g) Place name evidence.
h) Oral history evidence.
i) Records and information held by the appropriate Local Authority Conservation Officer (e.g. listed building records).
j) Visual inspection of the site.
k) Geotechnical data (if available).
l) Survey drawings of any existing/former buildings on the site, including foundations and basements.
m) Historic and modern aerial photographs, including obliques & verticals held by the Historic England Archive (HEA). [3]

3.2 The results of this study will be used to discuss the development of the site over time and the sequence of construction and use of the standing buildings. The results will be used to put the site and standing buildings in context and establish their archaeological and historical significance.

4 NATURE OF APPRAISAL

4.1 The building appraisal is necessary to enable a detailed understanding to be gained of the form, function and phasing of the standing buildings. The buildings (including curtilage structures) and their street or landscape setting should be carefully examined. This work will identify all features, fixtures and fittings relevant to the original and subsequent historical uses of the site and establish the buildings'

[1] The largest mapped scale must be used. This is likely to be 1:10,560 for first edition sheets and 1:2500 for later mapping; for urban areas, town plans at 1:1056 must be consulted, where these were produced.

[2] There may be a charge for consulting the museum; contact the museum curator for details.

[3] As a minimum, a coversearch will be obtained from the HEA and appropriate photographs identified and analysed. Where important historic information is shown, this needs to be included in the report. Where cropmark evidence is present, rectification of the data should be undertaken. For the areas of the Lower Wharfedale and Magnesian Limestone NMP studies, only photos post-dating these studies need to be consulted – to allow any additional data to be rectified; SYAS can provide an A4 printout of data from these projects; the transcribed data itself, in digital format, will need to be purchased from the Historic England Archive.

contribution to the area's historic character. It is anticipated that the appraisal will take the form of a photographic record supplemented by a drawn record.

4.2 The work will be carried out by appropriately qualified and experienced staff. Details of staff and their relevant experience should be discussed and agreed with the monitor (see 9.1 below) prior to the work being carried out.

4.3 A contingency is to be allowed for specialist assessment of any relevant material identified on site e.g. paper records or artefacts relating to the use of the building being appraised,. The contractor must advise the monitor if such archive material, is found to be present. The monitor will then discuss the removal of this material off site, to an appropriate archive store, with the site owners. Information gathered from such evidence will be used by the contractor to supplement the results of their previous research.

5 PHOTOGRAPHIC RECORDING

5.1 A general and detailed photographic record is to be made of the building complex. All photographs will normally be on black and white film; where colour is an aspect that needs to be recorded, e.g. decoration, 35mm colour slide photography will be used.

5.2 Digital photography can only be used to supplement the photographic record; it must not form any part of the primary archive.

5.3 General photographs of the interior & exterior of the building(s), the site and its setting are required. Detailed photographs of identified features of interest are also required. Photographs are to be taken with 35mm or Medium Format cameras.

5.4 All detailed photographs will contain a graduated photographic scale.

5.5 Where appropriate, perspective control will be used.

5.6 A photographic register detailing (as a minimum) location and direction of each shot will be completed.

5.7 The location and direction of each photograph will be noted on site and floor plans of each building.

6 DRAWN RECORD

6.1 It is anticipated that the drawn record will equate to floor plans, showing features of archaeological/historical significance, to put those features fully in context. Existing plans – for example those submitted with a planning application – may be suitable for adaptation and use. However, a contingency must be allowed for undertaking this element of work, in case such plans are not of a suitable standard. English Heritage drawing conventions[4], will be followed. The scale to be used for drawings will be discussed and agreed with the Local Authority monitor.

6.2 A contingency will be allowed for at least two drawn sections through the building(s) to be produced.

6.3 Sketch illustrations that will assist in interpreting the buildings are also required, e.g. phase plans giving, where possible, the use of the rooms and spaces within the building; isometric views, etc.

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[4] See English Heritage 2006. *Understanding Historic Buildings guide to good recording practice*. Swindon: English Heritage.

6.4 Any evidence for construction techniques and sequences will be noted and appropriately illustrated. Typical features of interest may include tool marks left over from the preparation of structural timbers, carpenters' marks, etc.

7 SCIENTIFIC ANALYSIS

7.1 A contingency allowance will be made for detailed analyses, should the appraisal reveal aspects of the building that warrant such an approach. The need for analysis of paint, mortar, etc. and dendrochronological dating of timbers will need to be considered.

8 HEALTH AND SAFETY

8.1 The archaeological contractor will naturally operate with due regard to health and safety regulations while on site.

9 MONITORING

9.1 Where the buildings are Listed or within a Conservation Area, it is anticipated that the Local Authority's designated Conservation Officer will be responsible for monitoring the work of the archaeological contractor during the building appraisal. In all other cases, the work will be monitored by the designated officer from South Yorkshire Archaeology Service (SYAS).

9.2 The contractor must give the local authority monitor a minimum of one week's notice of the commencement of site work in order that arrangements for monitoring can be made.

9.3 The need for contingency work to be undertaken must be discussed with and agreed in writing by the monitor whilst the assessment/appraisal work is ongoing. Any alterations to the agreed programme, found to be necessary during the work, are also to be discussed with and agreed in writing by the monitor.

10 REPORT PREPARATION AND PRESENTATION

10.1 All record photographs are to be printed at a minimum of 6" x 4" (or equivalent for medium format); but will be of larger size, where necessary, to show significant detail.

10.2 A fully indexed field archive will be compiled, consisting of all primary written documents, plans, sections, photographic negatives and a complete set of labelled photographic prints. Labelling should be in indelible ink on the back of the print and should include: film and frame number; date recorded and photographers name; name and address of feature/building; national grid reference. Photographic prints should be mounted in appropriate archive-stable sleeves.

10.3 A written report is to be produced. A non-technical summary outlining the results is to be included at the start of the report. The report will go on to detail who undertook the assessment/appraisal, when the work was done, where the site/building is located, what research was undertaken and why the work was required.

10.4 The report will present the results of the archival study carried out to assess the buried archaeological potential of the site, including:

- The identification of areas of disturbance caused by existing and previous buildings/structures on the site will be discussed; areas of disturbance will be

recorded on a site plan (former and existing basements, foundations, services, etc.).

- The identification of areas of archaeological survival/potential site will be discussed and recorded on a site plan.
- The significance of the archaeological remains expected to survive on site will be discussed.
- The quality and reliability of the evidence and whether it needs to be supplemented by site evaluation will be discussed.

10.5 The report will present the results of the building appraisal, including:

- A synthesis of the information gathered during the archival study;
- A discussion of the construction sequence and use of the building(s);
- An analysis of the building's historical significance;
- An analysis of the building's contribution to the area's historic character.
- An assessment of the impact of the development proposal on the identified significance.

10.6 The impact of the development proposal on the setting of all identified heritage assets will be discussed.

10.7 The report illustrations should include, as a minimum:

- a location map at not less than 1:2500;
- a site plan at not less than 1:500;
- Annotated floor plans;
- copies of all historic map extracts consulted (where possible), with the buildings/site clearly visible and outlined;
- copies of any borehole logs consulted;
- copies of photographs and slides, used to illustrate key points made;
- the photographic record plans;
- reproductions of any record and sketch drawings made.

10.8 A complete set of scanned black and white photographs and colour slides (excluding duplications), scanned at 300 dpi, are to be appended to the digital report, referenced as necessary.

10.9 A copy of this brief should be bound into the back of the report.

10.10 All sources referred to should be included in the bibliography, even if the results were negative.

10.11 Referencing for all sources, including web-based sources, must use the Harvard referencing system unless the author has a formal preferred house style. **Bibliographic references should always include relevant page numbers**.

10.12 Where included, web-based sources must be suitable to the topic and academically acceptable. Secondary or derivative sources are generally not acceptable.

11 SUBMISSION OF REPORT

11.1 A printed and bound copy of the report is to be supplied direct to SYAS, for incorporation into the South Yorkshire Sites and Monuments Record.

11.2 A digital copy of the report must also be supplied to SYAS, for incorporation into the South Yorkshire Sites and Monuments Record.

11.3 For buildings that are Listed or in a Conservation Area, a digital copy of the report must be submitted to the appropriate Local Authority Conservation Officer.

12 SUBMISSION AND DEPOSITION OF ARCHIVE

12.1 The archive, including a copy of the report, will be compiled, indexed and then offered for deposition with the appropriate Local Authority archive within a reasonable timeframe.

12.2 The contractor will either arrange for copyright on the deposited material to be assigned to Archives, or will licence Archives to use the material, in perpetuity; this licence will allow Archives to reproduce material, including for use by third parties, with the copyright owner suitably acknowledged.

12.3 Following deposition, a copy of the acceptance letter (or equivalent) from the archive will be copied to SYAS.

13 PUBLICITY

13.1 A summary report of an appropriate length, accompanied by illustrations, must be prepared and submitted in digital format, for publication in the appropriate volume of *Archaeology in South Yorkshire*.

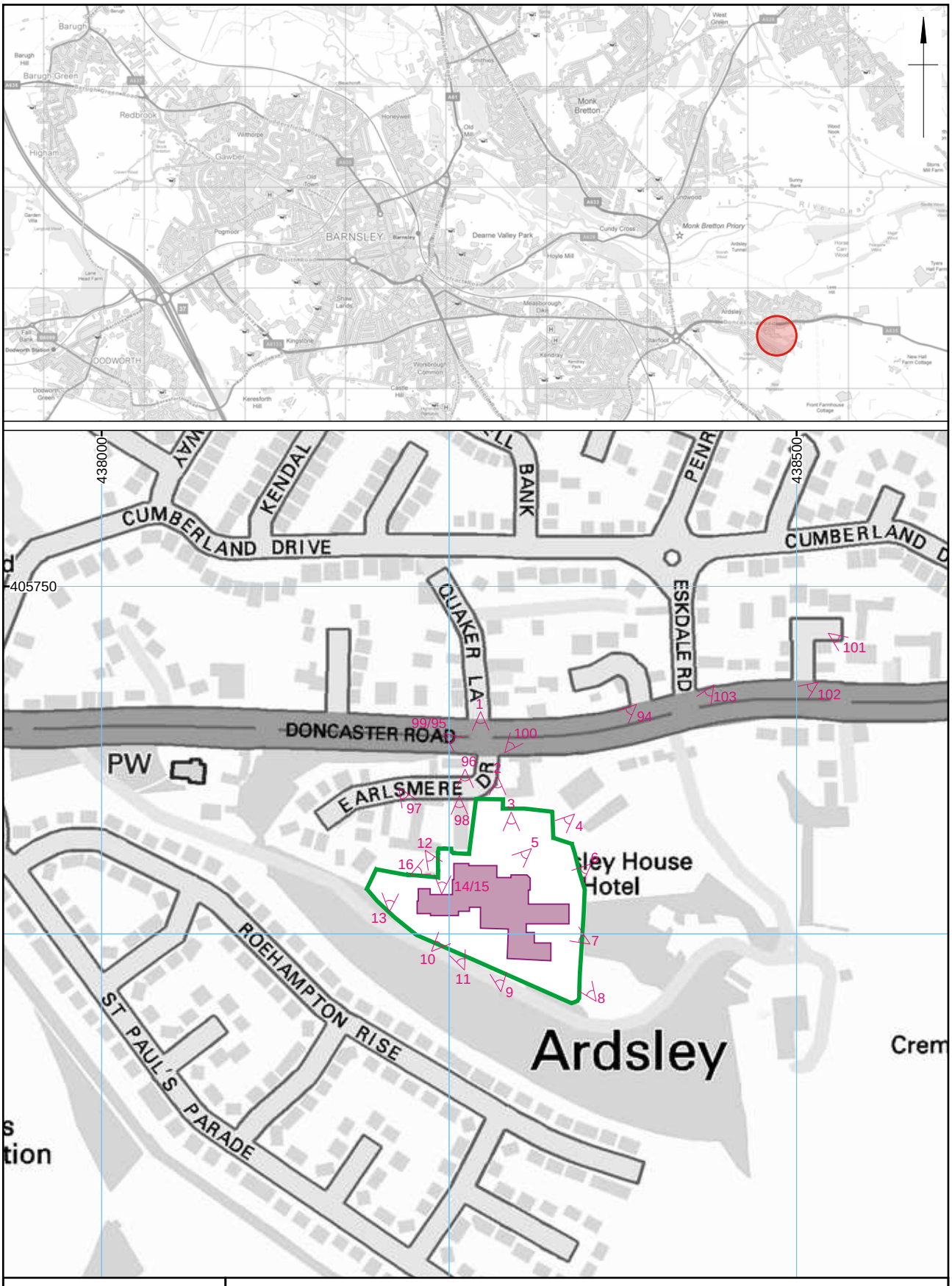
13.2 Provision will be made for publicising the results of the work locally, e.g. by presenting a paper at South Yorkshire Archaeology Day and talking to local societies.

13.4 The archaeological contractor will complete the online OASIS form at http://ads.ahds.ac.uk/project/oasis/.

14 Further Work

14.1 The archaeological contractor should be aware that this work is being undertaken at an early stage in the development process. As such, the assessment/appraisal may lead on to further fieldwork, in due course, both in the form of archaeological investigation and detailed building recording.

South Yorkshire Archaeology Service
Revised July 2015



Site location

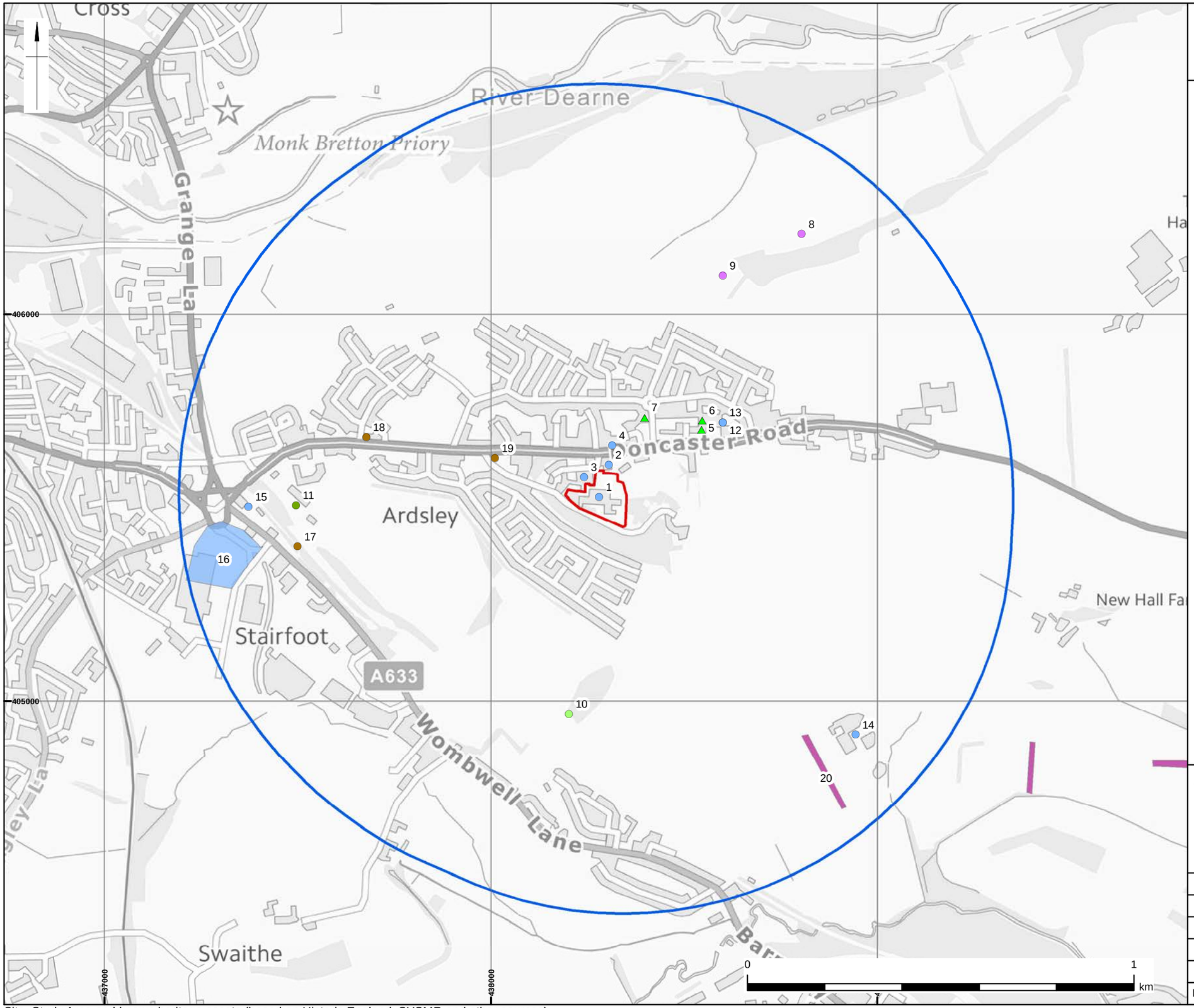
Site boundary

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Site location showing external plate viewpoints

Figure 1



Site

Study Area

Designated Heritage Assets

Grade II Listed Building

Undesignated Heritage Assets by Period

- Mesolithic
- Anglo-Saxon
- Medieval
- 19th century
- Post-medieval
- Multi-period

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Site, Study Area and known heritage assets (based on Historic England, SYSMR and other sources)

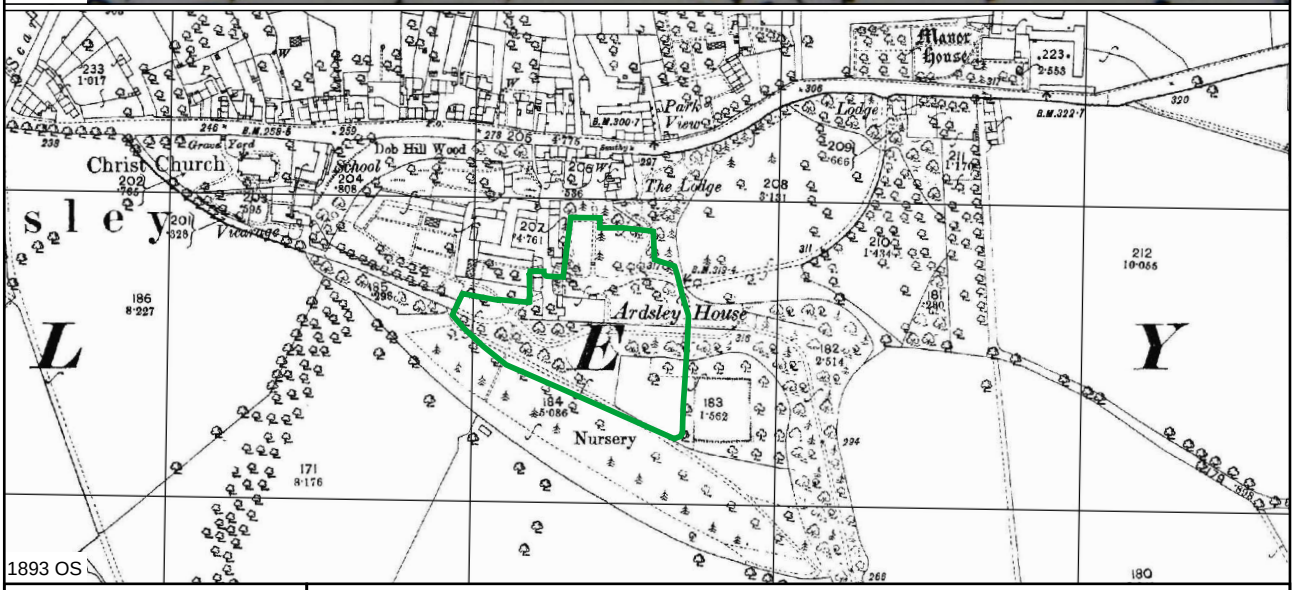
Figure 2



1839 Tithe



1854 OS



1893 OS

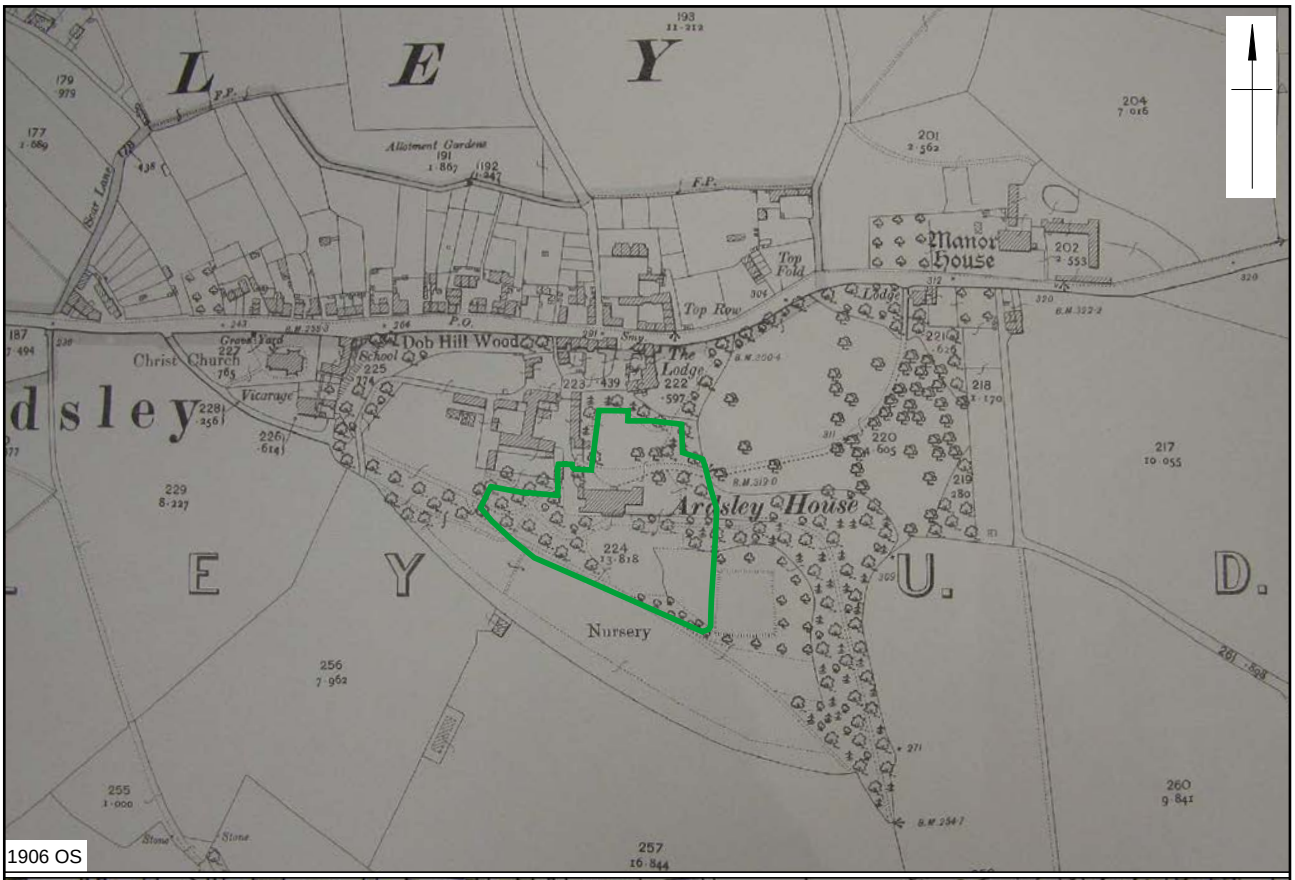
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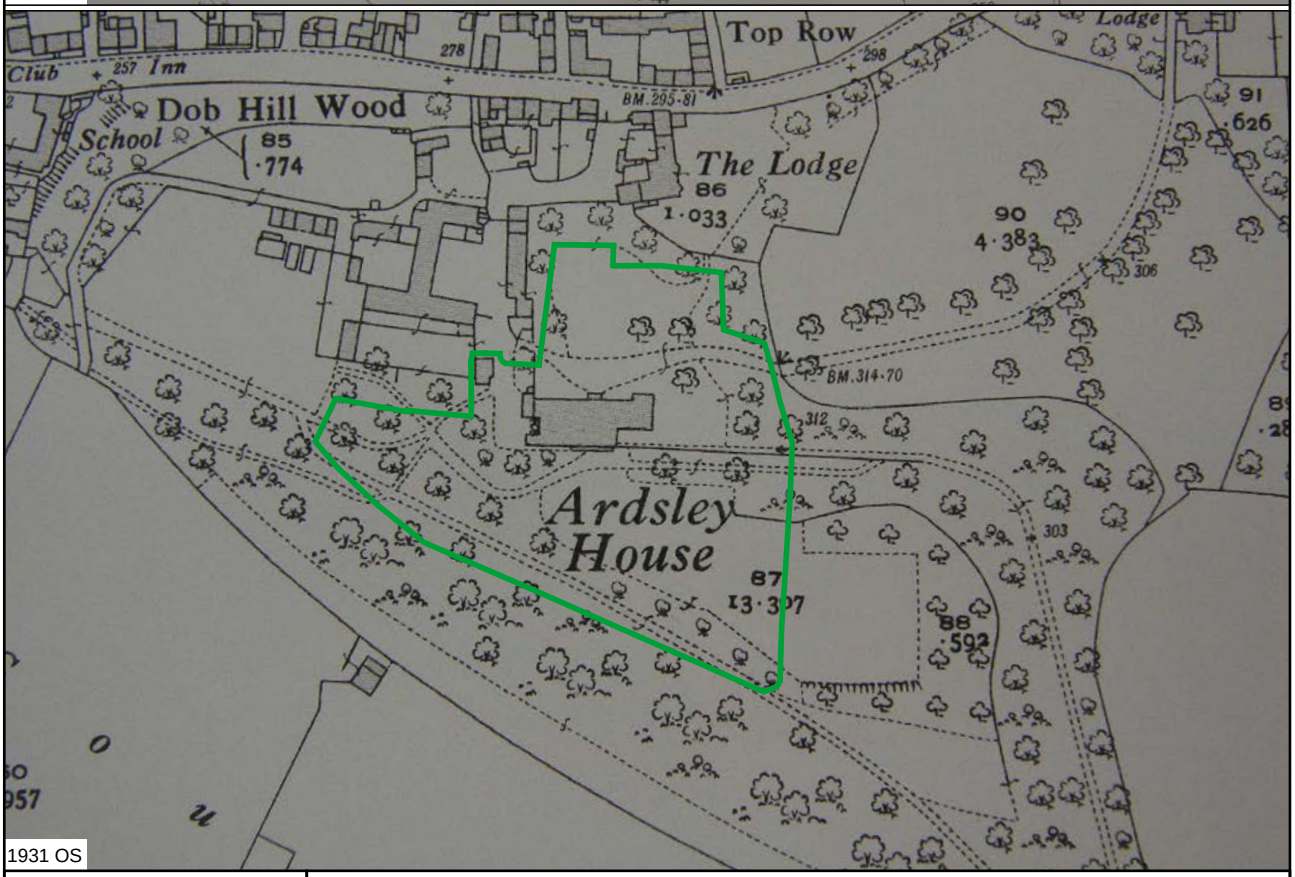
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Historic Mapping: 1839 Tithe, 1854 OS and 1893 OS maps

Figure 3





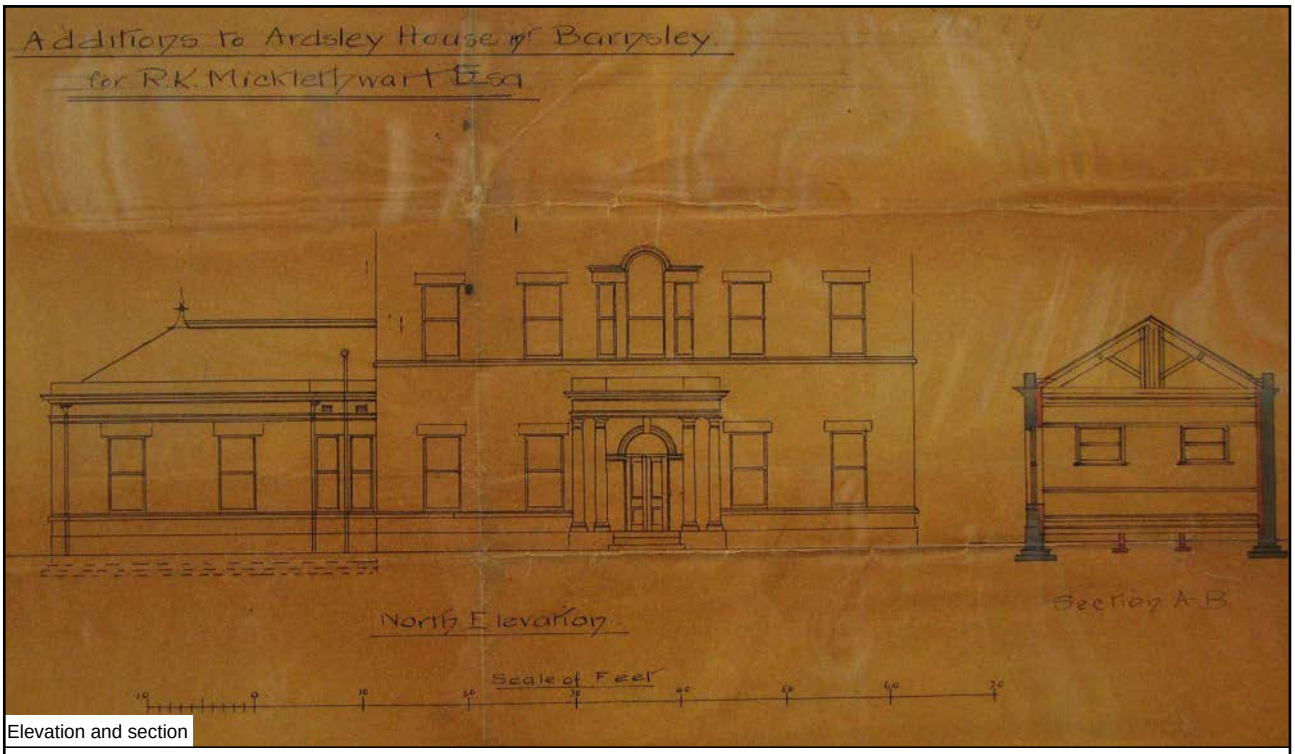
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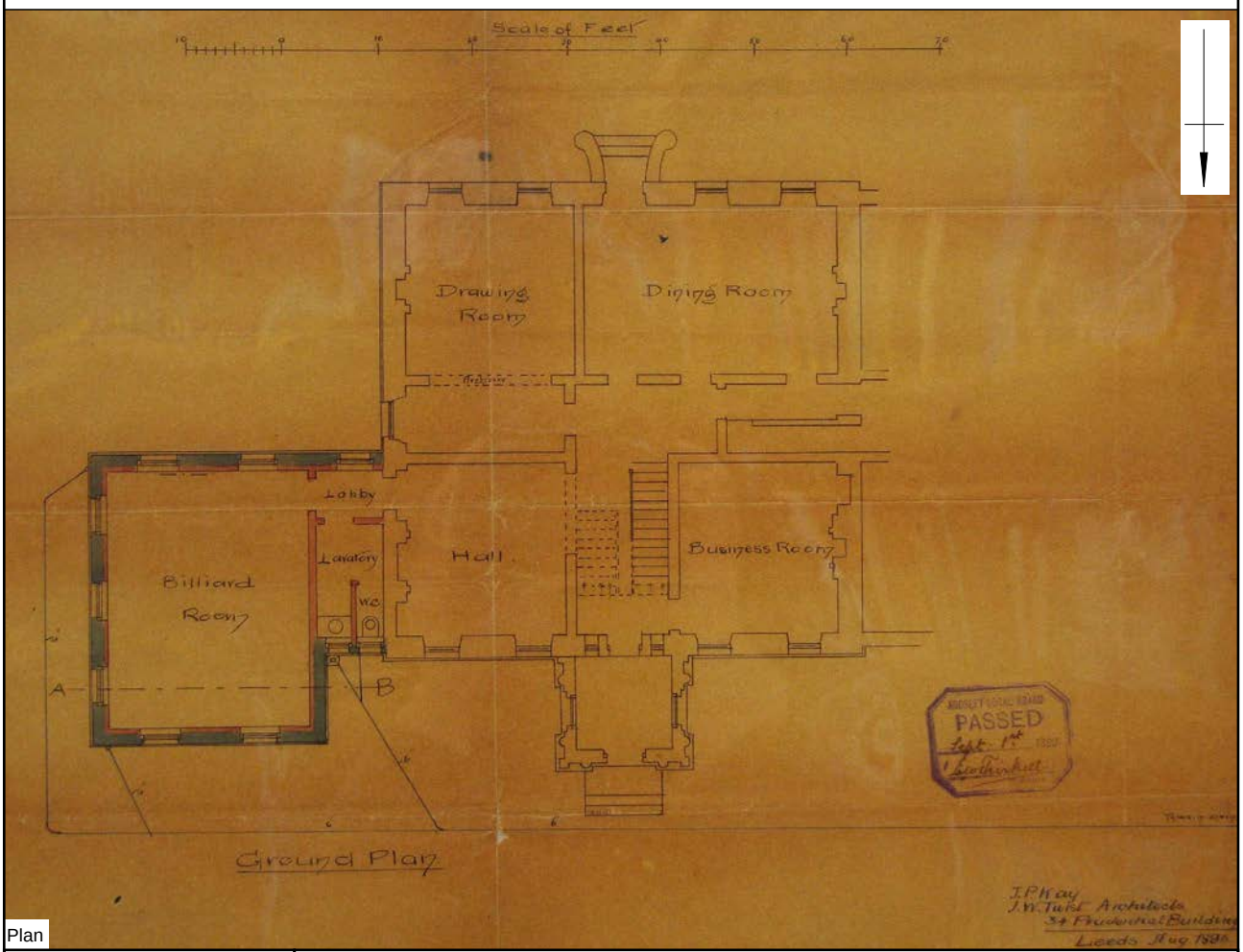
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Historic Mapping: 1906 OS and 1931 OS maps

Figure 4



Elevation and section



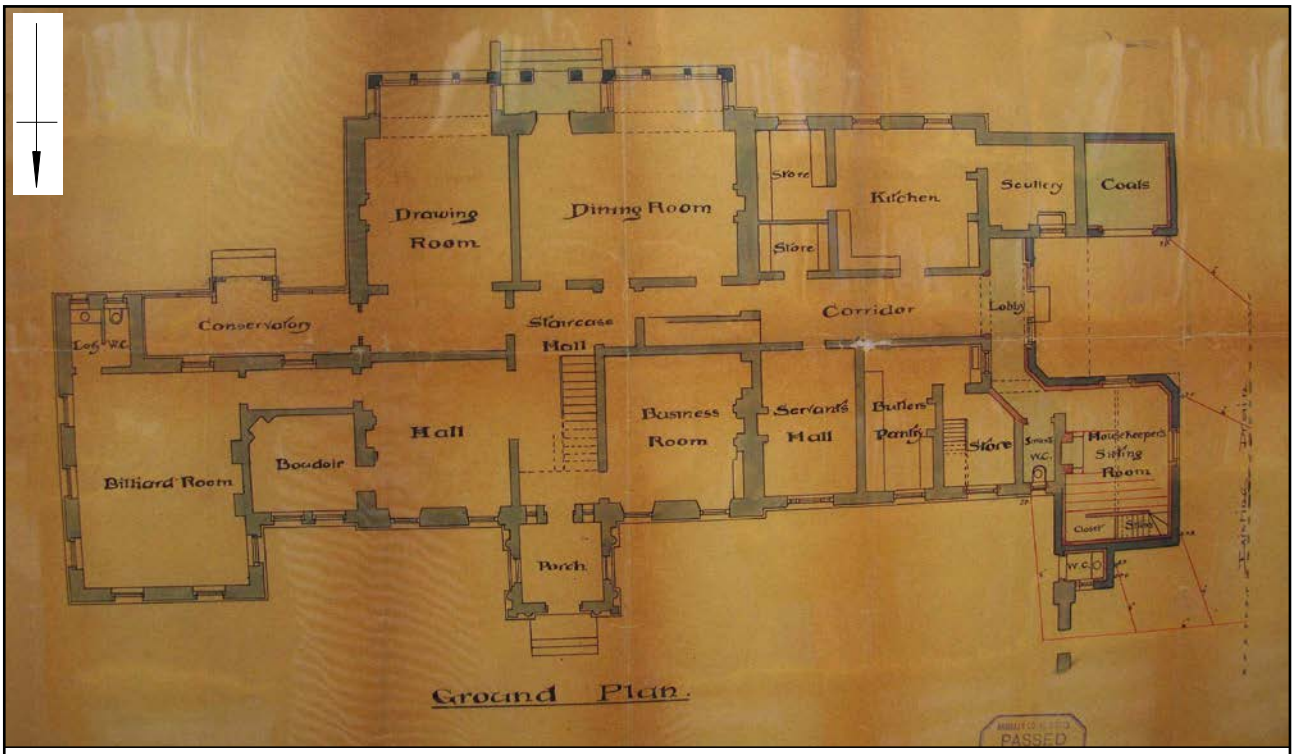
Plan

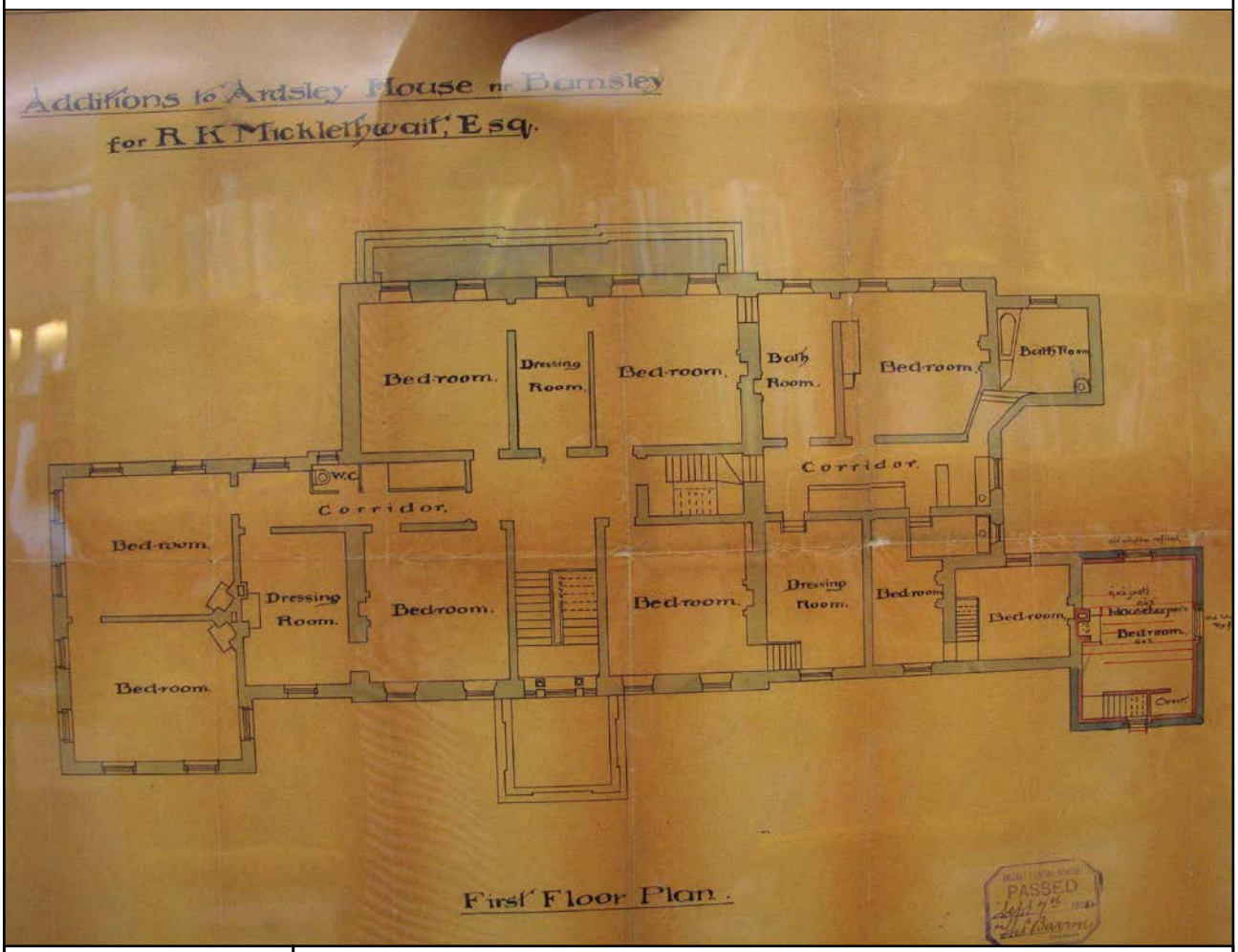
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Historic Plans: 1893 elevation and section and 1893 plan

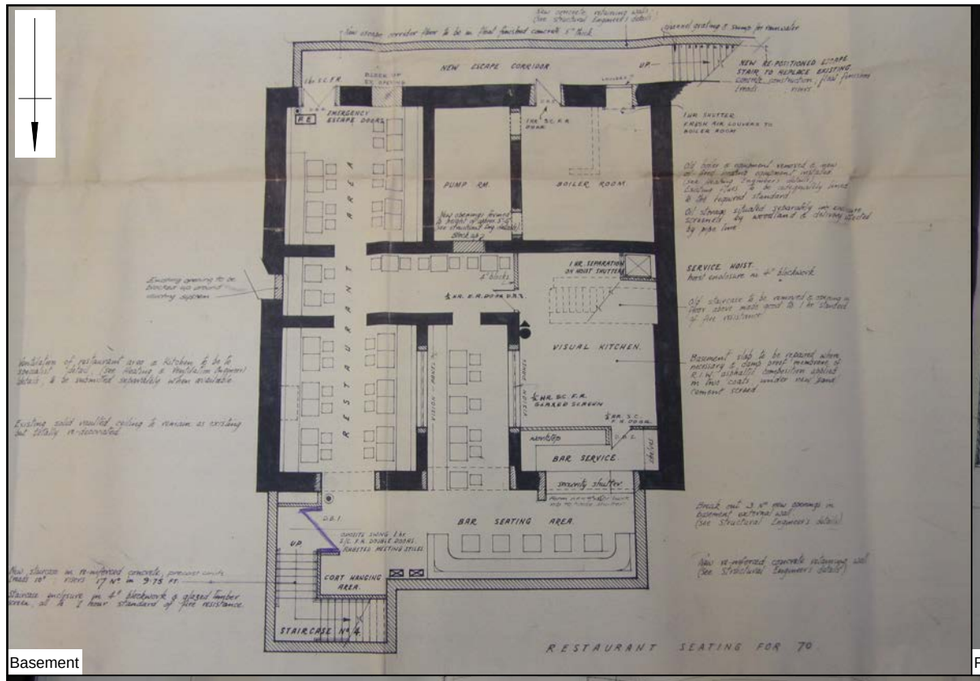
Figure 5



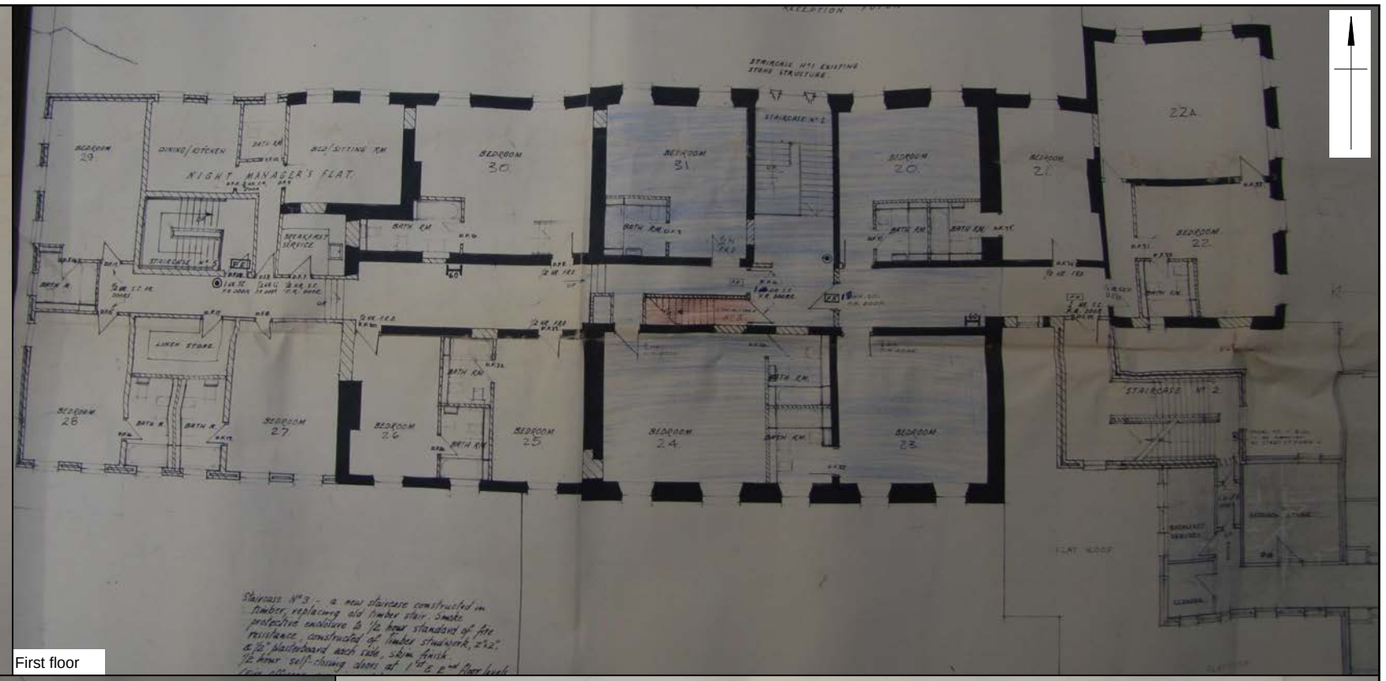


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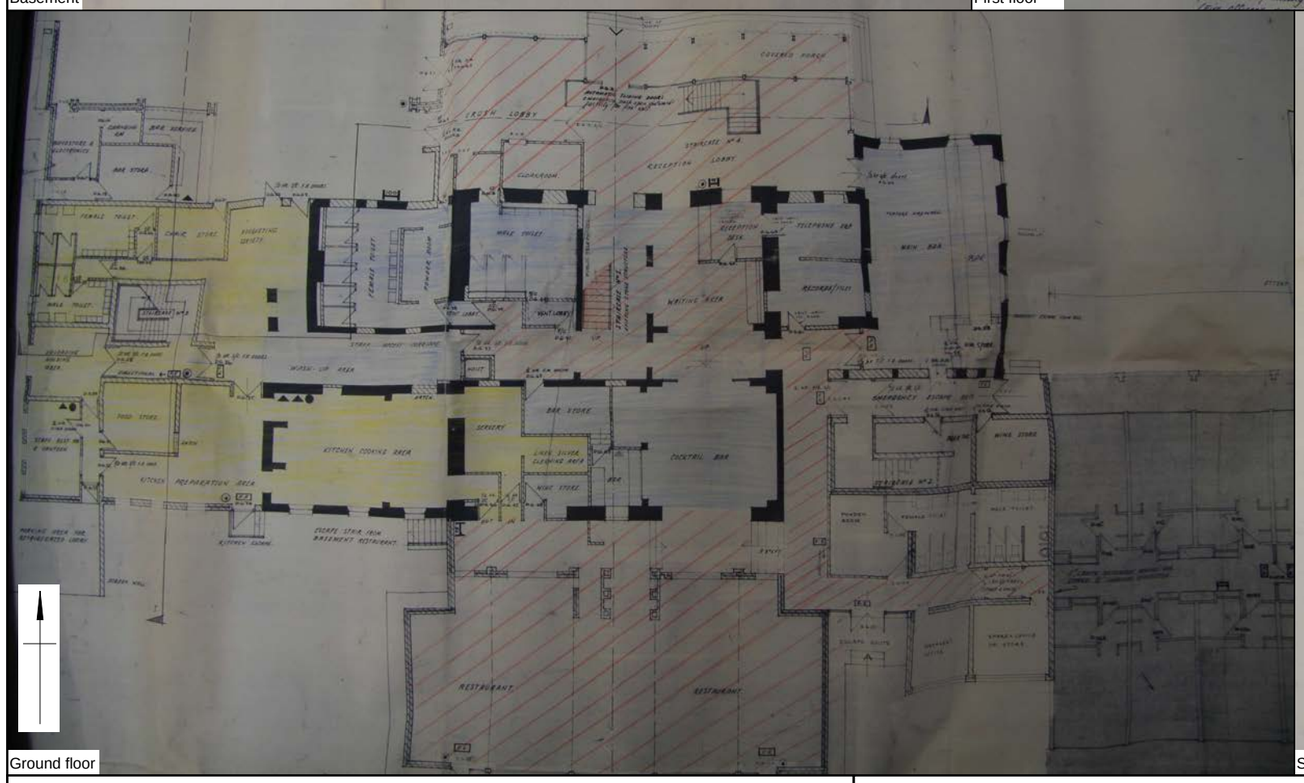
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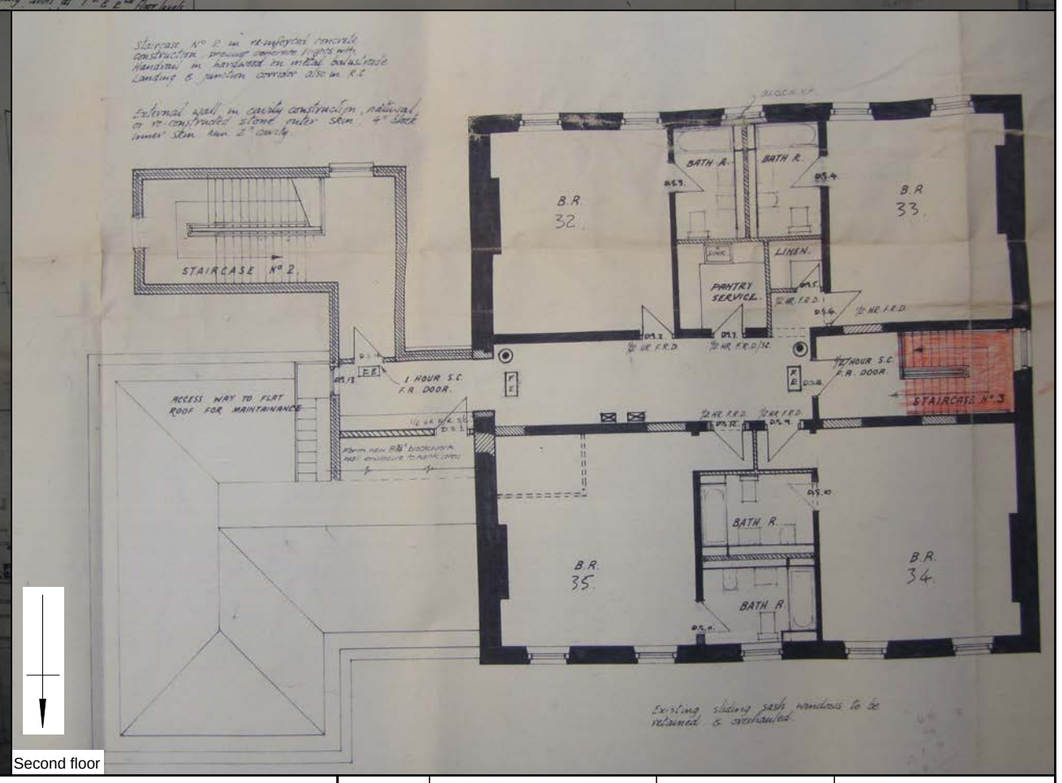
Basement



First floor



Ground floor



Second floor

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Historic Plans: 1972 plans

Figure 7



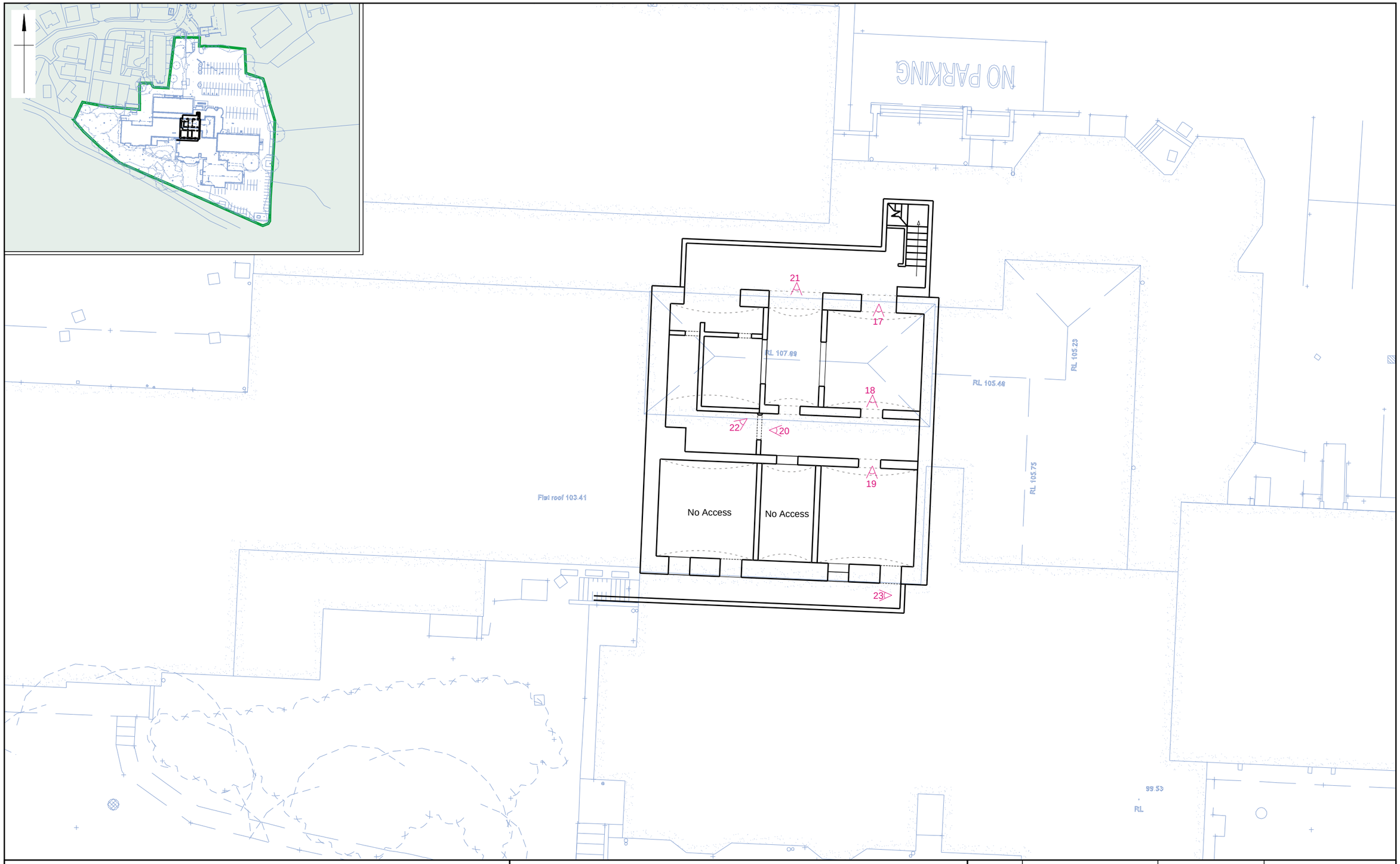


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Historic Photographs: c. 1960 aerial photograph and c.1972 photograph

Figure 8



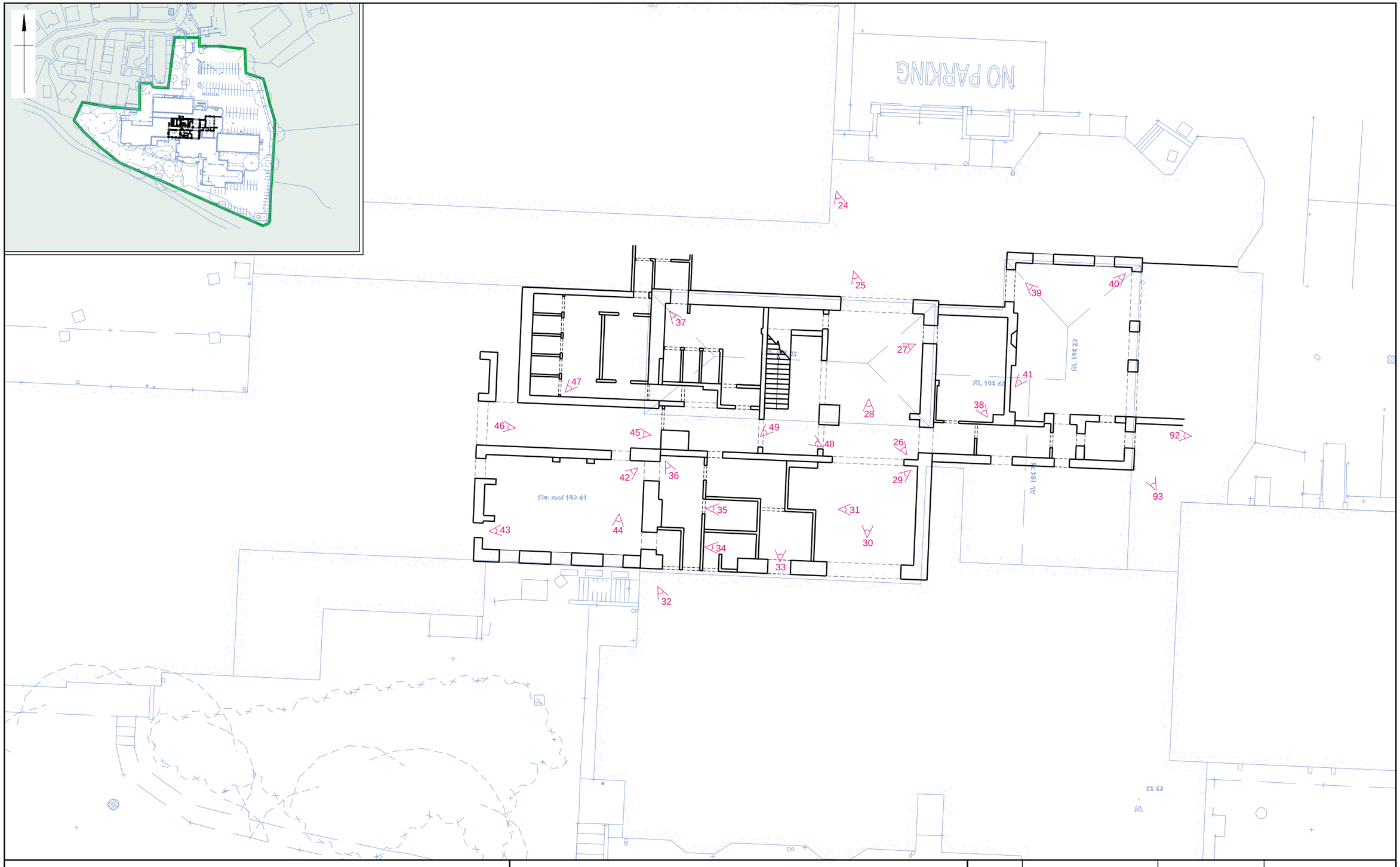
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Basement floor plan of Ardsley House showing plate viewpoints

Figure 9



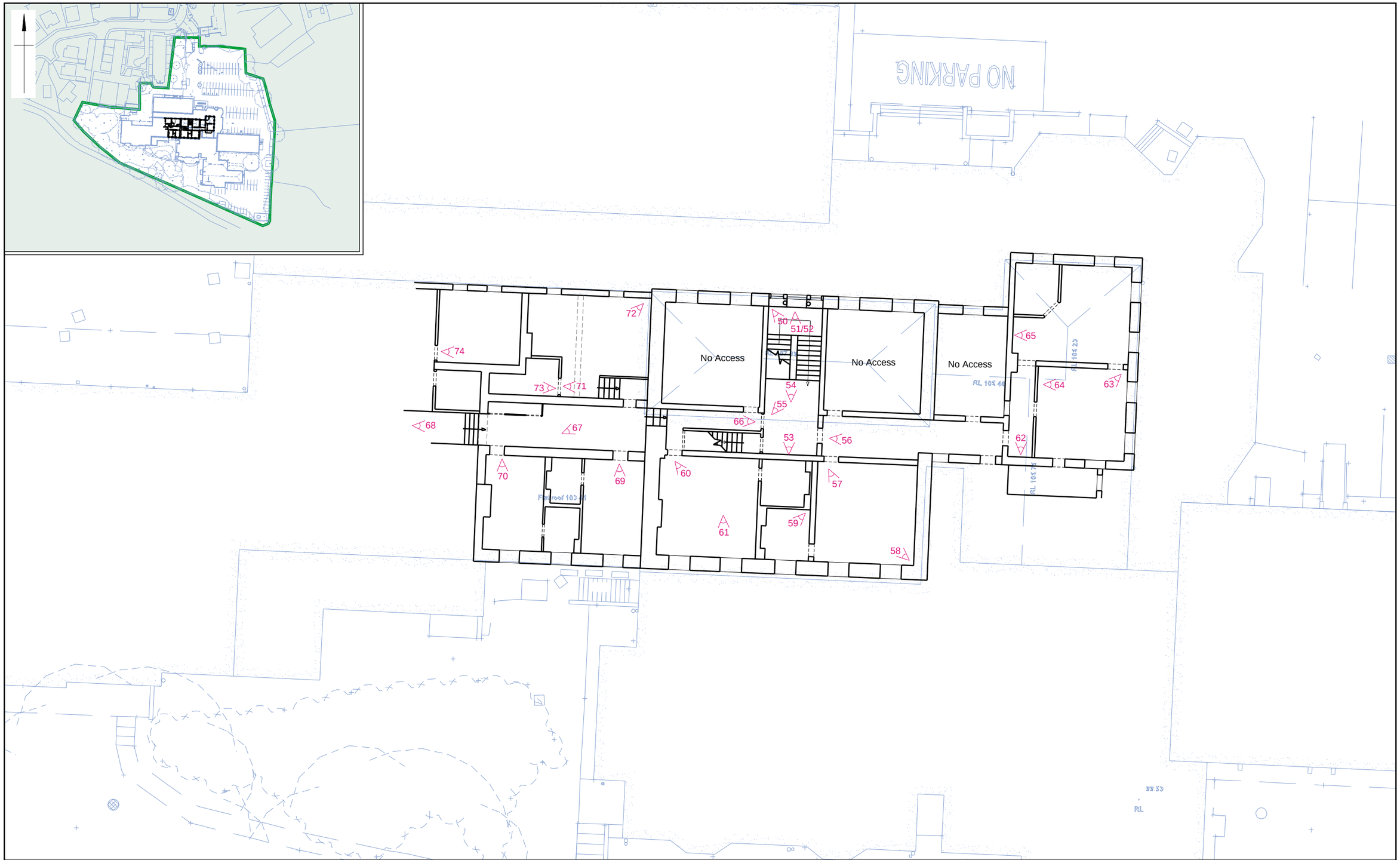
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Ground floor plan of Ardsley House showing plate viewpoints

Figure 10



Metres 1 0 10 20

5 0 30 60 Feet

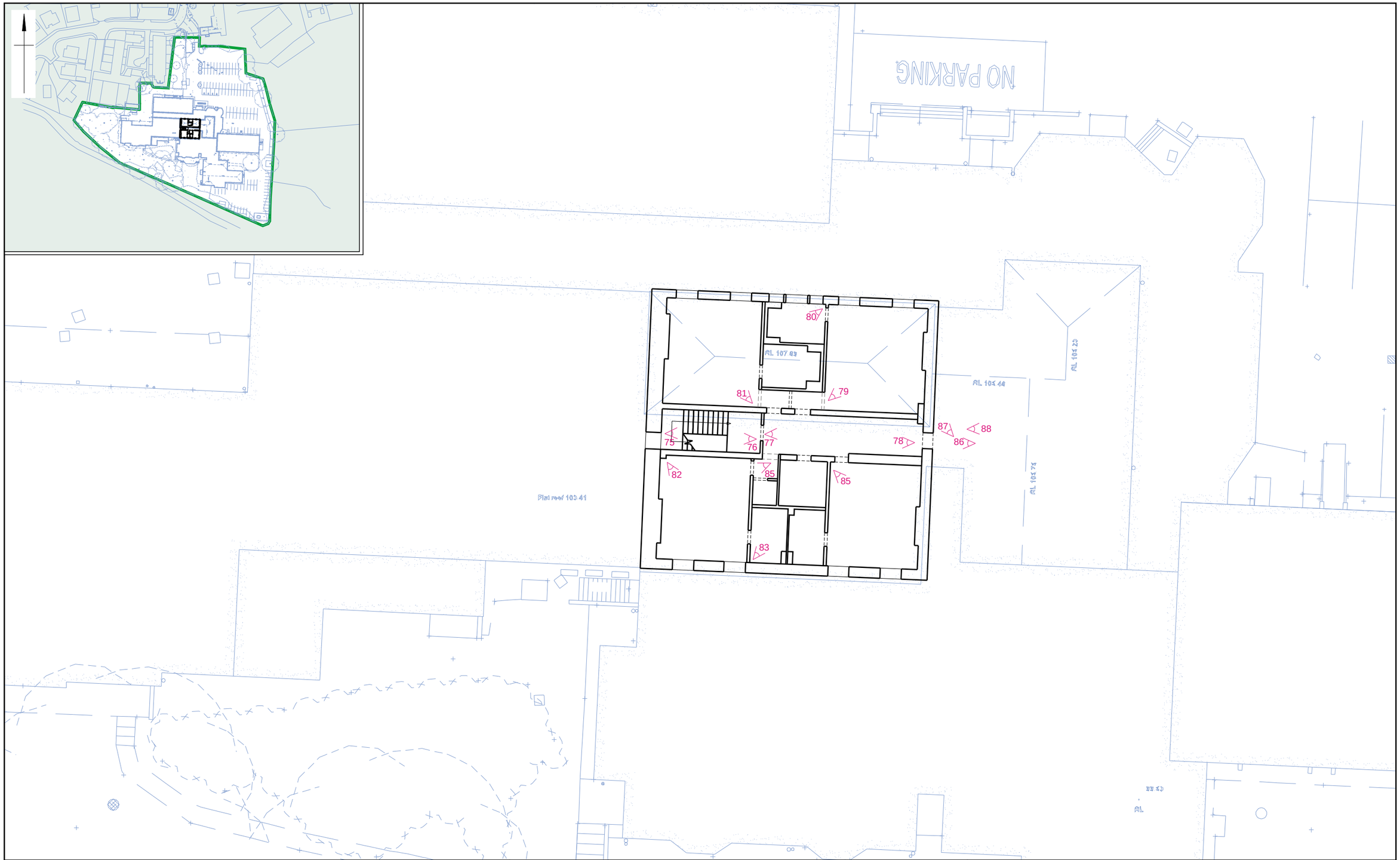
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First floor plan of Ardsley House showing plate viewpoints

Figure 11



Metres 1 0 10 20

5 0 30 60 Feet

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Second floor plan of Ardsley House showing plate viewpoints

Figure 12



Plate 1: General view of the junction of Earlsmere Drive from Doncaster Road, with **WA 2** to the left and Ardsley House in centre background



Plate 2: General view of Ardsley House from the entranceway off Earlsmere Drive to the north

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Plate 3: General view of the north elevation of Ardsley House, showing the historic structure behind modern extensions



Plate 4: General view of the north elevation of Ardsley House, looking southwest

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Plate 5: General view of the north elevation of the modern single storey extension to the northwest of the Main House



Plate 6: General view of the modern extension to the east of the East Wing, showing the first floor east elevation of the East Wing

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Plate 7: General view of the modern extensions to the east and south of the East Wing, looking northeast



Plate 8: General view of the modern extensions to the south of Ardsley House, looking north

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Plate 9: General view of the south elevation of Ardsley House, showing attached modern single storey extensions at ground floor



Plate 10: General view of the south elevation of the West Wing of Ardsley House, with the Main House beyond

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Plate 11: General view of the south elevation of the modern extension to the west of the West Wing, looking northwest



Plate 12: View of the north and west elevations of modern extensions to the west and north of the West Wing, looking southeast

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Plate 13: View of the stone boundary wall between Ardsley House and the former Hill Top Farm (**WA 3**), looking north



Plate 14: General view of the stone boundary walls and former gateway (blocked) leading to/from the former Hill Top Farm (**WA 3**) beyond, looking north

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Plate 15: Detail of the blocked stone gateway leading from the former Hill Top Farm (**WA 3**)



Plate 16: General view of the stone boundary walls and former Hill Top Farm beyond (**WA 3**), looking northeast

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Plate 17: General view of the northeast room of the basement, looking south



Plate 18: Detail of door opening with the northeast room of the basement, looking south

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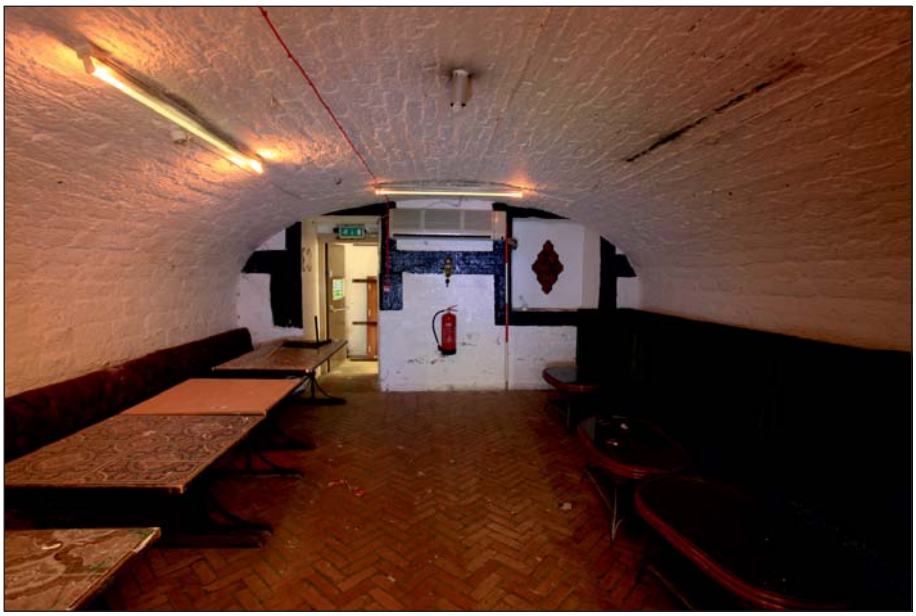


Plate 19: General view of the southeast basement room, looking south



Plate 20: General view of the central corridor of the basement, looking east

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Plate 21: General view of the central northern room, basement, looking south



Plate 22: General view of the west end of the central corridor, basement, showing the former location of the service stairs, previously removed

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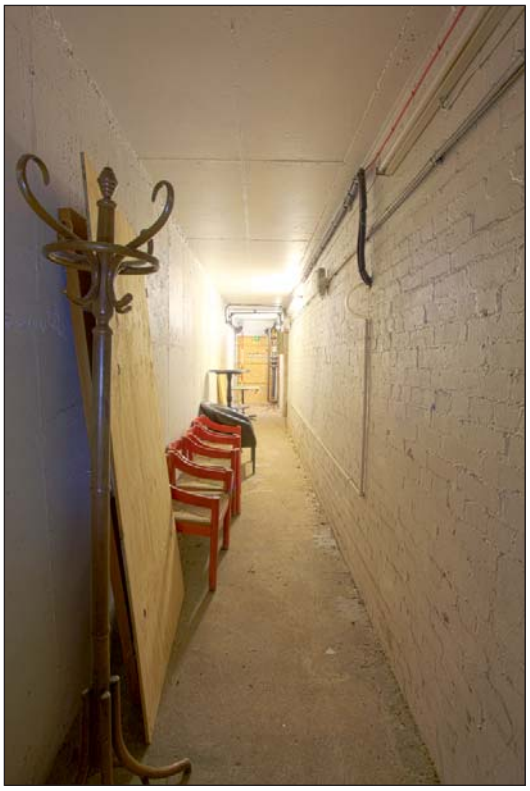


Plate 23: General view along inserted modern fire escape to the south of the basement, looking west



Plate 24: General view of the reception area, ground floor, within the modern extension attached to the north of the Main House, looking southeast. Note the modern staircase leading to the basement in the foreground

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Plate 25: General view of the reception area, ground floor, within the former hall of Ardsley House, looking southeast



Plate 26: General view of the reception area, ground floor, within the former hall of Ardsley House, looking northwest

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Plate 27: General view of the reception area, ground floor, within the former hall of Ardsley House, looking southwest



Plate 28: General view from the reception area, ground floor, towards the former drawing room, showing the decorative archway, looking south

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Plate 29: General view of the former drawing room, looking southwest, showing the retained decorative plasterwork and inserted bar



Plate 30: General view of the former drawing room, looking north, showing the retained decorative plasterwork and reception area beyond

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Plate 31: General view of the former drawing room, showing the retained decorative plasterwork to the east wall



Plate 32: General view of the modern restaurant area, attached to the south of the Main House, looking southeast

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Plate 33: General view of the bar area to the southwest of the former drawing room, looking north



Plate 34: General view of store room inserted within the former dining room, looking east

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Plate 35: General view of store room inserted within the former dining room, looking east



Plate 36: General view of kitchen area and store rooms inserted within the former dining room, looking southeast

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Plate 37: General view of Gents toilets inserted within the former business room, looking southeast

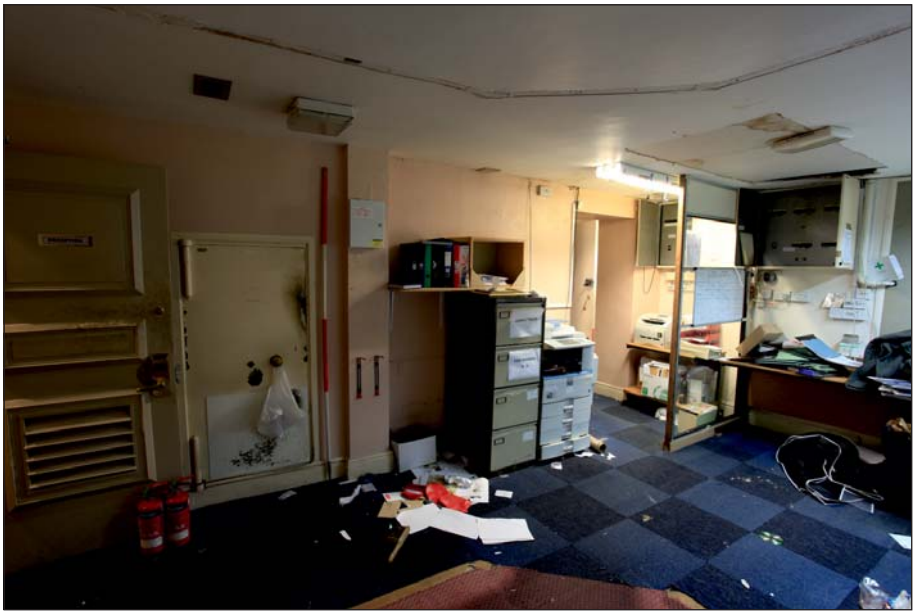


Plate 38: General view of the reception office, within what was the former boudoir, looking northwest

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Plate 39: General view of the bar within the former billiards room, looking southeast. Note the pillars that delineate the position of the former east wall of the East Wing



Plate 40: General view of the bar within the former billiards room, showing the fireplace in the west wall, looking southwest

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Plate 41: General view of the bar within the former billiards room, looking northeast. Note the pillars that delineate the position of the former east wall of the East Wing



Plate 42: General view of kitchen in the southern half of the West Wing, looking southwest

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Plate 43: General view of the kitchen within the southern half of the West Wing, looking northeast



Plate 44: Detail of window, south wall of kitchen

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Plate 45: General view along the service corridor, West Wing, looking west



Plate 46: Detail of archway at west end of service corridor, West Wing

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Plate 47: General view of inserted Ladies toilets within the former servants' hall and butler's pantry, northern half of the West Wing, looking northeast



Plate 48: General view of the hallway and staircase leading to the first floor, looking northwest

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Plate 49: General view of the staircase leading to the first floor of the Main House, looking northeast



Plate 50: General view of the staircase leading to the first floor of the Main House from the half landing, ooking southeast

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Plate 51: Detail of the cast iron balustrade, half landing, looking south

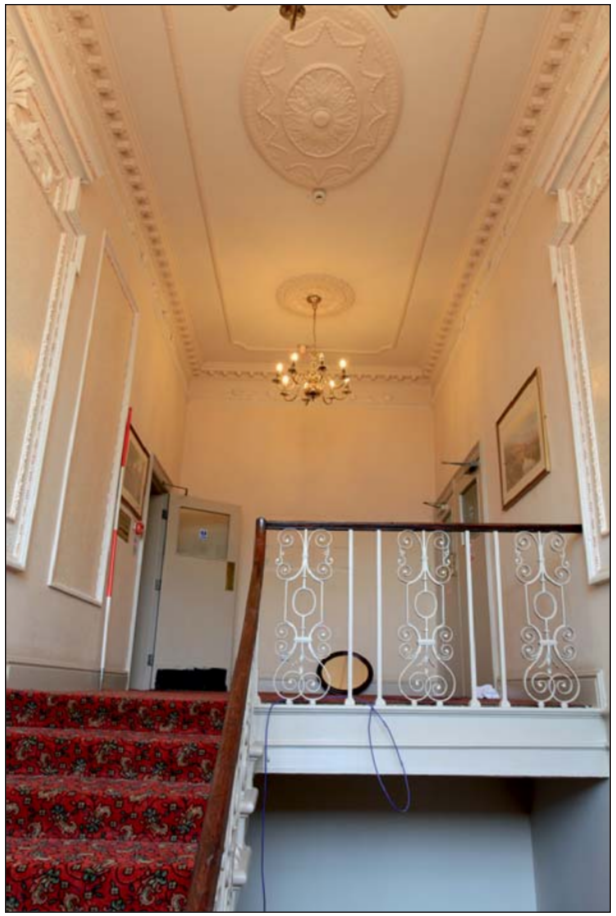


Plate 52: General view of the first floor landing from the half landing of the staircase, looking south

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Plate 53: General view of the first floor landing showing Venetian window to the south, and fine decorative plasterwork to the walls and ceiling, looking south

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Plate 54: General view of the first floor landing showing Venetian window to the south, and fine decorative plasterwork to the walls and ceiling, looking south



Plate 55: Detail of fine plasterwork to the walls of the first floor landing and staircase, looking northeast

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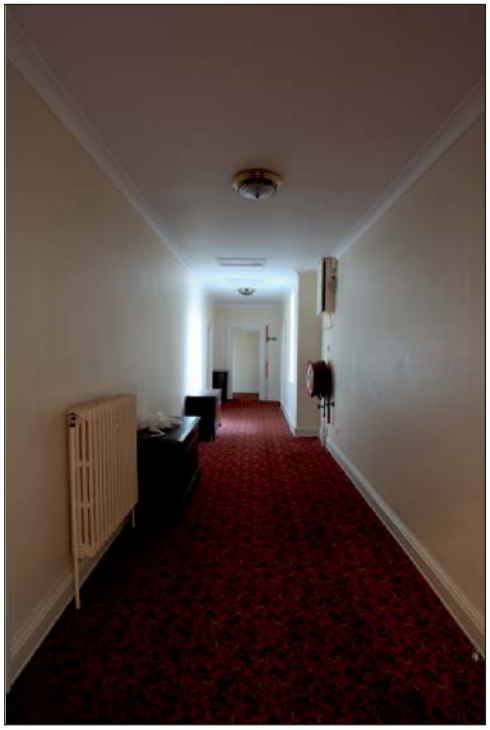


Plate 56: General view along the first floor corridor of the Main House, looking east



Plate 57: General view of southeast first floor bedroom, Main House, looking southeast

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Plate 58: General view of southeast first floor bedroom, Main House, looking northwest



Plate 59: General view of en suite within former dressing room, first floor of Main House, looking southwest

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Plate 60: General view of southwest first floor bedroom, Main House, looking southeast



Plate 61: Detail of splayed window with timber panelled reveals, southwest first floor room of Main House

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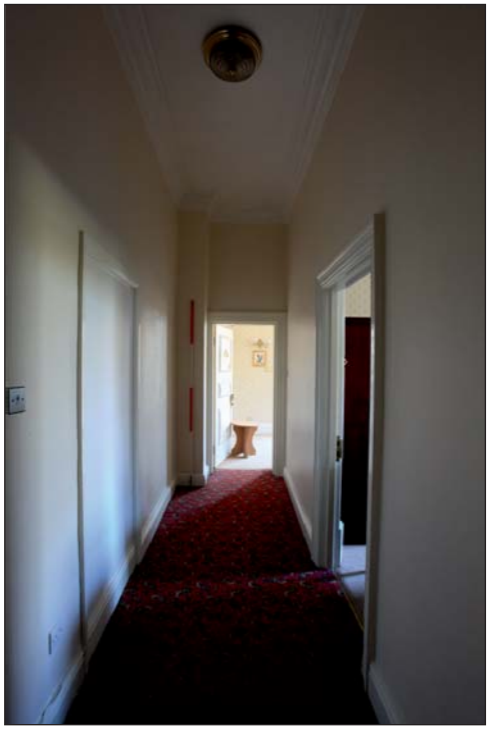


Plate 62: General view along the first floor corridor of the East Wing, looking north



Plate 63: General view of the southern bedroom within the East Wing, looking southwest

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Plate 64: Detail of window with timber panelled reveals and moulded architrave, southern first floor room of the East Wing



Plate 65: General view of the northern bedroom within the East Wing, looking east

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Plate 66: View along corridor from Main House to West Wing, looking west



Plate 67: General view of first floor corridor, West Wing, looking northeast

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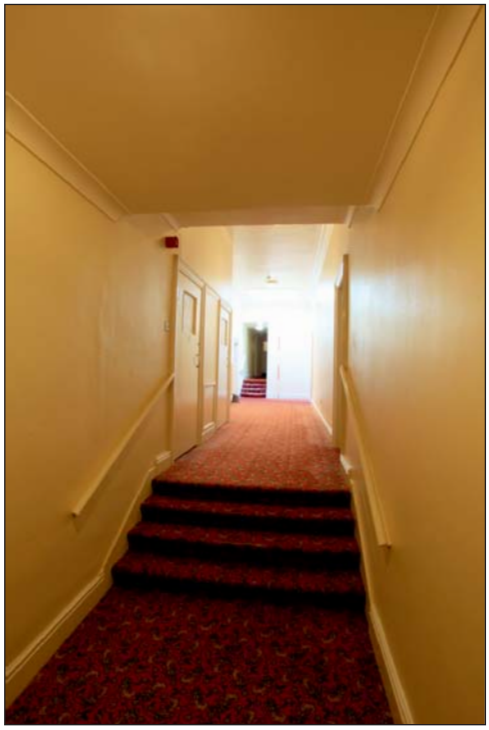


Plate 68: View along first floor corridor, West Wing, from modern extension, looking east



Plate 69: General view of first floor bedroom within a former bathroom, West Wing, looking south

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Plate 70: General view of first floor bedroom, West Wing, looking southeast

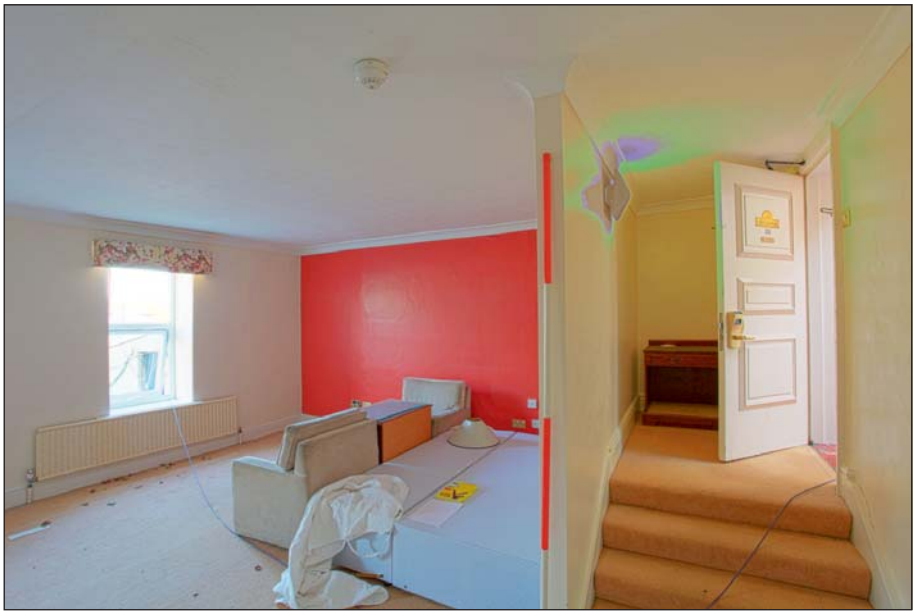


Plate 71: General view of first floor bedroom, northern half of West Wing, looking northeast

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Plate 72: General view of first floor bedroom, northern half of West Wing, looking southwest



Plate 73: General view of en suite, northern half of West Wing, looking west

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Plate 74: General view of first floor bedroom, within modern extension, showing the west wall of the northern half of West Wing, looking east



Plate 75: General view of former back staircase leading to the second floor of the Main House, looking east

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Plate 76: View of second floor landing and staircase, looking west

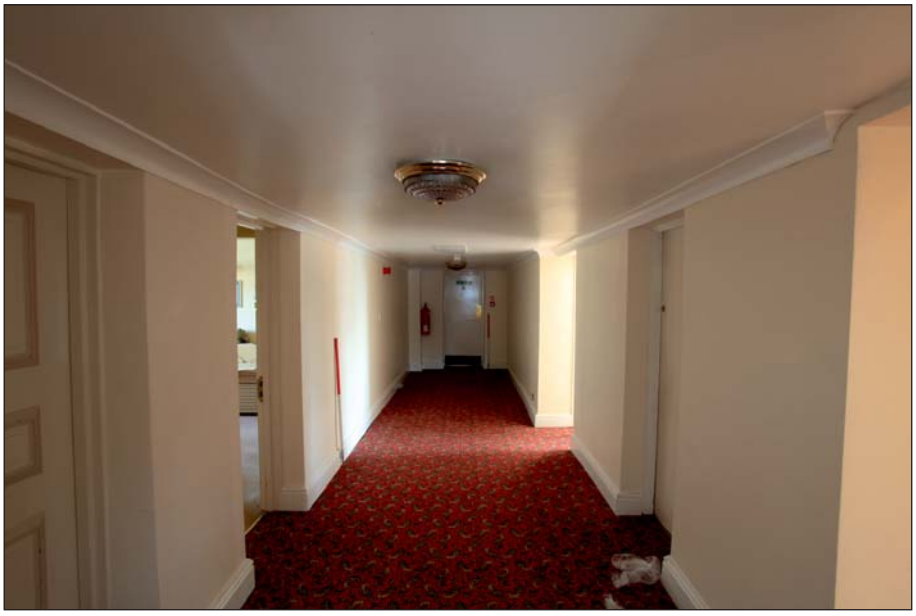


Plate 77: General view along the first floor corridor, looking east

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Plate 78: General view along the second floor corridor, looking west



Plate 79: General view of north-eastern second floor bedroom, looking northeast

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Plate 80: General view of second floor en suit, looking west



Plate 81: General view of north-western second floor bedroom, looking northwest

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Plate 82: General view of the south-western second floor bedroom, looking southeast



Plate 83: General view of second floor en suite, looking northeast

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Plate 84: General view of the south-eastern second floor bedroom, looking southeast

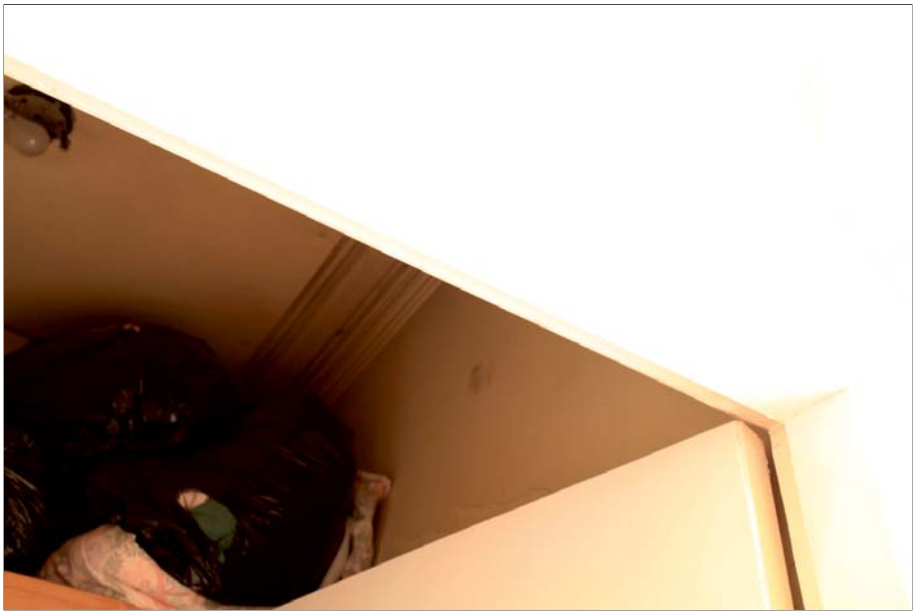


Plate 85: General view retained cornice within linen cupboards, second floor, looking southwest

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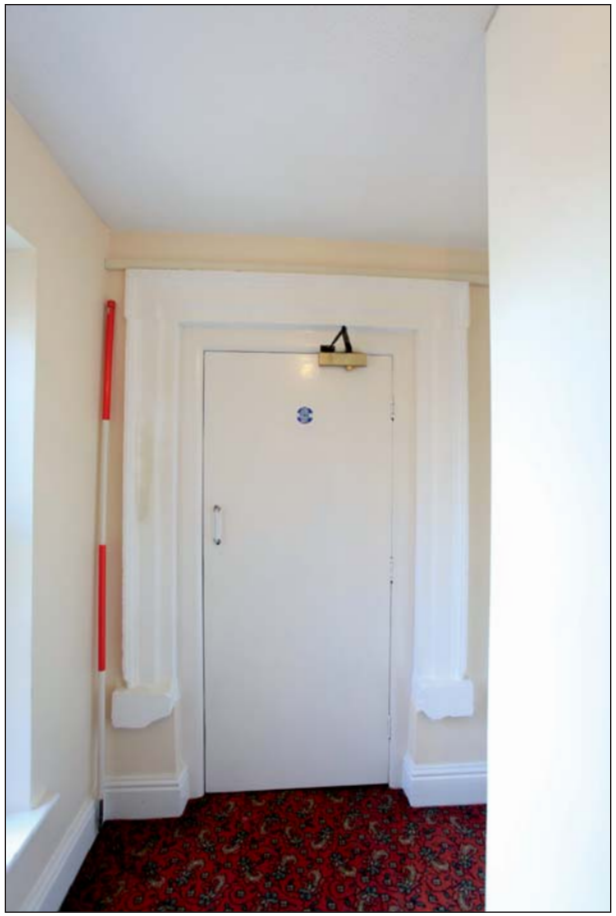


Plate 86: Detail of former window, altered to a door, second floor, east wall of the Main House, from modern extension



Plate 87: View into the roof space of the East Wing, showing the former east external wall of the Main House, with modern alterations, looking north

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Plate 88: View in roof space of the East Wing, showing modern additions



Plate 89: Example of function room within the modern extension

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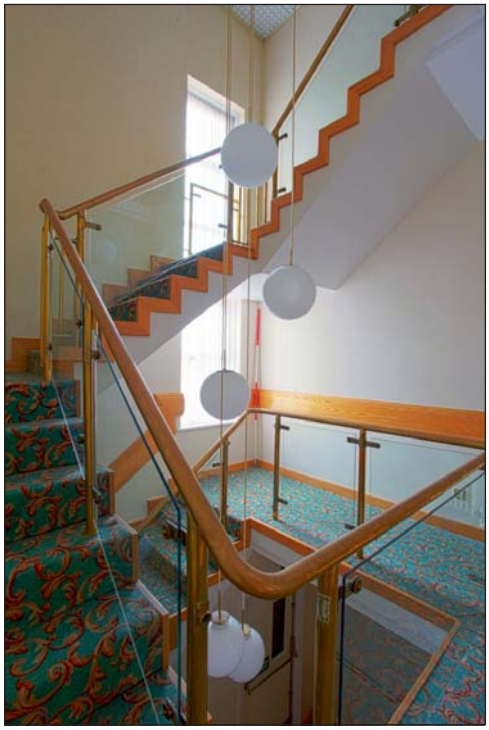


Plate 90: Example of modern stairwell within extension



Plate 91: Example of a typical bedroom within modern extension

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Plate 92: General view of modern store room, ground floor, showing the former external southeast corner of the East Wing, looking west



Plate 93: Detail of the former external southeast corner of the East Wing, looking northwest

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Plate 94: General view of the former Lodge House (**WA 2**), from Doncaster Road, looking southwest



Plate 95: General view of the former Lodge House (**WA 2**) from the corner of Doncaster Road, and Earlsmere Drive, looking southeast

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Plate 96: General view of structures once forming part of Hill Top Farm (**WA 3**), Earlsmere Drive, looking southwest



Plate 97: General view of structures once forming part of Hill Top Farm (**WA 3**), Earlsmere Drive, looking southeast

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Plate 98: General view of structures once forming part of Hill Top Farm (**WA 3**), with opposing modern structures, Earlsmere Drive, looking southwest



Plate 99: General view looking east along Doncaster Road from Earlsmere Drive, showing the former Lodge House (**WA 2)** to the right and Top Row (**WA 4**) to the left

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Plate 100: General view of Top Row (**WA 4**), looking northeast



Plate 101: General view of the Grade II listed Ardsley Manor Cottage (**WA 5**), looking southeast

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Plate 102: General view from Ardsley Manor, **WA 5**, towards the Site, looking southwest



Plate 103: General view from the Grade II listed 726 and timber barn, **WA 7**, towards the Site, looking southwest

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Tel: 01722 326867 Fax: 01722 337562 info@wessexarch.co.uk www.wessexarch.co.uk

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