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Beech Villa, Wharnccliffe Estate, Wortley, South Yorkshire

Heritage Statement
Report No. Y483/20

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**Beech Villa,
Wharncliffe Estate,
Wortley,
South Yorkshire**

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1. INTRODUCTION

This report provides an assessment of the predicted impacts of the proposed development (which comprises demolition of a current outbuilding, extension of the present house 'Beech Villa' and construction of a single new build) on cultural heritage assets.

The specific objectives of the study were to:

- Identify the cultural heritage baseline within and in the vicinity of the proposed development site.
- Assess the proposed development site in terms of its archaeological potential.
- Consider the effects of the proposed development on heritage assets, within the context of the relevant legislation and planning guidance.

The assessment considers the potential direct effects on heritage assets within the proposed development site and the indirect effects of the proposed development on the settings of designated heritage assets in the wider landscape (1km Study Area).

The assessment is supported by the following Figures and associated Appendices:

- Figure 1: Site Location Plan
- Figure 2: Heritage Assets within 1km Study Area
- Figure 3: Historic Mapping
- Figure 4: Historic Environment Characterisation

- Appendix 1: Heritage Assets within the Study Area
- Appendix 2: Archaeological Events within the Study Area
- Appendix 3: Photographs

2. LEGISLATION AND POLICY CONTEXT

The assessment has been carried out, in accordance with the Chartered Institute for Archaeologists ‘Code of Conduct’ (CIfA 2019) and ‘Standard and Guidance for Historic Environment Desk-Based Assessment’ (CIfA 2014), and with reference to the relevant statutory and planning framework for cultural heritage.

Legislation relevant to cultural heritage includes:

- The Ancient Monuments and Archaeological Areas Act; 1979;
- The Planning Act (Listed Buildings and Conservation Areas) Act 1990; and
- The Town and Country Planning (Development Management Procedure (England) Order 2010.

The primary planning policy and guidance at the national level comprises:

- National Planning Policy Framework (2019); and
- Planning Practice Guidance (2019).

At the regional and local level, planning policy and guidance is set out in:

- Barnsley Local Plan (2019).

National Context

National Planning Policy Framework (NPPF)

Conserving heritage assets is a core planning principle of the NPPF and plan-making and decision-taking is required. Heritage assets are an irreplaceable resource and should be ‘conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations’ (para 184).

‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation’ (para 189).

Significance (for heritage policy) is described 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. Significance derives not only from a heritage asset’s physical presence, but also from its setting’.

Setting of a heritage asset is described 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' (Annex 2).

Barnsley Local Plan (2019)

Section 14 of the Barnsley Local Plan details the policies and strategies for managing the Historic Environment. The following policies are presented:

- Policy HE1: The Historic Environment
- Policy HE2: Heritage Statements and general application procedures
- Policy HE3: Developments affecting Historic Buildings
- Policy HE4: Developments affecting Historic Areas or Landscapes
- Policy HE5: The Demolition of Historic Buildings
- Policy HE6: Archaeology

Those policies are reproduced in full below.

Policy HE1: The Historic Environment

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 nationally significant industrial landscapes of the Don Valley which includes Wortley Top Forge and its associated water management system.
- Elsecar Conservation Village, its former ironworks and its workshops which were once part of the Fitzwilliam Estate.
- A number of important 18th and 19th century designed landscapes and parks including Wentworth Castle parkland (the only grade I Registered Park and Garden in South Yorkshire), and Cannon Hall Park.
- The well-preserved upstanding remains of the Cluniac and Benedictine monastery at Monk Bretton.
- 18 designated conservation areas of special and architectural interest including three town centre conservation areas, as well as large areas incorporating Stainborough Park, Cawthorne, Penistone and Thurlstone.
- The 17th century Rockley Blast Furnace and its later engine house.
- Gunthwaite Hall Barn, a large 16th century timber framed barn.
- Barnsley Main Colliery Engine House and Pithead structures.
- The 17th century Worsbrough Mill (the only historic working water mill in South Yorkshire).

- Relatively widespread evidence of pre-historic settlements, and occupation which are often archaeological and below ground but sometimes expressed as physical or topographic features.
 - 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 (or an archaeological site of national importance such as a Scheduled Ancient Monument) conserve those elements which contribute to its significance. Harm to such elements will be permitted only where this is outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of a designated heritage asset (or an archaeological site of national importance) will be permitted only in exceptional circumstances where there is a clearly defined public benefit.
 - c. By supporting proposals that would preserve or enhance the character or appearance of a conservation area. There are 18 conservation areas in the borough, and each is designated for its particular built and historic significance. This significance is derived from the group value of its constituent buildings, locally prevalent styles of architecture, historic street layouts and its individual setting which frequently includes views and vistas both into and out of the area. Particular attention will be given to those elements which have been identified in a Conservation Area Appraisal as making a positive contribution to its significance.
 - d. By ensuring that proposals affecting an archaeological site of less than national importance or sites with no statutory protection conserve those elements which contribute to its significance in line with the importance of the remains. In those cases where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, an understanding of the evidence to be lost must be gained in line with the provisions of Policy HE6.
 - 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 HE2: Heritage Statements and general application procedures

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

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

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

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

Policy HE3: Developments affecting Historic Buildings

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

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

Policy HE4: Developments affecting Historic Areas or Landscapes

Proposals that are within or likely to affect the setting and the heritage significance of a Registered Park and Garden will be expected to:

- Respect historic precedents of layout, density, scale, forms, massing, architectural detail and materials that contribute to the special interest of an area.
- Respect important views either within the area or views that contribute to the setting of the area.
- Take account of and respect important landscape elements including topographic features or trees that contribute to the significance of the area where harm might prejudice future restoration.

Policy HE5 the Demolition of Historic Buildings

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

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

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

Policy HE6: Archaeology

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

- Information identifying the likely location and extent of the remains, and the nature of the remains;
- An assessment of the significance of the remains; and
- Consideration of how the remains would be affected by the proposed development.

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

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

3. CONSULTATIONS

A site visit was undertaken in May 2020 with planning officers from the Barnsley Metropolitan Borough Council. Following this meeting the following response was received from Tony Wiles, Design & Conservation Officer:

Following our discussion, I advised I would send some comments regarding the relative historic value of the property, its contribution to the CA, and the possible harm caused by its removal. Whilst we have discussed possible designs for the site (two replacement dwellings) I think it is still important for the LPA to understand more fully (and seek justification) why demolition is reasonable and what harm that might cause to the heritage assets in the vicinity. Looking at the conservation area boundary it is clear to me that the boundary has been drawn around this building specifically to include it. A further check of historic mapping suggests the building was constructed between 1893 and 1903 around the same time as Avenue Cottage (on the Avenue) which we have previously considered curtilage to and listed (by association) with Wortley Hall. Whilst Beech Villa does not have similar architectural merit and has undergone a number of inappropriate alterations it still does have some value (both aesthetic and historic) which needs quantifying. As such a decent heritage impact assessment is required (normally made in support of an application) setting out the value to the conservation area, the setting of the Registered Parkland, and the value to the setting of the historic Wortley Hall Estate. I think it also likely that if we do agree demolition is justified some building recording might be needed in mitigation.

4. METHODOLOGY

Study Areas

The following study areas have been employed for the Heritage Statement:

- The 'Proposed Development Site' (Figures 1 to 4): the proposed development site forms the study area for the identification of heritage assets that could receive direct impacts arising from the construction of the proposed development. This study area has been the subject of detailed desk-based assessment, including historic map analysis.
- The 'Study Area' (Figures 2 to 4): an area extending to 1km from the proposed development site boundary forms the study area for the identification of heritage assets and previous archaeological events that have taken place in the local area, that inform the assessment of the archaeological potential of the proposed development site as well as for the identification of heritage assets whose settings may be affected by the proposed development.

Desk Study

The following information sources were consulted as part of the desk-based assessment:

- National Heritage List for England (NHLE): an on-line resource which provides details of all designated statutory assets (Scheduled Monuments; Listed

Buildings; World Heritage Sites; Registered Parks and Gardens; Registered Battlefields; Conservation Areas; Designated Wreck Sites etc). GIS data for relevant assets was downloaded from the Historic England website;

- South Yorkshire Sites and Monuments Record (SMR): consulted to obtain information on the locations of non-designated heritage assets and for archaeological events carried out within a 1km Study Area;
- Ordnance Survey maps and other historic mapping available online from the National Library of Scotland and from Digital Archives: consulted to provide information on the historic development of land-use within the proposed development site;
- Appropriate documentary sources and archaeological journals;
- The Yorkshire Archaeological Research Framework (English Heritage 2006; 2007) and where available draft chapters of the forthcoming South Yorkshire Research Framework (Chadwick 2019; Cockrell 2019; Pettitt 2018; Roberts et al. 2019; Spikins 2018; & Stein 2019): consulted to gain an understanding of current archaeological knowledge, and research priorities for the South Yorkshire region; and
- Geology of Britain Viewer (BGS 2020) and Land Information System (LandIS) Soilscape Viewer (LandIS 2020): for information on the underlying geology and soils of the proposed development site.

Field Survey

A site visit was undertaken on 22nd September 2020 in order to assess the proposed development site and its setting.

Impact Assessment Methodology

The effects of the proposed development on heritage assets has been assessed based on their type (direct effects and effects on setting) and nature (adverse or beneficial). The assessment considers the value/sensitivity of the heritage asset and its setting and the magnitude of the predicted impact.

- Adverse effects are those that detract from or reduce cultural significance or special interest of heritage assets.
- Beneficial effects are those that preserve, enhance or better reveal the cultural significance or special interest of heritage assets.

Assigning Significance to Heritage Assets

The attribution of relative significance of heritage assets identified by the study has been undertaken in accordance with the principles set out in NPPF.

The NPPF defines significance of a heritage asset as: *“the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic”* (MHCLG 2018: Annex 2).

Reference is also made to Historic England’s guidance document, ‘Conservation Principles Policies and Guidance’ (Historic England 2008), and to the heritage values: Evidential, Historical, Aesthetic and Communal.

Table 1 summarises the relative significance of those heritage assets relevant to the proposed development.

Table 1: Significance of Heritage Assets

Significance of Asset	Definition / Criteria
High	Assets valued at a national level, including: Scheduled Monuments Sites of schedulable quality but not yet scheduled (i.e. that meet the relevant criteria for designation) Grade I & II* Listed Buildings Grade I & II* Registered Parks and Gardens Historic Battlefields
Medium	Assets valued at a regional level, including: Archaeological sites and areas that have regional value (contributing to the aims of regional research frameworks) Grade II Listed Buildings Grade II Registered Parks and Gardens Conservation Areas
Low	Assets valued at a local level, including: Archaeological sites and areas of local importance Unlisted buildings and townscapes of some historic or architectural interest
Negligible	Assets of little or no intrinsic heritage value, including: Sites of former archaeological features, where there are no longer any remains Unlisted buildings of little or no historic or architectural interest Artefact find-spots (where the artefacts are no longer in situ and where their provenance is uncertain) Poorly preserved examples of particular types of minor historic landscape features (e.g. quarries and gravel pits, dilapidated sheepfolds, etc)

Assessment of Effects on Setting

Historic England’s guidance document, *‘Historic Environment Good Practice in Planning Note 3: The Setting of Heritage Assets’* second edition (Historic England 2017) (GPA 3), provides advice on setting assessments. The guidance builds upon the requirements outlined within the NPPF and in PPG.

The NPPF (2019, Annex 2: Glossary) describes setting 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”.

GPA 3 provides a five-step process:

Step 1: Identify which heritage assets and their settings are affected.

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.

Step 4: Explore ways to maximise enhancement and avoid or minimise harm.

Step 5: Make and document the decision and monitor outcomes.

Assessing Magnitude of Impacts

Criteria for assessing the magnitude of impacts (adverse or beneficial), which measures the degree of change to the baseline condition of heritage asset that would result from the construction of the proposed development, are presented in Table 2.

Table 2: Magnitude of Impact

Level of Magnitude	Definition	
	Adverse	Beneficial
High	<p>Changes to the fabric or setting of a heritage asset resulting in the complete or near complete loss of the asset's cultural significance.</p> <p>Changes that substantially detract from how a heritage asset is understood, appreciated, and experienced.</p>	<p>Preservation of a heritage asset in situ where it would otherwise be completely or almost completely lost.</p> <p>Changes that appreciably enhance the cultural significance of a heritage asset and how it is understood, appreciated, and experienced</p>
Medium	<p>Changes to those elements of the fabric or setting of a heritage asset that contribute to its cultural significance such that this quality is appreciably altered.</p> <p>Changes that appreciably detract from how a heritage asset is understood, appreciated, and experienced.</p>	<p>Changes to important elements of a heritage asset's fabric or setting, resulting in its cultural significance being preserved (where this would otherwise be lost) or restored.</p> <p>Changes that improve the way in which the heritage asset is understood, appreciated, and experienced.</p>
Low	<p>Changes to those elements of the fabric or setting of a heritage asset that contribute to its cultural significance such that this quality is slightly altered.</p> <p>Changes that slightly detract from how a heritage asset is understood, appreciated, and experienced.</p>	<p>Changes that result in elements of a heritage asset's fabric or setting detracting from its cultural significance being removed</p> <p>Changes that result in a slight improvement in the way a heritage asset is understood, appreciated, and experienced.</p>
Negligible	Changes to fabric or setting of a heritage asset that leave its cultural significance unchanged and do not affect how it is understood, appreciated, and experienced.	

Limitations and Assumptions

Due to the Covid-19 restrictions, it was not possible to make a visit to the South Yorkshire Sites and Monuments Record (SMR) office.

5. BASELINE

Site Description and Geology

Beech Villa is located on the north-east side of the Village of Wortley, South Yorkshire, within the Wortley Conservation Area and borders the Wortley Hall Registered Park and Garden.

The bedrock geology across the proposed development site is recorded as Pennine Lower Coal Measures Formation (sandstone), a sedimentary bedrock formed approximately 318 to 319 million years ago in the Carboniferous Period, in a local environment previously dominated by swamps, estuaries and deltas. No superficial deposits are recorded (BGS 2020). Soils across the site proposed development site are characterised as freely draining slightly acid loamy soils (LandIS 2020).

Study Area (Figures 1-4)

Prehistoric

Palaeolithic

Archaeological remains of Palaeolithic date are rare within South Yorkshire, typically known from caves and rock shelters, notably Creswell Crags in Derbyshire and Nottinghamshire but also Staffordshire's Manifold Valley and Anston Stones Gorge and Roche Gorge in South Yorkshire (Pettitt 2018).

There are no known assets or artefact find-spots of Palaeolithic date recorded within the Study Area.

Mesolithic

Mesolithic evidence is primarily recognised from single find spots of lithic material, though there is less recorded evidence across the coal measures which cover the majority of the Barnsley District, perhaps in part due to the impact of coal extraction (Spikins 2018).

There are no known assets or artefact find-spots of Mesolithic date recorded within the Study Area.

Neolithic

Within the Neolithic period, there is an increased diversity of artefacts including the introduction of ceramic vessels and polished axes. Within South Yorkshire during the Early Neolithic pottery evidence is almost completely absent. Polished stone axes are the most common characteristically Neolithic find, almost always known from stray find spots. In the Late Neolithic pottery including Grooved Wares appear, and in the Late Neolithic/Early Bronze Age Beakers arrive. There is also a renewed phase of the construction of ceremonial monuments in Britain, exemplified by henge monuments, although identification of these monuments has typically been poor within South Yorkshire. (Cockrell 2019).

There are no known assets or artefact find-spots of Neolithic date recorded within the Study Area. Outside of the Study Area a polished stone axe of Neolithic date is recorded to the west of Wortley (SYSMR No. 02352/01).

Bronze Age

Lithics in the form of barbed and tanged arrowheads represent a late continuation of arrowhead styles that began in the Late Neolithic and continued into the Early Bronze Age, mostly recovered as stray finds. Copper alloy assemblages consisting of spearheads and palstaves of the Middle Bronze Age are another significant type of find. Pottery finds consisting of Beakers and Collared Urns, remain rare though have been recovered mostly from urban sites, particularly in Doncaster and Sheffield (Cockrell 2019).

There are no known assets or artefact find-spots of Bronze Age date recorded within the Study Area.

Iron Age and Romano-British

Material from the later Bronze Age and earlier Iron Age is often difficult to differentiate typologically and as such fewer earlier Iron Age sites or finds are confirmed within South Yorkshire (Chadwick 2019, 5). In the later Iron Age, communities in South Yorkshire lived in small, dispersed enclosed farmsteads. In the very late Iron Age there appears to have been an expansion of fields systems, and agricultural production which continued into the Roman period (Chadwick 2019, 2). Many later Iron Age and Romano-British beehive and flat quern stones were manufactured from Millstone Grit outcropping at Wharncliffe Crags near Deepcar, south of Wortley (Chadwick 2019, 95).

There is one asset of Roman date recorded within the Study Area. A coin hoard (SMR No. 04200/01) comprising 81 silver coins, and including coins dating from AD 196-7 and AD 269-70 was discovered off Hermit Hill Lane, north of Wortley.

Early Medieval

The immediate post-Roman period to the mid-7th century is poorly recognised within South Yorkshire. The Roman roads appear to have stayed in use during the early medieval period and in places form parish boundaries. Romano-British field systems appear to have been largely abandoned at some point, evident by later medieval boundaries which do not respect these and thought to have been established in the Late Saxon period (Stein 2019, 4).

There are no known assets or artefact find-spots of early medieval date recorded within the Study Area.

Medieval

Wortley is recorded in the Domesday Book, in the hundred of Staincross, and the county of Yorkshire with a population of six. The landowners are recorded as the Count Robert of Mortain and Alric (Open Domesday 2020).

The Wortley family, of Wortley Hall originally had their original manor house located at Wharcliffe Chase south of Wortley, where in 1252 the Wortley family were granted free warren by the king and they created a free chase across the then timbered crags of Wharcliffe (Hey 1979, 81). Wortley during the medieval period was a small hamlet centred around St Leonard's Church which used to be a medieval Chapel of Ease. There is little evidence of the medieval hamlet but the plan form of the settlement has probably changed little but legibility is fragmentary and the only clear evidence visible of the medieval settlement is the market cross (Lines et al 2008).

Post-Medieval to Modern

Wortley Hall was first constructed at its current location in the early 16th century. A deer park was formed around the Hall in 1589. The Hall was rebuilt in 1686 on the same site by Sir Richard Wortley and was remodelled at various points by various family members during the 18th century and in the late 18th century the stable block and outbuildings were constructed.

In 1800 James Archibald, finished the works on the Hall and laid out a park and the south front garden terraces. Famous landscape designer W S Gilpin (1762-1843) was said to have worked on these but the extent of his input is not known. Joseph Harrison, head gardener at Wortley Hall in the early to mid-19th was probably partly responsible for laying out the gardens.

Further alterations were made to the Hall in the mid-19th century which included adding a lantern to the Hall and cupola to the stables (Historic England 2020).

The Hall was used by the army during the Second World War then fell into disrepair. After the War the Hall and grounds were purchased by the Trade Union and Labour Movement in 1950. The estate is divided between corporate and private ownership (Historic England 2020).

Most of the current buildings in this historic centre of Wortley village date from the 18th century and are shown on the 1796 map of Wortley expanding on the settlement which probably originated as a small cluster of farms (Lines et al 2008).

Beech Villa and Outbuilding

Historic mapping (Figs. 3a-3d) shows that Beech Villa and the adjacent single storey outbuilding (Photographs 1 and 2), were built at some point between 1891 and 1903. Beech Villa is a 2-storey structure built in red brick with a half-hipped roof and brick chimney at the north-east. There are stone lintels and cills at the window openings. A modern conservatory extension is located to south-east which is covered by Catslide roof.

The outbuilding is located adjacent to the north-west of Beech Villa and is constructed in a similar style. It is a single storey building, constructed in red brick with a hipped

roof and a chimney stack on south-west side which matches Beech Villa. This outbuilding has also been altered in modern times, and was partly modified for use as a recording studio.

The property faces a private road, known as The Avenue, which leads to The Avenue which leads to Wortley Hall, though this private road is not the principal entrance to the Hall. The perimeter of the road and property is lined by a dry-stone wall.

Beech Villa and its outbuilding contrast from the coursed sandstone buildings of the majority of Wortley village and Wortley Hall, being constructed in red brick. Red brick was also used to construct Avenue Cottage (Photograph 6) which is located within the grounds of the Wortley Hall Park along The Avenue, built shortly before Beech Villa, although Avenue Cottage is much more ornate. Beech Villa is more peripheral to the park, existing away from the principal entrance, and its specific function (i.e. as a lodge or a worker's accommodation) is not clear. Although no longer present, the former Gas Works was formerly located to the north of Beech Villa, and it is possible that there was some association between these.

Historic Map Regression

Jeffrey's Map of Yorkshire, 1771 (Digital Archives, n.d.; not reproduced)

The Jeffrey's Map of Yorkshire, 1771, identifies Wortley village, concentrated at the bend in Halifax Road, where St Leonard's Church is located, and a road leads east to the Hall. Only limited detail is presented, though it appears to show the buildings fronting the main road, suggesting that the village did not extend to the proposed development site at this time.

Ordnance Survey, Six-inch to the mile, Yorkshire 282, Surveyed: 1850 to 1851, Published: 1855 (Figure 3a)

The Ordnance Survey, Six-inch to the mile, published 1855 identifies the proposed development site's location on the periphery of the village of Wortley, located in what is indicated to be part of the Wortley Halls' parkland. A label here identifies 'The Farm Yard', likely referring to the courtyard building to the west. The plot of Beech Villa occupies a corner of a larger enclosed field. On its south-east edge is a lone building which is located across two plots, possibly a small agricultural building.

Ordnance Survey, Six-inch to the mile, Yorkshire CCLXXXII.SW, Surveyed: 1891, Published: 1894 (Figure 3b)

The Ordnance Survey map, published 1894, shows an area of land has been annexed from the parkland. In addition to the formerly defined plot within which the proposed development site is located, a further plot to the north and east have also been annexed from the parkland. The small agricultural building has been demolished and within this land a Gas Works has been constructed. A row of trees line the road front.

Ordnance Survey, Six-inch to the mile, Yorkshire CCLXXXII.SW, Revised: 1903, Published: 1906 (Figure 3c)

The Ordnance Survey published 1903 identifies that Beech Villa and associated outbuilding have been constructed by this date, providing a date of construction of between 1891 and 1903 (the survey dates of this and the previous mapping).

At this same date there are several new buildings constructed to the north-west of Beech Villa in another area which appears to have been annexed from the parkland.

Ordnance Survey, Six-inch to the mile, Yorkshire CCLXXXII.SW, Revised: 1948, Published: 1949 (Figure 3d)

In the Ordnance Survey mapping published 1949 the Gas Works is no longer named and may no longer be in use. Elsewhere some limited further development within Wortley is recorded.

Historic Landscape Characterisation (Figure 4)

South Yorkshire Historic Landscape Characterisation (Lines et al 2008) data was provided by the South Yorkshire SMR and is presented in Figure 4. The site of Beech Villa is recorded within the boundary of Wortley Old Deer Park (HSY6217). The deer park was constructed around the hall in 1589 and in 1649 the deer were removed from the park and it was probably then that more of the land became enclosed farmland. It is stated that the park may overly former townfields associated with the village of Wortley however there is no legibility of this. South of the deer park, the Historic Core of Wortley (HSY6214) is recorded as 'Vernacular Cottages' with later, inter-war period expansion on the west side of the village (HSY6215) recorded as 'Semi-Detached Housing'. A combination of 'Surveyed Enclosure' of late 18th century date, and earlier 'Assarts' and later 'Agglomerated Fields' surround the village.

Archaeological Potential of the Proposed Development Site

It is considered that the archaeological (below ground) potential for the site is low for all periods. The site was evidently once included within the Wortley Hall deer park and on its very edge and as such was unlikely, though agricultural activities may have taken place. The development of Beech Villa relates to late 19th century or early 20th century expansion of the village of Wortley.

Beech Villa and its associated outbuilding are both considered to be non-designated assets of low significance. Consultation response from the Barnsley Metropolitan Borough Council Conservation and Design Officer, Tony Wiles, suggested a link with the nearby Avenue Cottage, built around the same time, located within the grounds of Wortley Hall Park and Garden, which has previously been considered curtilage to Wortley Hall. Whilst the relationship between the Wortley Hall estate and Avenue Cottage is clear, the relationship with Beech Villa is unclear, and it was further stated that: '*whilst Beech Villa does not have similar architectural merit and has undergone a number of inappropriate alterations it still does have some value (both aesthetic and historic)*'.

Designated Assets in Study Area (Figure 2)

There are no World Heritage Sites, Scheduled Monuments or Registered Battlefields recorded within the Study Area. The proposed development site is located within the Church Gate Conservation Area, and adjacent to the Wortley Hall Registered Park and Garden (1000418).

There are 21 Listed Buildings located within the Study Area. Seven of these are located within the Wortley Conservation Area (1192539, 1151020, 1286455, 1151019, 1192559, 1315046) including the Church of St Leonard (1286504) all of which are Grade II Listed. Ten of these are located within the Wortley Hall Registered Park and Garden (1192684, 1151018, 1315070, 1286492, 1151016, 1315069, 1192640, 1151017, 1192657 - Grade II Listed) including the Grade II* Listed Wortley Hall (1192585). Two Grade II Listed farms (1151057, 1151021) and two mileposts (1151055, 1151056) are recorded elsewhere within the Study Area.

6. IMPACT ASSESSMENT

Development Proposals

The proposed development comprises alterations internally and an extension to Beech Villa and the erection of a new property to its east. As part of the extension to Beech Villa on the west side the 19th century outbuilding and modern prefabricated double garage are proposed for demolition.

Alterations to Beech Villa comprise modest internal alterations to reflect modern living. The proposed extension on the west side of the property comprises accommodation to provide above average room areas to a standard equal to expectations for larger properties in this locality. An integral garage for two vehicles will be located beneath the new accommodation space.

The architectural style of the extension will reflect the features of the host property, including facing brickwork with stone features and a clay tile roof.

The proposed new property is a four bedroom detached house with integral garage. The accommodation proposed exceeds the minimum requirements of the South Yorkshire Residential Design Guide in relation to room sizes, separation distances and amenity space. The architectural style and palette of materials will reflect those of the existing Beech Villa.

Construction Impacts

The proposed development has a low potential to disturb or destroy potential archaeological remains within the proposed development site and as such no archaeological (below ground) mitigation is proposed.

It is assessed that there is the potential for adverse direct impacts of high magnitude (demolition of Beech Villa outbuilding) and low magnitude (extension to Beech Villa) upon non-designated heritage assets (Beech Villa and outbuilding) of low significance. In the absence of appropriate mitigation, the predicted impacts would result in harm to the cultural significance of these non-designated heritage assets.

Mitigation

In order to comply with the requirements of the Barnsley Local Plan, an appropriate programme of mitigation works would be agreed with the Barnsley Metropolitan Borough Council to offset the predicted direct effects upon Beech Villa and its outbuilding. It is considered that a programme of photographic building recording to a Historic England Level I/II building recording standard would be an appropriate mitigation measure. This would apply to the internal and external elevations of the outbuilding proposed for demolition and the external elevations of Beech Villa proposed for extension.

Any mitigation measures that are required would be set out in one or more Written Schemes of Investigation (WSI(s)), presented for approval by the planning authority, and carried out prior to or during construction, as appropriate. The WSI(s) would make

provision for dissemination of the results of the mitigation works, as well as for archiving of the project materials and records, as appropriate.

Potential Setting Impacts

The presence of the proposed development may have effects on the settings of heritage assets in the wider landscape, in particular, where the proposed development is visible in views to or from designated cultural heritage assets in the vicinity of the proposed development.

Figure 1 shows the locations of designated cultural heritage assets within the Study Area. Adopting Stage 1 of the HE GPA 3 guidance, a site visit was undertaken, and the following heritage assets have been identified as potentially having their settings affected by the proposed development:

- Wortley Conservation Area; and
- Wortley Hall Grade II Registered Park and Garden (**1000418**).

Each of these is addressed in detail below.

Wortley Conservation Area

The Wortley Conservation Area comprises the historic core of the village. Buildings within the village are predominantly coursed dressed sandstone whereas Beech Villa and its outbuilding are both constructed in red brick. These buildings reflect historic (late 19th / early 20th century development) of Wortley Villa, and have some aesthetic value, making a positive contribution to the character and setting of the Wortley Conservation Area.

In recent years there have been several new builds within the Wharncliffe Estate which have been constructed with reference to traditional building styles, in keeping with the character of Wortley and Wortley Hall. Examples of this can be seen neighbouring the site to the north-west, where new buildings have been built in a traditional yellow sandstone and traditional style (Photograph 4), whilst a row of new houses on The Avenue within the Wortley Hall Park and Garden to the south-east of the proposed development site have been constructed in red brick, ‘lodge’ style, reflecting the traditional buildings which would typically be seen in these contexts (Photograph 3).

The proposed development has potential to have a negative impact upon the character and setting of the Wortley Conservation without any design mitigation. It is proposed however that the development will similarly be built in a complementary style, and with building materials complementary to the character of Wortley and the current Beech Villa (outlined above), resulting in only a minor change to current baseline settings. As such the impact to the setting of the Wortley Conservation Area is considered to be negligible.

Wortley Hall Grade II Registered Park and Garden (1000418)

The proposed development site is located just outside the southern edge of the Wortley Hall Registered Park and Garden. The grounds comprise an extensive park, which surrounds Wortley Hall and its associated buildings.

The proposed development site was historically located within the boundaries of this parkland. In the late 19th century several parcels of land were annexed from the park to allow for housing (including Beech Villa) and the former Gas Works. The relationship between Beech Villa and the Wortley Hall Estate is unclear and it is considered Beech Villa makes a neutral contribution to the understanding of the significance of the Wortley Hall Registered Park and Garden.

Furthermore, the edges of the park are densely screened by trees, which includes the area of the proposed development site (Photographs 4 and 5). Beech Villa is located on a private road which leads to a side access on the Avenue (the main route to Wortley Hall) although this is not the principal entrance which is through gate posts to the south-east.

The proposed development will result in only a minor change to the current baseline conditions. The impact to the setting of the Wortley Hall Park and Garden is considered to be negligible.

CONCLUSIONS

The proposed development site is located within the Wortley Conservation Area within the village of Wortley, South Yorkshire and borders the Wortley Hall Registered Park and Garden. The site comprises the late 19th or early 20th century home known as Beech Villa and a small outbuilding which is contemporary.

The Heritage Statement has identified that there is a low potential to encounter previously unrecorded archaeological (below ground) deposits within the proposed development site. Beech Villa and its outbuilding are considered to be non-designated assets of low significance and the proposed development has will have an impact on these assets. It is proposed that this impact can be mitigated through a programme of photographic recording equivalent to a Historic England Level I/II building recording standard. The scope of the work required would need to be agreed with the Barnsley Metropolitan Borough Council Conservation Officer and South Yorkshire Archaeological Advisory Service (SYAAS) and implemented in full prior to, or during the construction of the proposed development as appropriate.

No significant effects upon the setting of cultural heritage assets within the wider area are predicted.

No significant residual effects are anticipated in relation to cultural heritage interests and the development proposals are considered, therefore, to conform to the aims of national, regional and local planning policy as regards cultural heritage.

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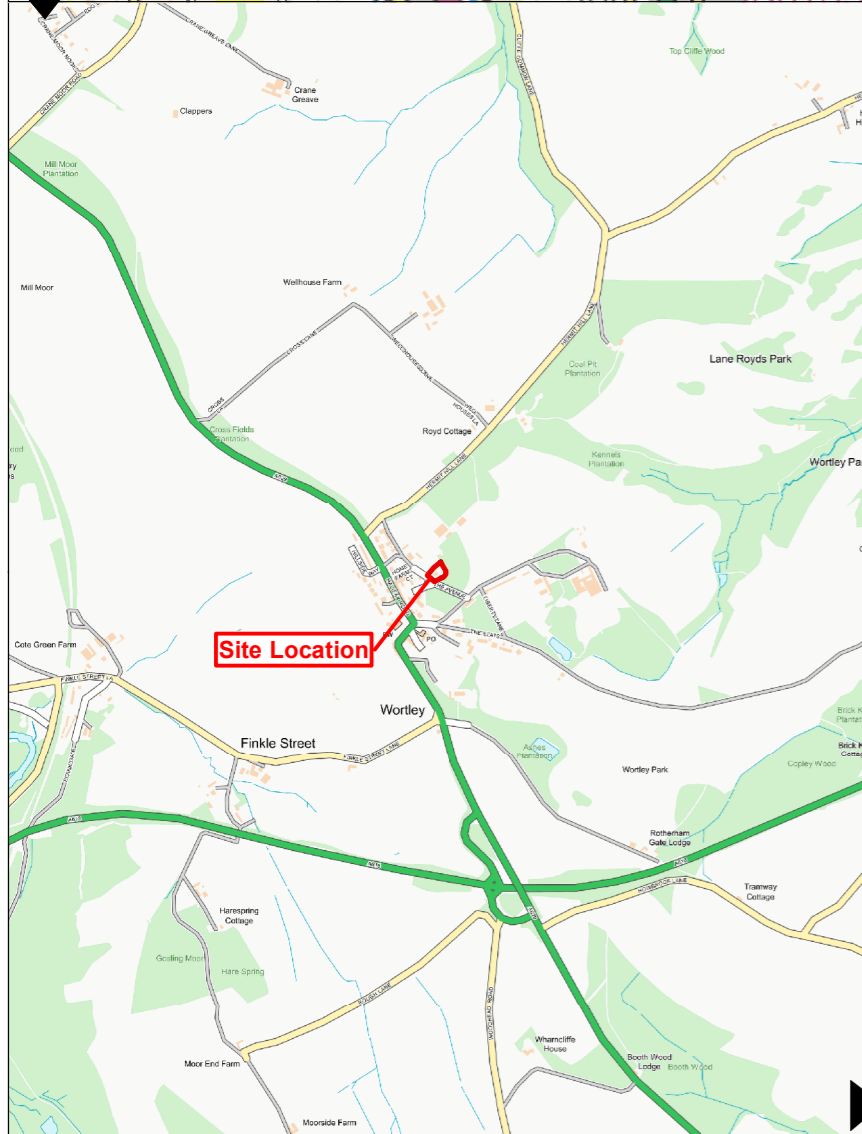
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FIGURES




Key:

Site Boundary



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Title:
Site Location Plan

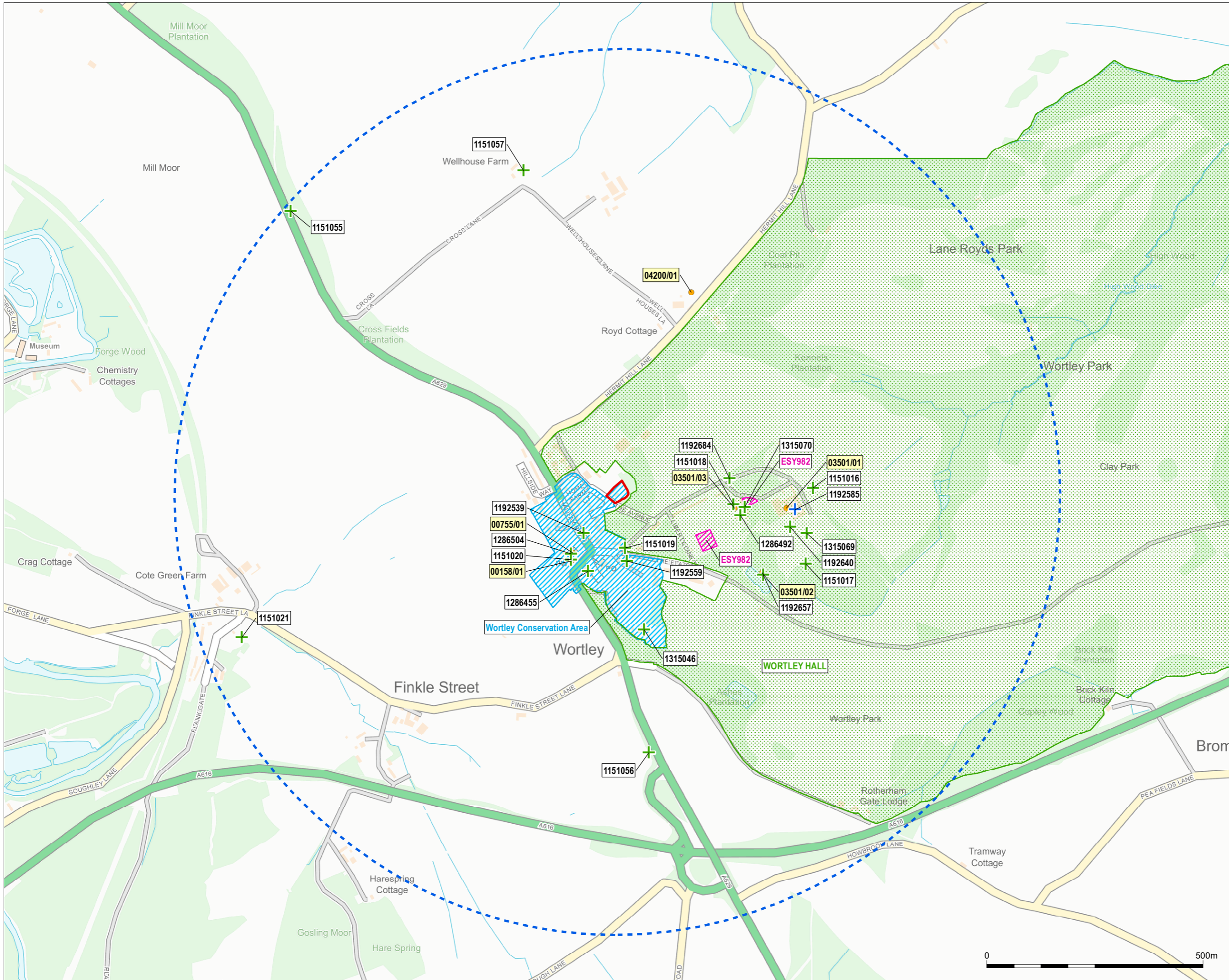
Project:
Beech Villa, Wharnccliffe Estate,
Wortley, South Yorkshire

Client:
White Agus Partnership

Scale at A3:
1:2,000

Drawn by: CA	Checked: JT	Date: 16/10/2020
Report No: Y483/20	Fig. No: 1	





Key:

- Site Boundary
- 1km Study Area
- + Grade II* Listed Building
- + Grade II Listed Building
- Registered Park and Garden
- Conservation Area
- Cultural Heritage Site
- HER Event



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Title:
Heritage Assets within 1km Study Area

Project:
Beech Villa, Wharnccliffe Estate, Wortley, South Yorkshire

Client:
White Agus Partnership

Scale at A3:
1:8,000

Drawn by: CA	Checked by: JT	Date: 16/10/2020
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Report No: Y483/20	Fig. No: 2
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Fig.3a - Ordnance Survey, Six-inch to the mile, Yorkshire 282, Surveyed: 1850 to 1851, Published: 1855



Fig.3b - Ordnance Survey, Six-inch to the mile, Yorkshire CCLXXXII.SW, Surveyed: 1891, Published: 1894

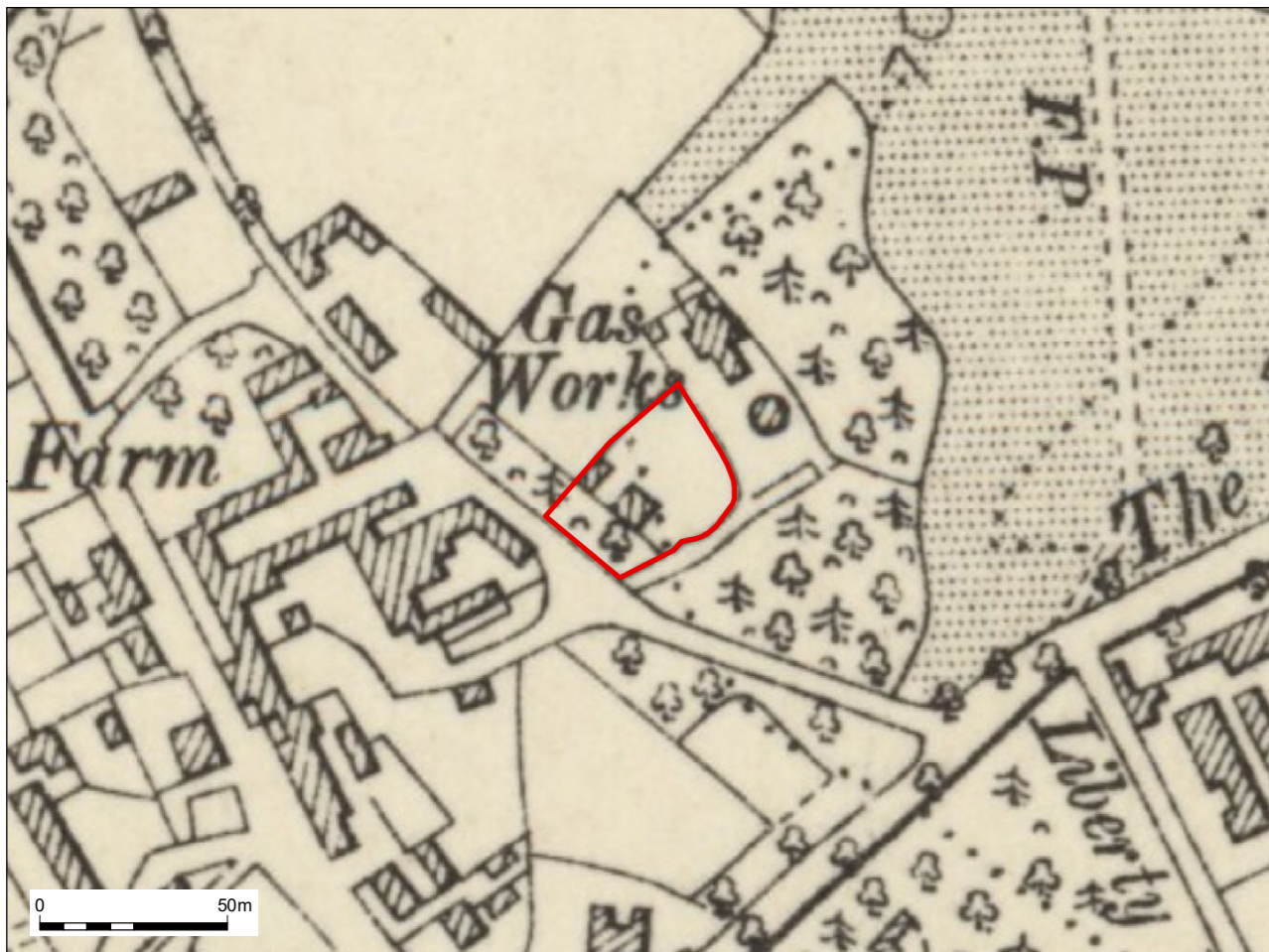


Fig.3c - Ordnance Survey, Six-inch to the mile, Yorkshire CCLXXXII.SW, Revised: 1903, Published: 1906

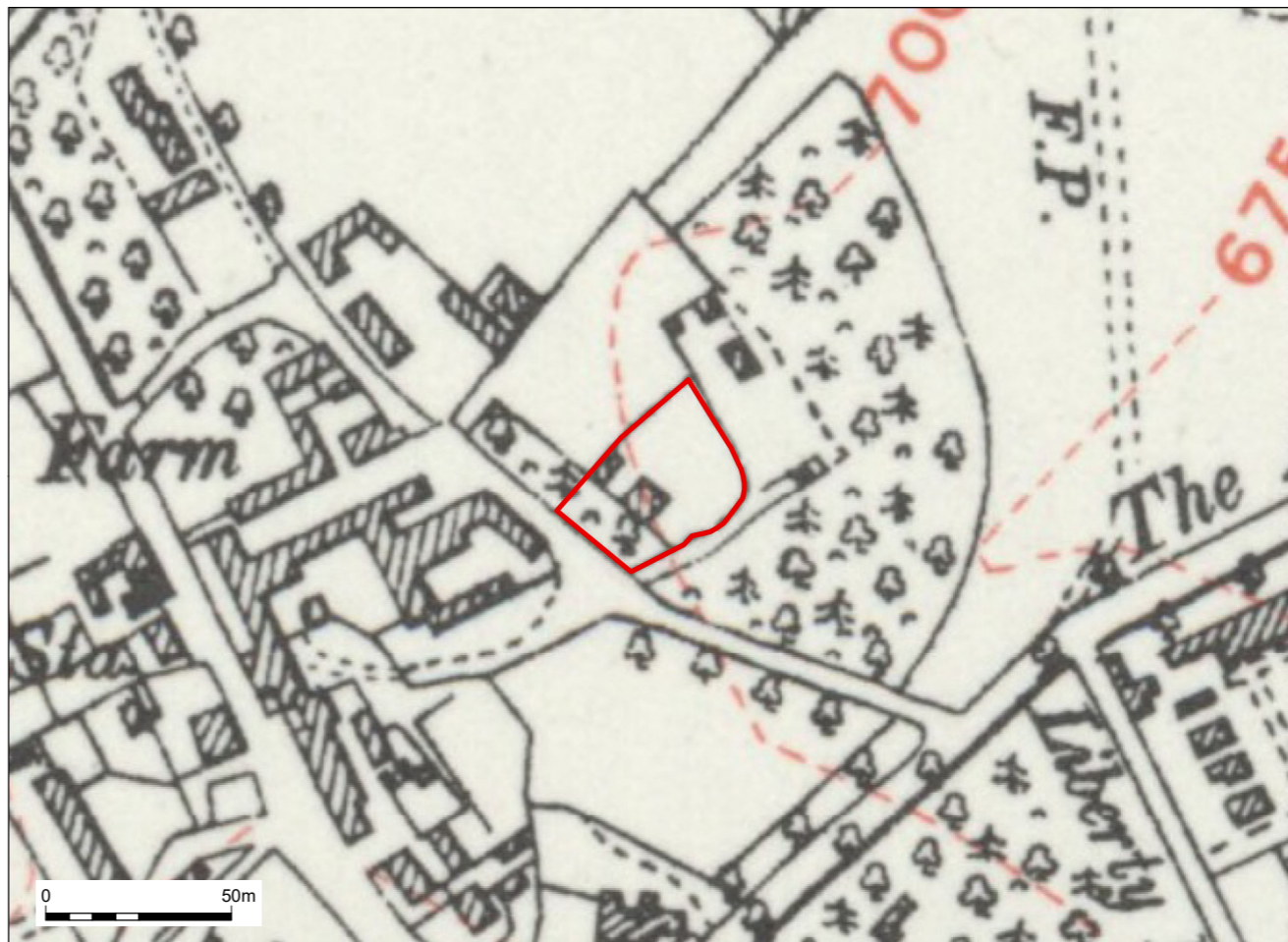


Fig.3d - Ordnance Survey, Six-inch to the mile, Yorkshire CCLXXXII.SW, Revised: 1948, Published: 1949

Key:

Site Boundary



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Title:
Historic Mapping

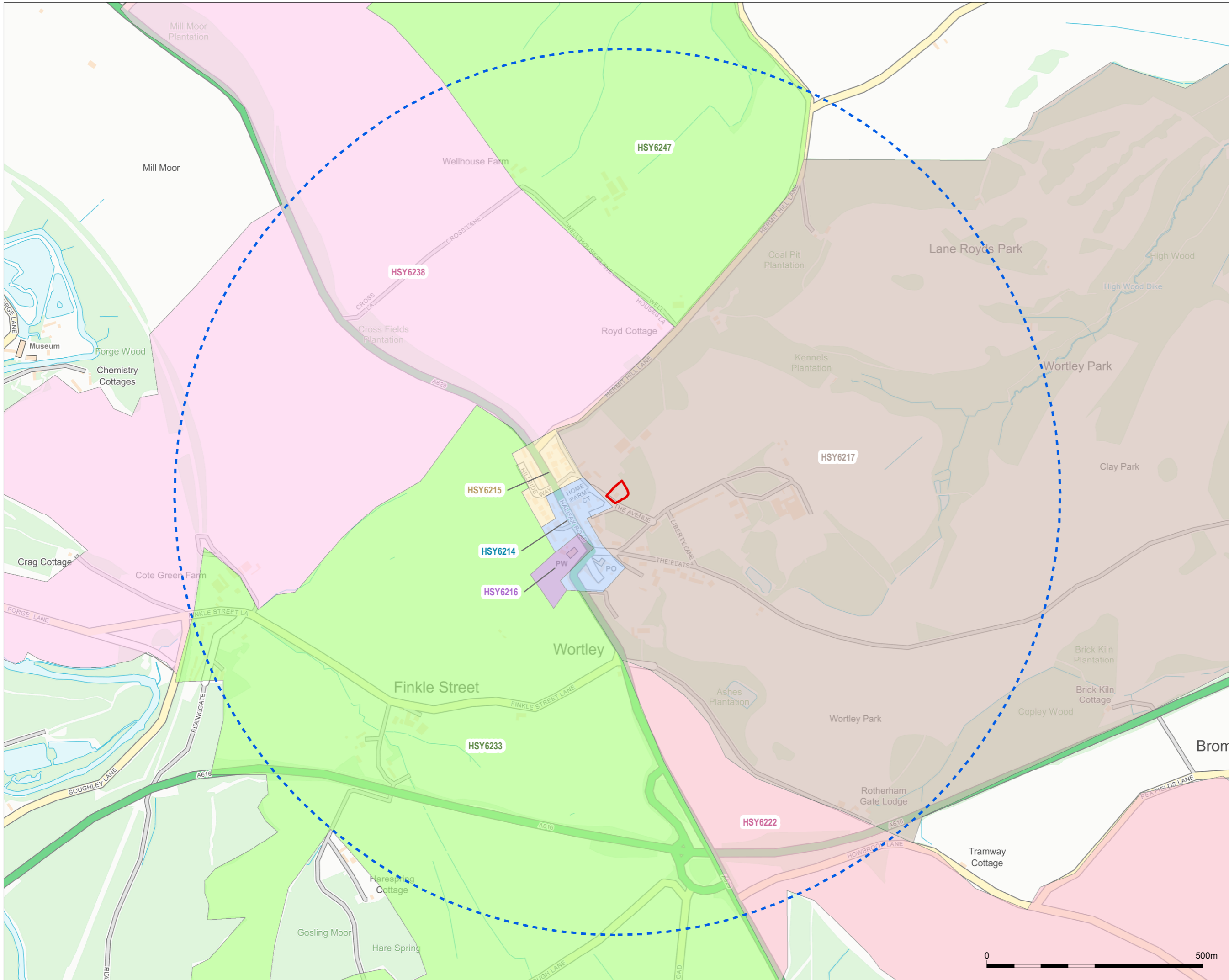
Project:
Beech Villa, Wharnccliffe Estate,
Wortley, South Yorkshire

Client:
White Agus Partnership

Scale at A3:
1:2,000

Drawn by: CA	Checked: JT	Date: 16/10/2020
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Report No: Y483/20	Fig. No: 3
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Key:

- Site Boundary
- 1km Study Area

Historic Landscape Characterisation

- Agglomerated fields
- Assarts
- Deer Park
- Religious (Worship)
- Semi-Detached Housing
- Surveied Enclosure (Parliamentary/ Private)
- Vernacular Cottages



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Title:
Historic Environment Characterisation

Project:
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Client:
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Scale at A3:
1:8,000

Drawn by: CA	Checked by: JT	Date: 16/10/2020
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Report No: Y483/20	Fig. No: 4
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APPENDICES

Appendix 1: Heritage Assets within the Study Area

Ref.	Asset Name	Description	Period
SMR No. 04200/01	Roman Silver Coin Hoard, Wortley	Roman coin hoard discovered by metal detectorist in poor condition and fragmentary. 81 silver coins in total covering unusually long-time span, from AD 196-7 and AD 269-70. There are 11 denarii remaining and 69 identifiable coins are radiates. The latest coins are 2 specimens of victorians fom mint II with the reverse salvavg dated AD 269-70. There is no good parallel for hoard of this composition.	Roman
SMR No. 00158/01 Listed Building (II) 1151020	Medieval cross base with post-medieval sundial, Wortley	Now in churchyard, originally in old marketplace. Socket stone and steps medieval. Shaft dated 1679 inserted as a sundial.	Medieval; Post-Medieval
SMR No. 00755/01 Listed Building (II) 1286504	Church of St Leonard, Wortley	Largely rebuilt 1815 on site of medieval chapel.	Medieval; Industrial
SMR No. 03501/01 Listed Building (II*) 1192585	Wortley Hall	Country house now rest home. South front 1742-46 by Giacomo Leoni for Edward Wortley Montagu (d 1761); east wing 1757-61 by Matthew Brettingham, mason/executive architects were George Platt (d.1743) and son John. Additions by John Platt for Lady Bute (d.1784) during 1784-88, completed for James Archibald Stuart Wortley under guidance of John Carr of York. Probably remodelled and lantern added by William Burn c1867-73.	Post-Medieval to Industrial
SMR No. 03501/02 Listed Building (II) 1192657	Wortley Park Ice-House, Wortley	Ice-house. Early-mid 19th century. For the Wortley Hall estate. Red brick and ashlar sandstone.	Industrial
SMR No. 03501/03 Listed Building (II) 1315070	Wortley Hall Estate Stable	Stable-block. Early 19th century. For the Wortley Hall estate.	Industrial
Registered Park and Garden (II) 1000418 SMR No. HSY6217	Wortley Hall	Mid-19th century gardens and pleasure grounds set in an early 19th century park, possibly laid out with advice from W S Gilpin.	Industrial
Listed Building (II) 1192539	6, Halifax Road	House. Dated 1840, possibly rebuilding date of earlier house. Coursed, dressed sandstone, stone slate roof.	Industrial
Listed Building (II) 1286455	Wortley Arms	Public house. Mid-18th century, later additions to rear. Coursed dressed sandstone, Welsh slate roof.	Post-Medieval; Industrial

Ref.	Asset Name	Description	Period
Listed Building (II) 1151019	Gatepiers and Attached Railings at South West End of the Avenue	Early 19th century, for the Wortley Hall estate. Ashlar sandstone, iron railings.	Industrial
Listed Building (II) 1192559	Top Lodge	Mid-19th century for the Wortley Hall estate. Ashlar sandstone, Westmorland slate roof.	Industrial
Listed Building (II) 1315046	The Old Vicarage with Attached Wall and Gateway on West Side of Forecourt, Howbrook Lane	Dated 1880. Patron the Earl of Wharncliffe. Deeply-coursed, dressed sandstone, stone slate roof.	Industrial
Listed Building (II) 1192684	Gatepiers and Attached Railings at North East End of the Avenue, Wortley Park	Early 19th century, for the Wortley Hall estate. Ashlar sandstone, wrought-iron railing panels.	Industrial
Listed Building (II) 1151018	Outbuilding to Rear Right of Stable Block to Wortley Hall Including Swift Cottage and Garvins Cottage, Wortley Park	Early 19th century. For the Wortley Hall estate. Coursed, dressed sandstone, stone slate roof.	Industrial
Listed Building (II) 1151016	Balustraded Retaining Wall Across East Front of Wortley Hall	Probably early 19th century for the Wortley Hall estate. Rock-faced sandstone retaining wall, otherwise ashlar.	Industrial
Listed Building (II) 1286492	Outbuilding to Rear Left of Stable Block to Wortley Hall Including Garden Cottage	Early 19th century. For the Wortley Hall estate. Coursed, dressed sandstone, stone slate roof.	Industrial
Listed Building (II) 1315069	Circular Pool with Lining and Statue at Centre of Garden to South Front of Wortley Hall	Probably early 19th century, for the Wortley Hall estate. Ashlar sandstone.	Industrial
Listed Building (II) 1192640	Terrace Steps and Retaining Walls to Gardens of South Front of Wortley Hall	Probably early 19th century, for the Wortley Hall estate. Rock-faced and ashlar sandstone.	Industrial
Listed Building (II) 1151017	Arbour at South End of Western Terrace of Garden to South Front of Wortley Hall	Early-mid 19th century 9, for the Wortley Hall estate.	Industrial
Listed Building (II) 1151056	Milepost at Junction with Woodhead Road	Milepost. Mid-19th century. Cast iron.	Industrial
Listed Building (II) 1151021	Ivy Cottage	Mid-18th century with 19th century addition. Deeply-coursed, dressed sandstone, stone slate roofs.	Industrial
Listed Building (II) 1151057	Well Houses	Pair of houses. Mid-17th century and mid-18th century.	Post-Medieval; Industrial
Listed Building (II) 1151055	Milepost at Mill Moor Plantation	Milepost. Mid-19th century. Cast iron.	Industrial

Ref.	Asset Name	Description	Period
n/a	Beech Villa and outbuilding	<p>Historic mapping shows that Beech Villa and the adjacent single storey outbuilding, were built between 1891 and 1903. Beech Villa is a 2-storey structure built in red brick with a half-hipped roof and brick chimney at the north-east. There are stone lintels and cills at the window openings. A modern conservatory extension is located to south-east which is covered by Catslide roof.</p> <p>The outbuilding is located adjacent to the north-west of Beech Villa and is constructed in a similar style. It is a single storey building, constructed in red brick with a hipped roof and a chimney stack on south-west side which matches Beech Villa.</p>	Industrial
-	Wortley Conservation Area	Conservation area which comprises the historic core of the village of Wortley.	-

Appendix 2: Archaeological Events within the Study Area

Event No.	Event Name	Description
ESY982	Geophysical Survey in Wortley Hall Gardens	Magnetometry and resistivity survey within the gardens at Wortley Hall, carried out by MA Landscape Archaeology students.

Appendix 3: Photographs



Photograph 1: View north to Beech Villa and outbuilding.



Photograph 2: View south-east to Beech Villa and outbuilding.



Photograph 3: View south-east from Beech Villa to new 'Lodge' style development.



Photograph 4: View south-east to Beech Villa and outbuilding with new development in foreground.



Photograph 5: View west from within Wortley Hall Park and Garden towards Beech Villa.



Photograph 6: View south-west within Wortley Hall Park and Garden along The Avenue. Avenue Cottage in background is a red brick building built around the same time as Beech Villa.



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