

# Stairfoot Brickworks, Barnsley, South Yorkshire Heritage Impact Assessment

*AOC Project Number: 27689*

*October 2025*



ARCHAEOLOGY

HERITAGE

CONSERVATION

## Stairfoot Brickworks, Barnsley, South Yorkshire Heritage Impact Assessment

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<b>On Behalf of:</b>	<b>Axis</b> Well House Barns Bretton Chester CH4 0DH
<b>National Grid Reference (NGR):</b>	<b>SE 38151 05182</b>
<b>AOC Project No:</b>	<b>27689</b>
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**This document has been prepared in accordance with AOC standard operating procedures.**

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## 1 NON-TECHNICAL SUMMARY

- 1.1 AOC Archaeology Group was commissioned by Axis to undertake a Heritage Impact Assessment in relation to a proposed restoration of Yew Tree Quarry through the infill with non-hazardous excavated soil material (hereafter 'the Site' – Figure 1). The Site lies within the local authority administrative area of Barnsley Metropolitan Borough Council (centred at: SE 38151 05182).
- 1.2 This assessment establishes the historic environment baseline of the Site. Considering potential heritage constraints, this assessment has identified a **Very Low** potential of uncovering prehistoric, Roman, Early Medieval, and medieval remains. However, any such remains would likely hold **Medium to High** importance in the archaeological record, depending on their condition and form. Conversely, there is a **High** likelihood of discovering post-medieval and modern remains, primarily linked to 20<sup>th</sup> and 21<sup>st</sup> century quarrying activities across the Site and related infrastructure, such as the Stairfoot Brickworks (Asset 41) and associated buildings to the south of the Site, as well as the railway network (Asset 40) that expanded across the southern portion of the Site during the 19<sup>th</sup> and 20<sup>th</sup> centuries. These remains are expected to be of **Negligible** importance.
- 1.3 The Development Area will be re-engineered through the importation of non-hazardous soil materials, introducing a new restoration scheme. The final restoration will include the introduction of grassland species and shrub planting, although the precise nature of these works in terms of ground disturbance is currently unknown. However, the development would require the construction of a new temporary site compound which would include a wheel wash, parking and welfare facilities, and an access route which will run from what is now the A633 to the south of the development area, through to the northern portion of the Site.
- 1.4 Therefore, it is recommended that a watching brief be maintained in areas subject to ground disturbance outside the footprint of the areas of quarrying activity. The precise scope and extent of any archaeological work should be agreed upon in advance with the archaeological advisor at the South Yorkshire Archaeology Service, who advises on behalf of the local planning authority of Barnsley Metropolitan Borough Council. If significant archaeological remains are discovered, additional mitigation measures, such as further archaeological fieldwork, post-excavation analysis, and reporting (including publication), may be necessary to ensure the preservation by record of any identified remains.
- 1.5 The Proposed Development has the potential to impact on the settings of designated heritage assets within the surrounding area, and so an assessment of designated assets within 1km of the Site has been undertaken. As the long-term impacts of the Proposed Development have been assessed to be beneficial rather than adverse, then consequently no harm to these assets is predicted, and therefore no setting mitigation is proposed.

## 2 INTRODUCTION

### 2.1 Proposed Development Site

- 2.1.1 AOC Archaeology Group was commissioned by Axis to undertake a Heritage Impact Assessment (HIA) in relation to a Proposed restoration of Yew Tree Quarry through the infill with non-hazardous excavated soil material (hereafter 'the Site'). The Site lies within the local authority administrative area of Barnsley Metropolitan Borough Council.
- 2.1.2 The Site covers an area of c. 4.7 hectares (ha) and comprises the former Yew Tree Quarry, located c. 3.5km southeast of Barnsley city centre (Figure 1). The Site is surrounded by steep banks and a dense hedgerow with a large body of water at the eastern end. A public footpath borders the western and southern boundaries of the Site. A proposed access route links to the Site to the A633 Wombwell Lane to the south. The proposed access route is flanked by trees at its northern end and leads southward into an open clearing, an area previously occupied by a former quarrying works (Asset 41).

### 2.2 Development Proposal

#### *Infilling Works*

- 2.2.1 The Proposed Development will restore the Quarry, enhancing biodiversity and eliminating health and safety risks from the large waterbody (Yew Tree Quarry). The site will be re-engineered with the importation of non-hazardous soil materials from local development sites. Around 400,000m<sup>3</sup> of soil is expected to be imported over 111 weeks, averaging 80 HGV trips per day (Axis 2024).
- 2.2.2 Import material will be sourced on a 'campaign basis,' meaning the volume and timing will vary depending on market conditions and material availability. While daily HGV traffic may fluctuate, it is expected not to exceed 200 two-way trips (100 arrivals and 100 departures). On average, this equates to 22 two-way HGVs per hour, with less intense days offsetting periods of higher traffic. All incoming material will undergo strict waste acceptance procedures as outlined in the Site's Environmental Permit. The material will not include biodegradable waste, so there will be no need to manage landfill gas or leachate (*ibid.*).
- 2.2.3 The Proposed Development will include the construction of a temporary site compound with a wheel wash, parking, and welfare facilities. Material will be delivered Monday to Friday, 07:30 – 16:30, with limited Saturday operations from 08:00 – 13:00, during which no vehicle movements will occur. Restoration material will be delivered directly into the void and placed immediately per the phasing plan, with no significant stockpiling anticipated (*ibid.*).

#### *Final Restoration*

- 2.2.4 The Proposed Restoration scheme would include grassland species and shrub boundary planting.
- 2.2.5 The restoration concept aims to achieve Biodiversity Net Gain (BNG) by improving the site's biodiversity and ecological habitat. The project will also enhance public access. Historically, security was a priority to prevent unauthorised access, but infilling the quarry voids will eliminate safety risks, enabling a restoration scheme that improves the site's appearance and offers structured public amenity (*ibid.*).
- 2.2.6 The Proposed Development would require the construction of a new temporary site compound which would include a wheel wash, parking and welfare facilities, and an access route which will run from what is now the A633 to the south of the Development Area, through to the northern portion of the Site.

## 2.3 Topographical and Geological Conditions

- 2.3.1 The British Geological Survey (BGS) records the underlying bedrock geology of the northern portion of the Site as being formed of Ackton Rock sandstone, a sedimentary bedrock formed between 315.2 and 309.5 million years ago during the Carboniferous period, and the southern portion of the Site as being formed of Pennine Middle Coal Formation, comprising a mudstone, siltstone, and sandstone. This is a sedimentary bedrock also formed during the Carboniferous period (BGS 2025).
- 2.3.2 There are no records of any boreholes taken within the Site (BGS 2025).
- 2.3.3 The base of the former Yew Tree Quarry, which forms majority the Site area, is recorded at a depth of 50m Above Ordnance Datum (AOD), which rises to 64m AOD at highest point of the banks that surround the Site. The proposed access route to the Site varies from 48m AOD at the access from Wombwell Road to 62m AOD where it joins the southwest corner of the main Site (Route Calculator 2025).

## 2.4 Government and Local Planning Policies and Guidance

### **Legislative Framework**

- 2.4.1 Parliamentary legislation for Listed Buildings is provided by the Planning (Listed Building and Conservation Areas) Act 1990 and legislation for Scheduled Monuments and other buried archaeological remains is provided by the Ancient Monuments and Archaeological Areas Act 1979. The most recent legislation, the Levelling Up and Regeneration Act 2023, includes provision for designated heritage assets including Scheduled Monuments, Listed Buildings and Registered Parks and Gardens, as well as placing a Statutory duty on Local Planning Authorities to maintain Historic Environment Records (HERs). With regard to World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens, Protected Wrecks and “*other area[s] of land included in a register maintained by the Historic Buildings and Monuments Commission for England [Historic England]*”, Section 102 of the 2023 Act amends Section 58 of the Town and Country Planning Act 1990 to include a new section, Section 58B, which states that:

*In considering whether to grant planning permission or permission in principle for the development of land in England which affects a relevant asset or its setting, the local planning authority or (as the case may be) the Secretary of State must have special regard to the desirability of preserving or enhancing the asset or its setting (Town and Country Planning Act 1990, Section 58 as amended by LURA 2023, Section 102).*

- 2.4.2 However, it should be noted that in the recent Hamilton Hill Solar Farm appeal decision the Inspector commented that this amendment ‘*is not in force by Royal Assent and secondary legislation is required for it to come into force*’ (Thompson 2024, 2, Para 8). Therefore, whilst weight should be attached to Section 102 of LURA, until the 1990 Town and Country Planning Act is amended the legislative framework remains as set out in Sections 66(1) and 72(1) of the 1990 Planning (Listed Building and Conservation Areas) Act which cover Listed Buildings and Conservation Areas respectively.

### **National Planning Policy Framework (NPPF)**

- 2.4.3 The National Planning Policy Framework (NPPF) was published by the Ministry of Housing, Communities and Local Government (MHCLG) and last updated in December 2024. The NPPF sets out the Government’s planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for development can be produced and assessed. Chapter 16 of the NPPF is concerned with ‘Conserving and enhancing the historic environment’. It identifies heritage assets as “*an irreplaceable resource*” and notes that they “*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*” (MHCLG 2024, para 202).

- 2.4.4 Where designated assets are concerned great weight should be given to the asset's conservation. The more important the asset the greater the weight should be. Any harm to or loss of significance that is predicted to result from either a direct impact upon a designated heritage asset or a change to its setting should require: *Clear and convincing justification. Substantial harm to or loss of:*
- *grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
  - *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional (ibid., para 213).*
- 2.4.5 Regarding proposals that are predicted to lead to substantial harm to or the total loss of significance to a designated asset, Paragraph 214 states that *"local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss"* (ibid, para 214). Where *"a development proposal will lead to less than substantial harm to the significance of a designated asset"*, Paragraph 215 states that *"this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use"* (ibid., para 215).
- 2.4.6 Impacts upon non-designated heritage assets are also a pertinent planning consideration; Paragraph 209 states that *"In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset"* (ibid., para 216).
- 2.4.7 Where a heritage asset is to be lost, either in part or in whole, as a result of the development, the local planning authority should require developers to *"record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible"* (ibid., para 218).
- 2.4.8 The NPPF sets out three objectives to achieving sustainable development: economic, social; and environmental (ibid, para 8). Proposals for social value/public benefit can contribute to developments achieving these objectives. In terms of heritage and archaeology, *"Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats"* (ibid., para 203). Any proposal for a social value/public benefit strategy should take into account:
- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
  - b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
  - c) the desirability of new development making a positive contribution to local character and distinctiveness; and*
  - d) opportunities to draw on the contribution made by the historic environment to the character of a place (ibid.).*

#### **Planning Practice Guidance (PPG)**

- 2.4.9 Planning Practice Guidance (PPG) was published in 2016 to expand upon the NPPF and is updated periodically, though the section on the Historic Environment was last updated on the 23<sup>rd</sup> July 2019. Section 18a of the guidance is concerned with *'...enhancing and conserving the historic environment'*. The Guidance notes that

*“conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in everyday use and as yet undiscovered, undesignated buried remains of archaeological interest” (DLUHC & MHCLG Live Document).*

2.4.10 PPG requires assessments to consider the potential for harm of a Proposed Development on heritage assets in order to understand the impact on the significance of the heritage asset. Where designated heritage assets will be impacted upon, the PPG requires the assessment to clearly state whether that harm will be substantial or less than substantial (*ibid.*, para 18).

2.4.11 When considering whether a proposal would cause substantial harm to a designated asset the PPG observes that:

*Substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.*

*While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings’ significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting (*ibid.*).*

2.4.12 PPG provides a definition and guidance for public benefit where a development can achieve sustainable objectives (*ibid.*, para 20) and where there is the potential for harm to heritage assets. PPG states that that *“Public benefits should flow from the Proposed Development”* and that benefits *“should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits”* (*ibid.*).

#### **Setting Guidance**

2.4.13 The NPPF defines the setting of a heritage asset 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”* (MHCLG 2024, Glossary).

2.4.14 Historic England also provide guidance on setting:

*The ‘setting of a heritage asset’ is defined in the Glossary of the National Planning Policy Framework. A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.*

*Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.*

*The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity,*

and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.

When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation (Historic England 2017, 4).

### **Local Planning Policies**

- 2.4.15 The Site lies within the administrative area of Barnsley Metropolitan Borough Council. The relevant policies included in the Barnsley Local Plan (Adopted January 2019) relevant to cultural heritage conservation are outlined 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 (Barnsley Metropolitan Borough Council 2019, 156-157).*

*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' (ibid., 158).*

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 (ibid., 161)*

**Public Benefit**

2.4.16. NPPF sets out three objectives to achieving sustainable development: economic; social; and environmental (MHCLG 2025, para 8). Proposals for social value/public benefit can contribute to developments achieving these objectives. In terms of heritage and archaeology, *“Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats”* (ibid., para 203). Any proposal for a social value/public benefit strategy should take into account:

- a) *the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) *opportunities to draw on the contribution made by the historic environment to the character of a place (ibid.).*

2.4.17. PPG provides a definition and guidance for public benefit where a development can achieve sustainable objectives (DLUHC & MHCLG Live Document, para 20) and where there is the potential for harm to heritage assets. PPG states that that *“Public benefits should flow from the proposed development”* and that benefits *“should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits”* (ibid.).

2.4.18 The Chartered Institute for Archaeologists (CifA) (2021) and The Association of Local Government Archaeological Officers (ALGAO) (Mann 2023) have also recently noted the need for public benefit in archaeology.

## 2.5 Planning Considerations

2.5.1 The local planning authority of Barnsley Metropolitan Borough Council is advised on archaeological matters by the South Yorkshire Archaeology Service who are based in Sheffield City Council.

2.5.2 A review of the information held by the National Heritage List for England (NHLE) has confirmed that there are no designated heritage assets within the Site. The NHLE records the following nine designated heritage assets within 1km of the Site:

- The Swaithe Hall Farmhouse, Rosebower Cottage and Swaithe Hall (Asset 1);
- Cruck Barn at east side of entrance to Swaithe Hall Farm (Asset 2);
- Ardsley Manor House and Ardsley Manor Cottage (Asset 3);
- Ardsley Church of England Cemetery Chapel (to west) (Asset 4);
- Number 726 and Attached Former Barn (Asset 5);
- Stable Block at west side of entrance to Swaithe Hall Farm (Asset 6);
- Former Mill Building at Aldham Farm (Asset 7);
- Non-Conformist Cemetery Chapel (to east) (Asset 8);
- Cartshed to north of Manor House (Asset 9).

2.5.3 The Historic Environment Record (HER) data provided by Sheffield City Council records 26 non-designated heritage assets (Assets 11 to 36), and four previous archaeological events (Events 37 to 39) within 1km of the Site. There are no non-designated heritage assets recorded in the HER within the Site, although it should be noted that Asset 36, which represents the possible location of the Saxon settlement of Ardsley, runs along the southern boundary of the northern portion of the Site, and follows the line of the current footpath which is known as Old Ardsley Lane.

2.5.4 A review of historic mapping has identified two non-designated heritage assets within the Site boundary. These include railway tracks (Asset 40) and Stairfoot Brickworks and associated infrastructure (Asset 41). Both assets are located towards the southern portion of the Site in the area of the proposed access.

2.5.5 The HER also records one locally listed designated asset within 1km of the Site:

- Former Handloom Weavers' Cottages, Ardsley (Asset 10).

## 2.6 Limitations of Scope

2.6.1 This assessment is based upon data obtained from publicly accessible archives as described in the *Data Sources* in [Section 4.2](#). Data from the National Heritage List for England (NHLE) was downloaded in January 2025 and extracts from Sheffield City Council HER were obtained in January 2025. The information presented in the gazetteer regarding known heritage assets is current to these dates.

2.6.2 It should be noted that the report has been prepared under the express instructions and solely for the use of Axis and their partners. All the work carried out in this report is based upon AOC Archaeology Group's

professional knowledge and understanding of current (February 2025) and relevant United Kingdom standards and codes, technology, and legislation.

- 2.6.3 Changes in these areas may occur in the future and cause changes to the conclusions, advice and/or recommendations given. AOC Archaeology Group does not accept responsibility for advising Axis or associated parties of the facts or implications of any such changes in the future.

### 3 AIMS AND OBJECTIVES

- 3.1 The aim of this assessment is to identify the cultural heritage value of the site proposed for development. The evidence presented and the conclusions offered will provide a comprehensive basis for further discussion and decisions regarding heritage constraints on the future development of this Site and for the formulation of further mitigation strategy, should this be required.
- 3.2 The objectives to be undertaken in pursuing this study will be focused on the heritage significance of the Site. This will be done by examining a variety of evidence for upstanding and buried remains of heritage interest including World Heritage Sites, Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Parks and Gardens, Registered Battlefields, and non-designated heritage assets up to 1km of the Site. The assessment is based upon data obtained from publicly accessible sources as described in *Data Sources* ([Section 4.2](#)).

## 4 METHODOLOGY

### 4.1 Standards

- 4.1.1 The scope of this assessment meets the requirements of current planning regulations set out in the Planning Practice Guidance (DLUHC & MHCLG Live Document); National Planning Policy Framework (DLUHC 2023); Ancient Monuments and Archaeological Areas Act, 1979; Planning (Listed Buildings and Conservation Areas) Act, 1990 and Town and Country Planning Act, 1990 as amended by the Levelling-up and Regeneration Act, 2023; and local planning policies.
- 4.1.2 AOC Archaeology Group conforms to the standards of professional conduct outlined in the Chartered Institute for Archaeologists' (CifA) *Code of Conduct* (CifA 2022), the *CifA Standard and Guidance for Commissioning Work or Providing Consultancy Advice on Archaeology and the Historic Environment* (CifA 2020a), the *CifA Standards and Guidance for Historic Environment Desk-Based Assessments* (CifA 2020b), the *CifA Regulations for Professional Conduct* (CifA 2024), and other relevant guidance.
- 4.1.3 AOC Archaeology Group is a Registered Organisation of the CifA. This status ensures that there is regular monitoring and approval by external peers of our internal systems, standards, and skills development.
- 4.1.4 AOC is ISO 9001:2015 accredited, in recognition of the Company's Quality Management System.

### 4.2 Data Sources

- 4.2.1 The following sources were consulted during the preparation of this assessment:
- National Heritage List for England (NHLE) for designated heritage asset data;
  - The Sheffield City Council HER for records of designated and non-designated assets and previous archaeological interventions;
  - Historic Maps held by the British Library and the National Library of Scotland;
  - Archaeological Data Service (ADS) for heritage data including grey literature reports, archaeological journals, and the Excavation Index for England;
  - Aerial photography images from Historic England, the Britain from Above website, the National Collection of Aerial Photography (NCAP) website and the Cambridge Collection of Aerial Photography (CUCAP) website;
  - Google Earth Pro for current and historical satellite imagery of the Site;
  - The Genealogist website for relevant parish Tithe maps and apportionment details;
  - British Geological Survey data for information about the geological character of the Site;
  - The South Yorkshire Historic Environment Research Framework;
  - Barnsley Museums online archives for any available pre-Ordnance Survey mapping and other documentary sources; and
  - Other online resources.

### 4.3 Report Structure

- 4.3.1 Each heritage asset referred to in the text is listed in the Gazetteer in [Appendix 1](#) and mapped on Figures 2 and 3. All locations of previous archaeological investigations (events) referenced are also detailed within the accompanying gazetteer ([Appendix 1](#)) and are mapped on Figure 3. Each has been assigned an 'Asset/Event

Number' unique to this assessment, and the Gazetteer includes information regarding the type, period, grid reference, NHLE/HER number, protective designation, and other descriptive information, as derived from the consulted sources.

- 4.3.2 All features of potential heritage significance located within a 1km radius of the edge of the Proposed Development area have been included in the assessment. The aim of this is to help predict whether any similar hitherto unknown archaeological remains survive within the Proposed Development area.
- 4.3.3 All sources consulted during the assessment, including publications, archived records, photographic and cartographic evidence, are listed amongst the References in [Section 8](#).

#### 4.4 Assessment Criteria

- 4.4.1 The assessment aims to identify the known and likely archaeological potential of the Site and the relative value or importance of such a resource / asset. The criteria for assessing these factors are laid out in detail in [Appendix 2](#).
- 4.4.2 The criteria for assessing archaeological potential are expressed in this report as ranging between the scales of High, Medium, Low and Uncertain, criteria for which are also noted in [Appendix 2](#).
- 4.4.3 Levels of importance in the report are expressed as ranging between the scales of High, Medium, Low, Negligible and Unknown. The importance of heritage assets is determined firstly by reference to existing designations – for example Scheduled Monuments are already classified as Nationally Important and therefore of High importance. For assets where no designation has previously been assigned, the likely importance of that resource has been based upon the available evidence and professional knowledge and judgement.
- 4.4.4 The likely magnitude of the impact of the Proposed Development works is determined by identifying the degree of change from the Proposed Development upon the 'baseline' conditions of the Site and the heritage resource identified in the assessment. This impact can be either adverse (negative), beneficial (positive) or neutral and is ranked according to the scale of high, medium, low, negligible or neutral.

##### **Assessment of Setting Impacts**

- 4.4.5 The setting assessment has been undertaken in line with the requirements of NPPF and Historic England setting guidance.
- 4.4.6 The NPPF defines 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* (MHCLG 2024, Glossary).
- 4.4.7 In December 2017, Historic England published an updated guidance document on setting as part of their Good Practice Advice Notes intended to explain how to apply the policies contained in the NPPF. This document states:
 

*Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance* (Historic England 2017, 4).

4.4.8 The Historic England guidance states:

*A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it (ibid., 2).*

4.4.9 The guidance sets out the ways in which setting may contribute to the value of a heritage asset. It advocates a five-stage approach which comprises:

*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 (ibid., 8).*

4.4.10 The guidance provides a checklist of potential attributes of setting which may contribute to or make appreciable the significance of the asset in question. Historic England acknowledges that the checklist is non-exhaustive and that not all attributes will apply in all cases.

4.4.11 The assessment of the impact on setting undertaken for this assessment has followed the staged approach outlined in the HE guidance on setting. It has had regard to the checklist therein but, in the interest of being proportionate to the importance of the asset and the potential magnitude of impact, only discusses those attributes which apply to the asset and the potential impacts.

4.4.12 Site visits were undertaken to all designated heritage assets within the 1km Study Area. These site visits established the current setting of the assets, how setting contributes to the significance and appreciation of the assets and how the Proposed Development could potentially impact upon setting, such that it could cause harm and affect significance.

4.4.13 It is noted that, in many cases identified effects upon setting are ‘neutral’ and as such, it is not always necessary or appropriate to propose mitigation or enhancement measures. Where relevant, mitigation and enhancement measures are identified as part of this assessment.

#### **Assessment of Direct Impacts**

4.4.14 The assessment of Direct Impacts will be undertaken in line with the assessment criteria noted above and in [Appendix 2](#). This will be done by establishing the historic environment baseline through examination of the data sources outlined in [Section 4.2](#) and a walkover survey. The Proposed Development will be assessed against the established historic environment baseline, and potential direct impacts on known and unknown heritage assets will be identified.

#### **Assessment of Harm**

4.4.15 Where designated heritage assets are concerned, PPG requires an assessment to be made as to the level of harm which could be caused to designated heritage assets by a Proposed Development (DLUHC & MCHLG Live Document, para 18). It requires a judgement to be made as to whether that harm is ‘substantial’ or ‘less than substantial’ (MHCLG 2024, para 212) and the level of harm predicted establishes the planning test to be applied (*ibid.*, paras 214 and 215).

- 4.4.16 Historic England define harm in their Conservation Principles (2008) as a “*change for the worse, here primarily referring to the effect of inappropriate interventions on the heritage values of a place*” (Historic England 2008, 71).
- 4.4.17 The PPG notes that ‘*substantial*’ harm is a ‘*high test*’ and that as such it is unlikely to result in many cases. What matters in establishing whether harm is ‘*substantial*’ or not, relates to whether a change would seriously adversely affect those attributes or elements of a designated asset that contribute to, or give it, its significance (DLUHC & MHCLG Live Document, para 18).
- 4.4.18 There are no designated heritage assets within the Site and as such will be no direct impacts upon designated heritage assets and no harm. In the case of the Proposed Development the potential for harm upon designated heritage assets relates solely to potential impacts upon their settings.
- 4.4.19 Assessment of harm resulting from impacts upon the setting of designated heritage assets will relate to whether a change would seriously adversely affect those attributes or elements of the setting of a designated asset that contribute to, or give it, its significance resulting in change for the worse. This will be considered in line with criteria for magnitude of impact in [Appendix 2](#). However, it should be noted that change will not always lead to harm and that there is potential for beneficial as well as neutral impacts. Where there are beneficial, neutral or no impacts there will be no harm.

## 5 ARCHAEOLOGICAL AND HISTORICAL EVIDENCE

### 5.1 Prehistoric (500,000 BC-800 BC)

- 5.1.1 There are no prehistoric heritage assets recorded within the Site. The HER does, however, record five non-designated heritage assets within the 1km Study Area that are considered to be prehistoric in date.
- 5.1.2 The South Yorkshire's prehistoric development, as outlined in the South Yorkshire Historic Environment Research Framework, spans several key periods including the Palaeolithic and Mesolithic (c. 500,000 - 4,000 BC) with evidence of hunter-gatherer activity, evidenced by flint tools and scatters, followed by Neolithic farming communities (c. 4,000 – 2,500 BC) and Bronze Age metalworking (c. 2,500 – 800 BC). This period of prehistory is sparsely represented within the HER, with a single findspot of worked flints (Asset 21) from the Mesolithic period, recovered from two ploughed fields c.940m northeast of the Site. The flints include untrimmed flakes, fragments, and nodules.
- 5.1.3 There is judged to be a **Very Low** potential for the recovery of prehistoric remains within the Site, owing largely to the paucity of such evidence within the Study Area. The intensive industrial activity within the Site between the 19<sup>th</sup> and 21<sup>st</sup> centuries means that any evidence for earlier activity within the Site has potentially been damaged or completely destroyed, although there may be a potential for evidence along the route of the proposed access route.

### 5.2 Iron Age/Roman (800 BC-AD 410)

- 5.2.1 The Iron Age (c. 800 BC – AD 43) saw the construction of hillforts and defensive structures, reflecting territoriality and social stratification. Later Iron Age communities in South Yorkshire lived in dispersed farmsteads, practicing mixed agriculture with a focus on pastoralism. Cereal cultivation and crop processing occurred on higher ground, and field systems and trackways were established. In the later Iron Age period, field expansion and the creation of 'brickwork' fields and enclosures emerged, with low-lying areas focused on pastoralism (South Yorkshire Historic Environment Research Framework 2025).
- 5.2.2 After the Roman invasion of Britain in AD 43, a northern frontier was established around AD 55, likely passing through South Yorkshire. However, evidence of Roman interactions with local communities is limited. Despite this, cultural continuities during the Romano-British period are apparent, with ceramic use mainly concentrated around Doncaster, while the region remained aceramic for centuries. Pottery production and consumption increased around AD 130, and in the 2<sup>nd</sup> and early 3<sup>rd</sup> centuries, field systems and agricultural production likely expanded to support the Roman military, though the full scale and impact of these changes remain unclear (*ibid.*).
- 5.2.3 Evidence of potential agricultural activity of this period is recorded within the HER as cropmarks. An enclosure and lane (Asset 13) are located c. 575 m southwest of the site, and two sub-rectangular enclosures (Assets 33 and 34) with possible parallel subdivisions are located c. 525m east-northeast and c. 835m northeast of the site, respectively. A possible trackway (Asset 14) of potential Iron Age or Roman date is recorded within the HER, visible as cropmarks located c. 575 m southwest of the Site. However, these features have not been fully investigated and could be earlier in date.
- 5.2.4 There is judged to be a **Very Low** potential for the recovery of Iron Age/Roman remains within the Site, owing largely to the paucity of such evidence within the Study Area. The intensive industrial activity within the Site between the 19<sup>th</sup> and 21<sup>st</sup> centuries means that any evidence for earlier activity within the Site has potentially been damaged or completely destroyed, although there may be a potential for evidence along the route of the proposed access route.

### 5.3 Early Medieval and Medieval (AD 410-1540)

- 5.3.1 There are no early medieval or medieval heritage assets recorded within the Site. The HER does, however, record one non-designated heritage asset of possibly early medieval date, and four of potential medieval date within the 1km Study Area.
- 5.3.2 Current knowledge of the early medieval period in South Yorkshire is limited as evidence of the transition from Roman to early medieval periods is largely absent from archaeological records. However, place name data indicates that there was a well-established early medieval population in the area, with place names such as Monk Bretton (Brettas), Ardsley (Pers.n & Leah), Barugh Green (Barugh), all incorporating elements of Old English in their names (University of Nottingham 2025).
- 5.3.3 The Domesday Book supports this evidence of early medieval settlement in the area, recording many of these existing settlements in the survey in 1086. The settlement of Barnsley is recorded in the Domesday Book in the hundred of Staincross and as having a population of 0.5 households in 1086, putting it in the largest 20% of settlements recorded in Domesday (Open Domesday 2025).
- 5.3.4 One possible Saxon settlement (Asset 36) is recorded within the 1km Study Area, and is recorded as a linear asset, orientated northwest-southeast along what is now a footpath, which forms the southern boundary of the Site. The Saxon settlement, named Ardsley (Saxon place name), is suggested through placename only with two nearby fields being marked as Old Ardsley on the Tithe map and the aforementioned footpath is known as Old Ardsley Lane.
- 5.3.5 On the edge of Barnsley, located c.1.42 km to the northwest of the Site, stands the substantial remains of Monk Bretton Priory, a Cluniac monastery founded in the 12<sup>th</sup> century (English Heritage 2025). The Stone Fence Posts (Asset 32, c. 580m east of the Site, and extending beyond Study Area to the east; Figure 3) situated around Low Laithes Farm (Asset 38), are believed to be part of the monastic boundaries of Monk Bretton, although there are also other high-status properties in the area which may have marked their boundaries in such a fashion, for example New Hall and Cranford Hall. A medieval moated hall (Asset 24) is located c. 530m northwest of the Site. This hall belonged to the Bosville family until they moved to New Hall in Darfield. This site was destroyed in the mid-20<sup>th</sup> century.
- 5.3.6 Population growth during this period is attributed to the agricultural success of villages within the manorial system, which operated a mixed economy that generated significant wealth (South Yorkshire Historic Environment Research Framework 2025). Such medieval rural assets are recorded within the HER: Ardsley Manor Farm (Asset 11) and associated Barn (Asset 12), are located c. 635m northeast of the Site. The farm comprises two long ranges of farm buildings and barns to the north and east of the complex.
- 5.3.7 There is judged to be a **Very Low** potential for early medieval and medieval remains to be present within the Site as any such features are unlikely to have survived the high level of industrial activity known to have occurred within the Site boundary between the 19<sup>th</sup> and 21<sup>st</sup> centuries.

### 5.4 Post-Medieval (AD 1540-1900)

- 5.4.1 There is one post-medieval heritage asset recorded within the Site. The HER records nine Grade II Listed Buildings dated to the post-medieval period (Assets 1 to 9) and a further 20 non-designated Heritage Assets dated to the post-medieval period within the 1km Study Area.
- 5.4.2 The post-medieval period in Britain in general saw rapid changes in the national socio-economic climate, particularly relating to the shift from an agricultural economy to an industrial economy. By the 18<sup>th</sup> century the Industrialisation in South Yorkshire began with key developments such as waterpower for forges, slitting mills,

edge-tool grinding, and other mills, as well as the early use of coal and steel production (*ibid.*), although post-medieval mapping suggests the majority of the Site remained agricultural through this period.

- 5.4.3 Early pre-Ordnance Survey maps of the Site tend to be schematic and lacking in detail, although they do give some idea of the nature of settlement in the surrounding area. The earliest maps of the region such as Blaeu's 1664 map (Figure 4) shows the larger settlements around the Site such as 'Barnesley', 'Brampton' and 'Derfield'. The map also shows 'Brearley Park' to the north of the Site, and geographical features such as the River Dearne.
- 5.4.4 The Tithe Apportionment map of Ardsley, a township within the Parish of Darfield from 1838 (Figure 5) shows the Site in greater detail, including field boundaries and roads. The Site boundary covers eight field parcels, and the Tithe Apportionments show the land was owned by John Micklethwait Esquire (parcels 174, 175, 176, 177, and 173), John Holyland (Gentleman) (parcels 170 and 184), and Benjamin Milnes Gaskell Esquire (parcel 151). The Tithe Apportionments shows that much of the land was in arable use (parcels 174, 175, 176, 177, 170, and 173), and two parcels are of unknown use (parcels 151 and 184), although parcel 184 may be a possible plantation as shown on the subsequent 1854 OS map. A dashed line which is aligned northwest-southeast is located along the southern boundary of the northern portion of the development and likely represents a foot path. No features within the Site are recorded on this map.
- 5.4.5 The creation of the Ordnance Survey (OS) maps in the 19<sup>th</sup> century means that the Site can be seen in more detail, beginning with the 1854 OS map (Figure 6). This map shows several changes to the Site since the Tithe survey. The Site boundary now covers an area comprising five field boundaries, with three boundaries being removed from the northern portion of the Site. The possible plantation located towards the northern tip of the Site remains extant, and the remaining field boundaries now depict occasional mature trees along their lengths. The suspected footpath as shown on the Tithe survey is now clearly annotated as such. Moving south the Site boundary extends across a feature annotated as a 'Culvert' which is shown meandering in a south-westerly direction from a pond feature located outside the Site boundary to the north to an area marked 'Trough', located on the south side of 'Wombwell Lane', which is now the A633 located towards the southern limits of the Site. Towards the south of the Site the development area also extends across the 'South Yorkshire Railway' line (Asset 40), which runs northwest-southeast, and a second footpath is depicted at the entrance of the Site extending from 'Wombwell Lane' and running partially across the Site on a northeast-southwest orientation.
- 5.4.6 The 1894 OS map (Figure 7) indicates minimal changes. The northern part of the Site is now depicted as a large open field, with the removal of a field boundary towards the centre of this area. The 'Culvert' shown on the Tithe survey has been removed, and the possible plantation at the northern tip has been cleared, now marked as 'Stone', though the exact location of the stone is unclear. Two footpaths partially running through the Development Area, as identified on the Tithe survey, still exist and are marked 'F.P'. The 'South Yorkshire Railway' line (Asset 40) remains prominent, partially crossing the Site towards the south and the map also shows the railway's expansion, with a new line named 'Aldham Curve' connecting to the main line, now labelled 'M.S & L.R' (Barnsley to Barnetby) which is located towards the southeast of the Site. Additionally, 'New Oaks Colliery' has been constructed to the immediate north of the main line and is located outside the Site to the west.
- 5.4.7 The HER data for the 1km Study Area shows the landscape remained predominantly agricultural during the first half of the 19<sup>th</sup> century, with four Assets relating to the rural landscape including Weavers Cottage (Asset 10), a locally listed building located c. 430m north of the Site. This building was a farm building during the 18<sup>th</sup> and

19<sup>th</sup> centuries and was converted to cottages by at least 1839. A second Weavers Cottage (Asset 20) is located c. 910m west of the Site, a model farm (Asset 25), located c. 760m east of the Site, which comprises barns, a dairy, cart shed, and a farmhouse, and a Dovecote (Asset 26), located at Swaithe Hall Farm (Asset 1) c. 600m southwest of the Site. There is a stone/brick inscribed with the date showing 1835, however the bricks in the lower levels of the feature may date to the 17<sup>th</sup> century.

- 5.4.8 The Industrial Revolution in the 18<sup>th</sup> and 19<sup>th</sup> centuries did lead to some changes to the landscape as discussed above, in particular with the introduction of the railway network within the Site and its immediate surroundings. During the latter half of the 19<sup>th</sup> century there is notable expansion of industry within the 1km Study Area. The HER records Manor Flint Glassworks (Asset 15), located c. 460m west of the Site which was decommissioned in 1938, a Tannery (Asset 23), located c. 768m northwest of the Site, which was demolished in the 1880s with the main house being pulled down when the Midland Railway was built in 1899, Stairfoot Bleach and Dye Works (Asset 31) which is shown on a 1854 OS map (not illustrated), located c. 530m northwest of the Site, and is mentioned in trade directories up to 1877, and the site of a Cornmill (Asset 35), located c. 780m southeast of the Site. The Stairfoot Brickyard can also be seen on the 1854 OS map for the first time, before its subsequent relocation in the 20<sup>th</sup> century.
- 5.4.9 Additional post-medieval assets recorded within the HER include two churches (Assets 22 and 29), located c. 500m northwest and c. 925m west of the Site, respectively, two Inn's located c. 880m northwest of the Site (Asset 18) and c. 595m northwest of the Site (Asset 28), the site of Ardsley House (Asset 30), located c. 310m north of the Site, comprising an 18th century house later used as a hotel (Dawson 2016, 1), Oaks Colliery Memorial (Asset 27), located c. 290m north of the Site, comprising a gothic obelisk erected by public subscription, dedicated to 354 miners killed in the 1866 explosion at Oaks Colliery, an Almshouse (Asset 19), located c. 275m west of the Site, a former bridge (Asset 17) over the South Yorkshire Dearne and Dove canal, the site of the Original Ardsley Board School (Asset 16), located c. 980m northwest of the Site, which was demolished in 1970, Manor Flint Glassworks (Asset 15) was established in 1895 and was not demolished until 1950, the site of the former Cross Keys Hotel (Asset 28) was established in the 18th century, and in 1870 the hotel was used as a mortuary and hospital when a passenger train was in collision with a runaway goods train at Stairfoot Station, and was demolished in the 1990s, and 21st century extensions are recorded at the site of Ardsley House (Asset 30), originally built around 1773 (Dawson 2016, 12).
- 5.4.10 Overall, there is considered to be a **High** potential for post-medieval remains to exist along the proposed access route to the Site. These remains are likely to be associated with the railway tracks (Asset 40) that once crossed the proposed access route to the Site, however, any such remains are likely to be of **Negligible** importance. Within the main Site boundary any features relating to this period are unlikely to have survived the quarrying known to have occurred during the 20<sup>th</sup> and 21<sup>st</sup> century.

## 5.5 Modern (AD 1900-present day)

- 5.5.1 There is one non-designated heritage asset dated to the modern period located within the Site. There are no modern heritage assets recorded within the 1km Study Area outside the Site.
- 5.5.2 The 1907 OS map (Figure 8) shows the northern portion of the Site much as it was on the 1894 OS map, although the footpath which forms the southern boundary of the northern area now has a prominent line of trees which runs adjacent to the path and within the Site boundary. The trees seem to be an extension of a plantation area annotated as '*Yew Plantation*', which is located just beyond the Site to the southeast. The area towards the northern tip of the Site marked '*Stone*' on the 1894 OS map is now annotated '*Stones*', and an area is marked on the Site boundary. The footpath which runs towards the south of the Site has now been

shortened, now terminating towards the northern side of the 'M.S & L.R' line, which is now annotated 'G.C.R' (Asset 40). The railway line itself has been widened with the addition of new tracks which coincides with substantial development across the south of the Site with the construction of 'Stairfoot Brick Works'. The brickworks (Asset 41), which was originally established further to the northwest in the 19<sup>th</sup> century before relocating at the start of the 20<sup>th</sup> century, comprises several buildings located to the immediate south of the railway line, and a large quarry pit is depicted to the east of these buildings. The proposed access route to the Site appears to extend across at least two of the brickwork buildings, including an additional rail track which meanders towards these buildings from the main line. It is also worth noting the 'New Oaks Colliery', located to the west of the Site, is now annotated 'Oaks Chemical Plant'.

- 5.5.3 The 1930 OS map (Figure 9) shows minor changes within the Site boundary itself, except for an additional railway track to the north of the main line, now annotated L.N.E.R (Mexborough & Barnsley) which runs across the southern portion of the Site, and what was an open field to the north of the railway has now been subdivided into three fields, with the Site boundary extending across two new field boundaries. The Stairfoot Brick Works now extends across a wider area on both the northern and southern extents of the railway track. Buildings to the south of the railway have been largely reconfigured with some additional infrastructure. The quarry itself has been extended to the east, and a new quarry is now depicted on the north side of the railway tracks and seems to partially extent to the footpath which marks the southern boundary of the northern extent of the Site. It is worth noting that hachures are now shown partially along the footpath which potentially depicts a ditch feature. Additional buildings are now shown to the west of the new quarry feature and what is annotated as a 'Tunnel' now seems to connect the two quarries and runs beneath the railway line.
- 5.5.4 The 1949 OS map reveals minimal changes from the 1930 OS map. The primary difference is the expansion of the quarry north of the railway line. The quarry, indicated by hachures, now extends northward, nearing the footpath that marks the southern boundary of the northern part of the Site. It also stretches in a north-westerly direction, crossing the central portion of the Site boundary and terminating near the 'Oaks Chemical Plant', to the west of the Site.
- 5.5.5 The 1966 map (Figure 11) shows little change from the 1949 OS map, with the proposed access route passing through the brickworks (Asset 41) and railway line (Asset 40). The quarries to the south and west of the Site are now annotated as 'Pit (disused)', and further development in the surrounding area is evident with a housing estate which now represents the northern boundary of the Site. By the 1970s, the brickworks were derelict, but the main Site, to the north, remained agricultural. Planning history indicates that quarrying at the Site began in 1993 and subsequent satellite imagery from 2002/2003 shows some quarrying activity, though the northwest corner of this area remained in agricultural use until it was incorporated into the quarry in 2008/2009. In 2016, quarrying ceased at Yew Tree Quarry, leaving a water feature on the Site. The quarry buildings near the proposed access track were demolished, leaving only concrete foundations, and this is how the Site remains today (Figure 12).
- 5.5.6 Overall, there is considered to be a **High** potential for modern remains to exist along the proposed access route to the Site. These remains are likely to be associated with the Stairfoot brickworks (Asset 41) and the subsequent quarrying infrastructure, however, any such remains are likely to be of **Negligible** importance. Within the main Site boundary any features relating to this period are unlikely to have survived the quarrying known to have occurred during the 20<sup>th</sup> and 21<sup>st</sup> century.

## 5.6 Previous Archaeological Investigations (Events)

- 5.6.1 A total of three previous archaeological investigations are recorded as having been undertaken within the 1km Study Area. There are no records of any previous archaeological events taking place within the Site.
- 5.6.2 Between May and July 2006, a programme of archaeological building recording, appraisal and watching brief was undertaken at Low Laithes Farm (Event 38), located c. 720m east of the Site. The surviving historic buildings represent a pre-1840 farmhouse and a cartshed/dovecote, which were later augmented by a range of buildings post-1840.
- 5.6.3 An archaeological assessment and building appraisal (Event 39) were carried out at Ardsley House Hotel (Asset 30), located c. 300m north of the Site. The site comprises an 18<sup>th</sup> century former house, a non-designated heritage asset, which was converted to a hotel in the early 1970s, with late 20<sup>th</sup> century extensions to all elevations of the historic former house. Surrounding the building is hardstanding for car parking and a small garden area to the rear. The site is bounded by mature trees to the east and a small woodland to the south and west (Dawson 2016, vii). The site was visited to assess the general aspect, character and setting of the site, to analyse the character of the extant buildings, their significance and the way their significance has been previously impacted, to identify any potential impacts not evident from secondary sources, and to produce a photographic and drawn record of the historic Ardsley House. A photographic record of the Site was produced using 35mm black and white film, with digital photography undertaken to supplement the record and to illustrate this report. A metric survey of the historic structure of the former Ardsley House was also carried out, producing metrically accurate floor plans of the historic structure only (Dawson 2016, 2).
- 5.6.4 In December 1999 and April 2000 an archaeological watching brief and building survey (Event 37) was undertaken for Swaithe Hall Farm (Asset 1), located c. 608m southwest of the Site, which identified a sequence of building construction. The earliest date taken from a dendrochronological analysis of timbers from the east-west wing was post-1522.

## 5.7 Aerial and Satellite Imagery

- 5.7.1 A search of the online aerial photographs held by the Britain from Above website, the National Collection of Aerial Photography (NCAP) website, and the Cambridge Collection of Aerial Photography (CUCAP) website was undertaken in January 2025. No photographs of the Site or surrounding landscape were available.
- 5.7.2 A search of aerial photographs held by Historic England's Aerial Photo Explorer was carried out on the 15<sup>th</sup> of January 2025. A vertical photograph taken on the 17<sup>th</sup> of November 1947 (RAF/CPE/UK/2399) shows the Site as depicted on the 1949 OS map (Figure 10), although it is worth noting that a small building is shown towards the northern tip of the Site but does not appear on a photograph taken 5 months later on the 15<sup>th</sup> of May 1948 (RAF/541/21). This latter photograph, and subsequent photographs taken in 1953 (RAF/58/1094) and 1962 (RAF/58/4983) shows no change from what is shown on the 1949 OS map.
- 5.7.3 Satellite Imagery available on Google Earth Pro shows the Site from 2002 to 2024 and is discussed in [Section 5.5](#).

## 5.8 Site Walkover

- 5.8.1 A walkover survey of the Proposed Development area was undertaken to investigate the condition and significance of known archaeology on the site with the aim of identifying any previously unknown remains. The walkover survey was carried out on Tuesday 21<sup>st</sup> of January in cold and overcast conditions.
- 5.8.2 Ground conditions within the Site were very wet and muddy and the existing pond within the Site covered the eastern half of the Site. Steep banks surround the former quarry area, and these banks are lined with a thick

hedgerow, which even in winter offers a degree of screening beyond the Site. A public footpath runs along the southern and eastern banks of the Site (Plate 6). The western half of the Site was walked over but care was taken to avoid approaching the flooded area to the east (Plates 3, 4, and 5). The proposed access route to the Site covers a public footpath (Plate 2) and the concrete foundations of the former quarrying works (Plate 1). No previously unrecorded archaeological features were identified during the walkover survey.

## 6 SETTING ASSESSMENT

### 6.1 Setting Assessment Criteria

- 6.1.1 This section considers the potential for the Proposed Development to result in impacts upon the settings of designated heritage assets within 1km of the Site. This includes consideration of whether any such change would constitute an adverse impact (diminishment) to those attributes of the designated assets which directly contribute to their significance rather than simply being an alteration to, or addition of a new element to the existing settings of these assets. Where a new development may be located within the setting of an asset but does not diminish the significance of the asset or the ability to appreciate that significance, it may have a neutral impact. This is in line with the NPPF definition of setting which states that “*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*” (MHCLG 2024, Glossary).
- 6.1.2 The assessment considers all designated heritage assets within 1km of the Site. Visits were undertaken to every identified heritage asset in order to confirm the potential for setting impacts and in most cases intervening topography, built structures, and/or vegetation was noted to completely obscure any potential intervisibility. Where vegetation has been listed as a screening factor it should also be noted that the survey was undertaken in January and that in the spring and summer months the level of screening provided will likely be higher.
- 6.1.3 All the assets considered by this assessment are outlined in Table 1 below.

*Table 1: Assets considered for Setting Assessment*

Group	Asset No.	Plate No(s).	Asset Name	Status	Elements Affecting Intervisibility	Magnitude of Impact
Swaithes	1	9, 10, 11, 12, 13, 14, 15	Swaithes Hall Farmhouse, Rosebower Cottage and Swaithes Hall	Listed Building – Grade II	This group of Grade II Listed Buildings centred on Swaithes Hall is located c. 620m southwest of the Site. The buildings overlook the Wombwell Road valley and have visibility towards the Site, although the Site itself cannot currently be seen. The construction phase of the Proposed Development may result in a temporary negligible impact to Assets 1 and 2 which is discussed further below.	Negligible
	2		Cruck Barn at east side of entrance to Swaithes Hall Farm	Listed Building – Grade II		Negligible
	6		Stable Block at west side of entrance to Swaithes Hall Farm	Listed Building – Grade II		No Impact
Ardsley	3	16, 17, 18	Ardsley Manor House and Ardsley Manor Cottage	Listed Building – Grade II	These Grade II Listed Buildings are located to the north of Doncaster Road c. 600m northeast of the Site. The large residential development around Doncaster Road and the intervening topography and vegetation prevent any visibility of the Proposed Development.	No Impact
	5		Number 726 and Attached Former Barn	Listed Building – Grade II		No Impact
	9		Cartshed to north of Manor House	Listed Building – Grade II		No Impact
Hunningley Lane Cemetery	4	19, 20	Ardsley Church of England Cemetery Chapel (to west)	Listed Building – Grade II	These two Grade II Listed Chapels are located in the Hunningley Lane Cemetery, c. 850m southwest of the Site. The intervening topography and vegetation prevent any visibility of the Proposed Development.	No Impact
	8		Non Conformist Cemetery Chapel (to east)	Listed Building – Grade II		No Impact
Aldham Farm	7	21, 22	Former Mill Building at Aldham Farm	Listed Building – Grade II	This Grade II Listed former mill is located c. 850m southeast of the Site. The residential area along Wombwell Lane and the intervening topography and vegetation prevent any visibility of the Proposed Development.	No Impact

- 6.1.4 For all of the assets in the above table with an assessed magnitude of impact of none, no impacts upon their settings or character are predicted. Consequently, no harm to these assets is predicted, and the policy tests as set out in NPPF are not invoked. The assets where some level of effect is predicted are discussed in more detail in the following section.

## 6.2 Assets Considered for Setting Assessment

### *Swaithe Listed Buildings (Assets 1, 2, and 6)*

- 6.2.1 This group of Grade II Listed Buildings comprises the Swaithe Hall Farmhouse, Rosebower Cottage and Swaithe Hall (Asset 1, Plate 12), and the adjacent Cruck Barn at the east side of entrance to Swaithe Hall Farm (Asset 2, Plate 13) and Stable Block at the west side of entrance to Swaithe Hall Farm (Asset 6, Plate 14). The buildings are located amongst a group of more recent buildings set within farmland on high ground overlooking the Wombwell Lane valley towards the Site to the northeast (Plates 9 and 15). These views are restricted from the Stable Block (Asset 6) as the other surrounding buildings prevent any visibility.
- 6.2.2 These Listed Buildings are, by merit of their designations, considered to be of Medium importance (Appendix 2) and are assessed as deriving a great deal of this importance from their historical and architectural value, as surviving examples of post-medieval building associated with farming activities, which are also assessed as having a strong group value with each other. As a group of buildings associated arable farming it is assessed that their sensitivity to change in their wider setting is quite limited; with their immediate setting being largely defined by their immediate agricultural surroundings.
- 6.2.3 As the existing Site is a former quarry which sits below ground level it cannot currently be seen from the Swaithe Listed Buildings. This area would have been agricultural in nature at the time that the buildings were constructed but subsequent industrial activities in the wider area, including said quarry, have somewhat eroded the wider historic setting of these farm structures (though distant views, as noted above are not as important to their setting as their immediate surroundings). Once the proposed infilling has been completed, the top of the infilling material may be seen from the buildings, although the current hedgerows around the Site offer some level of screening. The proposed infilling will revert the landscape to a greenfield area which, if visible, is predicted to be an enhancement to the setting of Assets 1 and 2, a **Negligible** beneficial impact. However, the route of the proposed access track is also visible from these two Assets (Plate 10), and so during the construction phase, the increase in HGV traffic may result in a temporary **Negligible** adverse impact.

## 6.3 Summary of Harm

- 6.3.1 For the majority of the designated heritage assets within the 1km Study Area with an assessed magnitude of impact of none, no impacts upon their settings or character are predicted. Consequently, no harm to these assets is predicted, and the policy tests as set out in NPPF are not invoked.
- 6.3.2 A temporary **Negligible** adverse impact has been identified for the Grade II Listed Swaithe Hall (Asset 1) and Cruck Barn (Asset 2) during the construction phase of the Proposed Development. However, it is predicted that this would revert to a **Negligible** beneficial impact once the construction phase has been completed. Therefore, as the long-term impacts of the Proposed Development would be beneficial rather than adverse, no harm to these assets is predicted, and the policy tests as set out in NPPF are not invoked.

## 7 CONCLUSIONS

### 7.1 Direct Impacts

- 7.1.1 Potential impacts on known or unknown buried archaeological remains which may survive relate to the possibility of disturbing, removing, or destroying in situ remains and artefacts during ground-breaking works (including excavation, construction, and other works associated with the Proposed Development) on this Site. In the context of this development, direct impacts have the capacity to result in impacts of high magnitude as they could potentially result in the destruction or removal of any archaeological deposits which may be present.
- 7.1.2 Due to an overall paucity of Prehistoric, Roman, Early Medieval, and medieval evidence within the Study Area, there has been suggested to be a **Very Low** potential for such evidence to remain within the Site. Intensive levels of industrial activity on the Site between the 19<sup>th</sup> and 21<sup>st</sup> centuries mean that much ground disturbance is likely and opens up the possibility that any potential evidence from these periods may have been damaged or completely destroyed, particularly within the footprint of the Yew Tree Quarry.
- 7.1.3 There is judged to be a **High** potential for post-medieval and modern remains to survive along the route of the proposed access to the Site. Such remains are predicted to relate to quarrying activities during the 20<sup>th</sup> and 21<sup>st</sup> centuries which occurred across the Site and related infrastructure, as well as the former Stairfoot Brickworks (Asset 41) and the railway network (Asset 40). Any such remains are likely to be of **Negligible** importance.

### 7.2 Setting Impacts

- 7.2.1 All designated heritage assets within the 1km Study Area were considered for potential impacts to their setting as a result of the Proposed Development. This includes consideration of whether any such change would constitute an adverse impact (diminishment) to those attributes of the designated assets which directly contribute to their significance rather than simply being an alteration to, or addition of a new element to the existing settings of these assets. The setting assessment was undertaken in line with the requirements of NPPF and Historic England setting guidance.
- 7.2.2 For the majority of the designated heritage assets within the 1km Study Area with an assessed magnitude of impact of none, no impacts upon their settings or character are predicted. Consequently, no harm to these assets is predicted, and the policy tests as set out in NPPF are not invoked.
- 7.2.3 A temporary **Negligible** adverse impact has been identified for the Grade II Listed Swaithe Hall (Asset 1) and Cruck Barn (Asset 2) during the construction phase of the Proposed Development. However, this would revert to a **Negligible** beneficial impact once the construction phase has been complete. Therefore, as the long-term impacts of the Proposed Development would be beneficial rather than adverse, then consequently no harm to these assets is predicted, and the policy tests as set out in NPPF are not invoked.

### 7.3 Mitigation

- 7.3.1 National planning policies and planning guidance contained within the National Planning Policy Framework (MHLCG 2024), Planning Practice Guidance (DLUHC & MHCLG Live Document), as well as local plan policies, require a mitigation strategy that is designed to take cognisance of the possible impacts upon heritage assets by a Proposed Development on the Site and avoid, minimise, or offset any such impacts as appropriate. It is noted that the NPPF states that a local planning authority should require developers to “*record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact*” (MHCLG 2024, para 218).

- 7.3.2 This assessment has identified two non-designated assets located towards the southern extent of the Site where the proposed access route is planned, comprising a post-medieval railway way track(s) (Asset 40) which was extended into the modern period, and Stairfoot Brickworks (Asset 41) with buildings, quarry pits, and associated infrastructure. These assets reflect the industrialisation of the area during the 19<sup>th</sup> and 20<sup>th</sup> centuries. The proposed area of infilling was quarried during the late 20<sup>th</sup> and early 21<sup>st</sup> centuries and so any surviving archaeological remains that were present prior to the quarrying are likely to have been destroyed.
- 7.3.3 Therefore, it is recommended that a watching brief be maintained in areas subject to ground disturbance outside the footprint of quarrying activity which occurred within the Site. The precise scope and extent of any archaeological work should be agreed upon in advance with the archaeological advisor at the South Yorkshire Archaeology Service, who advises on behalf of the local planning authority of Barnsley Metropolitan Borough Council. If significant archaeological remains are discovered, additional mitigation measures, such as further archaeological fieldwork, post-excavation analysis, and reporting (including publication), may be necessary to ensure the preservation by record of any identified remains.
- 7.3.4 All designated heritage assets within the 1km Study Area were considered for potential impacts to their setting as a result of the Proposed Development. As the long-term impacts of the Proposed Development have been assessed to be beneficial rather than adverse, then consequently no harm to these assets is predicted, and therefore no setting mitigation is proposed.

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## 8.2 Cartographic References

The following maps were consulted between the 10/01/2025 to the 10/02/2025 through the National Library of Scotland (NLS) website (<http://maps.nls.uk>), Old Maps Online (<https://www.oldmapsonline.org>):

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*Tithe Apportionment*, 1838. Map of Ardsley (township in the parish of Darfield), West Riding of Yorkshire.

### 8.3 Aerial Photography

The following aerial photographs were obtained from Historic England's Aerial Photo Explorer (<https://historicengland.org.uk/images-books/archive/collections/aerial-photos/>):

Date	Sortie/Flight Reference	Photo Number	Type	Link
17/11/1947	RAF/CPE/UK/2399	N/A	Vertical	<a href="#">raf_cpe_uk_2399_v_5065 - Aerial Photo   Historic England</a>
15/05/1948	RAF/541/21	N/A	Vertical	<a href="#">raf_541_21_rs_4148 - Aerial Photo   Historic England</a>
21/04/1953	RAF/58/1094	N/A	Vertical	<a href="#">raf_58_1094_f22_0018 - Aerial Photo   Historic England</a>
13/03/1962	RAF/58/4983	N/A	Vertical	<a href="#">raf_58_4983_f21_0182 - Aerial Photo   Historic England</a>

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## Plates



*Plate 1: View south across the area of the proposed access to the Site*



*Plate 2: View northeast along the public footpath that forms part of the proposed access*



*Plate 3: View southeast across the Site from the western end*



*Plate 4: View southeast across the Site from the entrance at the southwest corner*



*Plate 5: View northwest from the centre of the southern boundary of the Site*



*Plate 6: View southeast along the pathway running along the southern edge of the Site*



*Plate 7: View northeast from the pathway by the southeast corner of the Site looking towards Doncaster Road*



*Plate 8: View west from the southern pathway of the Site looking towards Hunningley Lane Cemetery*



*Plate 9: View southwest from the southern pathway of the Site towards Swaithe*



*Plate 10: View southwest from the proposed entrance to the Site looking towards Swaithe*



*Plate 11: View east towards the Swaithe Listed Buildings (Assets 1, 2, and 6)*



*Plate 12: View east of Swaithe Hall and Farmhouse (Asset 1)*



*Plate 13: View east of Swaithe Hall Farm Cruck Barn (Asset 2)*



*Plate 14: View east of Swaithe Hall Farm Stable Block (Asset 6)*



*Plate 15: View northeast towards the Site from the Swaithe Hall farmstead*



*Plate 16: View north of entrance to Ardsely Manor House (Asset 3) and Cartshed (Asset 9) on Doncaster Road*



*Plate 17: View southwest from entrance to Ardsely Manor on Doncaster Road*



*Plate 18: View southwest from entrance to Ardsley Number 726 and Barn (Asset 5)*



*Plate 19: View east of Hunningley Lane Cemetery Chapels (Assets 4 and 8)*



*Plate 20: View east towards Site from Hunningley Lane Cemetery Chapels*



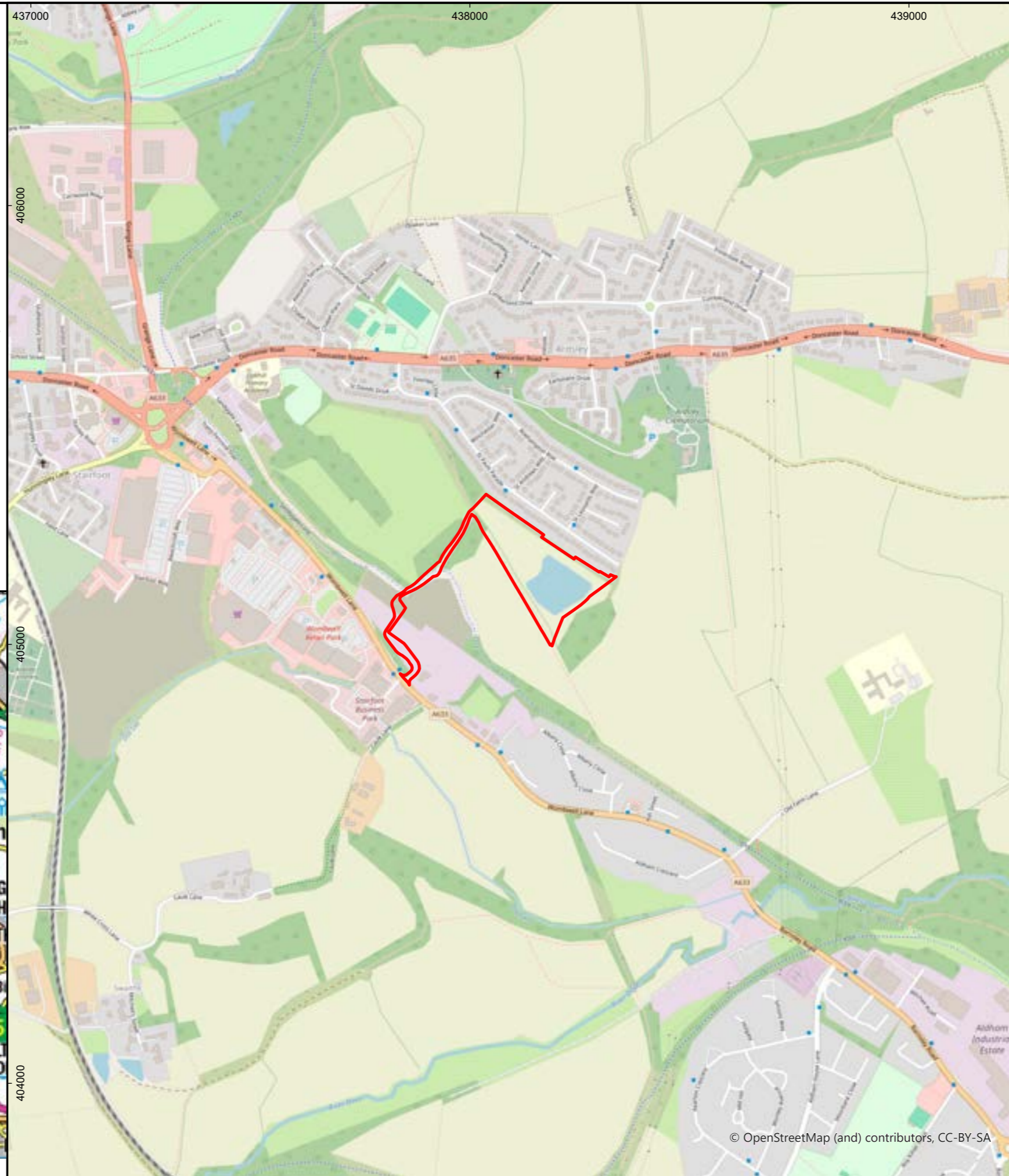
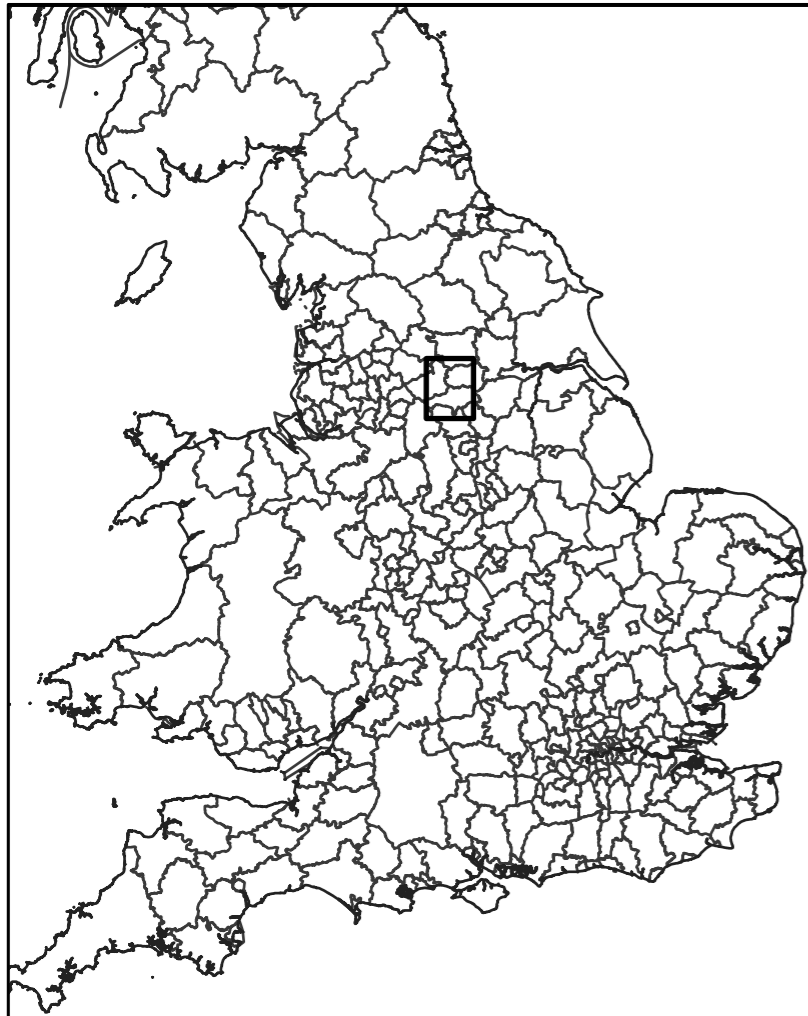
*Plate 21: View southwest of Aldham Farm former Mill Building (Asset 7)*




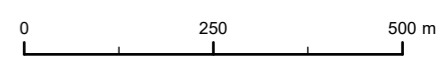


*Plate 22: View northwest towards the Site from entrance to Aldham Farm*

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## Figures



<b>Figure</b>		<b>1</b>
Site Location Plan		
<b>Legend</b>		
		Site Boundary
FOR		
Axis Well House Barns, Bretton, Chester, CH4 0DH		
<b>Drawn/checked:</b>	AW/VO	
<b>DWG no:</b>	01/27689/HIA/01/01	
<b>AOC Project No.:</b>	26357	
		
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<b>SYSTEM</b>	Coordinate System: British National Grid Projection: Transverse Mercator Datum: OSGB 1936	
<b>SCALE</b>	1:10,000 @ A3	
<b>SCALE</b>		
© OpenStreetMap (and) contributors, CC-BY-SA		

Designated Heritage and Locally Listed Heritage Assets within 1km Study Area

Legend

- Site Boundary
- 1km Study Area
- ▲ Listed Building - Grade II
- Locally Listed Asset
- Locally Listed Area

FOR

Axis  
Well House Barns,  
Bretton,  
Chester,  
CH4 0DH

Drawn/checked: AW/VO

DWG no: 01/27689/HIA/02/01

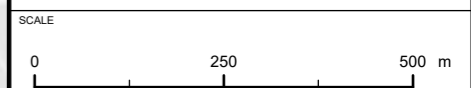
AOC Project No.: 27689



Map Frame Lower Left: 436371E 403775N m  
Map Frame Upper Right: 439753E 406455N m

SYSTEM  
Coordinate System: British National Grid  
Projection: Transverse Mercator  
Datum: OSGB 1936







SCALE  
1:10,000 @ A3



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Non-Designated Heritage Assets and Events within 1km Study Area

- Legend**
-  Site Boundary
  -  1km Study Area
  -  Non-Designated Heritage Asset
  -  Event
  -  Non-Designated Heritage Asset Area
  -  Non-Designated Heritage Asset Line



FOR  
 Axis  
 Well House Barns,  
 Bretton,  
 Chester,  
 CH4 0DH

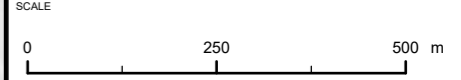
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DWG no:	01/27689/HIA/03/01
AOB Project No.:	27689



Map Frame Lower Left: 436379E 403784N m  
 Map Frame Upper Right: 439760E 406465N m

SYSTEM  
 Coordinate System: British National Grid  
 Projection: Transverse Mercator  
 Datum: OSGB 1936

SCALE  
 1:10,000 @ A3



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Figure 4

Extract from 1664 Blaeu Map

Legend  
 Approximate Site Location

FOR  
 Axis  
 Well House Barns,  
 Bretton,  
 Chester,  
 CH4 0DH




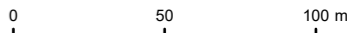
Drawn/checked:	AW/VO
DWG no:	01/27689/HIA/04/01
AOC Project No.:	27689



SYSTEM

SCALE  
 NOT TO SCALE



Figure	5
Extract from 1838 Tithe Apportionment Map	
<b>Legend</b>  Site Boundary	
FOR Axis Well House Barns, Bretton, Chester, CH4 0DH	
Drawn/checked:	AW/VO
DWG no:	01/27689/HIA/05/01
AOC Project No.:	27689
	
	
Map Frame Lower Left: 437620E 404777N m Map Frame Upper Right: 438466E 405447N m	
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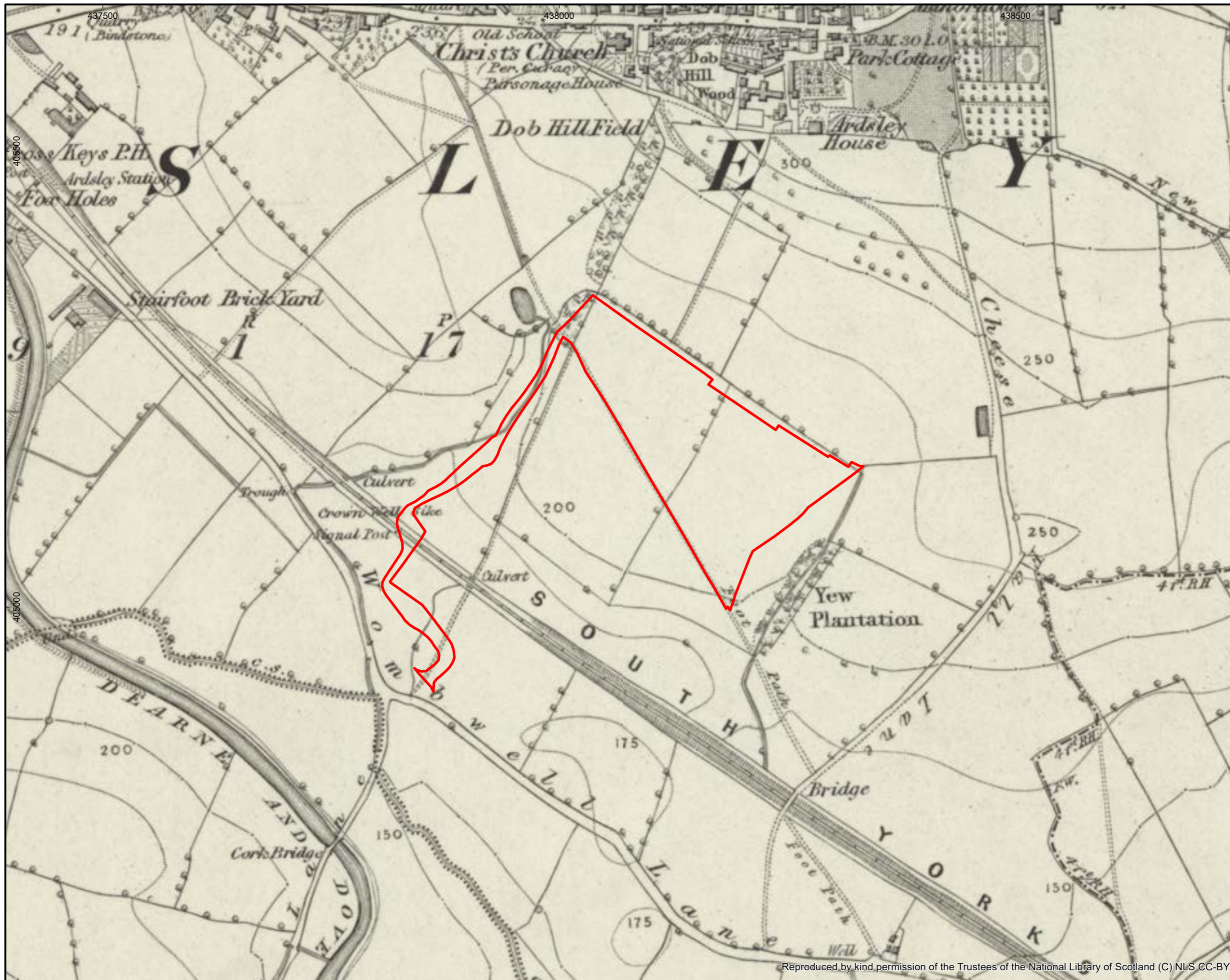



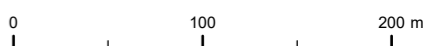


Figure	6
Extract from 1854 Ordnance Survey Map	
<b>Legend</b>  Site Boundary	
FOR	
Axis Well House Barns, Bretton, Chester, CH4 0DH	
Drawn/checked:	AW/VO
DWG no:	01/27689/HIA/06/01
AOC Project No.:	27689
	
 Map Frame Lower Left: 437393E 404589N m Map Frame Upper Right: 438746E 405661N m	
SYSTEM Coordinate System: British National Grid Projection: Transverse Mercator Datum: OSGB 1936	
SCALE 1:4,000 @ A3	
SCALE 	
Reproduced by kind permission of the Trustees of the National Library of Scotland (C) NLS CC-BY	

437500

438000

438500

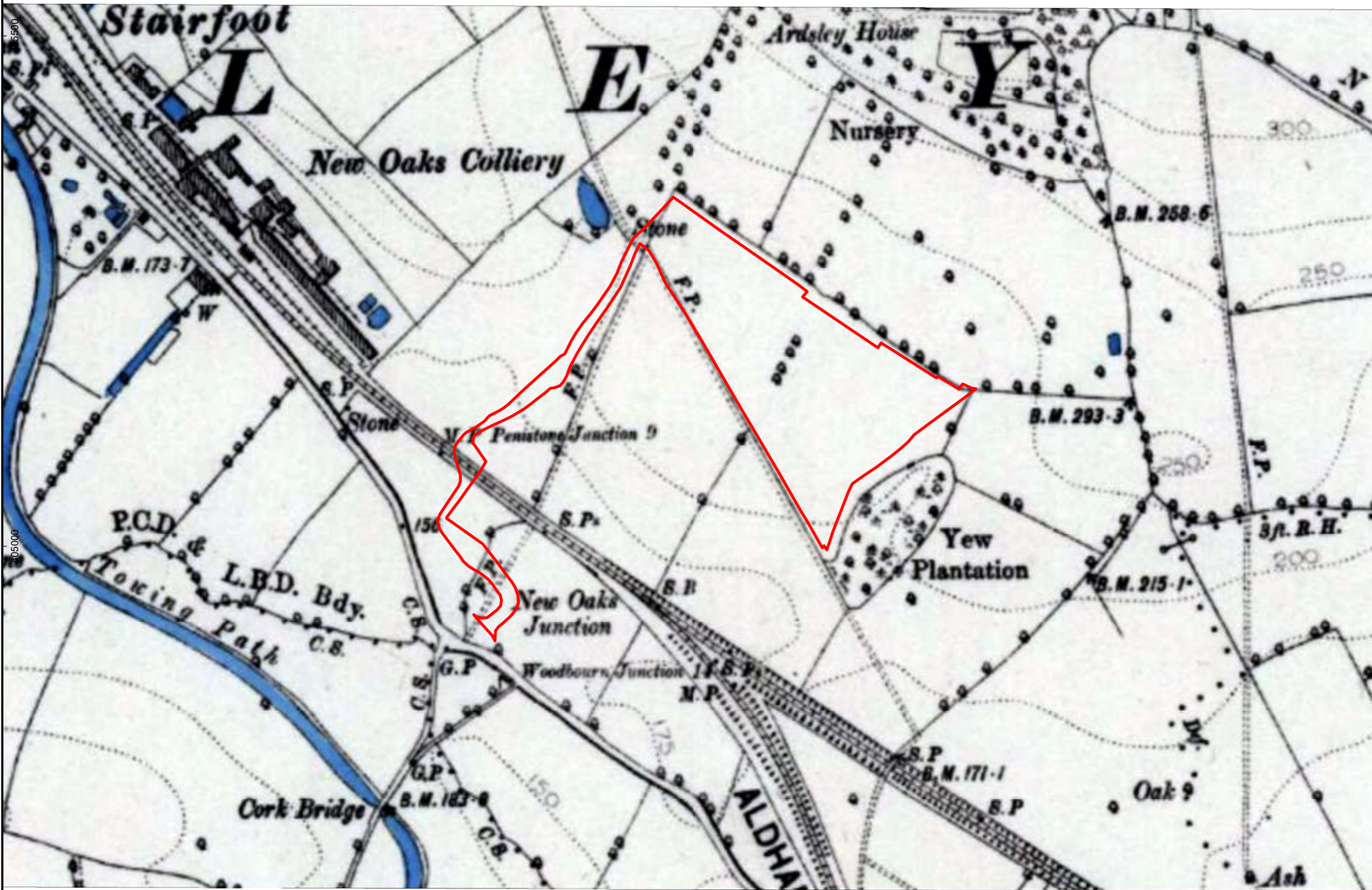
Figure

7

Extract from 1894 Ordnance Survey Map

Legend

 Site Boundary



FOR

Axis  
Well House Barns,  
Bretton,  
Chester,  
CH4 0DH

Drawn/checked: AW/VO

DWG no: 01/27689/HIA/07/01

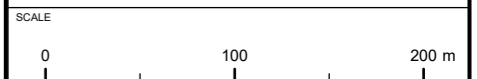
AOC Project No.: 27689



Map Frame Lower Left: 437380E 404537N m  
Map Frame Upper Right: 438732E 405609N m

SYSTEM  
Coordinate System: British National Grid  
Projection: Transverse Mercator  
Datum: OSGB 1936

SCALE 1:4,000 @ A3

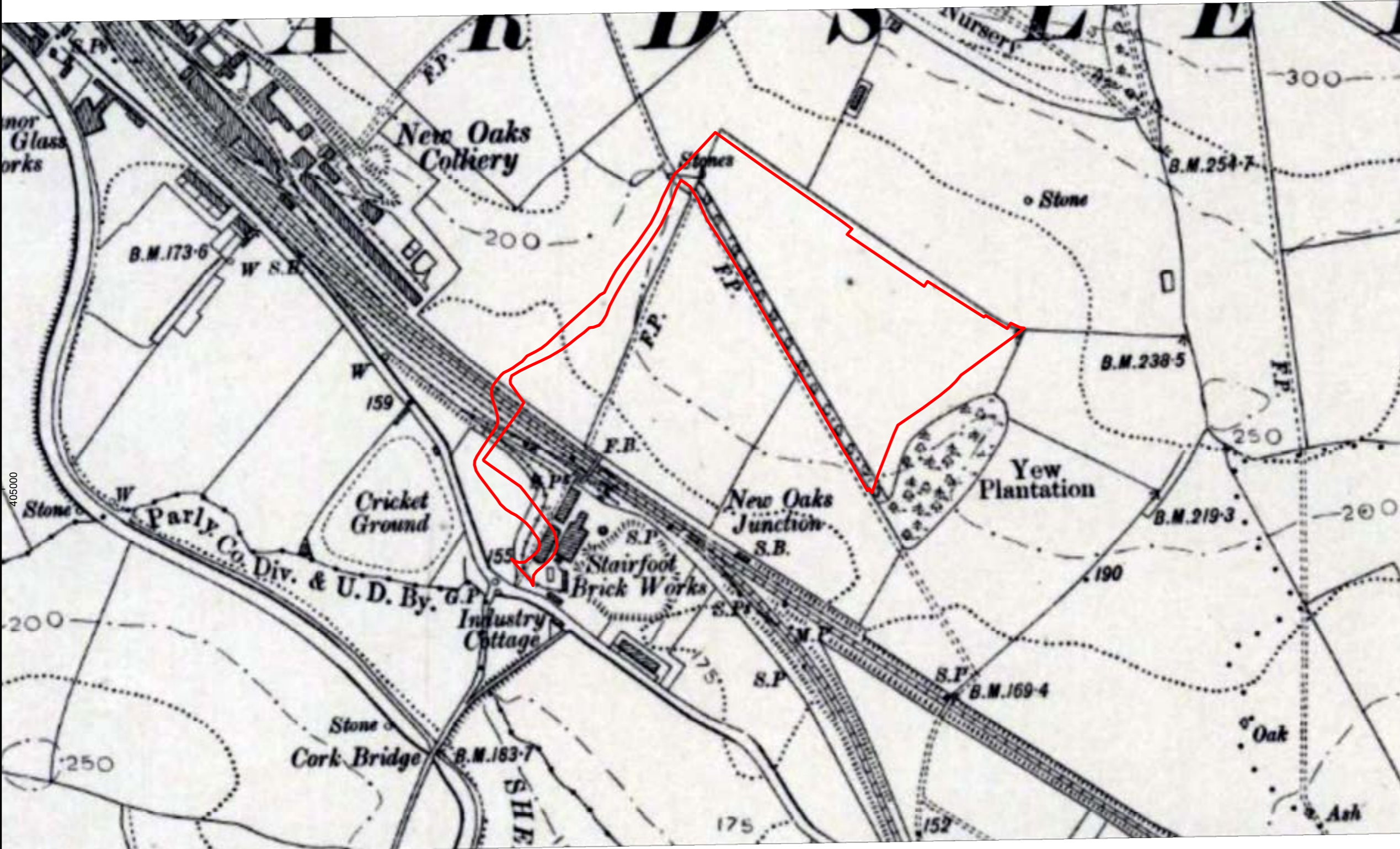


437500

438000

438500

405500



Figure

8

Extract from 1907 Ordnance Survey Map

Legend

Site Boundary

FOR  
Axis  
Well House Barns,  
Bretton,  
Chester,  
CH4 0DH

Drawn/checked: AW/VO

DWG no: 01/27689/HIA/08/01

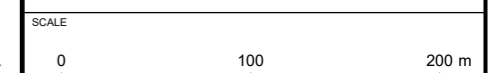
AOC Project No.: 27689

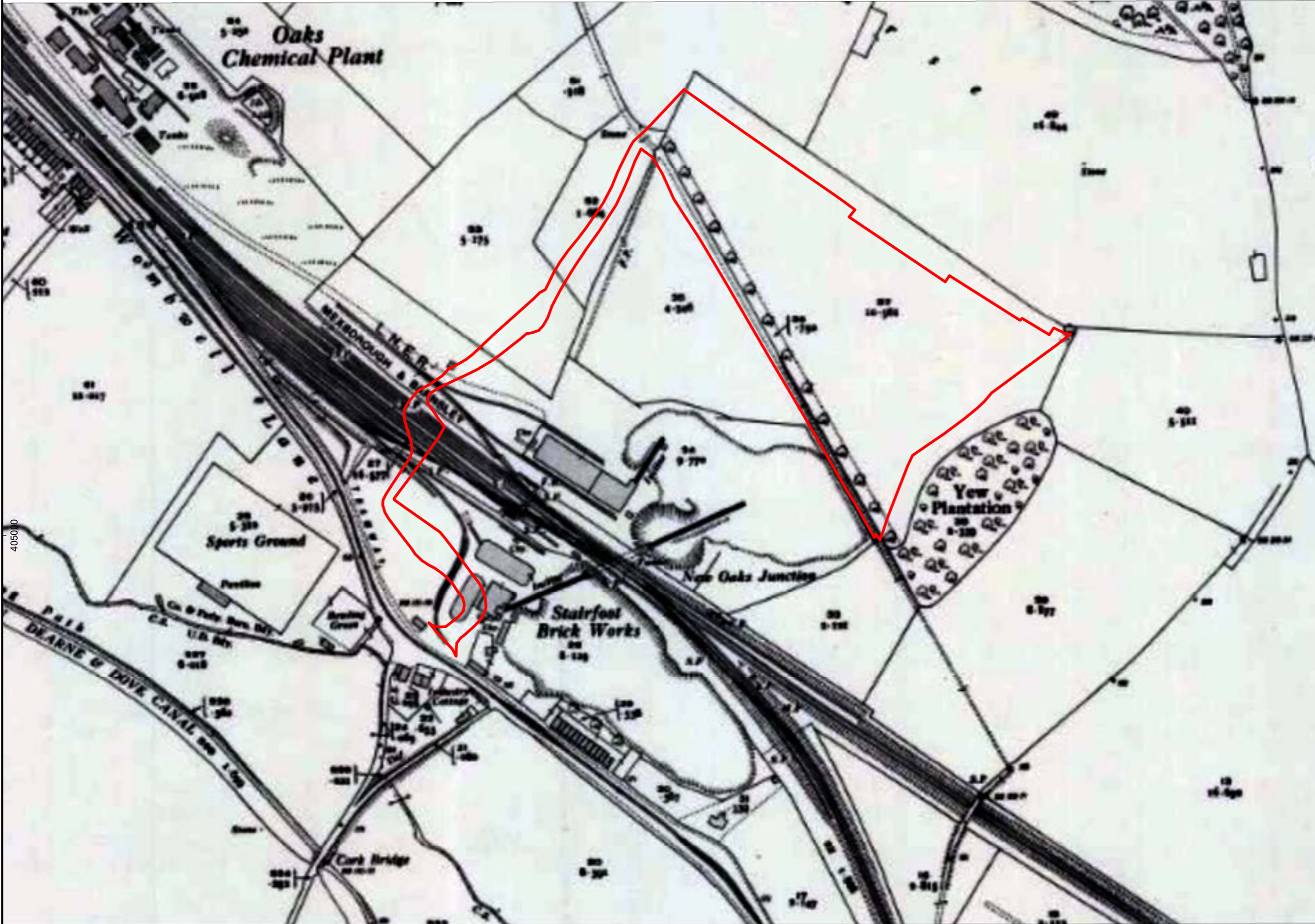


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Map Frame Upper Right: 438704E 405589N m

SYSTEM  
Coordinate System: British National Grid  
Projection: Transverse Mercator  
Datum: OSGB 1936

SCALE  
1:4,000 @ A3





Extract from 1930 Ordnance Survey Map

Legend

 Site Boundary

FOR

Axis  
Well House Barns,  
Bretton,  
Chester,  
CH4 0DH

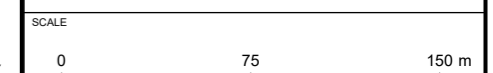
Drawn/checked:	AW/VO
DWG no:	01/27689/HIA/09/01
AOC Project No.:	27689



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Map Frame Upper Right: 438529E 405460N m

SYSTEM  
Coordinate System: British National Grid  
Projection: Transverse Mercator  
Datum: OSGB 1936

SCALE  
1:3,000 @ A3



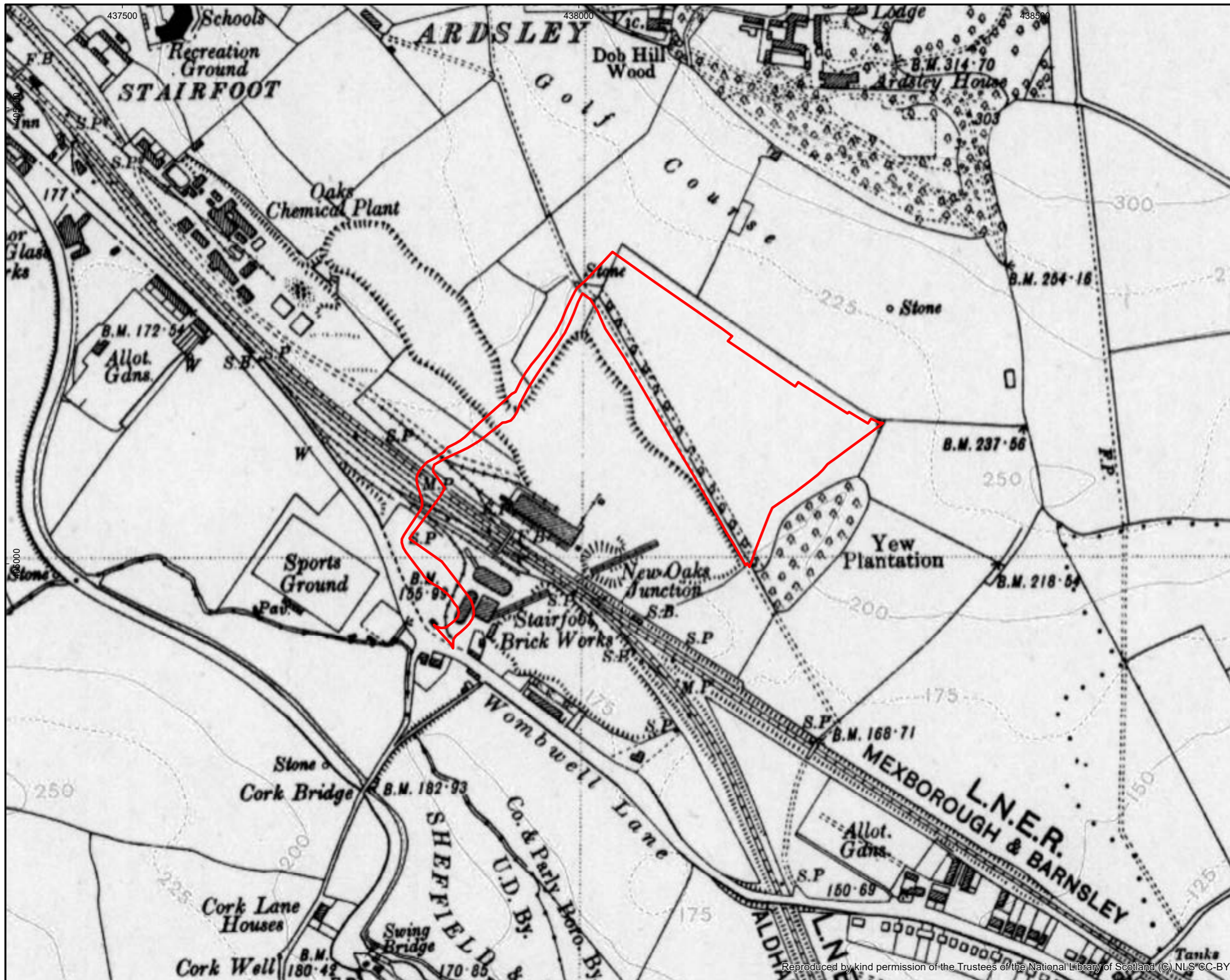



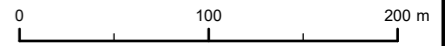


Figure	10
Extract from 1949 Ordnance Survey Map	
<b>Legend</b>  Site Boundary	
FOR	
Axis Well House Barns, Bretton, Chester, CH4 0DH	
Drawn/checked:	AW/VO
DWG no:	01/27689/HIA/10/01
AOC Project No.:	27689
	
	
Map Frame Lower Left: 437372E 404541N m Map Frame Upper Right: 438725E 405613N m	
SYSTEM	
Coordinate System: British National Grid Projection: Transverse Mercator Datum: OSGB 1936	
SCALE	1:4,000 @ A3
SCALE	

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438500

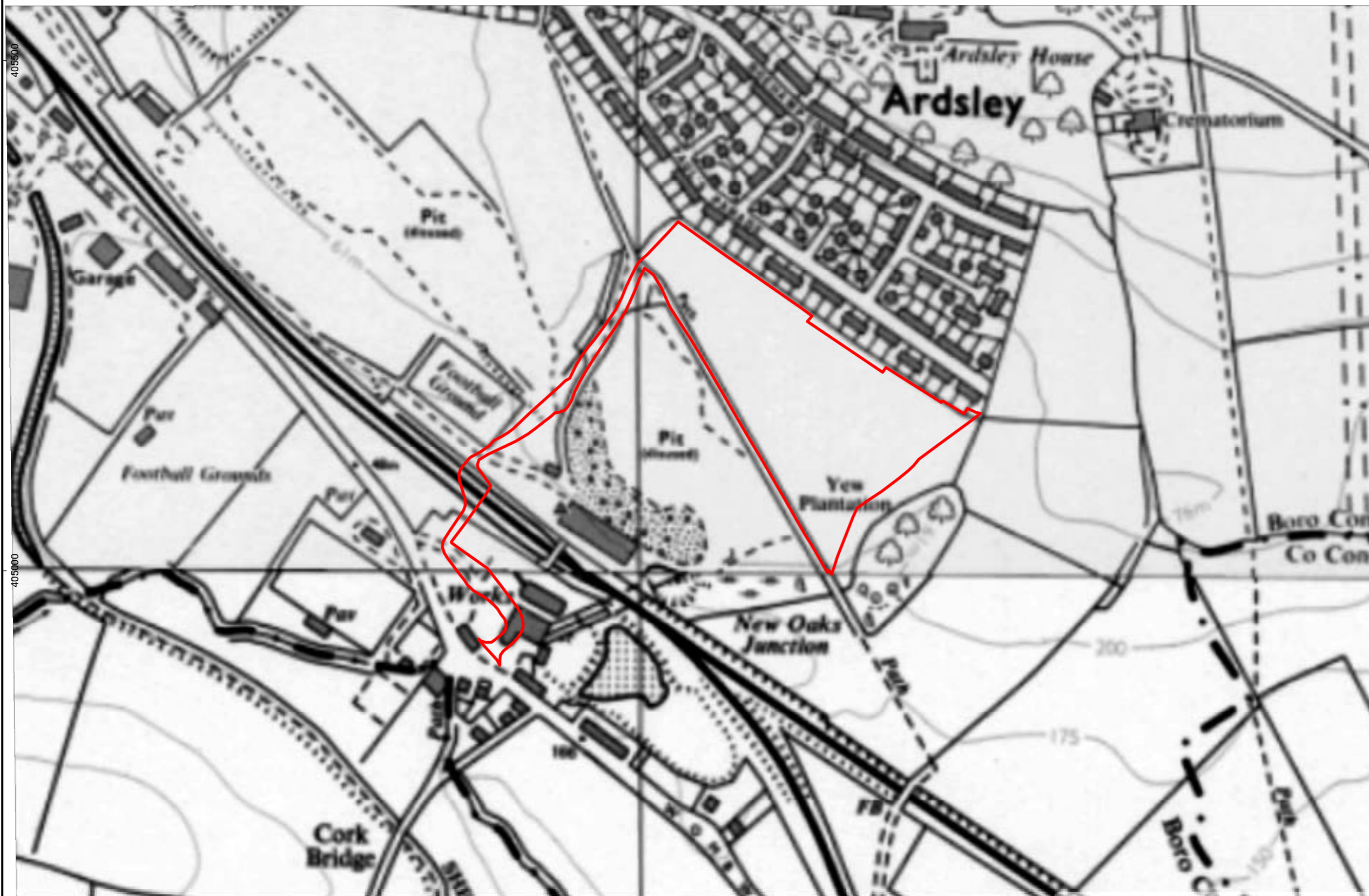
Figure

11

Extract from 1966 Ordnance Survey Map

Legend

 Site Boundary



FOR  
Axis  
Well House Barns,  
Bretton,  
Chester,  
CH4 0DH

Drawn/checked: AW/VO

DWG no: 01/27689/HIA/11/01

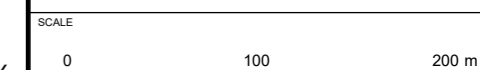
AOC Project No.: 27689



Map Frame Lower Left: 437375E 404564N m  
Map Frame Upper Right: 438728E 405637N m


SYSTEM  
Coordinate System: British National Grid  
Projection: Transverse Mercator  
Datum: OSGB 1936

SCALE  
1:4,000 @ A3






Extract from 2017 Google Earth Satellite Imagery

**Legend**  
 Site Boundary

FOR  
 Axis  
 Well House Barns,  
 Bretton,  
 Chester,  
 CH4 0DH

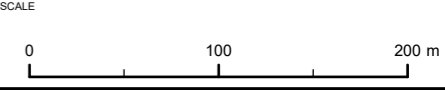
Drawn/checked:	AW/VO
DWG no:	01/27689/HIA/12/01
AOC Project No.:	27689



  
 Map Frame Lower Left: 437393E 404589N m  
 Map Frame Upper Right: 438746E 405661N m

SYSTEM  
 Coordinate System: British National Grid  
 Projection: Transverse Mercator  
 Datum: OSGB 1936

SCALE 1:4,000 @ A3



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## Appendix 1: Asset Gazetteer

## Appendix 1: Gazetteer of Heritage Assets and Events



---

<b>Asset/Event Number</b>	1
<b>Asset/Event Name</b>	Swaithe Hall Farmhouse, Rosebower Cottage and Swaithe Hall
<b>Type of Asset/Event</b>	Swaithe Hall Farmhouse, Rosebower Cottage and Swaithe Hall
<b>Date and/or Period</b>	Post Medieval
<b>Listing No./NRHE Number</b>	1151076
<b>HER Number</b>	01475/01
<b>Status</b>	Listed Building - Grade II
<b>Easting</b>	437424
<b>Northing</b>	404451
<b>Parish</b>	
<b>Council</b>	Barnsley (Metropolitan Authority)
<b>Description</b>	Swaithe Hall Farmhouse, Rosebower Cottage and Swaithe Hall (formerly listed as Swaithe Hall). Farmhouse with large house attached. C16, altered early C17 and in early C19; large house added c1870 for Joseph Mitchell (Wilkinson). Home of the Micklethwaite family, later home of the Wordsworth family.

---

<b>Asset/Event Number</b>	2
<b>Asset/Event Name</b>	Cruck Barn at east side of entrance to Swaithe Hall Farm
<b>Type of Asset/Event</b>	Barn
<b>Date and/or Period</b>	Post Medieval
<b>Listing No./NRHE Number</b>	1151077
<b>HER Number</b>	01431/01
<b>Status</b>	Listed Building - Grade II
<b>Easting</b>	437485
<b>Northing</b>	404433
<b>Parish</b>	
<b>Council</b>	Barnsley (Metropolitan Authority)
<b>Description</b>	Cruck barn at east side of entrance to Swaithe Hall Farm, C16-C17. Internal timber framing, rubble sandstone. C20 tile and felt roof coverings.

---

<b>Asset/Event Number</b>	3
<b>Asset/Event Name</b>	Ardsley Manor House and Ardsley Manor Cottage
<b>Type of Asset/Event</b>	Manor House and Cottage
<b>Date and/or Period</b>	Post Medieval
<b>Listing No./NRHE Number</b>	1151150
<b>HER Number</b>	00343/01
<b>Status</b>	Listed Building - Grade II
<b>Easting</b>	438545

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## Appendix 1: Gazetteer of Heritage Assets and Events



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**Northing** 405701  
**Parish**  
**Council** Barnsley (Metropolitan Authority)  
**Description** Ardsley Manor House and Ardsley Manor Cottage (formerly listed as Manor House and out-building to the North). Former manor house, now two residences. Probably C17, much altered, mainly in the C19.

---

**Asset/Event Number** 4  
**Asset/Event Name** Ardsley Church of England Cemetery Chapel (to west)  
**Type of Asset/Event** Cemetery Chapel  
**Date and/or Period** Post Medieval  
**Listing No./NRHE Number** 1151156  
**HER Number**  
**Status** Listed Building - Grade II  
**Easting** 436944  
**Northing** 404896  
**Parish**  
**Council** Barnsley (Metropolitan Authority)  
**Description** Ardsley Church of England Cemetery Chapel (to west). One of two cemetery chapels. 1870 by John Moxon.

---

**Asset/Event Number** 5  
**Asset/Event Name** Number 726 and Attached Former Barn  
**Type of Asset/Event** House  
**Date and/or Period** Post Medieval  
**Listing No./NRHE Number** 1191549  
**HER Number** 01566/01  
**Status** Listed Building - Grade II  
**Easting** 438465  
**Northing** 405730  
**Parish**  
**Council** Barnsley (Metropolitan Authority)  
**Description** House, former cottage and former barn. House late C18, cottage early C19, former barn C16 or C17 timberwork encased probably in the C19.

---

**Asset/Event Number** 6  
**Asset/Event Name** Stable Block at west side of entrance to Swaithe Hall Farm  
**Type of Asset/Event** Stable Block

---

## Appendix 1: Gazetteer of Heritage Assets and Events

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<b>Date and/or Period</b>	Post Medieval
<b>Listing No./NRHE Number</b>	1192045
<b>HER Number</b>	01475/02
<b>Status</b>	Listed Building - Grade II
<b>Easting</b>	437464
<b>Northing</b>	404430
<b>Parish</b>	
<b>Council</b>	Barnsley (Metropolitan Authority)
<b>Description</b>	Stable block at west side of entrance to Swaithe Hall Farm. Dated '1671'.

---

<b>Asset/Event Number</b>	7
<b>Asset/Event Name</b>	Former Mill Building at Aldham Farm
<b>Type of Asset/Event</b>	Water Mill now outbuilding
<b>Date and/or Period</b>	Post Medieval
<b>Listing No./NRHE Number</b>	1275979
<b>HER Number</b>	02220/01
<b>Status</b>	Listed Building - Grade II
<b>Easting</b>	438649
<b>Northing</b>	404290
<b>Parish</b>	
<b>Council</b>	Barnsley (Metropolitan Authority)
<b>Description</b>	C18 Water mill now outbuilding. See Asset 35.

---

<b>Asset/Event Number</b>	8
<b>Asset/Event Name</b>	Non Conformist Cemetery Chapel (to east)
<b>Type of Asset/Event</b>	Cemetery Chapel
<b>Date and/or Period</b>	Post Medieval
<b>Listing No./NRHE Number</b>	1286983
<b>HER Number</b>	
<b>Status</b>	Listed Building - Grade II
<b>Easting</b>	436968
<b>Northing</b>	404890
<b>Parish</b>	
<b>Council</b>	Barnsley (Metropolitan Authority)
<b>Description</b>	Non-Conformist Cemetery Chapel (to east). One of two cemetery chapels. 1870 by John Moxon.

---

## Appendix 1: Gazetteer of Heritage Assets and Events

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<b>Asset/Event Number</b>	9
<b>Asset/Event Name</b>	Cartshed to north of Manor House
<b>Type of Asset/Event</b>	Cartshed
<b>Date and/or Period</b>	Post Medieval
<b>Listing No./NRHE Number</b>	1287021
<b>HER Number</b>	
<b>Status</b>	Listed Building - Grade II
<b>Easting</b>	438547
<b>Northing</b>	405725
<b>Parish</b>	
<b>Council</b>	Barnsley (Metropolitan Authority)
<b>Description</b>	Ardsley Cartshed, late C18, to north of Manor House (formerly listed under Manor House and out-building to the North).

---

<b>Asset/Event Number</b>	10
<b>Asset/Event Name</b>	Former Handloom Weavers' Cottages, Ardsley
<b>Type of Asset/Event</b>	Weavers Cottage
<b>Date and/or Period</b>	Post Medieval
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	9467; 6071
<b>Status</b>	Locally Listed
<b>Easting</b>	438314
<b>Northing</b>	405660
<b>Parish</b>	
<b>Council</b>	Barnsley (Metropolitan Authority)
<b>Description</b>	<p>Mid-18th to early 19th century farm building, converted to cottages by at least 1839. A rare survival of a handloom weaver's cottage in the regional vernacular. Barnsley developed as the centre of a linen weaving industry in the 1740s through the enterprise of William and John Wilson who established a warehouse and system of outworking to serve their own bleachworks. Other businesses followed, and a large number of weavers' cottages were built or converted from farm buildings in Barnsley and the surrounding villages of Ardsley and Dodworth. Handloom weaving continued to be important into the mid-19th century, after which it began to decline as a result of competition from Scotland and labour disputes. The buildings at Top Row, Ardsley, were potentially present by the time of Thomas Jeffrey's map of Yorkshire in 1767-1770, when he depicted a row of buildings in proximity to the site. By the tithe survey of 1839 the property as owned by William Poppleton, gentleman, and consisted of six cottages. By the middle of the 19th century these had potentially been extended to nine cottages. On the basis of structural evidence, it is likely that the first buildings were converted to weavers' cottages, possibly from earlier farm buildings, possibly c.1800. Whilst the buildings were truncated by road widening, three of the original six cottages survive. The buildings preserve evidence within their fabric for not only the form and function of the original farm buildings, but also that of their conversion to weaver's cottages. Further study of the structures is likely to greatly benefit our understanding of the development and use of these buildings and contribute towards the study of the history of the linen weaving industry in the wider region. The building lies against the side of Doncaster Road and forms a prominent historic structure within the village.</p>

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## Appendix 1: Gazetteer of Heritage Assets and Events

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<b>Asset/Event Number</b>	11
<b>Asset/Event Name</b>	Ardsley Manor Farm
<b>Type of Asset/Event</b>	Building
<b>Date and/or Period</b>	Medieval
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	01474/01
<b>Status</b>	Non-Designated Heritage Asset
<b>Easting</b>	438600
<b>Northing</b>	405719
<b>Parish</b>	
<b>Council</b>	Barnsley (Metropolitan Authority)
<b>Description</b>	Ardsley Manor Farm, farm buildings; two long ranges of farm buildings/ barns on north and east sites. Buildings converted to house in 1980s.

---

<b>Asset/Event Number</b>	12
<b>Asset/Event Name</b>	Ardsley Manor Farm, barn
<b>Type of Asset/Event</b>	Barn
<b>Date and/or Period</b>	Medieval
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	01474/02
<b>Status</b>	Non-Designated Heritage Asset
<b>Easting</b>	438600
<b>Northing</b>	405719
<b>Parish</b>	
<b>Council</b>	Barnsley (Metropolitan Authority)
<b>Description</b>	Ardsley Manor Farm barn.

---

<b>Asset/Event Number</b>	13
<b>Asset/Event Name</b>	Iron Age or Romano-British Enclosure, Barnsley
<b>Type of Asset/Event</b>	Enclosure
<b>Date and/or Period</b>	Early Iron Age to Roman
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	02330/01
<b>Status</b>	Non-Designated Heritage Asset
<b>Easting</b>	437399
<b>Northing</b>	404569
<b>Parish</b>	

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## Appendix 1: Gazetteer of Heritage Assets and Events

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**Council** Barnsley (Metropolitan Authority)

**Description** Crop mark enclosure and lane.

---

**Asset/Event Number** 14

**Asset/Event Name** Cropmark showing possible road / track

**Type of Asset/Event** Road

**Date and/or Period** Early Iron Age to Roman

**Listing No./NRHE Number**

**HER Number** 02330/02

**Status** Non-Designated Heritage Asset

**Easting** 437399

**Northing** 404569

**Parish**

**Council** Barnsley (Metropolitan Authority)

**Description** Cropmark showing possible road / track.

---

**Asset/Event Number** 15

**Asset/Event Name** Manor Flint Glassworks, Barnsley

**Type of Asset/Event** Glass Works

**Date and/or Period** Post Medieval

**Listing No./NRHE Number**

**HER Number** 03534/01

**Status** Non-Designated Heritage Asset

**Easting** 437499

**Northing** 405400

**Parish**

**Council** Barnsley (Metropolitan Authority)

**Description** Work was established in 1895 and ceased in 1938, now destroyed. The site was owned by Tomlinson's and was probably not demolished until the 1950s since it is shown in a 1951 aerial photograph.

---

**Asset/Event Number** 16

**Asset/Event Name** Site of Original Ardsley Board School, Wombwell

**Type of Asset/Event** School

**Date and/or Period** Post Medieval

**Listing No./NRHE Number**

**HER Number** 04255/01

**Status** Non-Designated Heritage Asset

---

## Appendix 1: Gazetteer of Heritage Assets and Events



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<b>Easting</b>	437010
<b>Northing</b>	405648
<b>Parish</b>	DARFIELD/WOMBWELL, Barnsley, South Yorkshire
<b>Council</b>	Barnsley (Metropolitan Authority)
<b>Description</b>	Situated in School Street, Stairfoot, the site of a former school. 'In 1886, the first Ardsley School Board was set up. It consisted of the vicar, 2 colliery managers, Dan Rylands, a local industrialist, and a local stone mason. The Board schools were built on this site'. Demolished in 1970s.

---

<b>Asset/Event Number</b>	17
<b>Asset/Event Name</b>	Stairfoot Bridge
<b>Type of Asset/Event</b>	Bridge
<b>Date and/or Period</b>	Post Medieval
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	04260/01
<b>Status</b>	Non-Designated Heritage Asset
<b>Easting</b>	437130
<b>Northing</b>	405709
<b>Parish</b>	DARFIELD/WOMBWELL, Barnsley, South Yorkshire
<b>Council</b>	Barnsley (Metropolitan Authority)
<b>Description</b>	Former bridge over the South Yorkshire Dearne and Dove canal. The canal was begun in 1792 and finished in 1804.

---

<b>Asset/Event Number</b>	18
<b>Asset/Event Name</b>	Ardsley Working Mens' Club
<b>Type of Asset/Event</b>	Inn
<b>Date and/or Period</b>	Post Medieval
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	04259/01
<b>Status</b>	Non-Designated Heritage Asset
<b>Easting</b>	437129
<b>Northing</b>	405639
<b>Parish</b>	DARFIELD/WOMBWELL, Barnsley, South Yorkshire
<b>Council</b>	Barnsley (Metropolitan Authority)
<b>Description</b>	Situated on Doncaster Road, Stairfoot. The building was financed mainly by the Micklethwaite family, and opened in 1902. There is a deed that states the buildings were in the course of erection in 1891. It was built on the site of a cottage belonging to Sheepcote House.

---

<b>Asset/Event Number</b>	19
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## Appendix 1: Gazetteer of Heritage Assets and Events

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<b>Asset/Event Name</b>	The Almhouses, Field Lane, Stairfoot
<b>Type of Asset/Event</b>	Almshouse
<b>Date and/or Period</b>	Post Medieval
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	04263/01
<b>Status</b>	Non-Designated Heritage Asset
<b>Easting</b>	437070
<b>Northing</b>	405261
<b>Parish</b>	
<b>Council</b>	Barnsley (Metropolitan Authority)
<b>Description</b>	Situated on Field Lane. When South Yorkshire Railway was constructed it was necessary to demolish five almhouses which existed between Grange Lane and the Dearne and Dove canal. The proceeds of the sale of these was put in chancery and forgotten until 1901. When a scheme to erect Ardsley - Victoria almhouses was unearthed, £200 had been put aside to build them, and they were erected on Field Lane. The later Almshouses are still standing, a local historian has some records and photographs from a former curator.

---

<b>Asset/Event Number</b>	20
<b>Asset/Event Name</b>	Stairfoot Weavers' Cottages
<b>Type of Asset/Event</b>	Weavers Cottage
<b>Date and/or Period</b>	Post Medieval
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	04252/01
<b>Status</b>	Non-Designated Heritage Asset
<b>Easting</b>	436960
<b>Northing</b>	405350
<b>Parish</b>	
<b>Council</b>	Barnsley (Metropolitan Authority)
<b>Description</b>	These weavers' cottages in Stairfoot, (possibly industrial) are on a 1780 map. They have typical steps, large cellars and a collector's house on the end of the row. They provided linen for the nearby bleach-and-dyers (later named Bleachcroft Farm). Deeds state built in 1817 [deeds in source]. Converted to weavers' cottages in c1839.

---

<b>Asset/Event Number</b>	21
<b>Asset/Event Name</b>	Unclassified flints of possible mesolithic date, Barnsley
<b>Type of Asset/Event</b>	Findspot
<b>Date and/or Period</b>	Mesolithic
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	00583/01
<b>Status</b>	Non-Designated Heritage Asset

---

## Appendix 1: Gazetteer of Heritage Assets and Events



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<b>Easting</b>	438599
<b>Northing</b>	406100
<b>Parish</b>	
<b>Council</b>	Barnsley (Metropolitan Authority)
<b>Description</b>	Flints found, possibly from the Mesolithic period and owned by E.E. Rayner of Pennine Road, Pogmoor, Barnsley. Mesolithic type' flints have been found at two sites in fields under plough. Site 'A' (SE 3864 0609) was "30 yards SW along footpath from wood and site 'B' (SE 3873 0608) on "edge of field SE of OS triangulation station". The flints are in Mr. Rayner's possession and consist of untrimmed flakes, flint fragments and nodules found at varying times and places. He is unable to identify the flints from this particular site.

---

<b>Asset/Event Number</b>	22
<b>Asset/Event Name</b>	Ardsley Methodist Church, Barnsley
<b>Type of Asset/Event</b>	Church
<b>Date and/or Period</b>	Post Medieval
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	04279/01
<b>Status</b>	Non-Designated Heritage Asset
<b>Easting</b>	437677
<b>Northing</b>	405683
<b>Parish</b>	
<b>Council</b>	Barnsley (Metropolitan Authority)
<b>Description</b>	Ornate 2 storey Methodist Church, to be converted to a studio. Built in 1868 and extended in 1909.

---

<b>Asset/Event Number</b>	23
<b>Asset/Event Name</b>	The Black Bull Inn, Wombwell
<b>Type of Asset/Event</b>	Inn Tannery (Industrial - 1721 Ad To 1914 Ad)
<b>Date and/or Period</b>	Post Medieval
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	04261/01
<b>Status</b>	Non-Designated Heritage Asset
<b>Easting</b>	437263
<b>Northing</b>	405594
<b>Parish</b>	DARFIELD/WOMBWELL, Barnsley, South Yorkshire
<b>Council</b>	Barnsley (Metropolitan Authority)
<b>Description</b>	Situated on the junction of Wombwell Lane and Doncaster Road, Stairfoot, the Black Bull Inn is supposedly constructed where two turn-pike roads crossed. The date of construction is unknown. First recorded landlord 1781. It was built in 1773 (date on lintel) by Timothy & Tabitha Hepworth as part of the tanyard they ran on the site. The main main tanyard buildings were demolished in the 1880s & the main house (converted into cottages) was

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## Appendix 1: Gazetteer of Heritage Assets and Events

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pulled down when the Midland Railway was built in 1899. This is the only surviving building [Source contains copy of deeds for Black Bull].

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<b>Asset/Event Number</b>	24
<b>Asset/Event Name</b>	Old Hall Medieval Moated Site, Ardsley
<b>Type of Asset/Event</b>	House; Moat
<b>Date and/or Period</b>	Medieval
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	4997
<b>Status</b>	Non-Designated Heritage Asset
<b>Easting</b>	437494
<b>Northing</b>	405506
<b>Parish</b>	
<b>Council</b>	Barnsley (Metropolitan Authority)
<b>Description</b>	Site of medieval moated hall belonging to the Bosville family until they moved to New Hall in Darfield. Site destroyed by car showroom and school car park in mid 20th century.

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<b>Asset/Event Number</b>	25
<b>Asset/Event Name</b>	Low Laithes Model Farm
<b>Type of Asset/Event</b>	Dovecote; Model Farm
<b>Date and/or Period</b>	Post Medieval
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	4998
<b>Status</b>	Non-Designated Heritage Asset
<b>Easting</b>	438944
<b>Northing</b>	404915
<b>Parish</b>	DARFIELD/WOMBWELL, Barnsley, South Yorkshire
<b>Council</b>	Barnsley (Metropolitan Authority)
<b>Description</b>	Building recording showed that the current farm at Low Laithes developed from a 18th/19th century model farm set around a courtyard. The buildings include barns, a dairy, cart shed, farmhouse and dovecote.

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<b>Asset/Event Number</b>	26
<b>Asset/Event Name</b>	Swaithe Hall Farm Dovecote
<b>Type of Asset/Event</b>	Dovecote
<b>Date and/or Period</b>	Post Medieval
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	5000

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## Appendix 1: Gazetteer of Heritage Assets and Events

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<b>Status</b>	Non-Designated Heritage Asset
<b>Easting</b>	437461
<b>Northing</b>	404461
<b>Parish</b>	
<b>Council</b>	Barnsley (Metropolitan Authority)
<b>Description</b>	Dovecote in second storey of a building at Swaithe Hall Farm. There is a date stone showing 1835, but the bricks in the lower level may date to the 17th century.

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<b>Asset/Event Number</b>	27
<b>Asset/Event Name</b>	Oaks Colliery Memorial
<b>Type of Asset/Event</b>	Commemorative Monument;Obelisk
<b>Date and/or Period</b>	Post Medieval
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	04427/01
<b>Status</b>	Non-Designated Heritage Asset
<b>Easting</b>	438010
<b>Northing</b>	405629
<b>Parish</b>	
<b>Council</b>	Barnsley (Metropolitan Authority)
<b>Description</b>	Gothic obelisk erected by public subscription, dedicated to 354 miners killed in the 1866 explosion at Oaks Colliery, including 35 buried here in the churchyard at Ardsley.

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<b>Asset/Event Number</b>	28
<b>Asset/Event Name</b>	Site of former Cross Keys Hotel, Wombwell Lane
<b>Type of Asset/Event</b>	Inn
<b>Date and/or Period</b>	Post Medieval
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	04262/01
<b>Status</b>	Non-Designated Heritage Asset
<b>Easting</b>	437369
<b>Northing</b>	405500
<b>Parish</b>	
<b>Council</b>	Barnsley (Metropolitan Authority)
<b>Description</b>	Situated on Wombwell Lane. In the 18th c., the landlord was William Ellis. In 1870, the hotel was used as a mortuary and hospital when a passenger train was in collision with a runaway goods train at Stairfoot Station. Demolished in the late nineteenth or early 21st century. The earliest known mention of the Cross Keys is in a deed of 1699. Plans and inventories dating back to 1700 are in existence.

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## Appendix 1: Gazetteer of Heritage Assets and Events

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<b>Asset/Event Number</b>	29
<b>Asset/Event Name</b>	Ebenezer Wesleyan Reform Church, Stairfoot
<b>Type of Asset/Event</b>	Church
<b>Date and/or Period</b>	Post Medieval
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	04253/01
<b>Status</b>	Non-Designated Heritage Asset
<b>Easting</b>	437028
<b>Northing</b>	405410
<b>Parish</b>	
<b>Council</b>	Barnsley (Metropolitan Authority)
<b>Description</b>	On Hunningly Lane. The foundation stone was laid on July 9th 1869. There is no date of completion. The original chapel was in nearby Field Lane, in the 1860s it is now a row of cottages known as Zion Terrace.

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<b>Asset/Event Number</b>	30
<b>Asset/Event Name</b>	Site of Ardsley House, 18th century house later used as a hotel, Barnsley
<b>Type of Asset/Event</b>	House
<b>Date and/or Period</b>	Post Medieval
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	6105
<b>Status</b>	Non-Designated Heritage Asset
<b>Easting</b>	438277
<b>Northing</b>	405527
<b>Parish</b>	
<b>Council</b>	Barnsley (Metropolitan Authority)
<b>Description</b>	Built shortly after 1773 for Richard Micklethwait, whose family occupied the house for the majority of its lifetime, until the 1960s Modified and extended during the 19th century and used as a hotel from the 1970s. Demolished to make way for housing estate c2017. Ardsley House was constructed in a typically late Georgian design. The house was set well back from the main road, and surrounded by gardens and agricultural land. It was constructed of ashlar stone over three storeys plus basement. By the early 21st century the former Georgian house was almost encased by modern extensions to all elevations, apart from the first and second floor of the Main House and East Wing to the north elevation that rose above the ground floor extensions.

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<b>Asset/Event Number</b>	31
<b>Asset/Event Name</b>	Stairfoot Bleach and Dye Works
<b>Type of Asset/Event</b>	Bleachery; Dye House
<b>Date and/or Period</b>	Post Medieval
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	4596

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## Appendix 1: Gazetteer of Heritage Assets and Events



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<b>Status</b>	Non-Designated Heritage Asset
<b>Easting</b>	437310
<b>Northing</b>	405375
<b>Parish</b>	
<b>Council</b>	Barnsley (Metropolitan Authority)
<b>Description</b>	This works is shown on the 1854 6" OS map and is mentioned in trade directories up to 1877. The only memorial to the works at present day is the name of the road - Bleachcroft Way - leading to the industrial estate that occupies the site.

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<b>Asset/Event Number</b>	32
<b>Asset/Event Name</b>	Medieval to Post-Medieval Period Boundary Fence Posts, near Low Laithes Farm, Wombwell
<b>Type of Asset/Event</b>	Boundary Fence
<b>Date and/or Period</b>	Medieval to Post Medieval
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	4680
<b>Status</b>	Non-Designated Heritage Asset
<b>Easting</b>	439397
<b>Northing</b>	404828
<b>Parish</b>	DARFIELD/WOMBWELL, Barnsley, South Yorkshire
<b>Council</b>	Barnsley (Metropolitan Authority)
<b>Description</b>	Stone fence posts around Low Laithes Farm. It has been suggested that these may be associated with the boundary for Monk Bretton Priory. However there are also other high-status properties in the area which may have marked their boundaries in such a fashion - for example see New Hall/Cranford Hall.

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<b>Asset/Event Number</b>	33
<b>Asset/Event Name</b>	Enclosure south of New Hall Lane, Ardsley, possibly of Iron Age or Romano-British date
<b>Type of Asset/Event</b>	Ditched Enclosure
<b>Date and/or Period</b>	Early Iron Age to Roman
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	5978
<b>Status</b>	Non-Designated Heritage Asset
<b>Easting</b>	438861
<b>Northing</b>	405323
<b>Parish</b>	
<b>Council</b>	Barnsley (Metropolitan Authority)
<b>Description</b>	Subrectangular enclosure with possible parallel subdivision. Very roughly 50m square.

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## Appendix 1: Gazetteer of Heritage Assets and Events

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<b>Asset/Event Number</b>	34
<b>Asset/Event Name</b>	Cropmark enclosure of possible Iron Age or Romano-British date, Lees Hill, Ardsley
<b>Type of Asset/Event</b>	Ditched Enclosure
<b>Date and/or Period</b>	Early Iron Age to Roman
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	5979
<b>Status</b>	Non-Designated Heritage Asset
<b>Easting</b>	438717
<b>Northing</b>	405919
<b>Parish</b>	
<b>Council</b>	Barnsley (Metropolitan Authority)
<b>Description</b>	Subrectangular enclosure with possible parallel subdivision. Very roughly 50m square.

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<b>Asset/Event Number</b>	35
<b>Asset/Event Name</b>	Aldham Mill Post-Medieval to Industrial Period Corn Mill, Wombwell
<b>Type of Asset/Event</b>	Corn Mill
<b>Date and/or Period</b>	Post Medieval
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	02220/01
<b>Status</b>	Non-Designated Heritage Asset
<b>Easting</b>	438601
<b>Northing</b>	404271
<b>Parish</b>	DARFIELD/WOMBWELL, Barnsley, South Yorkshire
<b>Council</b>	Barnsley (Metropolitan Authority)
<b>Description</b>	<p>The Mill was approx 80m south of the crossing of the River Dove by the ancient road from Rotherham to Wakefield through Wombwell approx 2km south-east and Monk Bretton Priory approx 2km, north-north-west of the River Dove crossing. Water was diverted from the River Dove by a Weir, approx 13m by 7m, along a head race of approx 1.1km long to a pond, which was approx 90m long and widened from approx 3m to 17m, south-east of the Mill building. From the pond water was fed through an entrance into the building, probably by a pentrough onto a wooden overshot wheel at right angles to the wall. Water was then carried by a tail approx 150m long to an outfall at about SE 3872 0445 into the River Dove. When the building was listed in 1988 it was used as a farm outbuilding. It was built of coursed square stones, stone roof slates and a broad wooden beams and floorboards. There were 2 storeys and a basement. In 1990 permission was granted to demolish the additional building at the east end. The location of the pond has been leveled, apart from an excavation (south wall of the building). Large holes in the roof and unsafe parts of the upper floor.</p>

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<b>Asset/Event Number</b>	36
<b>Asset/Event Name</b>	Old Ardsley, possible site of Saxon settlement
<b>Type of Asset/Event</b>	Settlement?
<b>Date and/or Period</b>	Early Medieval

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# Appendix 1: Gazetteer of Heritage Assets and Events



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## Listing No./NRHE Number

**HER Number** 4996

**Status** Non-Designated Heritage Asset

**Easting** 438105

**Northing** 405123

**Parish**

**Council** Barnsley (Metropolitan Authority)

**Description** Possible location of Saxon settlement of Ardsley (Saxon place name). The two fields are marked as Old Ardsley on the tithe map and the footpath was known as Old Ardsley Lane.

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**Asset/Event Number** 37

**Asset/Event Name** Archaeological Watching Brief and Historic Building Survey of Swaithe Hall Farm

**Type of Asset/Event** Watching Brief and Historic Building Survey

**Date and/or Period**

**Listing No./NRHE Number**

**HER Number** ESY245

**Status** Event

**Easting** 437452

**Northing** 404458

**Parish**

**Council** Barnsley (Metropolitan Authority)

**Description** In December 1999 and April 2000 an archaeological watching brief and building survey was undertaken for Swaith Hall Farm, which identified a sequence of building construction. The earliest date taken from a dendronchronological analysis of timbers from the east-west wing is post-1522.

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**Asset/Event Number** 38

**Asset/Event Name** Archaeological Building Recording at Low Laithes Farm

**Type of Asset/Event** Archaeological Building Recording

**Date and/or Period**

**Listing No./NRHE Number**

**HER Number** ESY552

**Status** Event

**Easting** 438955

**Northing** 404923

**Parish**

**Council** Barnsley (Metropolitan Authority)

**Description** Between May and July 2006 a programme of archaeological building recording, appraisal and watching brief was undertaken at Low Laithes Farm. The surviving historic buildings represent a

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## Appendix 1: Gazetteer of Heritage Assets and Events



pre-1840 farmhouse and a cartshed/dovecote, which were later augmented by a range of buildings post-1840.

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<b>Asset/Event Number</b>	39
<b>Asset/Event Name</b>	Building appraisal of Ardsley House Hotel, Barnsley
<b>Type of Asset/Event</b>	Building Appraisal
<b>Date and/or Period</b>	
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	ESY1923
<b>Status</b>	Event
<b>Easting</b>	438278
<b>Northing</b>	405528
<b>Parish</b>	
<b>Council</b>	Barnsley (Metropolitan Authority)
<b>Description</b>	Archaeological assessment and building appraisal of Ardsley House Hotel, Barnsley, South Yorkshire. The site comprises an 18th-century former house, a non-designated heritage asset, which was converted to a hotel in the early 1970s, with late 20th-century extensions to all elevations of the historic former house. Surrounding the building is hardstanding for car parking and a small garden area to the rear. The site is bounded by mature trees to the east and a small woodland to the south and west. The site was visited to assess the general aspect, character and setting of the Site, to analyse the character of the extant buildings, their significance and the way their significance has been previously impacted, to identify any potential impacts not evident from secondary sources, and to produce a photographic and drawn record of the historic Ardsley House. A photographic record of the Site was produced using 35mm black and white film, with digital photography undertaken to supplement the record and to illustrate this report. A metric survey of the historic structure of the former Ardsley House was also carried out, producing metrically accurate floor plans of the historic structure only.

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<b>Asset/Event Number</b>	40
<b>Asset/Event Name</b>	Railway Line
<b>Type of Asset/Event</b>	Railway Line
<b>Date and/or Period</b>	Post Medieval
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	
<b>Status</b>	Non-Designated Heritage Asset
<b>Easting</b>	437836
<b>Northing</b>	405083
<b>Parish</b>	
<b>Council</b>	Barnsley (Metropolitan Authority)
<b>Description</b>	Railway line first appeared on the 1854 OS map and called 'South Yorkshire Railway'. The line developed throughout the 20th century and was renamed 'L.N.E.R' by the 1949 OS map. The line closed to passengers in 1953 passengers, to freight in 1987, and is now designated a Green Corridor.

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## Appendix 1: Gazetteer of Heritage Assets and Events

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<b>Asset/Event Number</b>	41
<b>Asset/Event Name</b>	Stairfoot Brickworks
<b>Type of Asset/Event</b>	Brickworks
<b>Date and/or Period</b>	Modern
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	
<b>Status</b>	Non-Designated Heritage Asset
<b>Easting</b>	437836
<b>Northing</b>	404949
<b>Parish</b>	
<b>Council</b>	Barnsley (Metropolitan Authority)
<b>Description</b>	The Stairfoot brickworks first appears on the 1906 OS map and closed in the mid 1970s. Was established in the late 19th century, although significantly expanded in the modern period.

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## **Appendix 2: Assessment Scope and Criteria**

## 8.4 Scope of the Assessment

This report details the results of a Heritage Impact Assessment and aims to identify and map the nature of the heritage resource within the site and surrounding study area. Where possible, the assessment will evaluate the likely impact from Proposed Development, upon the known and potential heritage resource.

This report will include recommendations for mitigation measures and / or further archaeological works; where the archaeological potential of the site warrants, or where additional information on the site is required.

Further works could include additional research, monitoring of geotechnical investigations, programmes of archaeological surveying and / or field evaluation. The results of any further studies can be used to inform the nature of any subsequent mitigation measures (if required) and provide advice upon the scope and design of the Proposed Development.

The assessment has used the sources listed in the main text to identify and map heritage assets and other relevant find spots or evidence within the site and defined study area. Heritage assets are defined in national planning guidance and can include designated assets (Scheduled Monuments, Listed Buildings etc.), standing, buried or submerged remains, historic buildings and structures, parks and gardens and areas, sites and landscapes - whether designated or not.

## 8.5 Assessment Criteria

### *Archaeological Potential*

Consideration of archaeological potential will be informed by the number, density and distribution of known heritage assets of a specific period and/or type within the Study Area. The proximity of such assets to the Site and/or the similarities/dissimilarities in topographical location between the Site and the location of known assets will also be a factor in determining potential. Previous land use on the Site will also be a consideration in assessing potential, as later disturbance may have removed or damaged earlier buried archaeological remains and therefore may have reduced the potential for archaeological remains to survive on Site. Consideration will also be given to evidence from landform change in the study area and the possibility that natural deposits such as colluvium or alluvium may have buried archaeological remains. The potential for surviving archaeological evidence of past activity within the Site is expressed in the report as ranging between the scales of:

- High – The available evidence suggests a high likelihood for past activity within the site and a strong potential for archaeological evidence to survive intact or reasonably intact.
- Medium – The available evidence suggests a reasonable likelihood for past activity within the site and consequently there is a potential that archaeological evidence could survive.
- Low – The available evidence suggests archaeological evidence of activity is unlikely to survive within the site, although some minor land-use may have occurred.
- Uncertain - Insufficient information to assess.

Buried archaeological evidence is, by its very nature, an unknown quantity which can never be 100% identified during a desk-based assessment. The assessed potential is based on available evidence but the physical nature and extent of any archaeological resource surviving within the site cannot be confirmed without detailed information on the below ground deposits or results of on-site fieldwork.

Where known heritage assets are identified, the importance of such assets is determined by reference to existing designations where available. For assets where no designation has been assigned, an informed

assessment has been made of the likely historic, artistic, or archaeological importance of that resource based on professional knowledge and judgement.

Adjustments to the classification (Table 2, below) are occasionally made, where appropriate; for some types of finds or assets where there is no consistent value, and the importance may vary. Levels of importance for any such areas are generally assigned on an individual basis, based on professional judgement and advice.

Table 2: Assessing the Importance of a Heritage Assets

IMPORTANCE	DESCRIPTION
<b>HIGH</b>	Assets of high importance and rarity and those considered to be important at a national level., e.g. Scheduled Monuments (or non-designated assets of schedulable quality and importance), Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Garden and Registered Battlefields. Well preserved historic landscapes, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s)
<b>MEDIUM</b>	Assets of medium importance and rarity and those considered to be important at a regional level. Designated or non-designated assets including Grade II Listed Buildings and Conservation Areas; well preserved structures or buildings of historical significance, historic landscapes or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include burial sites, deserted medieval villages, Roman roads and dense scatters of finds.
<b>LOW</b>	Assets of low importance and rarity and those considered to be important at a local level. Locally listed buildings or non-designated assets with some evidence of human activity which have the potential to contribute to local research objectives, structures or buildings of potential historical merit. Examples include assets such as historic field systems and boundaries, agricultural features such as ridge and furrow, etc.
<b>NEGLIGIBLE</b>	Assets of very low importance which are common. Heritage assets with very little or no surviving archaeological interest or buildings and landscapes of no historical significance. Examples include destroyed antiquities, buildings of no architectural merit, or relatively modern landscape features such as quarries, field boundaries, drains and ponds etc.
<b>UNKNOWN</b>	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

The likely magnitude of the impact of the Proposed Development works is determined by identifying the level of change from the Proposed Development upon the ‘baseline’ conditions of the Site and the heritage resource identified in the assessment. This effect can be either adverse (negative), beneficial (positive) or neutral. The criteria for assessing the magnitude of impact are set out in Table 3 below.

Table 3: Criteria for Determining Magnitude of Impact

LEVEL OF MAGNITUDE	DEFINITION
<b>ADVERSE</b>	
<b>HIGH</b>	Considerable impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of the asset or its setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into the setting of the asset resulting in considerable adverse change; significant increase in noise or changes in sound quality; extensive changes to use. Considerable impacts to or loss of designated heritage assets of the highest significance, notably Scheduled Monuments, Protected Wreck Sites, Registered Battlefields, Listed Buildings, Registered Parks and Gardens, and World Heritage Sites.
<b>MEDIUM</b>	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of the asset or its setting – e.g. a large proportion of the archaeological resource damaged or destroyed; visual intrusion into key aspects of the setting of the asset; and changes in noise levels or use of an asset that would result in detrimental changes to character.
<b>LOW</b>	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
<b>NEGLIGIBLE</b>	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable impact on a known asset, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the significance of the asset
<b>NEUTRAL</b>	
<b>NEUTRAL</b>	A change to the asset or its setting which does not result in harm or benefit. This may occur where there is a perceptible change but that change does not diminish or enhance the significance of the asset or the ability to appreciate its significance
<b>BENEFICIAL</b>	
<b>NEGLIGIBLE</b>	Barely distinguishable beneficial change from baseline conditions, where there would be very little appreciable impact on a known asset and little long term effect on the significance of the asset.

<b>LOW</b>	Minimal enhancement to an assets or its setting, such as removal of minor inappropriate features, limited improvements to setting or reduction in severance; slight changes in noise or sound quality; minor changes to use; resulting in a small improvement which would lead to enhancement of the ability to appreciate the significance of an asset.
<b>MEDIUM</b>	Changes to key to an asset or its setting resulting in material enhancements which allow for greater appreciation of the asset and/or its setting. For example, removal of an inappropriate later addition allowing for the assets significance to be reveal; removal of an inappropriate feature in an asset’s setting allowing the contribution of setting to the assets significance to be better understood or substantial reductions in noise or disturbance such that the significance of known asset would be enhanced.
<b>HIGH</b>	Substantial positive changes to an asset and key elements of its setting which would greatly enhance its significance and the ability to appreciate that significance; this might result from the removal of adverse or considerably distracting features from the setting of an asset; significant decrease in noise or changes in sound quality; changes to use or access.

In certain cases, it is not possible to confirm the magnitude of impact upon a heritage resource, especially where anticipated buried deposits exist. In such circumstances a professional judgement as to the scale of such impacts is applied.



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