



1 VOYAGE LTD

Heritage Impact Assessment

Wood Head Hall Farm, Barnsley

07.11.2022



Aerial view (date given as August 1972)



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Site Name: Wood Head Hall Farm **Local Planning Authority:** Barnsley Metropolitan Borough Council **County:** South Yorkshire **Statutory Listing:** Wood Head Hall Farmhouse (Grade II) **Conservation Area:** N/A **Scheduled Ancient Monument:** N/A **Report Production:** Beth Davies **Enquiries To:** Beth Davies, Director, 1 Voyage Ltd, 6 Feversham Road, Helmsley, YO62 5HN **Tel:** 01439 770564 **Mobile:** 07961221229 **Email:** 1voyageltd@gmail.com

Executive Summary

The design of the enabling development has been amended to better reflect the vernacular character of the existing agricultural buildings on the site. Some harm to heritage significance will arise from the loss of compromised historic fabric, changes both to the buildings and their settings, which are required to facilitate the proposed residential use, and the introduction of new, contemporary dwellings within the rural setting of the listed farmhouse. This harm will be offset, however, by the restoration of the historic buildings which will help conserve the historic and artistic interest that the setting of the listed farmhouse contributes towards its significance. The proposed conversions will provide a new use for these redundant, historic buildings whilst enabling much needed investment in the listed farmhouse which is currently a Building at Risk. Further public benefits will arise from the proposal including the provision of a number of windfall dwellings, economic benefits and the extended footprint of the yards which will better reveal the historic extent of the farmstead thus, in turn, better revealing the historic status and significance of the listed farmhouse. Given the public benefits that will result, the proposed scheme is politely commended for approval.

1 Introduction

- 1.1 1 Voyage undertook this Heritage Impact Assessment (HIA) on behalf of the applicant, Rotary Developments Ltd, following receipt of formal pre-application advice from Barnsley Metropolitan Borough Council (the Council). This report is intended to support a combined application for Planning Permission and Listed Building Consent. This application seeks approval for the extension and refurbishment of the listed farmhouse, which is classified by the Council as being 'at risk', to facilitate its re-use as a dwelling; the conversion of the curtilage listed cart shed to a dwelling to promote its longevity; the refurbishment of Farm Cottage, considered by this report to be a potential non-designated heritage asset, to enable

it's re-use as a dwelling; the conversion of the former, agricultural outbuildings, which contribute to the setting and significance of the listed farmhouse, to residential use to provide them with a sustainable future use which will justify investment in their maintenance and repair thus conserving the setting of the listed farmhouse; the construction of a number of new dwellings which were considered by the Council's pre-application feedback to qualify as 'enabling development' and associated landscaping including the reinstatement of the defunct, eastern access.

- 1.2 This report assesses the heritage impact of the proposed development upon the significance of above ground heritage assets which include the Grade II listed Wood Head Hall Farmhouse, its curtilage listed cart shed and Farm Cottage, which this report considers to be a potential, non-designated heritage asset.
- 1.3 Online, historic mapping and documentary materials, including a report produced by Humble Heritage, were consulted in order to understand the site's contribution to heritage significance. The Barnsley Archive was also consulted to establish whether it held any additional archival material relating to the site, which it did not. Finally, the site was visited on two dry, bright days during September and October 2022 although, due to concerns about the structural stability of some of the buildings, only the ground floor of the outbuildings was inspected. It should be noted that the directional terms 'left' and 'right' relate to the buildings as viewed from their front elevation.
- 1.4 A separate, Level 4 Record of the historic outbuildings will be commissioned by the applicant, if a scheme for change of use is approved, to ensure that these buildings are recorded prior to their conversion.

2 Legislative Framework and National Heritage Planning Context

- 2.1 Section 68 (1) of The Planning (Listed Buildings and Conservation Areas) Act 1990 confers a duty on Local Planning Authorities, in considering whether to grant planning permission for development which affects a listed building or its setting, to '*have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*'
- 2.2 To facilitate this process and help assess the impact of proposals, paragraph 194 of the National Planning Policy Framework (NPPF) 2021 states that, '*In determining applications,*

local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.'

- 2.3 At paragraph 197, the NPPF states that, *'In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.'*
- 2.4 The NPPF also states at para 199 that, *'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.... This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'* Para 200 of the NPPF adds that, *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.'* Para 202 states that, *'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, where appropriate, securing its optimum viable use.'*
- 2.5 Para 205 concludes that, *'Local planning authorities should 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.'*
- 2.6 In Annex 2 of the National Planning Policy Framework (NPPF) 'significance' is defined as *'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic.'*
- 2.7 Setting is defined in the same document as, *'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.'*

- 2.8 Historic England's, 'Historic Environment Good Practice Advice in Planning, Note 3 – The Setting of Heritage Assets' states at Para 9 that the importance of setting lies, *'in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.'* It adds that, *'The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors ... and by our understanding of the historic relationship between places.'*
- 2.9 The national planning context therefore requires applicants to consider a heritage asset's significance and what the optimum viable use for a heritage asset is, how a heritage asset's significance will be affected by proposals and whether the proposals will affect the setting of any heritage assets and therefore the significance of these heritage assets. It also requires Local Planning Authorities to carry out a balancing exercise, weighing the harm to heritage significance against the public benefits that would ensue from a proposal.
- 2.10 To aid applicants in this process, Historic England's guidance 'Statements of Significance' lays out guidelines on how to assess a heritage asset's significance. It states that the significance of a heritage asset is defined by its constituent elements of heritage interest which can be of either historic, architectural, archaeological or artistic interest.
- 2.11 'Statements of Significance' also advocates a five-step approach for assessing the implications of a proposed development upon the significance of heritage assets as regards a change to their setting.
- Step 1: identify which heritage assets and their settings are affected i.e., the relevant heritage assets, understand the form, materials and history of the affected heritage assets and/ or the nature and extent of archaeological deposits
 - Step 2: understand the significance of these heritage assets;
 - Step 3: understand the impacts of the proposal on that significance;
 - Step 4: explore ways to avoid, minimise or mitigate harm, in a way that meets the objectives of the NPPF
 - Step 5: look for opportunities to better reveal or enhance significance
- 2.12 In order to facilitate an assessment of the heritage impact of the application, this document adopts this staged approach, as a framework within which to assess the impact of the proposed development on the significance of relevant heritage assets.

- 2.13 Also of relevance is Historic England's guidance, 'Enabling Development and Heritage Assets, Advice in Planning 4' (2020) which provides a framework for establishing whether works constitute Enabling Development and when such development should be permitted. This specifies, at para 15 that, *'The defining characteristic of enabling development is that it would secure the future conservation of a heritage asset if other reasonable efforts have failed, and the balance articulated in NPPF paragraph 202 [see para 2.4 above] is met, i.e. the future conservation of the asset is secured and the disbenefits of departing from conflicting planning policies are outweighed by the benefits.'* Para 19 adds that, *'In some circumstances it may be necessary to accept some harm if there are no reasonable alternative means of delivering or designing the scheme with less or no harm.'* The document concludes at para 24 that, *'the scale, location and design of the enabling development need to strike a balance. The scheme will be a complete solution (or part of a complete solution) for those heritage assets whose future it is intended to secure. It will minimise its environmental impact and not seek to provide more funds than are necessary for conservation'.*

3 Local Heritage Planning Context

- 3.1 The Barnsley Local Plan, which was adopted in January 2019, provides the local policies against which all planning applications within the Planning Authority's jurisdiction are assessed.
- 3.2 Of these, the following Policies are relevant to this assessment:
- **Policy HE1 The Historic Environment:** The relevant sections of this Policy state that, *'We will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk This will be achieved by:- a. Supporting proposals which conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place. These elements and assets include:-..... The boroughs more rural western and Pennine fringe characterised by upland and (often) isolated settlements or farmsteads surrounded by agricultural land and dominated by historic and vernacular buildings built*

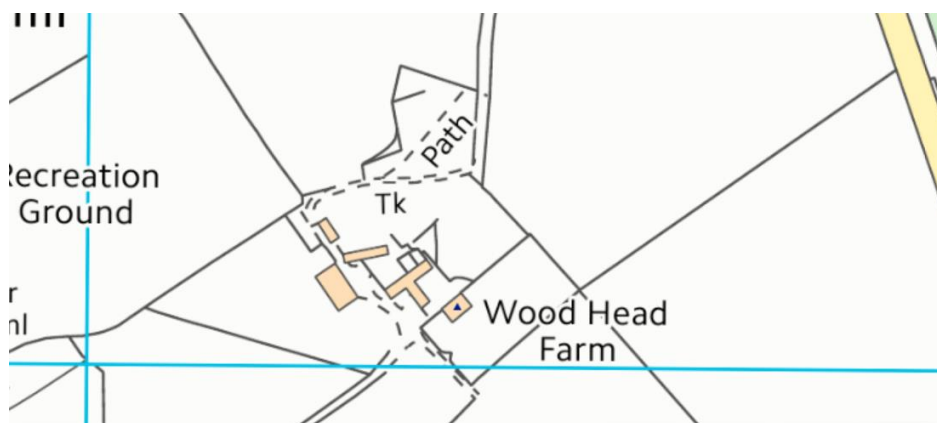
from local gritstone. b. By ensuring that proposals affecting a designated heritage asset ... conserve those elements which contribute to its significance. Harm to such elements will be permitted only where this is outweighed by the public benefits of the proposal.e. By supporting proposals which conserve Barnsley's non-designated heritage assets. We will ensure that developments which would harm or undermine the significance of such assets, or their contribution to the character of a place will only be permitted where the benefits of the development would outweigh the harm. f. By supporting proposals which will help to secure a sustainable future for Barnsley's heritage assets, especially those identified as being at greatest risk of loss or decay.

- **Policy HE3 Developments affecting Historic Buildings:** This states that, '*Proposals involving additions or alterations to listed buildings or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance. In such circumstances proposals will be expected to: Respect historic precedents of scale, form, massing, architectural detail and the use of appropriate materials that contribute to the special interest of a building. Capitalise on opportunities to better reveal the significance of a building where elements exist that detract from its special interest.*'

- 3.3 The application site does not fall within, or within the setting of, a Conservation Area and as such there are no Conservation Area Appraisals which are relevant to this report.

4 Relevant Heritage Assets

- 4.1 The application site comprises a Grade II listed, south facing farmhouse, which is set to the rear of a semi-walled garden, and a number of buildings which were all historically associated with the former farm business. These buildings are located around three separate and increasingly informal yards which stretch to the north-east of the listed farmhouse (Fig 1).



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Fig 1 Listed structures within and adjacent application site which is circled

- 4.2 The Council's pre-application advice states that it considers the outbuildings to be curtilage listed buildings which would mean that they form part of the primary listed building for the purposes of assessing its significance. The definition of a curtilage listed structure is one built prior to 1948 that was in the same ownership and used as an ancillary function to the main listed building at the time of listing. The first two criteria certainly apply and, until fairly recently vernacular, historic buildings forming part of a farmstead, such as those at Wood Head Hall Farm, were automatically treated as curtilage listed. For this reason, many listing officers didn't consider agricultural farm buildings for separate listing and it is therefore quite rare to find separately listed agricultural buildings in twentieth century listings.
- 4.3 The 2008 Jews Farmhouse case undermined this accepted approach and has led to a lot of uncertainty around agricultural, curtilage listing. Historic England's Advice Note 10: Listed Buildings and Curtilage (2018) was produced to help clarify the uncertainty that arose from the findings of this case. If one compares the case studies contained within this guidance with the application site, it would seem that not all the outbuildings should be automatically be treated as curtilage structures. The Advice Note states that, *'In the 'Jews Farmhouse' case [R v Taunton Deane Borough Council, 2008] the High Court decided that a barn in farm business use was not within the curtilage of the listed farmhouse nearby. The physical separation was a factor, and so was the fact that the barn was being used purely for farm business purposes, in contrast to the principally domestic nature of the farmhouse, even though business administration was conducted in the farmhouse too.'* The fact that Wood Head Hall farmhouse is contained within its own walled garden to the south and a discrete yard to the north, faces away from the farm buildings, does not form part of a designed or

model farm, is separated from the farm buildings by intervening structures and an access and the fact that the farm buildings did not fulfil a function that was ancillary to the domestic function of the dwelling at the time of listing all suggest that the outbuildings should not be treated as curtilage listed structures.

- 4.4 The exceptions to this are the cart shed and stables which, at the time of construction formed the equivalent of a domestic garage and so were not agricultural in function, and, at the time of listing, were in use as domestic storage ancillary to the residential use of the farmhouse. The coal house and w.c, which enclose the garden on its northern side, and which served an ancillary function to the residential use of the house are also curtilage listed (Fig 2).



Fig 2 Ancillary outbuildings to south-west of the house considered to be curtilage listed

- 4.5 In terms of the cottage facing the rear of the farmhouse, which is known as Farm Cottage, this was in residential use at the time that the farmhouse was listed in 1985. It was, however, occupied by a discrete family unit and did not serve as storage or guest accommodation associated with the farmhouse. Therefore, whilst the building had a residential use, its function was not ancillary to the residential use of the farmhouse. In the 1972 aerial photograph at Figure 3, Farm Cottage appears to have its own side garden and therefore its own separate curtilage which, combined with its separate address, would further undermine the case for consideration of this dwelling as a curtilage listed structure.

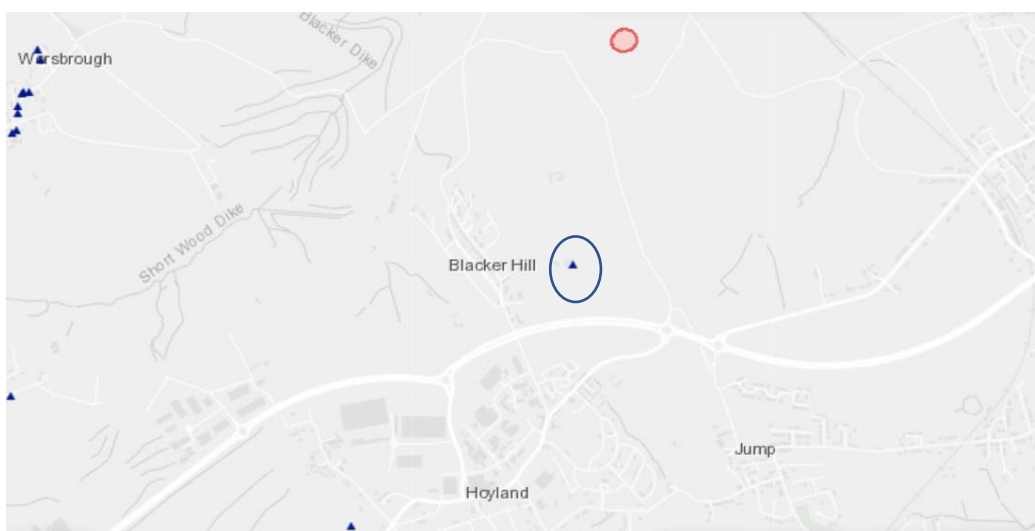


Fig 3 Aerial view of application site from south-west (thought to be taken in 1972)

- 4.6 Farm Cottage does, however, contain a medieval cruck blade and an attached wattle and daub partition which contains a door opening. Without physical investigation it is not clear whether Farm Cottage is itself medieval or whether it was built around the remains of an earlier building located on this site although the latter appears far more likely given the plan form and visible physical evidence. The criteria contained within Historic England's Local Heritage Listing: Identifying and Conserving Local Heritage (2nd Edition) suggests that the building could qualify as a non-designated heritage asset (NDHA) due to its archaeological interest and historic relationship with the farm and the Fitzwilliam Estate. The building is not, however, identified by the Local Planning Authority, on an adopted Local List. Despite this, it is clear that the building contains heritage significance that would be desirable to conserve. For the purposes of completeness, therefore, this report considers this building's significance as a potential NDHA.
- 4.7 Similarly there are no other buildings within the application site which are contained on Barnsley's Local List of NDHA's. Despite the finding that the agricultural outbuildings are neither curtilage listed nor contained within a local list, it is clear that they are historic, vernacular structures which contribute to the historic, contextual setting and therefore heritage significance of the listed farmhouse and Farm Cottage. It is also very likely that, at the time of the listing of the farmhouse in 1985, which pre-dated the Jews Farm findings by

23 years, and given the general approach to curtilage at this time, the listing officer had intended the listing of the farmhouse to incur 'curtilage listed' protection to the farm buildings. The dereliction and loss of the farm buildings would certainly undermine the setting and significance of the heritage assets identified above. Any decision which led to the loss of the outbuildings would therefore fail to conserve the significance of the listed farmhouse and its cart shed/stables, which are buildings at risk, and Farm Cottage which is considered to be a potential NDHA and is now vulnerable through disuse. Given the intimate relationship between the farm buildings and the relevant heritage assets, and the clear contribution they make to their setting and significance, the farm buildings are considered to constitute structures which Policies HE1a and b and HE3 both seek to conserve. Their contribution to heritage significance is also therefore considered below.

- 4.8 Whilst other designated heritage assets are scattered throughout the surrounding landscape (Fig 4), the intervening distance and topography preclude intervisibility with the application site. It is therefore impossible to better appreciate or experience other heritage assets from within the application site. The application site is therefore not considered to fall within the settings of any other heritage assets.



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Fig 4 Heritage context of application site (blue, triangular centroids; listed buildings; red polygons: scheduled ancient monuments; green polygons: registered parks and gardens)

- 4.7 Therefore, for the purposes of this assessment, Wood Head Hall Farmhouse and its cart shed/stables are considered to be the only relevant, designated heritage assets whilst Farm Cottage is considered as a potential, non-designated heritage asset. The historic buildings

associated with the farm are considered to be non-designated, historic, vernacular structures which contribute to the setting and therefore significance of the relevant heritage assets. The impact of the proposed development on the significance of the relevant heritage assets forms the primary consideration of this report.

5 Location of Application Site and General Character and Condition

- 5.1 The application site forms a disused, isolated farmstead which is surrounded by fields. It is located in open countryside to the south of Barnsley between Blacker Hill to the west and Woodhead Lane to the east. To the south lies the A6195, a busy dual carriageway, the noise from which can be heard within the application site as a constant aural intrusion (Fig 5). The site is accessed via an unmade farm track which leads east from Black Hill. There is a locked, gated, unmade access which historically led to the farm from Woodhead Lane although this is not currently used and is overgrown at its western end.



Copyright Google Maps (image capture Jan 21)

Fig 5 Location of application site

- 5.2 The location of the site on the top of a rise affords high quality views out from the site to open countryside. Views to the north and east are particularly attractive as are views of the farmhouse in the approach along the lane leading up to the farm from the east. Stands of mature trees combine with the fields which surround the application site to reinforce the rural character of the site. To the north-west and west, views are afforded of a recreation ground and modern, residential and commercial development associated with Blacker Hill. These views, combined with the aural intrusion from the A6195, undermine the otherwise tranquil and rural character of the site.

- 5.3 The buildings contained within the application site are all disused and/or defunct and are in a state of disrepair. Most buildings have lost significant sections of their roofs which has led to water ingress and associated timber decay. This includes the farmhouse which has also lost some of its copings. The farmhouse has also been vandalised with most of its ground floor windows smashed. There is evidence of a fire in the most northerly outbuilding which is also assumed to be the result of vandalism. Whilst all the buildings within the application site are clearly at risk of further decay and ultimately loss, this report considers the farmhouse to formally qualify as a Category C Building at Risk which is defined by Historic England as a listed structure in 'Slow decay; no solution agreed'.
- 5.4 The listed farmhouse has a clear physical, visual, psychological and historic relationship with the agricultural outbuildings to the north. Investing solely in the repair of the farmhouse whilst leaving the outbuildings to decay is not considered to be a sustainable option. From a heritage perspective, the decay and ultimate loss of the outbuildings would undermine the setting and significance of the farmhouse. From an economic perspective, this approach would possibly continue to create a focus for anti-social behaviour within the wider site, would compromise the value of the farmhouse and therefore result in a conservation deficit. It is clear that, in order to consolidate the listed building, a sustainable solution needs to be found for the entire site.

6 Significance of Relevant Heritage Assets

6.1 Wood Head Hall Farmhouse

- 6.1.1 Wood Head Hall Farmhouse, a Grade II listed Farmhouse, the list entry for which can be seen at Appendix A, was built for the Fitzwilliam Estate in the late eighteenth century. Oral history suggests that the dwelling was built to house a member of the family who possibly had mental health issues or a learning disability at a time when people from high status families with such issues were often hidden from public view. This is, however, hearsay which I have not been able to corroborate. The presence of the medieval fabric within Farm Cottage suggests that there was a long house on the site prior to the construction of the farmhouse. It is possible that this was adapted or, most likely re-built, to provide additional staff accommodation although it is also possible that the building may have been used as an agricultural building for part of its life.

- 6.1.2 The farmhouse is a substantial, two-storey, high-status dwelling with attics, which is constructed of finely jointed, sandstone, ashlar masonry under a stone slate roof. The building incorporates substantial, renewed, gable-end, brick stacks. Its principal, south facing elevation is five bays wide and symmetrical, in line with polite architecture of the time (Fig 6). The building incorporates high-status architectural detail such as a plinth, projecting quoins, a first-floor sill band, an original panelled door set in an architrave with plinth blocks and a plain frieze and consoles to the pediment. The central, first floor window is emphasised by a moulded architrave, pulvinated frieze and cornice. There is a moulded eaves cornice which breaks forward at each end and returns. The water tabling is supported on moulded kneelers and formed from cyma-moulded copings. The rear is less symmetrical and formal than the principal façade. It incorporates a central stair-window with a blind opening above, a first floor, sill band and an eaves cornice (Fig 7).



Fig 6 Principal, south facing elevation



Fig 7 Rear, north facing elevation

- 6.1.3 The farmhouse has a central entry floor plan and central stairs with two rooms, front and back, to either side of the central hall and landing. A rear passageway, leading from the kitchen, provided discrete access to the back stairs which lead to the first floor and on to the servants' accommodation in the attics. This access is currently disused and blocked by furniture (Fig 28). The back stairs have a simple vernacular handrail, which is swept at its upper reaches, and square section balusters (Fig 8). These stairs have been blocked at first

floor level (Figs 9 and 10) and the rear, south-western room has been subdivided to create a bathroom and separate toilet. The new partitions have been cut around historic cornice to conserve them, but the ceiling has been partially lowered which, combined with the new partitions, has altered the original proportions and floor plan in this part of the house.



Fig 8 Swept handrail



Fig 9 Back stairs now blocked at first floor Fig 10 Back stairs newel post beyond partition

- 6.1.4 Substantial, barrel-vaulted cellars, accessed from the service passage via stone steps which are dished with use (Fig 13), extend along the full width of the rear of the house and are divided into four bays. These would have been lit by light wells and service chutes to the rear and side of the house. These are now all blocked barring that on the western gable which is only loosely infilled. The eastern cellar incorporates stone and brick niches whilst the western cellar incorporates an 'L' shaped stone shelf (Figs 11 and 12). Both would have been used for cold storage. There is also a covered well in the stair bay.



Fig 11 'L' shaped, stone shelf to left hand cellar



Fig 12 Storage niches in right cellar



Fig 13 Cellar steps, dished with wear

- 6.1.5 The interior was inspected at the time of listing and the list entry records the presence of contemporary fireplaces, panelled doors and shutters all of which still remain (Figs 14 to 23). In addition to the internal features described in the list entry, the house contains moulded cornices, dado rails, a substantial range to the kitchen, a fine, principal stair with swept banister, a vernacular service stair, also with swept banister, fitted cupboards and a stone flag floor to the ground floor hallway (Figs 24 to 27). The level of survival is remarkable given how long the building has been empty for and the combined impact of the architectural features listed above, and their patina of age creates a rich architectural and historic character.



Figs 14 & 15 Ground floor, front, right hand and left-hand fireplaces



Figs 16 & 17 First floor, front, right hand and left-hand fireplaces



Fig 18 & Fig 19 First floor, rear, right hand and left-hand fireplaces



Fig 20 Cooking range to kitchen



Fig 21 Evidence of former fireplace in south, attic gable



Fig 22 Panelled doors, fitted cupboards, panelling and window shutters in ff, central room



Fig 23 Fireplace, fitted cupboard, dado and skirting to ground floor, rear service room

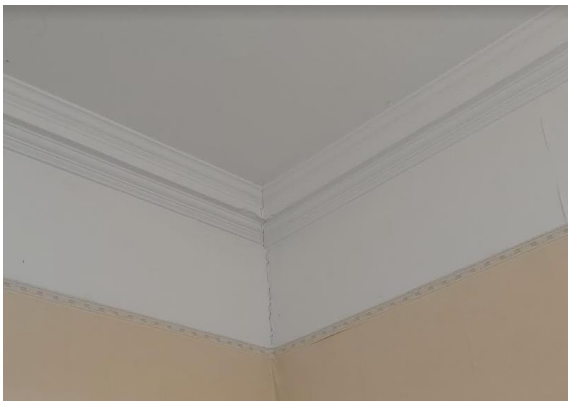


Fig 24 Example of deep cornice

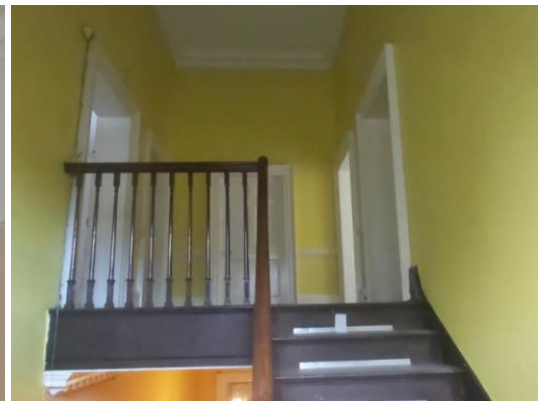


Fig 25 Upper landing & main stair balusters



Fig 26 Central entrance hall and main stairs with service passage beneath half landing



Fig 27 Stone flagged, ground floor hall with dado rail from rear to front door

- 6.1.6 The substantial proportions of the house are perhaps best appreciated in the kitchen, the scale of the doors and first floor landing ceiling height (Fig 28). The lofty ceilings, chunky detailing of features like the rear door and substantial external proportions are typical of rural-polite, eighteenth-century buildings and contribute substantially to the historic character of the house. The contrast between the functional character of the service rooms in the attics, cellars and rear of the ground floor and the politely detailed character of the principal rooms also contributes strongly to the historic interest of the house (e.g. Figs 28 and 29)



Fig 28 Lofty kitchen with separate servants' access to rear stairs blocked by furniture



Fig 29 Front left room with cornice, shutters and fireplace

- 6.1.7 In reflection of the plethora of high-quality details that the house retains and the extent of the original plan form that remains, the list entry summarises the building as being '*a particularly well-preserved house of the period*' and this provides the primary reason for the listing of the building.
- 6.1.8 Views from the front of the house to the south and east, of open fields devoid of modern development, enhance our understanding of the building as a rural farmhouse, set within its own land and provide a timeless quality to the setting of the listed building (Fig 30). Mature trees enhance these views and screen the house from the modern world beyond. Such views therefore enhance the historic and artistic interest of the building. The same is true of views towards the building, in the main approaches from the south-west, south-east and north-east (Figs 31 and 32). In views from the north-east and as one approaches from the south, the house is seen in its historic context of associated farm buildings. These structures

augment our understanding and appreciation of the listed building as a rural, high-status farmhouse. The complex array of vernacular outbuildings helps demonstrate the extent and functionality of the farm and aids our understanding and appreciation of what the farmhouse and the land around it historically looked, smelled and sounded like. These buildings therefore contribute a high degree towards the historic interest of the listed building. They also enhance views towards and out of the farmhouse thus contributing to its artistic interest. Conversely, the overgrown lawn and yards, dilapidated boundary walls and the modern structures associated with the tenant farmer and scaffolding business, which are located to the west of the site, undermine the contribution that the setting makes to the historic and artistic interest of the house.



Fig 30 Views of rural setting to south-east from front rooms enhance significance



Fig 31 View towards house from western approach undermined by modern structures



Fig 32 Historic access from north-east overgrown, outbuildings enhance setting & legibility

6.1.9 The side access in the curtilage listed, wall to the south-west of the farmhouse, and its dominant curve to the south helps aid our understanding that this was the line of the main historic approach to the farmhouse (Fig 33). The map regression below confirms that, historically, the two main points of access to the farm were from Wood Walk to the south-east and Woodhead Lane from the north-east (Figs 71 to 75). The current access from the west post-dates 1948 is therefore not historic. There is, however, an historic footpath which ran along the northern perimeter of the site from the nearby settlement to Woodhead Lane. Views towards the farmstead from these approaches therefore contribute to the heritage significance of the site as they better reveal how the site would have historically been appreciated. A brick and stone milk pail stand is located by the rear elevation (Fig 34).



Fig 33 Historic side access in south-west boundary wall leading to front garden



Fig 34 Pail stand outside kitchen

Fig 35 Path to cottage

6.1.10 The house is generally in sound condition with no signs of cracking within the masonry and little evidence of internal damp. Glazing within the ground floor windows has been damaged by vandals although handmade glass remains in the first-floor windows. Fenestration to the attic gables has been replaced with two low-grade windows which detract from the

architectural interest of the house. Coping stones are missing from the south-east roof slope and there is evidence of water ingress in the attic which has caused the collapse of part of an historic lath and plaster ceiling (Fig 36). The blocking of the back stairs and works associated with the creation of a first-floor bathroom have undermined the floor plan and proportions and obscured historic cornice. This work has therefore undermined the building's architectural and historic interest.



Fig 36 Water ingress has led to the collapse of a first floor, lath and plaster ceiling

- 6.1.11 The farmhouse's primary significance is formed from its historic and architectural interest. The substantial proportions, symmetrical façade and plan form, architectural detailing, back stairs and service accommodation all speak of the building's eighteenth-century, high-status origins. The building therefore provides a tangible link with past people and activities and the patina of its historic fabric and its connection with the Fitzwilliam family both add further to its historic interest. The scale, symmetry and architectural detailing of the building were all designed with consideration of the building's visual impact in mind and are also, therefore, a function of its architectural interest.
- 6.1.12 The farmhouse's visual and functional relationship with the nearby cottage, agricultural outbuildings and associated yards creates strong group value which contributes to our understanding of how this high-status farmhouse and its wider site functioned and were experienced historically (Fig IN). The cart shed/stables and Farm Cottage have the closest visual and psychological connection with the farmhouse and are connected to the house by a stone path (Figs 34 and 37) and therefore contribute the most to its immediate setting. These buildings physically impede inter-visibility with the structures surrounding the central and outer yards, but these buildings can be seen in conjunction with the house in approaches from the north-east, and north-west. These approaches are shown in the map regression to be of historic significance. The farm buildings signify arrival at the farmstead.

They also form part of the historic, contextual setting of the farm and have a clear, historic and psychological connection with the farmhouse.



Fig 37 Direct, visual relationship between house, cart shed and Farm Cottage

6.1.13 The disused, overgrown nature of the wider site could be argued to create a certain tranquillity and romance which contributes to the setting and artistic interest of the farmhouse in various approaches. This is enhanced by views out from the wider site to the surrounding countryside. Given that the outbuildings are all in a state of structural decay, however, this contribution will not last, and the buildings' inevitable dereliction will soon become a factor that detracts from the setting of the farmhouse. Indeed, in places, this has already occurred. The group value afforded by these outbuildings has already been undermined by the loss or partial loss of some historic structures which has undermined the historic interest of the listed farmhouse. The concealment of the yards and their historic floor surfaces under vegetation has further undermined this historic interest (Fig 37). Further dereliction will also lead to the erosion of the artistic interest of the farmhouse.

6.1.14 Possible, subterranean deposits and building archaeology contained within the farm buildings' structures that might better inform our understanding of the site contribute both real and potential archaeological interest to the significance of the listed building. This includes remnants of two structures on the eastern boundary (Figs 38 and 39). This archaeological interest is further augmented by the presence of standing, medieval fabric on the wider site, contained within Farm Cottage.



Fig 38 Structure to south-east



Fig 39 Structure on eastern boundary

6.2 Cart Shed and Stables

- 6.2.1 The cart shed and stables have been constructed perpendicular to Farm Cottage and the adjoining milking parlour to form the projecting leg of a 'T' shaped structure. It encloses the yard to the rear of the farmhouse on its western side and its principal elevation faces into this yard. There is evidence, on the domestic boundary wall to the south, that this yard was formerly gated creating a discrete area to the rear of the farmhouse. The building would have therefore had an intimate relationship with the farmhouse, essentially providing an eighteenth-century garage for the house with the gated yard preventing the escape of loose horses.
- 6.2.2 The cart shed is likely to post-date the construction of the house and be late eighteenth century. Stone quoins and a building line indicate the extent of the original structure. The building has then been extended to the south-east to provide more extensive stabling. This structure contains a section of some slate roofing on its east facing roof slope, whilst its west facing roof slope is fully formed from stone slates (Figs 40 and 41). It also incorporates stone quoins within its gable which is lined during the twentieth century with brick, the adjacent trough having been removed and refitted. The full building is evident on the 1850/1 OS survey at Figure 70 below and has the same footprint as it does today, indicating that the extension is either late eighteenth or early nineteenth century. The 1850/1 OS survey also shows the presence of a yard to the south-west although this has been removed by the 1890 OS survey and there is no visible evidence of this on the ground today. The window openings on the yard facing elevation appear to have been reduced in size showing that the building has been altered and adapted. Finally, the presence of a stone mounting block and the curved, cart shed opening help aid our understanding of the building's function whilst creating a visually interesting and attractive additions to the building which, combined with the solid timber doors and fanlights create strong visual character.



Fig 40 Cart shed and stables with mounting block attached to Farm Cottage



Fig 41 Rear elevation of cart shed/stables to right, attached gable dairy to left

- 6.2.3 The cart shed historically contained a first floor which has subsequently been removed, likely a result of collapse due to water ingress. There is internal evidence of sockets which would have supported floor joists and a pitching hole is evident on the western elevation which is otherwise blank (Figs 42 and 41). Areas of lime plaster remain on the internal masonry which would have helped create a dryer environment for hay stored in the loft. The original, timber roof structure remains in situ, although the northern truss is already severely decayed due to water ingress (Fig 42). The original gable is also evident internally although this has been altered to accommodate internal access. The first floor was not inspected.



Fig 42 Historic roof truss and purlins, floor joist sockets and damage to roof

- 6.2.4 The stables are formed from a combination of stone and timber partitions, and each incorporate two, wedge-shaped, stone and clay troughs (Fig 43). The floor has been badly damaged but shows evidence of historic flooring material which should be recorded prior to conversion and re-used where possible (Fig 45). There is also evidence of a lath and plaster ceiling (Fig 44).



Fig 43 Wedge shaped troughs & partition



Fig 44 Lath and plaster ceiling to stall

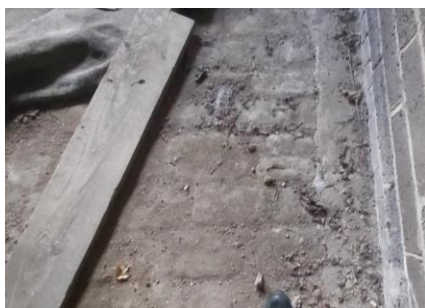


Fig 45 Historic floor surface

- 6.2.5 The building helps connect us with past people and events and is a tangible link to the people who lived in Wood Head Hall Farmhouse. Its extension to provide additional stabling provides potential insight into the socio-economic history of the house and helps us better understand and appreciate what life in the farmhouse would have been like. This, combined with the building's patina of age, contribute historic interest to the listed farmhouse. The structure can be seen in various views towards the farmhouse and Farm Cottage. The view from the east, in which the cart shed/stables and cottage form an 'L' shaped enclosure facing the rear elevation of the house, and in which the projecting stone corbels on both can be seen, provides a particularly attractive arrangement. This is augmented by the mounting block and would be further enhanced by the exposure of the historic yard surface. These views contribute artistic interest to the significance of the listed building. The building archaeology of the structure, particularly the troughs, historic roof structure, lath and plaster and the floor surfaces contribute archaeological interest to the significance of the farmhouse. The building was designed primarily with function in mind and, whilst it is an

attractive vernacular structure, it is not considered to embody architectural interest beyond the projecting corbels.

- 6.2.6 The cart shed/stables are in poor state of repair. The obvious hole in the roof is allowing water ingress and has already led to significant loss of timber. The rate of decay will accelerate as the roof condition worsens. There is no identified use for the building and as such I consider it to be 'at risk' of further structural decline. Further structural decay to, or the loss of, this building would undermine the historic, artistic and archaeological interest and therefore the significance of the listed farmhouse.

6.3 Farm Cottage

- 6.3.1 Farm Cottage was constructed on land owned by the Fitzwilliam Estate. It contains a medieval cruck frame and associated wattle and daub panel with doorway which can be seen at attic level (Figs 48-50). The building has a mid to late eighteenth century plan form and appearance, however, with stone framed windows, which reflect those in the farmhouse, and stone corbelling supporting its rainwater goods, which reflects that contained in the adjacent cart shed. There is also no other visible evidence of medieval fabric within the cottage. It is therefore assumed that cottage is eighteenth century but constructed on the site of an earlier building, elements of which have been incorporated within the structure (Figs 46 and 47).



Fig 46 Southern elevation of Farm Cottage: eighteenth century appearance



Fig 47 Rear elevation of Farm Cottage with stone gate posts and walled garden



Fig 48 Rear cruck blade & partition Fig 49 Upper blades with tie beam and door opening



Fig 50 Upper crucks with wattle and daub partition and tie beam below Fig 51 Front blade

6.3.2 Historic, principal, timber beams and joists are evident within the first-floor ceiling and there is a small, Victorian fireplace on the first floor, western bedroom (Figs 52 to 54), but otherwise the interior of the building has been much altered and is now largely twentieth century in character. This includes the unusually wide, central staircase. Similarly, the external elevations show much evidence of change, with all fenestration now being twentieth century. The pattern of openings and blocked masonry suggest that the building

may have either originated as three terraced cottages or, more likely, been adapted from an agricultural use or single dwelling. The brick chimneys are relatively recent additions.



Fig 52 Historic, principal timber beams and joists in first floor, right hand, front room



Fig 53 Historic, principal timber beams and joists in first floor, right hand, rear room



Fig 54 Victorian fireplace in first floor, left hand room

- 6.3.3 The small, walled garden to the north of the cottage is visually charming and contributes to our understanding of the building as a residential structure within an otherwise agricultural setting (Fig 47). This walled garden therefore contributes artistic and historic interest to the setting and significance of the cottage. The 1972 photograph at Figure 3 above suggests that the house had a sizeable side garden and there is physical evidence of a former structure within this garden, in close proximity to the house (Fig 55). The map regression below (Fig 71) shows that this was historically joined to the group of structures which formed the

northern leg of the rear yard. It's possible that this was a w.c. for the cottage or a pig pen but both theories are mere supposition.



Fig 55 Remains of structure on land to north-east of Farm Cottage

- 6.3.4 The building provides a tangible link with past people which creates historic interest. Its connection with the Fitzwilliam family contributes further associative, historic interest to its significance. The historic relationship between the farmhouse and cottage is evident in the path which leads from the cottage to the farmhouse and this, combined with the visual inter-relationship of the buildings and the agricultural buildings and yards around the cottage creates high group value which adds further to the historic and artistic interest of both the cottage and the farmhouse.
- 6.3.5 The building's primary significance however is derived from archaeological interest which is embodied in its medieval cruck blade and associated partition, its first-floor principal beams and joists, Victorian fireplace and any further, potential archaeological evidence contained within the fabric of the building and the site on which it sits. This archaeological interest is enhanced by the altered openings which provide evidence of the building's adaptation and potential former use as workers' cottages.

6.4 Farm Buildings

- 6.4.1 It is clear from the medieval origins of Farm Cottage that the site has evolved over time although the vast majority of the farm buildings evident today are associated with the eighteenth and early nineteenth century development of the site. These structures are set around two outer courtyards and are connected to the yard at the rear of the farmhouse via a path which travels along the east gable of Farm Cottage and the main access track to the west.

6.4.2 The remaining farm buildings include the following:

6.4.3 Principal Cow Shed

This is a linear structure attached to the western end of Farm Cottage and the northern end of the cart shed (Figs 56 and 57). Together with Farm Cottage, it forms the southern side of the central yard. This building has been adapted during the second part of the twentieth century to form a dairy and, latterly, was used to house and milk fourteen cows. A substantial blocked opening and blocked ventilation slits on the southern elevation, however, along with the pitching hole in the southern gable, suggest the building was historically a barn. This is a much-altered building with a number of new openings on both its main elevations which sit under timber lintols. Internally, the ground floor has been lined in concrete and the first floor is a new structure (Fig 58). There is little of note, other than two king post trusses (Fig 59). There is evidence of a former mono-pitch outbuilding which was connected to the dairy at right angles and would have helped form the western boundary of this middle yard. This is evident in all the OS surveys in the map regression below, from 1850/1 to 1948. The remaining boundary wall clearly formed the western elevation to this yard as it contains a blocked window, evident at Figure IN. As with most buildings on the site, the roof is in poor state of repair and is allowing water ingress. As such, the first floor was not inspected.



Fig 56 Principal dairy north elevation



Fig 57 Principal dairy southern elevation



Fig 58 Concrete lining and modern first floor Fig 59 King post trusses within dairy

6.4.4 Secondary Cow Shed

The second cow shed forms the northern leg of the central yard (Fig 60). This building retains an historic first floor (Fig 63) although the roof was not inspected. As with the principal cow shed, the ground floor has been lined with concrete although the upper walls are lime plastered in (Fig 62). The outer windows at ground floor level are located in blocked doorways. The glazing bar arrangement in the remaining frames is typically agricultural in character and charming in appearance. The rear, northern elevation shows scarring from an earlier, attached outbuilding which, given the lack of scarring indicating a connecting doorway, was presumably a separate structure accessed from the northern yard (Fig 61). This structure is evident in all OS surveys contained within the map regression below from 1850/1 to 1948. In the latter survey the structure is shown to have been extended to the west.



Fig 60 Southern elevation



Fig 61 Northern elevation with scarring



Fig 62 Cement lined ground floor & lime above



Fig 63 Historic roof structure

- 6.4.5 The map regression clearly demonstrates that this building was, historically, part of a much longer range of buildings that stretched from the access track to the west to beyond the eastern gables of both Farm Cottage and the main farmhouse. Attractive views to the north, through the gap to the east of the cow shed, which are afforded from the first floor of Farm Cottage and from the central yard, are therefore not historically significant. The depths of these structures vary, depicting different functions, and the northern projection has a double yard attached indicating pig sties or possibly kennels. The structure to the west of the cow shed is shown in the 1972 photograph, at Figure 3 above, as a two-storey building. This has been remodelled and is now a single storey building which is in a state of collapse

(Fig 64). Access was not possible due to the derelict nature of the structure and the self-setting vegetation that has colonised it.



Fig 64 Former two-storey structure in state of collapse and overgrown

6.4.6 North-western Outbuilding

This structure is now detached, although it is evident from the map regression below that it was, historically, attached on both sides to form a northern yard (Figs 65 and 70). The remnants of the perpendicular range, which projected to the east, are visible (Fig 65). The Humble Heritage report suggests that the building was used as a stable or cow shed which seems likely although there is no definitive evidence for either. Ventilation slits and pitching holes in the southern gable and western elevation indicate that the first floor was used as a hay loft though. The roof is formed from a, largely sawn, king post truss structure and the ground floor ceiling is latted (Figs 67 and 69). The building's slate covering has, however, been replaced with profile sheeting and there is evidence of a fire within the building in both the discoloured, pink stone and charred roof timbers (Figs 66 and 69). This building creates a strong focal point in views from the north-west (Fig 68). This view would have been the one afforded in the approach along the footpath from the west and is therefore historically significant. It signifies arrival at the farmstead and helps demonstrate the extent and reach of the yards. It would therefore have provided a clue as to the status of the Hall/farmhouse.



Fig 65 Eastern elevation



Fig 66 Western elevation & southern gable



Fig 67 Latts to ceiling



Fig 68 Approach from north-west

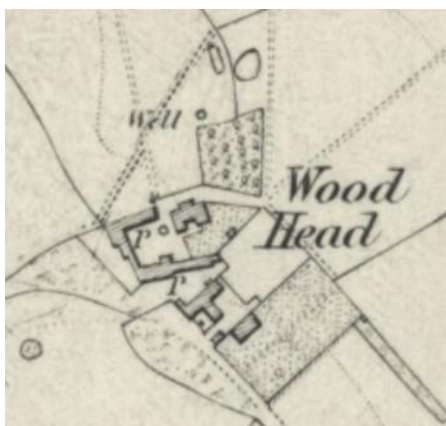


Fig 69 King post roof structure

6.4.7 The map regression below shows that the site was, as discussed above, historically, far more extensively developed than it is today. The mapping taken from the Humble Heritage report highlights structures which no longer exist. I have highlighted further structures in red circles which are also no longer present (Figs 71 and 73). The map regression shows that, in addition to the farm buildings identified above, there was a staggered terrace of cottages to the east of the northern yard, served by a garden enclosure and an outbuilding on the south-eastern boundary. There is a water pump in the central and northern yard and a well to the north of an orchard which itself is located to the north of the cottages. The complex as a whole formed a high-status arrangement with staff accommodation and extensive ranges of farm buildings complimented by extensive gardens and an orchard.

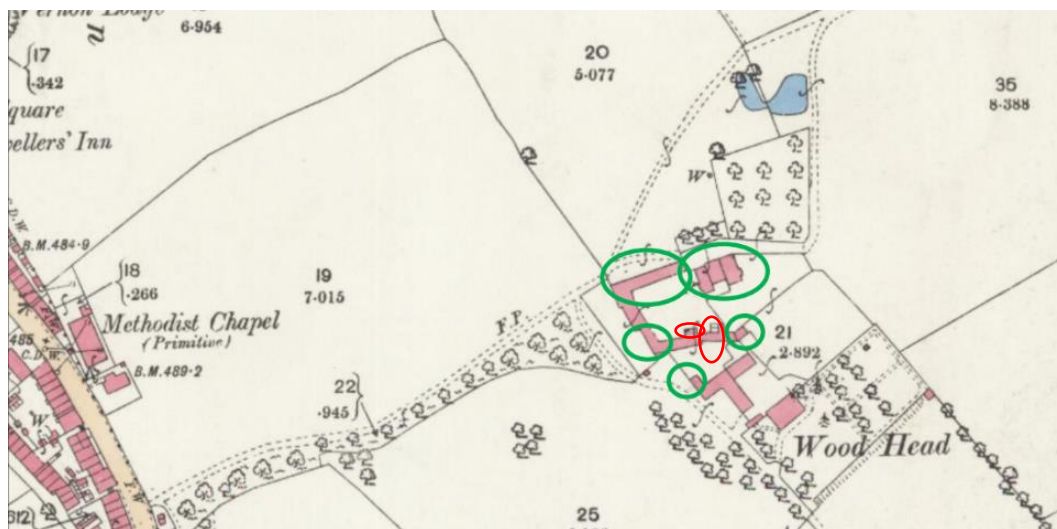
6.4.8 The heritage significance of the remaining, historic, vernacular farm buildings is formed primarily from what they tell us about how the farmstead looked and operated and its relationship with the farmhouse. The connection these buildings provide with a past and lost way of life create strong historic interest which is augmented through group value i.e., the more of the buildings that remain, the stronger this value is. This historic interest is further augmented by the farmstead's associative connection with the Fitzwilliam family. The buildings also contain archaeological interest in their historic fabric and in the blocked openings and scars that provide evidence of their change and adaptation. Finally, the

buildings contain artistic interest in the unplanned but fortuitously attractive way in which they visually interact with each other and the wider natural landscape. This combined historic, archaeological and artistic interest contributes to the setting and therefore significance of the listed farmhouse and its cart shed and of Farm Cottage. The loss of so many of these buildings undermines the integrity and form of the farm complex and our ability to understand the functionality of the farmstead and the interrelationship of its various structures. It also undermines the status of the listed farmhouse, the scale of which warrants an impressive, high-status setting. The general arrangement of the three yards is still legible however and there is a finite opportunity to conserve the remaining buildings before more farm buildings are lost.



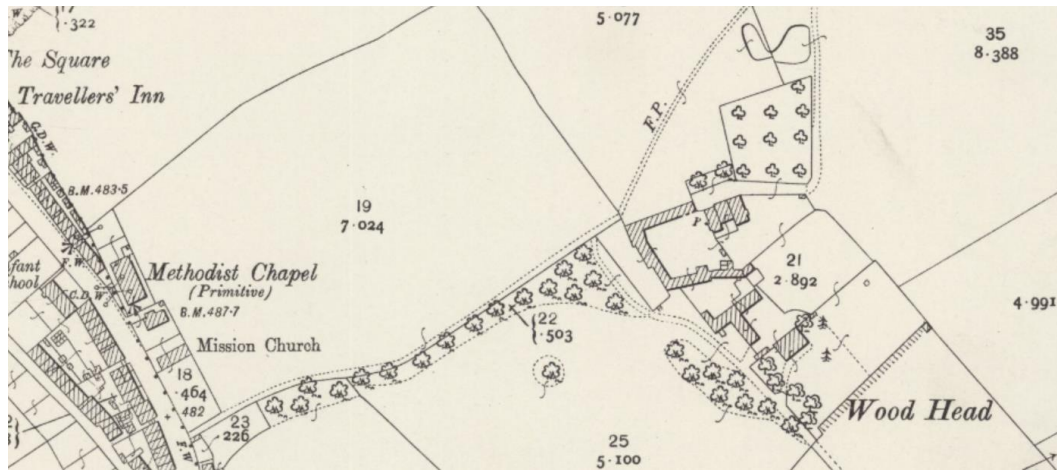
Copyright Scottish Library Maps

Fig 70 Left: OS 6-inch England and Wales 1842-1952 (surveyed 1850-51)



Copyright Scottish Library Maps (Green highlights copyright Humble Heritage)

Fig 71 OS 25-inch England and Wales 1841-1952 (surveyed 1890)



Copyright Scottish Library Maps

Fig 72 Left: OS 25-inch England and Wales 1841-1952 (revised 1903)



Copyright Scottish Library Maps (Green highlights copyright Humble Heritage)

Fig 73 Left: OS 25-inch England and Wales 1841-1952 (revised 1929)



Copyright Scottish Library Maps

Fig 74 Left: OS 6-inch England and Wales 1842-1952 (revised 1948)



Copyright Scottish Library Maps

Fig 75 Left: OS National Grid Maps 1944-1970 (surveyed 1955-63)

7 Proposed Development & Impact on Heritage Significance

- 7.1 The applicants have invested in ensuring that this application centres on an informed understanding of the contribution that the application site makes to heritage significance. They have also explored the likely Conservation Deficit of restoring the heritage assets within the application site and the historic, vernacular buildings which contribute to their setting and significance. At pre-application stage, the Council recognised that Enabling Development would be required to fund the repair of the structures on site. Despite the fact that the farmhouse is classified as being at risk, it would not qualify for grant aid as it is Grade II listed rather than Grade I and Grade II*, which precludes funding from Historic England, and will remain in private ownership, which precludes other sources of funding.
- 7.2 Prospective purchasers of the farmhouse and cottage are far more likely to be interested in buying a dwelling that is surrounded by well-maintained buildings than a 'ghost' farmstead in a state of dereliction that is a potential target for anti-social behaviour. The proposed works are therefore designed to provide a new use for the defunct, vernacular outbuildings on site whilst sensitively upgrading the disused dwellings to encourage their re-habitation. The provision of a viable use for the outbuildings and a strategy to make occupation of the existing residential structures an appealing prospect, will provide an economic catalyst for the consolidation of all buildings on the site which, in turn, will enhance their longevity and the contribution they make to Barnsley's historic environment.
- 7.3 Works to the main house are modest and alterations are limited to the creation of a subservient, ground floor extension on the western gable which will enable the curtilage listed coal store and w.c. to be brought into use. This extension will be contained by the

stone, garden wall, the historic outbuildings and the gable of the house (Fig 76). The applicant has amended the proposed plans to ensure that the gable opening aligns with the chimney and gable window above thus conserving the symmetry of the main house. A single new opening is also proposed to create better flow between the drawing room and proposed living space. This opening will undermine the historic separation of the ancillary service space and formal living accommodation and lead to limited loss of historic skirting board. The harm is considered justified by the need to attract new residents to the farmhouse and will be offset by the economic investment in much needed repairs which will consolidate this building at risk and prevent its further decline. Cement based pointing will also be replaced with lime mortar to help limit further stone decay and to provide additional mitigation (Fig 77).



Fig 76 Proposed extension to south-west gable contained by outbuildings & garden wall

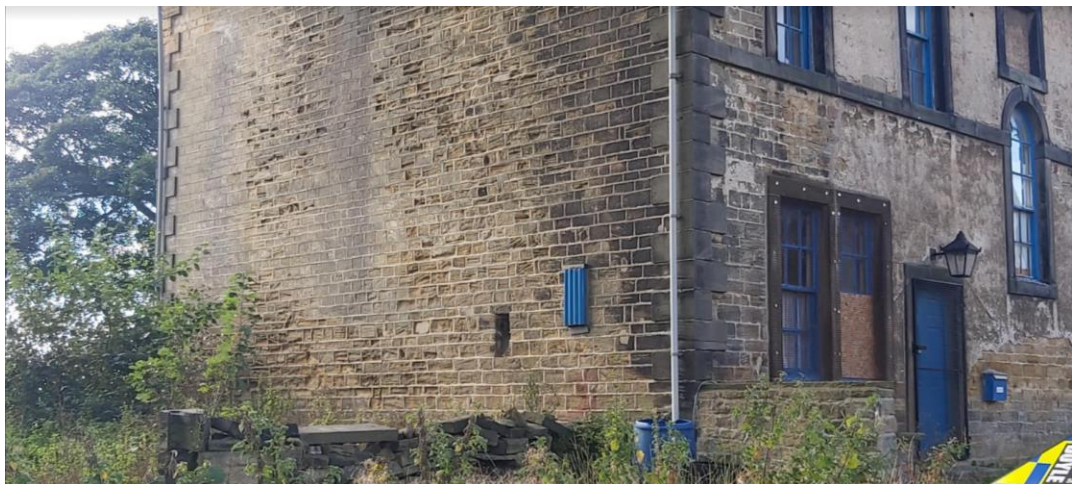


Fig 77 Cement based pointing to be replaced with lime to limit further stone decay

- 7.3 The proposal to retain the curtilage listed stable as workshop space represents a sensitive approach to the conservation of this building and is a use which will enable the retention of the troughs, partition wall, historic floor surfaces and solid, entrance door which all contribute to the building's historic interest. The conversion of the open-plan cart shed is a sensible solution. The connection to the adjacent cow shed, creation of new openings for light and introduction of modern floor and wall surfaces will lead to the loss of a small amount of historic fabric and minor harm to the floor plan and historic character of the building. The work is considered essential, however, to provide a new use for the structure and promote its longevity. The harm is therefore considered to be justified and offset by the public benefit of consolidating this curtilage listed structure. The minor harm will be further offset by the blocking up of the opening in the original cart shed gable which will better reveal the fact that this was originally a discrete structure.
- 7.4 The works to the potential non-designated heritage asset, Farm Cottage, are also sensitive and conserve those elements which contribute most to its heritage significance, namely the medieval cruck and historic ceiling timbers, the unusually wide stair and the Victorian fireplace. The modern windows with horizontal, top hung casements and boarded openings will be replaced with simple, side-hung casement windows of more traditional, vertical proportions. The modern doors will be replaced with a vernacular, boarded doors and the modern ceiling above the stair will also be lifted to increase head height. This may potentially expose historic timbers above. Finally, the building will be repaired to limit further structural decline. All proposed works will conserve or better reveal the heritage significance of the building. Works to enhance the appearance, and better reveal the historic interest, of the front elevation will also enhance the setting of the listed farmhouse and curtilage listed cart shed/stables.
- 7.5 The works to convert the historic, vernacular outbuildings which contribute to the setting and significance of the listed farmhouse will lead to some harm to the setting of the farmhouse. This will result from the creation of new openings in external walls and roofs, the introduction of new boundaries to create individual curtilages and the introduction of modern surface materials and lighting to the yards, all of which will undermine the agricultural character and historic interest of the farmstead. This, in turn, will erode the contribution that these structures make to the historic and artistic interest of the listed building's setting. These works are, however, considered essential to provide a new use for these structures, to promote their longevity and, therefore, the positive contribution that they make to the significance of the listed farmhouse. The harm is therefore considered to

be justified and offset by the public benefit of consolidating these historic, vernacular buildings. Further mitigation and public benefit will arise from the demolition of the large, modern agricultural sheds and hoarding associated with the scaffolding business which will curb the encroachment of modern structures to the west and enhance the approach to, and setting of, the listed farmhouse. As non-curtilage listed structures, the internal impact of the proposals on the farm buildings is not considered to result in harm to significance. The proposals will also provide an opportunity for these buildings to be recorded prior to conversion.

- 7.6 The construction of new dwellings that utilise the footprints of former outbuildings will cause some harm to the historic interest and setting of the listed farmhouse through the introduction of contemporary, non-vernacular structures with a non-agricultural ratio of wall to void. The proposed structures are considered essential, however, to help fund the conservation deficit which enable the historic structures on site, which all contribute to Barnsley's historic environment, to be consolidated and conserved for future generations to enjoy. The proposed structures will also better reveal the historic extent of the farmstead, whilst the proposed mews of staggered dwellings will also better reveal the historic use of structures within this part of the site. They will therefore better reveal the heritage significance of the application site. There is therefore sufficient public benefit arising from the construction of these replacement structures to offset the harm to heritage significance that they will generate. It should also be noted that the applicant has responded positively to my advice to reduce the size and number of proposed openings within these structures and to rationalise proposed boundary treatments which will all now be vernacular and agricultural in character. Pedestrian access between the farmhouse and its yards has also now been retained to conserve the legibility of the historic relationship between the yards and buildings. Further public benefit will arise from exposing historic, stone paths and potential cobbles within the yards which have become overgrown. The exposure and retention of these historic surfaces will also better reveal the historic interest of the site.
- 7.7 On balance therefore, it is considered that the scheme will result in a less than significant level of harm to the significance of the listed farmhouse. The works will, however, result in the consolidation of a building at risk, several curtilage listed structures which are in a poor state of repair, a potential non-designated heritage asset, which is vulnerable due to its disuse, and a number of historic, vernacular farm buildings which were likely to be assumed to be curtilage listed at the time that the farmhouse was listed and, notwithstanding this moot point, contribute to the setting and significance of the listed farmhouse and also to

Barnsley's historic environment. Further enhancements and public benefits will arise from the rationalisation of modern structures within the setting of the farmhouse and the restoration of the historic yards whilst the construction of replacement structures will better reveal the heritage significance of the farmhouse and its setting.

8 Conclusion

- 8.1 This application will consolidate a building at risk and provide a sustainable use for, thus enhancing the longevity of, a number of curtilage listed structures and a potential, non-designated heritage asset as well as a range of historic, vernacular farm buildings which contribute to the setting and significance of these heritage assets. As such, the scheme has a special regard to the desirability of preserving the listed building its and its setting. It therefore satisfies legislation relating to the preservation of heritage assets.
- 8.2 By conserving the remaining historic fabric on site and proposing viable new uses for historic structures which sustains and enhances the significance of the heritage assets, the application satisfies the spirit of the NPPF with particular reference to paragraphs 197 and 206.
- 8.3 The proposal also satisfies Policy HE1 of the Local Plan which seeks to support proposals that conserve and greater reveal the setting and significance of heritage assets and which will lead to the consolidation of heritage at risk. Similarly, the application satisfies Policy HE3 of the Local Plan which requires proposed extensions to listed structures to respect the scale, design and fabric of existing listed buildings.
- 8.4 Given the above, it is considered that this scheme satisfies legislation and both national and local policy regarding the conservation of heritage assets. As such, the application is politely commended for approval.

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Library of Scotland

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https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

Appendix A: List Descriptions

Wood Head Hall Farmhouse

WOMBWELL WOOD WALK (north side, off)

18.4.1985

II

Farmhouse. Late C18. Finely-jointed sandstone ashlar, stone slate roof, renewed brick stacks. 2 storeys and attic, 5 bays, symmetrical facade. Plinth, projecting quoins. Original panelled door in architrave with plinth blocks, plain frieze and consoles to pediment. Doorway set within a round-headed shallow recess. Flanking sashes with glazing bars in plain projecting surrounds. 1st-floor sill band links 5 similar sashes, central window emphasised by moulded architrave, pulvinated frieze and cornice. Moulded eaves cornice breaks forward at each end and returns. Moulded kneelers and cyma-moulded gable copings. End stacks. Rear: central stair-window with blind opening above. Eaves cornice. Interior: contemporary fireplaces, panelled doors and shutters. A particularly well preserved house of the period.