

# DEMOLITION OF BUILDINGS AT ROUGHBIRCHWORTH LODGE, AND SUBSEQUENT REDEVELOPMENT OF THE SITE, ROUGHBIRCHWORTH LANE, OXSPRING, SOUTH YORKSHIRE S36 8YZ

## WRITTEN SCHEME OF INVESTIGATION FOR A PROGRAMME OF HISTORIC BUILDING RECORDING

### 1 INTRODUCTION

- 1.1 This Written Scheme of Investigation (WSI) details a programme of historic building recording to be carried out prior to the demolition of the buildings within the Roughbirchworth Lodge complex, at Roughbirchworth Lane, near Oxspring, South Yorkshire S36 8YZ (NGR SE 26740 02052 centred). The demolition work will be followed by the erection of 22 new homes on the site. The historic building recording was made a condition of outline planning permission, granted by Barnsley Metropolitan Borough Council on 19th January 2021 (application 2018/1433).
- 1.2 None of the buildings are Listed as being of Special Architectural or Historic Interest, but an Archaeological Assessment and Building Appraisal Report submitted with the original planning application states that they are of local interest, and so should be afforded consideration under the current national planning policy guidance (Gwilliam 2019, 4). However, none of the buildings are currently on the draft South Yorkshire Local Heritage List compiled by the South Yorkshire Archaeology Service (SYAS). The site does not lie within a Conservation Area.
- 1.3 This WSI has been produced by Ed Dennison Archaeological Services Ltd (EDAS), at the request of the developers and owners of Roughbirchworth Lodge, in order to comply with a condition (no. 4) placed on the above outline planning permission (application 2018/1433). The content of this WSI has been discussed and approved by Barnsley Council's archaeological advisors, SYAS.
- 1.4 Discussions with SYAS have determined that a Level 3 analytical record (as defined by Historic England 2016, 26) is required of the Roughbirchworth Lodge complex prior to any demolition works taking place. This will involve historical research with written, photographic and drawn elements, brought together in a single survey report and project archive.
- 1.5 A site visit was made to the complex by Shaun Richardson of EDAS on the 28th January 2021, to inform the WSI and to assess the practicalities of the required survey work.

### 2 BACKGROUND INFORMATION

#### Site Location

- 2.1 Roughbirchworth Lodge and its associated buildings are located within the hamlet of Roughbirchworth, close to the centre of the village of Oxspring and to the south of the river Don, approximately 8.50km south-west of Barnsley in South Yorkshire. It lies to the immediate south-west of the Trans Pennine Trail, formerly a railway line, which is set within a deep cutting here. Access to the site is via a tree-lined driveway leading off Roughbirchworth Lane to the

south-east. The site is bounded by the Trans Pennine Trail to the east, by farmland to the north, and by residential development to the west.

## **Roughbitchworth Lodge Complex**

### *Historical Development*

- 2.2 It is possible that an L-shaped building at 'Rough Burchworth' shown on Jeffreys' 1771 map of Yorkshire represents Roughbitchworth Lodge, although the scale of the map is such that it is difficult to be certain. The previous Archaeological Assessment and Building Appraisal report (Gwilliam 2019) identified that much of the existing complex was in place by 1854 when the Ordnance Survey 6" to 1 mile map (sheet 281) was published, and proposed three pre-1850 phases to the buildings that were present by the mid 19th century; however, no approximate dates for these pre-1850 phases, based on structural evidence, were attempted. The accompanying plans show that parts of the west service range are not set at a right angle to the house itself, whilst the detached range does not run parallel to the north range.
- 2.3 In 1854, Roughbitchworth Lodge was named 'Low House', and was approached by a drive from Roughbitchworth Lane with a turning circle in front (east) of the house. However, by the time that the 1893 Ordnance Survey 25" to 1 mile map (sheet 281/4) was published, it was re-named as Roughbitchworth Lodge. The area between the house and Roughbitchworth Lane had been sub-divided by a series of paths and a glasshouse erected to the centre. Between 1893 and 1905, the north range was sub-divided into six units, and it is suggested that this was when it was converted to a series of cottages (Gwilliam 2019, 11). Local information stated that these cottages were known colloquially as 'Little London', and the 1901 census returns list a 'Little London' at Oxspring with ten individual households, six with family heads who were railway workers. The Sheffield, Manchester and Lincolnshire Railway line, which cut through to the immediate north-east of Roughbitchworth Lodge, was opened in 1845 and Oxspring was later provided with its own goods station, located on the opposite side of Roughbitchworth Lane to the Lodge. The cottages are believed to have become disused by the 1960s and were subsequently used to breed turkeys (Gwilliam 2019, 7).

### *Summary Site Description*

- 2.4 The Lodge complex is formed by a group of stone buildings, arranged with a U-shaped plan grouped around a central yard; the buildings are aligned predominantly north-east/south-west but, for the purposes of this document, they are considered to be aligned north-south.
- 2.5 The site is approached by a driveway leading off the west side of Roughbitchworth Lane. The entrance has low flanking curved walls and short gate piers; the western flanking wall continues along the whole of the Roughbitchworth Lane frontage. The driveway itself is lined by an avenue of mature trees. Many of these are to be retained as part of the development (see AWA Tree Consultants 2018 for an assessment of their importance and condition). The former garden area to the west of the driveway is now overgrown, and it is difficult to see how many of the historic divisions shown on the 19th century later maps still survive, although at least part of the tall brick boundary wall remains extant.

- 2.6 The house forms the south end of the east range of the complex, and is L-shaped in plan. It is of two storeys with a pitched, stone slated roof, and built of ashlar laid in roughly diminishing courses. The principal elevation faces east, and is of three bays, with a small porch flanked by projecting bay windows to the ground floor. These features may have been added between 1854 and 1893; given that the name of the site changed from Low House to Roughbirchworth Lane during the same period, it is possible that the house was either rebuilt or improved during the same period. Internally, the ground and first floors are generally accessible. The ground floor comprises two rooms flanking the entrance hall. These rooms retain window panelling, architraves with corner blocks, skirting boards and ceiling cornices, whilst the hallway has a tiled floor. From the hall, an open string staircase leads to the first floor, where there a number of plain bedrooms. Another stair gives access to the vaulted cellar space, which retains a number of early features associated with the storage of food and drink; the cellar was not identified in the previous report (Gwilliam 2019). The rear service wing of the house (forming part of the south range) is also of two storeys, although slightly lower than the house itself. Both the ground and first floor of this service wing in a poor structural condition and not fully accessible; it is possible that there may be further cellar spaces beneath the service wing. Smaller structures were attached to the north and south gables of the house during the second half of the 19th century.
- 2.7 The remainder of the south range is again of two storeys, but in turn slightly lower than the house's service wing. It is built from ashlar laid in roughly diminishing courses, although not quite as neatly as those to the house. This south range is offset to the south from the service wing, suggesting that it is of a different phase. It is only partly accessible internally, although what can be seen suggests a domestic rather than an agricultural function.
- 2.8 The west range is of two storeys (the northern end being a lower two storeys), with a pitched roof covered with corrugated sheeting. It is generally built of coursed, squared stone. This range appears to have developed in a number of different phases, with the southern half suggested to be the earliest and to have initially formed a stand-alone building (Gwilliam 2019, 11). It probably formed a barn, and has a tall segmental-headed cart entrance (now blocked), with slit breathers to the north. The later northern half of the west range also contains a blocked cart entrance. There are numerous inserted openings relating to the conversion of the range to cottages, which took place between 1893 and 1905. A similar range of features can be seen in the west elevation. The previous report also notes there is a possible Second World War Anderson shelter off the north end of the cottage range (Gwilliam 2019, 11), but this was not seen by EDAS on their site visit.
- 2.9 Internally, there is a cross-passage at the south end of the west range, with six cottages to the east. These cottages are separated by brick-built cross walls, and each has two rooms to the ground floor, comprising a front parlour/kitchen with a cast-iron range and a smaller rear (west) scullery/store with a stone sink. Many of the front rooms retain original fitted cupboards, with wooden surrounds to the ranges and other features such as rails or shelving. Not all of the ranges are of the same date, and at least one bears the cast plate of local ironmonger, M Lowrance & Son of Barnsley. The first floor of each cottage is accessed by an enclosed wooden stair. With the exception of one cottage, all of the first floors are in dangerous condition and inaccessible, with poultry rearing equipment collapsing through the lath and plaster ceilings. The first floor that can be partly accessed is divided into two rooms, at least one of

which was heated. From within one of the rooms, the pegged south end of a substantial tie-beam and principal are visible, which are assumed to form part of the roof structure of the earlier barn.

- 2.10 The detached range set to the west of the west range is generally of a single storey with a corrugated sheeting roof. The northern part is of blockwork and clearly modern, but the southern part is built of coursed and squared stone, and was present by 1854; a former stone boundary wall running to the south has been utilised as the support for a modern lean-to structure. The main building may originally have formed a cowhouse, and has a pegged, hardwood roof structure comprising tie-beam, principals and purlins. The corrugated iron sheds to the south-west corner of the site and the brick pens to the north-west corner are both modern and of no historical interest.
- 2.11 In summary, there are no obvious visible features to suggest the presence of any timber-framed or other early structures within the Roughbitchworth Lodge complex. However, given that the complex had assumed most of its plan form by c.1850, and that there are several phases of building evident within the pre-1850 structures, it would not be unreasonable to suggest that some of the agricultural buildings were built during the late 18th or early 19th centuries. The house itself appears to have been remodelled or altered between 1854 and 1893, but again may preserve evidence for an earlier form.

#### *Heritage Value*

- 2.12 The previous Archaeological Assessment and Building Appraisal report noted that the heritage value of the complex is determined by a combination of its evidential, historic, communal and aesthetic values (Gwilliam 2019, 12-13). From this, a Statement of Significance was produced (Gwilliam 2019, 13-14). This stated that the value of the site to yield evidence of past human activity (evidential value) will be limited by the building of a deep railway cutting in the mid 19th century to the north side of the lodge. However, the surrounding area has been under occupation from the early medieval period and the precise location of the core of the manor of Roughbitchworth is unknown and elements may be sealed below the current buildings. The historic value of the site lies in how the buildings have been adapted and reused to reflect changes in need of the local community and the wider changes brought about in agricultural practices. The aesthetic value of the buildings lie in the same changes; in that the outbuildings are neither agricultural nor domestic, but somehow an uneasy mix of both. The community that once occupied these outbuildings have now gone and the cottages to the rear of the lodge have been uninhabited since the 1960s, so their value to the local community and the lack of a view of the building from the public realm means that the communal value of the site is limited.
- 2.13 In terms of the extant structures on the site, the report recommended that a full record of the buildings should be undertaken prior to demolition to try and understand the link between the south range and the lodge which could not be fully assessed at the time that the report was completed (Gwilliam 2019, 14).

### **3 PLANNING BACKGROUND**

- 3.1 Outline planning permission (application 2018/1433) was approved by Barnsley Metropolitan Borough Council on 19th January 2021, subject to a number of conditions. Condition 4 relates to archaeology and states:

*No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:*

- *The programme and method of site investigation and recording.*
- *The requirement to seek preservation in situ of identified features of importance.*
- *The programme for post-investigation assessment.*
- *The provision to be made for analysis and reporting.*
- *The provision to be made for publication and dissemination of the results.*
- *The provision to be made for deposition of the archive created.*
- *Nomination of a competent person/persons or organisation to undertake the works.*
- *The timetable for completion of all site investigation and post-investigation works.*

*Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.*

#### *Reason*

*To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated in accordance with Local Plan Policy HE6.*

- 3.2 The programme of historic building recording as detailed in this WSI will therefore cover the standing building element of this condition. The proposed groundworks will be the subject of a separate WSI, undertaken by a separate specialist archaeological contractor.

## **4 PROPOSED WORKS**

- 4.1 Outline planning permission has been granted for the demolition and removal of all the standing buildings and other structures on the site.

## **5 HISTORIC BUILDING RECORDING SURVEY METHODOLOGY**

### **General Comments**

- 5.1 The scale and scope of the historic building recording work will be determined by this WSI. SYAS have confirmed that a Level 3 analytical record, as defined by Historic England (2016, 26), will be required; given that all remains within the site are to be demolished, this work will also extend to the visual garden features to the front (east) of the house, as well as gates and boundary walls. SYAS have also confirmed that elevation drawings will not be required, as these can be recorded photographically, and site conditions are not safe to produce sections through the buildings. This level of survey will therefore involve the production of measured drawings (e.g. floor plans and architectural details such as mouldings, beams, window frames and shutters, skirtings,

cornices etc), photography (general and detailed external and internal views including principle rooms and circulation spaces, as well as architectural detail) and a written account (incorporating location, designations, date of record, detailed architectural description, details of historical maps, drawings, views, photographs and other documentary material, and a discussion of the architectural and historic importance and significance of the site in relation to regional and national trends and contexts). Additional standards and guidance published by the Chartered Institute for Archaeologists for historic building recording will also be followed (ClfA 2019).

- 5.2 The historic building recording will be undertaken by EDAS in a single phase of work, prior to any development, but after clearance of the internal spaces and removal of selective vegetation such as saplings and ivy which currently obscure some parts of the elevations. SYAS have not indicated that there is any requirement for a second phase of work during the demolition works, for example, to record other features and items of architectural detail that might be revealed.
- 5.3 The historic building recording work should not unduly delay the overall programme of site works, although there will need to be effective liaison and cooperation with the building contractor/developer. All parties will need to ensure that EDAS have sufficient time and resources to complete the historic building recording in accordance with WSI.

### **Aims and Objectives**

- 5.4 The historic building recording work has the following objectives:
- to identify and objectively record the existing historic buildings and other structures on the site by means of measured drawings, photographs and written descriptions, prior to any demolition work (subject to health and safety considerations);
  - to relate the standing buildings and other structures with the documentary material to create a homogenous understanding of past usage on the site;
  - to provide a long-term record of the standing buildings and other structures within the sites, prior to their demolition;
  - to analyse and interpret the recorded buildings and other structures in terms of their form and function, and to place that analysis and interpretation into its wider architectural and social contexts;
  - to produce a permanent, ordered and cross referenced project report and archive, which will be placed in the public domain through deposition with the South Yorkshire Historic Environment Record (report) and Barnsley Archives (report and archive).

### **Documentary and Historical Research**

- 5.5 It is known that some research and survey work has already been undertaken in the Oxspring area (for example, *The Early History Of Oxspring* by Professor D Hey) that may be relevant to Roughbitchworth, and copies of this and any other relevant published material will be obtained. Additional research into the

origins, use and development of the complex will be undertaken in the relevant local history libraries and archive offices, and through internet searches. Such work will include a historic map regression.

- 5.6 The results of the documentary research will be used to discuss and analyse the development of the buildings and the site over time, and the sequence of construction and use of the internal spaces. The results will be used to put the buildings and their individual elements in context and establish their archaeological, architectural and historical significance.

### **Pre-Intervention Architectural Survey**

#### *Drawn Record*

- 5.7 Information from the proposed developers suggest that there are no accurate detailed 'as-existing' surveys or plans of the building complex. A site plan and outline ground floor plans of the buildings were included in the previous 2019 archaeological appraisal (Gwilliam 2019) at scales of either 1:150 or 1:250 at A3. However, these are not suitable for the Level 3 recording work which is required.
- 5.8 A new site plan and a set of floor plans will therefore be prepared by EDAS. The site plan will be produced at a scale of 1:200, and the floor plans at a scale of 1:50. The base information for these plans will be captured using EDM total station equipment. This will provide an accurate baseline survey that will be enhanced by hand to prepare a new set of 1:50 scale floor plans. Cellar, ground and first floor plans will be produced of the house, but only ground floor plans of the service wing, south range and attached structures due to the unsafe nature of the first floors. Similarly, only ground floor plans of the west range will be produced at 1:50 scale as the first floor levels are inaccessible. However, where possible and safe to do so, remote measurements may be taken at the upper levels, e.g. by using ladders and views from safe spaces. The resulting plans will show all significant architectural detail such as openings (blocked or unblocked, straight joints etc), differences in build (e.g. brick vs stone), tool or timber marks, fixtures and fittings, constructional detail, fixtures and fittings etc. As noted above, elevation and section drawings are not required.
- 5.9 The above plans will be supplemented by more detailed drawings (e.g. at 1:20 and/or 1:10 scales) to show original fixtures within the cottages such as a typical fitted cupboard or a wooden surround. A small number of moulding profiles at 1:1 or 1:2 scale may also be taken to illustrate items such as the wooden surround to the cast-iron range within the cottages, or door architraves, covings and skirtings within the house. All drawings would be produced according to the guidelines and conventions established by Historic England (2016, 13-17 & 35-57).
- 5.10 The measured and drawn survey will be undertaken before any demolition is undertaken on the site, but after the various debris and other stored material has been cleared out.

#### *Photographic Record*

- 5.11 General photographic recording of the buildings and other structures within the site, their settings and significant parts, together with close-up

photography of significant details, will be carried out. The guidelines produced by Historic England (2015; 2016, 17-21) will be followed. A detailed external and internal photographic record will also be undertaken. External photographs will be taken, as far as is possible, at right angles to elevations, whilst the interior coverage will aim to produce a record of all significant spaces and individual details (subject to safe access). All photographs will contain a photographic scale (graduated photographic scales and/or ranging rods), and artificial lighting and tripods will be used where necessary, subject to practicalities and access.

- 5.12 The photograph record will be taken using an SLR digital camera which has 12 megapixel resolution, no less than an APS-C or DX size sensor of 10 megapixels and to be capable of generating images in TIF (v6) or unprocessed RAW format. All digital photographs will be taken in colour - in this particular instance, SYAS have confirmed that photographs can be taken in jpeg format. Processed photographs will not be manipulated or altered prior to inclusion in the project archive. The photographic survey will be undertaken before any stripping out is undertaken on the site, but after the various debris and other material has been cleared out, and any intrusive vegetation removed.
- 5.13 All photographs will be clearly numbered and labelled with the subject, orientation, date taken and photographer's name, and cross referenced to film and image numbers. A photographic record will be produced, to include a register detailing the location and direction of each shot. The various floor plans of the building, and the general site plan, will also be used to identify the position and direction of each shot.

#### *Scientific Analysis*

- 5.14 Although it is not considered to be a requirement of this project, a contingency allowance will be made for any specialist architectural analyses that might be required, for example the analysis of paint, mortar, stucco, etc and/or dendrochronological dating of timbers, radiocarbon dating etc. The requirement for this work will be discussed and agreed with the client in advance, in consultation with SYAS.

#### *Written Accounts*

- 5.15 Sufficient notes will be taken on site in order for a detailed description of the building complex to be prepared, in combination with the drawn and photographic records.

## **6 REPORTING**

- 6.1 Within ten weeks of the completion of all the site work (or longer if agreed with SYAS), an EDAS archive survey report detailing the results from the historic building recording will be produced. The final report will include the following (as appropriate):
- A non-technical summary;
  - Site code/project number;
  - Planning reference number and HER casework number;
  - Dates of fieldwork visits;

- National Grid reference;
  - A brief account of the project plan, research objectives, survey methodology, procedures and equipment used;
  - A summary of the historical and archaeological background to the site;
  - The results of the historic building recording work, and an account of the overall form and development of the site and of the evidence supporting any interpretation, in the context of the known architecture/archaeology of the area;
  - Discussion, including an assessment of the importance of the findings in relation to the other remains in the region as a whole;
  - Conclusions;
  - A bibliography and list of sources consulted;
  - A location plan, with scale;
  - Survey plans and other drawings, showing ground level and vertical and horizontal scales;
  - Selected illustrative material, including maps and other documentary material, general site photographs and photographs of any significant architectural features that are encountered;
  - Appendices containing a copy of this WSI, together with the details of any departures from that design, survey data and photographic registers and catalogues.
- 6.2 Appropriate drawn records of the buildings and the complex as a whole would be produced as reduced A4 or A3 size paper copies within the body of the report; full scale drawings would be included within the site archive.
- 6.3 Electronic copies (pdf format) of the final report will be supplied, for distribution to the developer/client, the Local Planning Authority and the SYAS. A hard copy of the final report will also be included within the site archive.
- 6.4 If the survey work produces results of sufficient significance to merit publication in their own right, allowance will be made for the preparation and publication of a brief note detailing the findings of the project in an appropriate local journal, subject to the client's permission.
- 6.5 EDAS also subscribe to OASIS (Online Access to Index of Archaeological Investigations), and all EDAS projects are fully OASIS compliant. Prior to the start of the fieldwork, an OASIS online record will be initiated and key fields completed on Details, Location and Creators forms. All parts of the OASIS online form will be subsequently completed for submission to Historic England and the South Yorkshire HER. This will include an uploaded pdf version of the entire report.

## **7 PROJECT ARCHIVE**

- 7.1 Once the on-site fieldwork and subsequent reporting is complete, a fully indexed field archive would be prepared, following the guidance produced by Historic England and others (e.g. Brown 2011; ClfA 2022; Historic England 2016, 30-34). The archive will also be completed following an explicitly documented system such as the ClfA Archive Selection Toolkit or similar. The archive will primarily comprise written documents, survey plans (field and final versions), sections and photographs, and an index to the archive.

- 7.2 EDAS will obtain consent from the client for the deposition of the project archive with Barnsley Archives prior to the start of the project. EDAS will contact the archive to determine their requirements relating to the transfer and deposition of the project archive. EDAS will also adhere to any specific conservation, transfer and deposition requirements which Barnsley Archives might impose, including charges for the storage and long-term curation of the site archive.
- 7.3 A copy of the survey report and all jpeg photographs taken as part of the project, as well as all necessary catalogues and meta-data details, will be uploaded to the Archaeology Data Service (ADS), at the end of the project.

## **8 OTHER CONSIDERATIONS**

### **Modifications**

- 8.1 The programme of recording work outlined above may be modified in accordance with the professional judgement of the staff undertaking the work, insofar as the overall provisions and objectives of this WSI would not be changed. Any variations in the project would be discussed and agreed in advance with the client and SYAS.

### **Monitoring**

- 8.2 It is assumed that the project as whole will be monitored by SYAS staff. EDAS would therefore give a minimum of ten days' notice of the commencement of site work so that arrangements for monitoring can be made as appropriate.

### **Health and Safety**

- 8.3 All site recording work will be carried out with due regard for all Health and Safety considerations, and Health and Safety will take priority over survey requirements. All archaeologists undertaking fieldwork will comply with all relevant Health and Safety Legislation, including the preparation of a Risk Assessment.
- 8.4 The site is privately owned and EDAS would indemnify the landowner in respect of their legal liability for physical injury to persons or damage to property arising on site in connection with the recording brief, to the extent of their Public Liability Insurance Cover (£5,000,000).

### **Copyright, Confidentiality and Publicity**

- 8.5 Unless the individual/organisation commissioning the project wishes to state otherwise, the copyright of any written, graphic or photographic records and reports rests with the originators of the work, namely EDAS and its staff.

### **Compliance**

- 8.6 As a ClfA Registered Organisation, EDAS would adhere to all standards and guidance for fieldwork and reporting produced by the Chartered Institute for Archaeologists, and the principles laid out in their Code of Conduct.

## 9 REFERENCES

AWA Tree Consultants 2018 *Arboricultural Report and Impact Assessment to BS5837:2012 at: Roughbirchworth Lodge, Roughbirchworth Lane, Oxspring, Barnsley, South Yorkshire S36 8YZ* (unpublished report for Ged Brearley)

Brown, D H 2011 *Archaeological Archives: A Guide to Best Practice in Creation, Compilation, Transfer and Curation* (Archaeological Archives Forum)

ClfA (Chartered Institute for Archaeologists) 2022 *Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives*

ClfA (Chartered Institute for Archaeologists) 2019 *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*

Gwilliam, P 2019 *Roughbirchworth Lodge: Archaeological Assessment and Building Appraisal* (unpublished CFA Archaeology Ltd report Y398/19 for Ged Brearley)

Historic England 2016 *Understanding Historic Buildings: a Guide to Good Recording Practice*

Historic England 2015a *Digital Image Capture and File Storage: Guidelines for Best Practice*

Ed Dennison, EDAS  
14th March 2022