



# **Tankersley Old Hall and Farmhouse**

## ***Impact Assessment on Setting of Listed Buildings***

June 2021

**Client: Equites Newlands (Hoyland) Limited**

Issue No: 1

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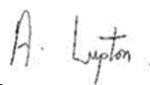




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# Tankersley Old Hall and Old Hall Farmhouse

## *Impact Assessment on Setting of Listed Buildings*

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## Summary

Oxford Archaeology (OA) North has been commissioned by Equites Newlands (Hoyland) Limited to undertake a heritage asset setting assessment of part of the site of a proposed development at Hoyland, near Barnsley, South Yorkshire. An archaeological desk-based assessment and subsequent programmes of geophysical survey and archaeological trial trenching has previously been undertaken.

A development to the north of the present site, including provision of attenuation basins and associated earthworks and landscaping, was granted planning permission on 9th November 2020. However, a subsequent redesign of the attenuation basin layout has taken it outside the original redline plan, necessitating a full planning application for the new scheme. A brief assessment of the impact of the proposed basins on the setting of two grade II listed buildings, Tankersley Old Hall, and Old Hall Farmhouse and The Cottage, Black Lane, was requested.

The settings of Tankersley Old Hall (now ruinous) and Farmhouse have altered considerably since they were constructed; the sixteenth-century Old Hall was set within designed parkland, and the farm established after its abandonment c 1730. Following this, the immediate surroundings were mined first for ironstone and then for coal, between c 1820 and the mid/late twentieth century. Since then, the industrialised landscape has been returned to arable, or woodland where mining remains exist above ground. The M1 motorway, the presence of power cables and semi-industrial usage of surrounding farm buildings have a minor detrimental impact to the otherwise rural surroundings of the buildings.

The effects on the significance and setting of the listed buildings by the proposed basin are considered minimal. Neither building (Old Hall is ruinous) directly overlooks the location of the proposed basins, downslope, between c 100 and c 350m distant, with visibility shielded by a high hedge along the eastern edge of Black Lane. The overall rural aspect of the locale will be retained, with a Biodiversity Enhancement and Management Plan indicating meadow, grassland and hedgerow plants as appropriate to existing and modified ecological settings. The area will remain largely green and the basin, once established, could be considered a beneficial wildlife/ecological feature.

## 1 INTRODUCTION

### 1.1 Project details

- 1.1.1 Oxford Archaeology (OA) North has been commissioned by Equites Newlands (Hoyland) Limited to undertake a heritage asset setting assessment of part of the site of a proposed development at Hoyland, near Barnsley, South Yorkshire. An archaeological desk-based assessment and accompanying archaeological fieldwork and geophysical survey has previously been undertaken in relation to the wider development (OA North 2020, 2021).
- 1.1.2 Planning permission was granted on 9th November 2020 under Planning Ref 2020/0647 and was a hybrid planning permission, which approved a development to the north of the present site and included provision of attenuation basins and associated earthworks and landscaping. The latter has been redesigned with a slightly larger land take, taking it outside the original redline plan for the hybrid planning permission and necessitating a full planning application for the new scheme.
- 1.1.3 Informal comments on the planning application by Barnsley Metropolitan Borough Council's Conservation Officer, and subsequently reiterated by Andy Lines of South Yorkshire Archaeological Services (SYAS), in his capacity as archaeological advisor to the Local Planning Authority (LPA), has established that a brief assessment of the impact of part of the proposed development, specifically the creation of two proposed drainage basins, on the setting of two grade II listed buildings is required. These are Tankersley Old Hall, Black Lane (National Heritage List for England (NHLE) 1151073) and Old Hall Farmhouse and The Cottage, Black Lane (NHLE 1191931), which lie c 120m to the north-west of the proposed basin area (Fig 1).

### 1.2 Location, topography and geology

- 1.2.1 The sites are located between the villages of Tankersley and Hoyland Common in the Barnsley district of South Yorkshire. The M1 motorway corridor bisects the landscape between these two settlements and lies immediately west of the two heritage assets. The area of proposed development consists of two pasture fields designated for the creation of a dry attenuation basin to take piped/ditched surface drainage from an industrial development to the north, accessed via the M1/A61 Tankersley Roundabout.
- 1.2.2 The bedrock deposit underlying the site is Pennine Middle Coal Measures Formation. Coal occurs in seams between the rocks, and in some places, is overlain by ironstone deposits. Both the ironstones and the Coal Measures have been extensively mined in the environs of the sites (OA North 2020).

### 1.3 Methodology

- 1.3.1 The following assessment is in accordance with Historic England's Historic Environment Good Practise Advice in Planning Note 3 *The Setting of Heritage Assets* (2017). This follows a five-step approach to the assessment of the significance of the setting of a heritage asset and the effects of the proposed development upon it.
- 1.3.2 The setting of a heritage asset is described in National Planning Policy Framework (NPPF annex 2, glossary; MCHLG 2019) as the surroundings in which a heritage asset

is experienced; its extents are not fixed and may change as the asset and its surroundings evolve.

- 1.3.3 **Step 1** of the Historic England guide (2017) is the identification of which heritage assets and the settings that are affected. **Step 2** is an assessment of how far the settings of these assets contribute to their significance or allow that significance to be appreciated. Steps 1 and 2 are achieved through a brief description and discussion, drawn from the archaeological desk-based assessment (OA North 2021) of the historic background of the two designated sites under consideration. These are Tankersley Old Hall, Black Lane (NHLE 1151073) and Old Hall Farmhouse and The Cottage, Black Lane (NHLE 1191931). Both are Grade II listed.
- 1.3.4 **Steps 3, 4, and 5** are the assessment of the proposed development, beneficial or harmful, on the significance of the heritage assets, the exploration of the minimisation or avoidance of harm, and documentation of decision-making (the latter is not presented here). Steps 3 and 4 are achieved through part 3 of this report, which outlines the form and location of the proposed development and assesses its effects on the significance of the buildings.

## 2 HISTORICAL BACKGROUND

### 2.1 Tankersley Hall and Park

- 2.1.1 The archaeological and historical background of the site and its environs have been described in detail in the archaeological desk-based assessment (OA North 2020). This is reproduced here only where pertinent to the past and present settings of the Grade II listed buildings Tankersley Old Hall (NHLE 1151073) and Old Hall Farmhouse and Cottage (NHLE 1191931). Both are Grade II listed.
- 2.1.2 Tankersley Park was created in the fourteenth century and extended between the western edge of Hoyland Common (Sheffield Road) and, west of the present-day M1, where its extents are fossilised by the Tankersley Park golf course (Hey 2015). The now ruinous Tankersley Old Hall (NHLE 1151073) was built inside the park, in the late sixteenth century (Hey 1975). Tankersley church, hall, and park are illustrated on Saxton's map of 1577 (OA North 2020, Plate 3).
- 2.1.1 An engraving of Tankersley Hall and park which probably dates from the early eighteenth century shows the park, enclosed by a stone wall and containing ornamental features, a series of fishponds (running through its centre), as well as paddocks and coppices (Plate 1). By 1751 the hall was ruinous; it was gradually dismantled, the stone taken away and used for new buildings (Hey 1975, 2015). The adjacent house and farm buildings were made of stone from the old hall, probably by 1723 when a farm was created from part of the park (*ibid*). Archive maps from the 1770's show the parkland much diminished, its eastern side enclosed and improved for agricultural use (OA North 2020, Plate 5).

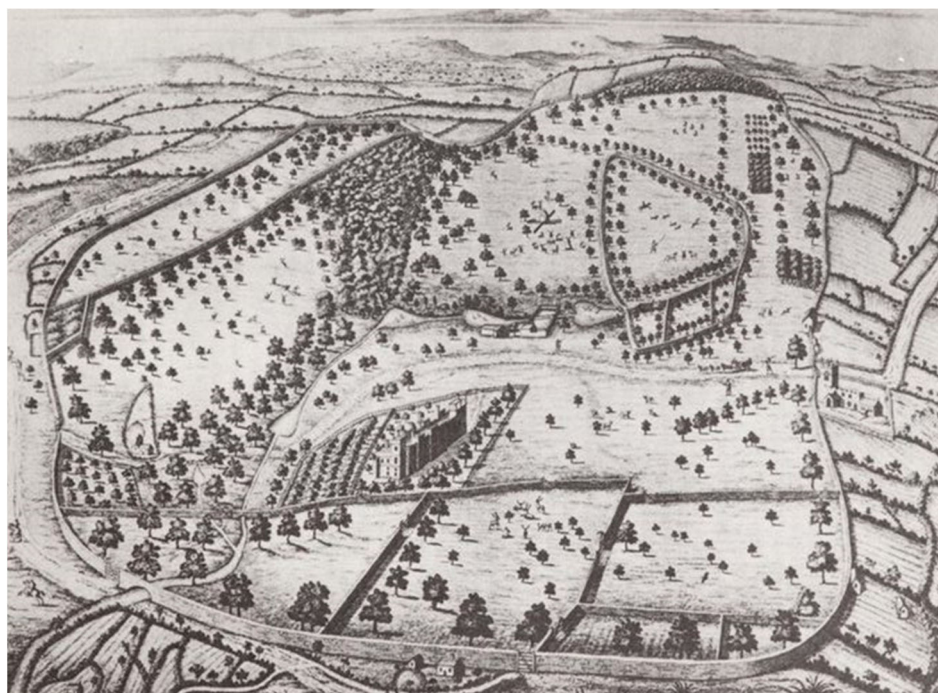


Plate 1: Eighteenth-century engraving of Tankersley Park and hall, from Hall (1937). North is to the right

- 2.1.2 From the later Medieval period onward, the Tankersley ironstone was intensively mined (OA North 2020, *section 5.5.17-5.6.9*). By the 1830s, the available ironstone outside the park was becoming worked out; pits were dug within its bounds during the 1830s, on the condition that the ground was levelled following the completion of mining (Elliot 1993). Eventually, however, the park was diminished by further mining, with the remaining deer removed in the 1860s.
- 2.1.3 To the north of and adjacent to Tankersley Old Hall and Old Hall Farm and Cottage, Bell Ground (also known as Swallow Wood) was mined for ironstone between the 1820s and 50s, with a railway which transported ironstone to Lidgate and the main Thorncliffe and Elsecar railway line (Plate 2; OA North 2020, fig 2). South and east of Bell Ground, large-scale ironstone mining at Skiers Spring pit incorporated six shafts 150 yards deep (137m); with its closure in 1879, ironstone mining at Tankersley came to an end, to be superseded by opencast mining for coal (Elliot 1993). Lidget Colliery was then opened; an early twentieth century plan of the Hoyland and Tankersley coalfield shows its western edge was delineated partly by the route of Black Lane, immediately east of Old Hall Farm (OA North 2020, fig 10).

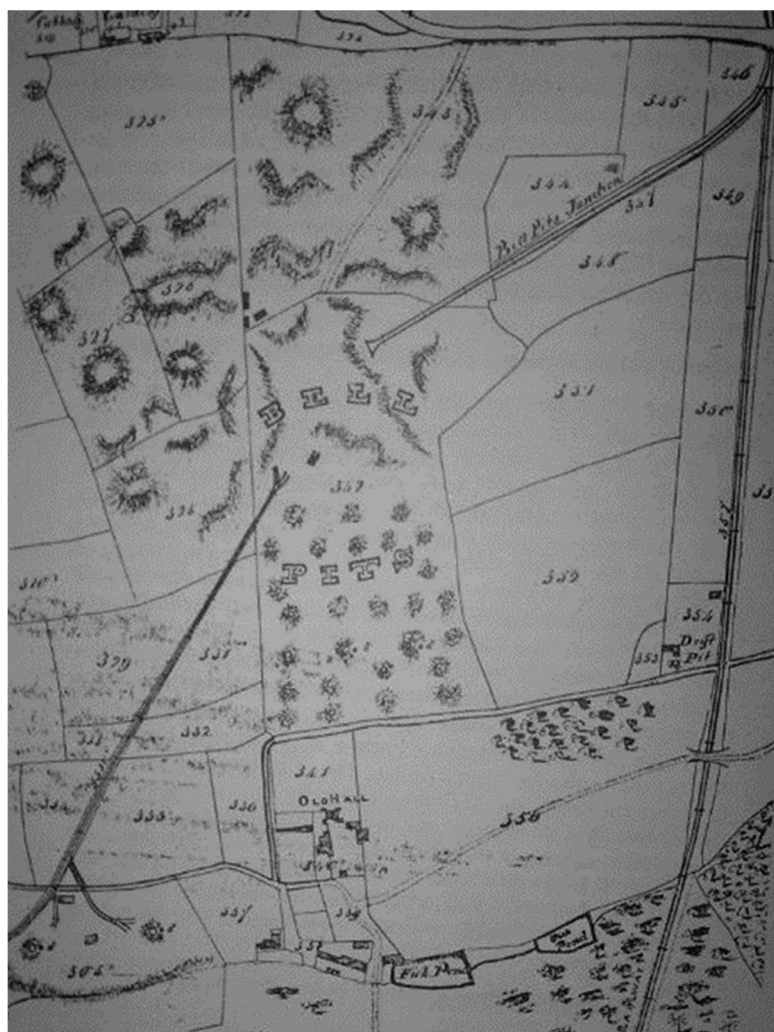
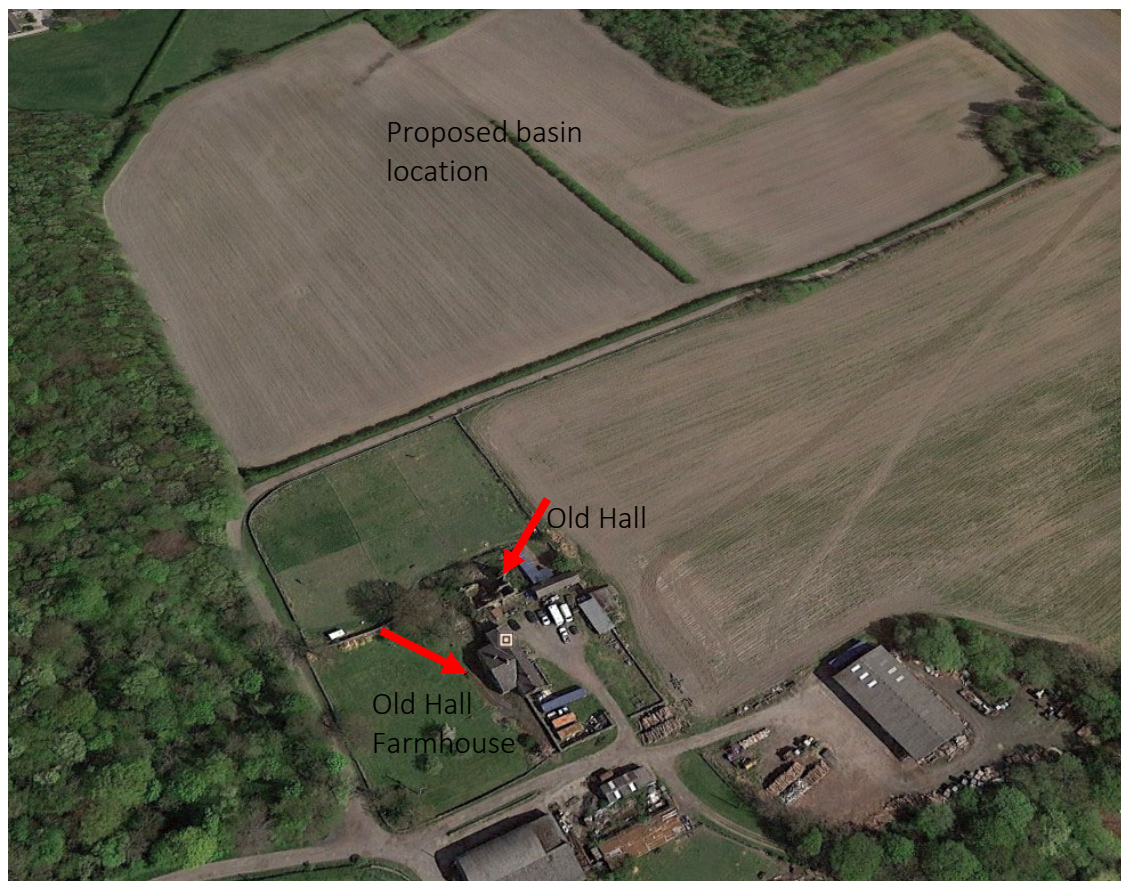


Plate 2: Extract from an estate plan dated 1840-1 showing bell pits east of Tankersley Old Hall (Elliot 1993, 96). North is to the left

## 2.2 Present Condition

- 2.2.1 The two Grade II-listed buildings, Tankersley Old Hall, and Old Hall Farm and Cottage are set south of the former Bell Ground/Swallow Wood, within a dogleg formed by Black Lane, edging Bell Ground and visible on the historic mapping. The ruinous Old Hall sits on a localised high point set above the route of former fishponds, downslope to its west. Immediately adjacent and to the west, Old Hall Farm, is a former courtyard farmhouse and barn, with a north-west-facing façade fronting onto Black Lane as it crosses the former park towards Tankersley church and village.



*Plate 3: Annotated Google Earth image indicating the layout and setting of the listed buildings  
© Google 2021, North is to the left*

- 2.2.2 Tankersley Old Hall's listing description (NHLE 1151073) describes it as a late sixteenth century ruined mansion, roofless but standing to over two storeys, dismantled c 1730 and incorporating part of an earlier structure (Plates 4, 5 and 6). It is built of rubble sandstone faced with ashlar and is a two by three bay rectangular tower with an undercroft. The east wall was originally the end of an earlier house (probably a hunting lodge) and internal features are now exposed. On its south side, corner piers flank two two-light basement windows in projecting surrounds and there are two ground floor windows, originally of two lights. There are transomed and cavetto-moulded first-floor windows beneath a string course, above which the walling is ruinous. On the north side are three-light mullioned windows in chamfered plinth and transomed three-light windows to the first floor. On the east side the ground floor fireplace has a moulded

arched lintel with triangular extrados. There are joist corbels, with brickwork above and two moulded fireplaces, another fireplace has a relieving arch.



*Plate 4: North elevation of Tankersley Old Hall, with garden of Old Hall farmhouse in the foreground*



*Plate 5: South elevation of Tankersley Old Hall, with stabling in foreground and Old Hall farmhouse behind*



*Plate 6: Remaining east elevation of Tankersley Old Hall (Tankersley Parish Council 2013)*

- 2.2.3 The listing description of Old Hall Farmhouse and The Cottage (NHLE 1191931) describes it as a combined farmhouse and barn, probably of c 1730, now converted into two dwellings. The two-storey building is of sandstone rubble construction, with large ashlar quoins (probably derived from, or part of the old hall), and a stone slate roof (Plate 7). The rear part of the house, reminiscent of a stable block belonging to a high-status hall, is of three bays, the central element being a winged façade with an open wagon door entrance (infilled internally). It has a ground floor sill band, impost band to round-arched wagon entrance, glazed at first floor height. Above this, there is a sill band to a large, glazed lunette in the gable. The set back side wings are lean-tos, carrying on the roof line and have a sill band to windows on each floor, that to ground floor left having a horizontal sliding sash. The wing ridge stack (in brick) has a moulded ashlar plinth.
- 2.2.4 The courtyard-facing elevation is much plainer, constructed of sandstone rubble, and illustrating much re-working in the form of infilled apertures. It is of two storeys and has a central wagon entrance, now infilled, and with two doorways, has bonded jambs and segmental arch cut by inserted bathroom window. There are five first floor windows, and one blocked example close to the east end. There is a blocked, chamfered doorway on ground floor left, flanked by inserted casements and an open doorway on the right. Over each side doorway is a loading door, that to left now a casement and with inserted casement on its right, that to right infilled and flanked on left by an old horizontal sliding sash and on right by later casement. At either gable are shaped kneelers and square cut gable copings, and brick end stacks.



*Plate 7: North elevation of Old Hall Farmhouse, with Old Hall to the east*

- 2.2.5 **Surroundings:** the remains of the Old Hall appear to be structurally dangerous, and it has been surrounded by safety Heras Fencing since at least 2013 (Plate 6; ArcHeritage 2013, Tankersley Parish Council 2013). The field to its east is used for pony grazing and has lean-to stables and a muck heap in the field up against its south-facing boundary (Plate 5). The rear courtyard element of the farm, and additional modern farm and semi-industrial buildings to the south and south-east contain shipping containers, prefabricated agricultural buildings and lean-tos, and appear to be used for the storage and processing of logs/timber (Plate 3).
- 2.2.6 The site visit, undertaken in June 2021, recorded significant tree growth around the extents of the Old Hall, in addition to a high hedge line delineating the east side of Black Lane. Black Lane, delineated on its west side by stone field wall, is a public footpath. It is accessible by public road only from the north, via Tankersley Church and an underpass beneath the M1 motorway, the route of which is c 180m to the west of the farm buildings, bounded by significant tree cover. North of the buildings and bounding the eastern edge of Black Lane north of Old Hall, Bell Ground is a significant woodland area and contains public footpaths. Overall, the locality has significant tree cover and a rural aspect, with arable fields to the north-east and south-west.
- 2.2.7 **Setting and Significance:** the settings of Tankersley Old Hall and Farmhouse have altered considerably since they were constructed. The historic background (*Section 2.1*) has established that Tankersley Old Hall was originally conceived as a parkland hunting lodge, then extended in the Elizabethan period into a country house within extensive parkland. By the 1720s, the house had been abandoned and the parkland

was then used for farming and ironstone quarrying. The Old Hall farmhouse and Cottage, seemingly derived at least in part from the Old Hall itself, was probably constructed in the eighteenth century, possibly in the location of earlier stables. From the early nineteenth to mid-twentieth century, the surroundings of the Old Hall and farm were extensively and intensively exploited, first for ironstone and then for coal. Following this period of intensive industrial activity, the landscape, whilst dominated by the M1 motorway, powerlines and semi-industrial use of surrounding buildings, has to some extent regained its original rural character, although no longer set within a designed parkland or estate context. The buildings, whilst in relatively poor condition, are today surrounded by woodland, open arable fields and accessed by a minor lane and footpath. As such, whilst this has been significantly compromised, the setting of the buildings retains some of their original significance.



*Plate 8: Old Hall, with Bell Ground Wood, where Black Lane turns to the south-east (facing south-west)*

### 3 PROPOSED DEVELOPMENT AND ASSESSMENT OF ITS EFFECTS

- 3.1.1 Fig 2 comprises a detailed plan of the proposed attenuation basin, designed to cater for 100 year+ storm events; it has 1:4 embankments and side slopes and only at its south-western extent does it back onto the hedgerow delineating Black Lane, c 100m south-east of Old Hall (Plate 9). A Biodiversity Enhancement and Management Plan indicates planting schemes of meadow and neutral grassland and hedgerow plants, as appropriate to existing and modified ecological settings (FPCR Environment and Design 2021). Once the plantings are established, the area will remain largely green, with any associated infrastructure well away from the buildings (Fig 2).
- 3.1.2 The localised topography means the proposed attenuation basin would be sited significantly downslope of Old Hall and Farmhouse, the break of slope is presently shielded by the high hedge lining the eastern side of Black Lane (Plates 9 and 10). This drop is illustrated by a profile drawing depicting the slope and the proposed attenuation basin in relation to existing features (Fig 3). This illustrates that the basin will be hidden from view from the buildings, by virtue of the topography, the existing hedgerow, and distance of between c 100m at the closest extent of the proposed basin, and c 350m at its furthest.
- 3.1.3 Old Hall is ruinous and not accessible or inhabitable, therefore none of the originally designed vistas from the building can be appreciated. Old Hall Farm has no easterly aspect, being aligned on the north/south route of Black Lane, and any view to the proposed basin would be blocked by the ruins of Tankersley Old Hall.



*Plate 9: Black Lane, facing south, with the high hedgeline bounding the eastern extent of the proposed attenuation pond area, downslope to the east*



*Plate 10: Showing general topography and break of slope on the east side of the proposed basin area, and the high hedge line delineating the eastern side of Black Lane*

## 4 CONCLUSION

- 4.1 It has been the intention of this brief report to provide an assessment of the impact of the proposed attenuation basin on the setting of Tankersley Old Hall, Black Lane (NHLE 1151073) and Old Hall Farmhouse and The Cottage, Black Lane (NHLE 1191931). The appraisal presented, in accordance with Historic England's Historic Environment Good Practise Advice in Planning Note 3 *The Setting of Heritage Assets* (2017), has outlined the significance of heritage assets within their settings, and the effects of the proposed development upon them.
- 4.2 The settings of Tankersley Old Hall and Farmhouse have altered considerably since they were constructed; the sixteenth-century Old Hall was set within designed parkland and the farm was established after its abandonment c 1730. Following this, the immediate surroundings were mined first for ironstone and then for coal, between c 1820 and the mid/late twentieth century. Since then, the land has been returned to arable, or woodland where industrial remains exist above ground. The M1 motorway, the presence of power cables and semi-industrial usage of surrounding farm buildings have a minor detrimental impact to the otherwise rural surroundings of the buildings.
- 4.3 The potential effects on the significance and setting of the listed buildings by the proposed basin are considered minimal. Neither building overlooks the location of the proposed basin, and the overall rural aspect of the locale, in a landscape regenerated following intensive nineteenth and twentieth-century mining, will be retained.
- 4.4 The Biodiversity Enhancement and Management Plan indicates meadow and neutral grassland and hedgerow plants as appropriate to existing and modified ecological settings (FPCR Environment and Design 2021). The area will remain largely green and the basin, once established, could be considered a beneficial wildlife/ecological feature.
- 4.5 Whilst the potential impact of traffic and excavations on the settings of the buildings during the construction phase should be taken into account, there are no recommendations as regards the Historic England (2017) guidance for the exploration of the minimisation or avoidance of harm by the proposed development.

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## FIGURES

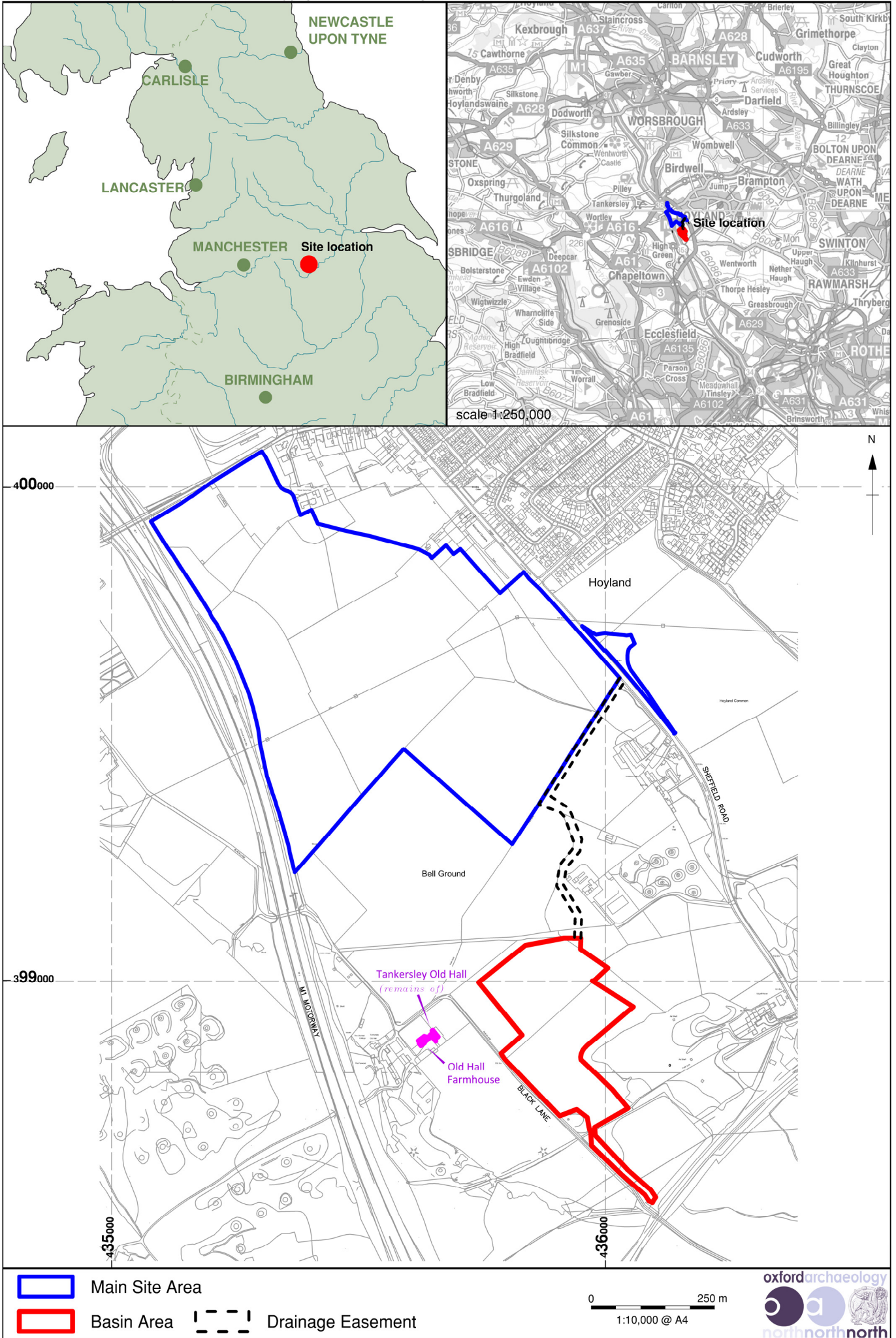


Figure 1: Site location

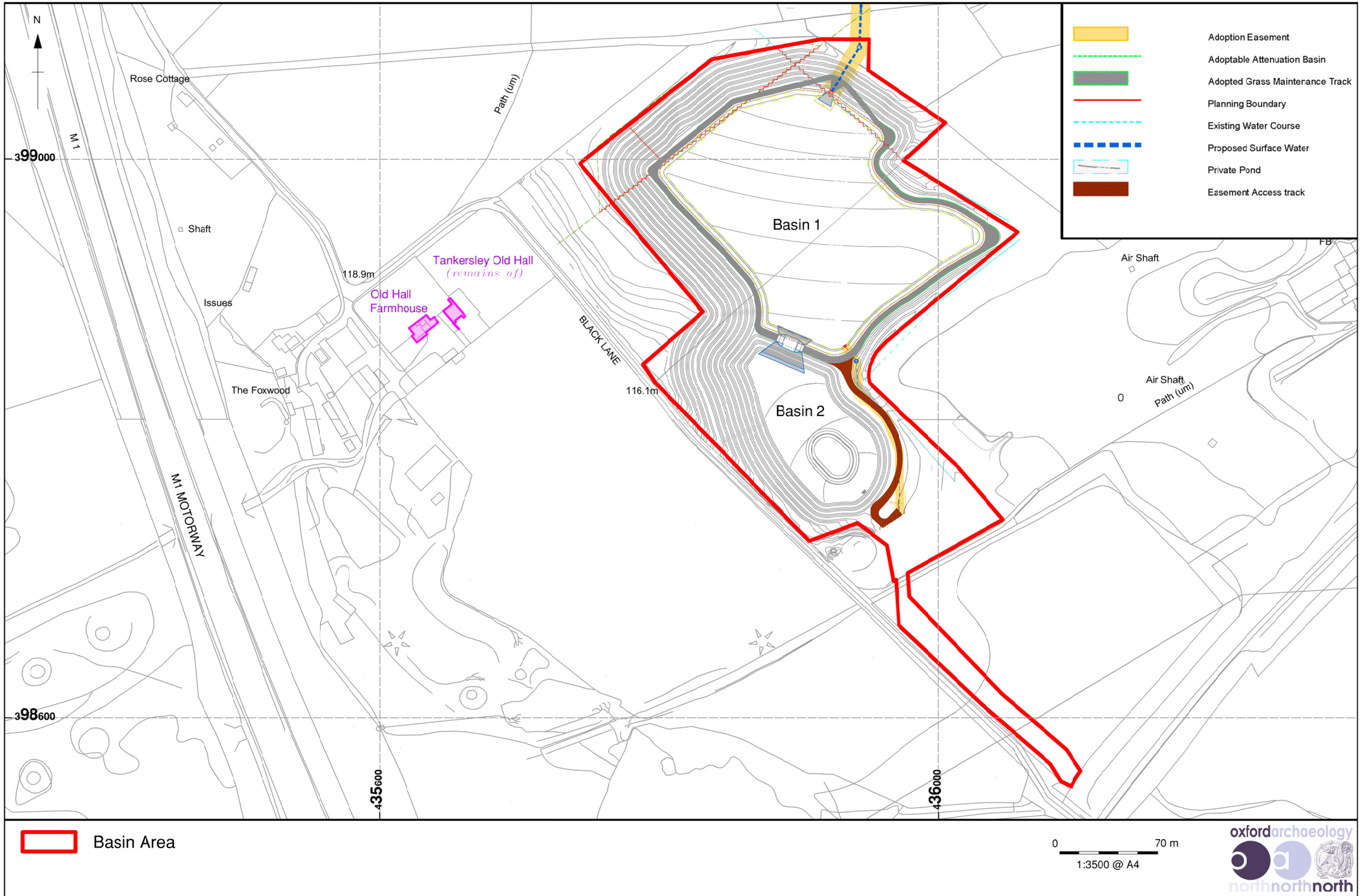
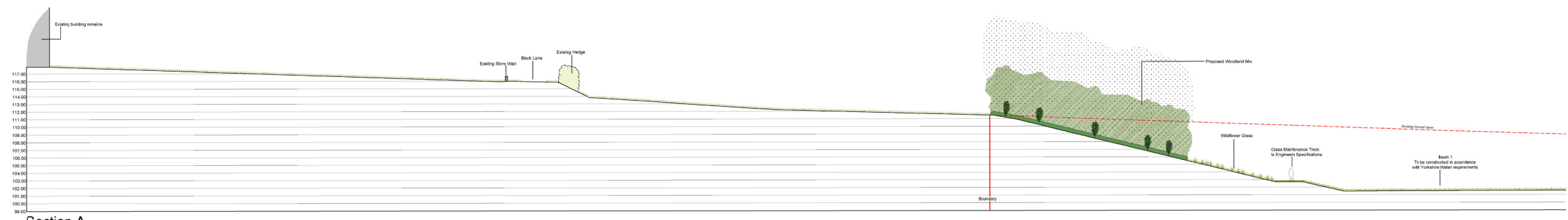
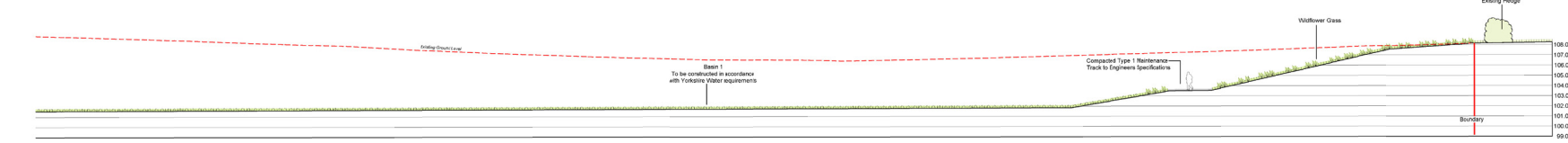


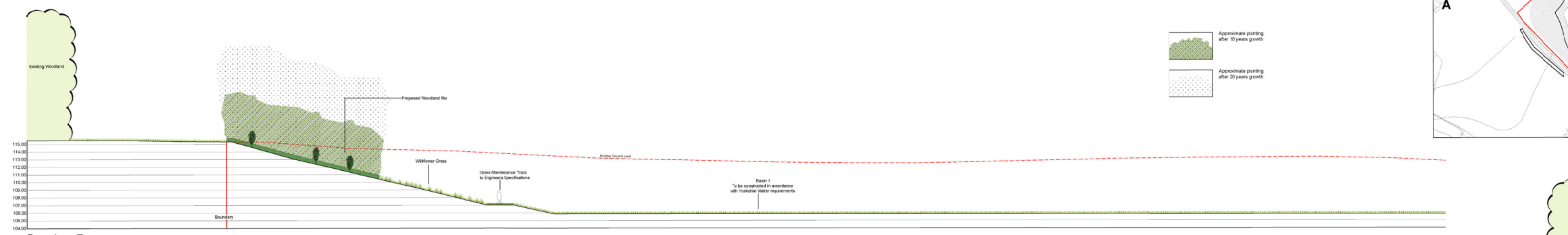
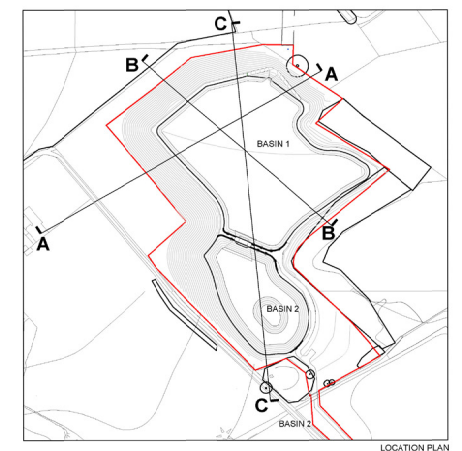
Figure 2: Detail of the basin



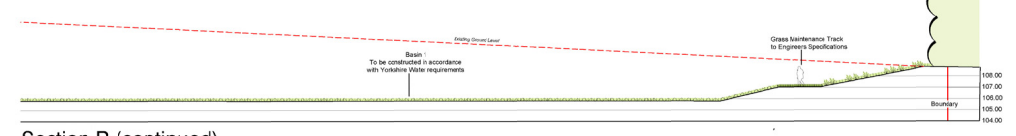
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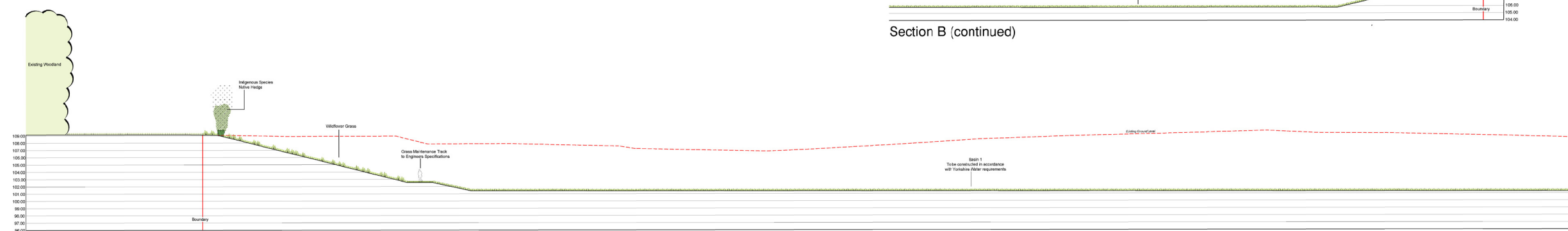
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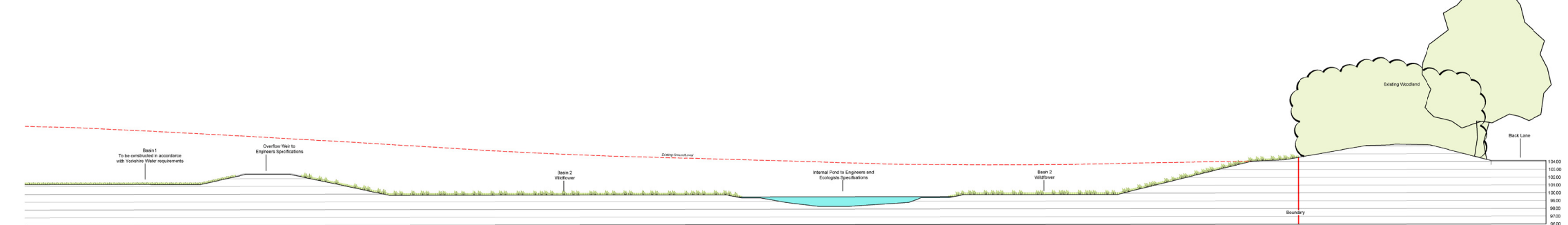
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Section C



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Revisions  
P1 Planning issue  
P2 Boundary amendments  
16/04/2021 MGO  
17/05/2021 MGO

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Figure 3: Profile of the basin





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