

STUD FARM, CARLTON, BARNSELEY, SOUTH YORKSHIRE: A HERITAGE STATEMENT AND IMPACT ASSESSMENT



For: **YGI Limited**

CS Archaeology

Rev. 2019

On behalf of: YGI Ltd.
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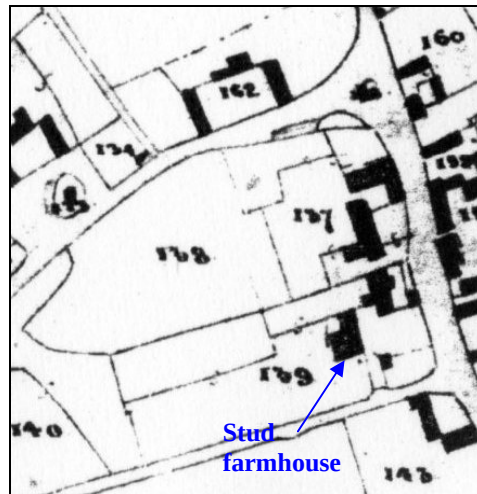
Frontispiece: view of the front elevation of the farmhouse at Stud Farm, from the west.

1. INTRODUCTION

- 1.1 This statement supports a forthcoming planning application to redevelop Stud Farm, Carlton. The re-development involves the restoration and adaption of four historic buildings (Buildings A-D) and the construction of 10 new dwellings, around the historic farmstead.
- 1.2 The Proposed Development Area (PDA) lies at the centre of Carlton village. This statement describes the present extant and locations of historically demolished heritage assets within the development area and outlines potential impacts from the proposed development.
- 1.3 Historically the PDA spanned two farmsteads, which are first depicted in the Carlton Tithe Map of 1845. The township of Carlton was largely owned by the Wharncliffe Estate of Wortley Hall, near Stocksbridge. Like many villages in the area Carlton was characterised by a cluster of farmsteads and cottages and had slowly developed from at least the Anglo-Saxon period until the industrialisation and urbanisation of the late 19th century.

2 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

- 2.1 There are no designated (Listed Buildings or Scheduled Monuments) within the Proposed Development Area (PDA). There are however two Listed Buildings, the Gables and St John's Church, which are located NW and N of the PDA area. NB there is one scheduled monument, the Kirk Cross, 0.67kms NNW of the PDA. Kirk Cross is a medieval wayside cross which still marks the road from Royston to Monk Bretton Priory. In AD 1200 there is a reference to a medieval fish pond between Royston and Carlton, which was given to the monks of Monk Bretton Priory (Hunter 1828, 395), but this too is north of the PDA.
- 2.2 Before the Norman Conquest Carlton together with Shafton belonged to Elsi, an Anglo-Saxon lord, and the cultivated land comprised of 18 carucates. Hunter notes that Gamel and Ailric '*so often mentioned, held them of Ilbert, but the greater part of the lands were held*' by peasants. Carlton was eventually inherited by the Earls of Wharncliffe of Wortley'.
- 2.3 Throughout the medieval period Carlton was thought to have belonged to the Monk Bretton Priory and after the dissolution it was granted to Thomas Oneley (Hunter 1828, 395).



Extract from the 1845 Tithe Map



Extract from the 1890 OS map

- 2.4 By the middle of the 19th century, Carlton still remained largely untouched by the industrial revolution. Carlton's tithe map depicts 'Stud Farm' with the apportionment number 139. The apportionments from the tithe map confirm that the township of Carlton had two principal landowners: John Francis Carr and the Earl of Wharnccliffe. Wharnccliffe estate owned 348 acres of arable land of which the principal tenant was Joseph Bayldon who tenanted nearly 230 acres and occupied Stud Farm (plot 139), which formed the southern half of the PDA. The northern half was tenanted by John Goody, who farmed 172 acres.
- 2.5 Throughout the medieval and post medieval period the villagers of Carlton would have attended to the Parish Church at Royston. It was not until 1879 that Edward Montagu, Earl of Wharnccliffe built the church of St John the Evangelist that Carlton had its own church. The construction of St John's church was associated with the demolition of the northern farmstead within the PDA.
- 2.6 However as mining technology improved deeper coal seams were able to be exploited and Earl Wharnccliffe developed his mine, the *Wharnccliffe Woodmoor Colliery* to the east of the village. *Carlton Main Colliery* was constructed to the west of the village, and worker's houses were erected by the collieries and private landlords north of the village during the late 19th century and then south of the village during the early 20th century. The once rural backwater of Carlton had by the end of the 19th century made irreversible progress from its rural agricultural origins, aided by improved rail communications.

3 HERITAGE ASSETS

- 3.1 Both extant and non-extant historic buildings within and just outside the Proposed Development Areas (PDA) have been labeled A-I.
- 3.2 The farmhouse, Building A (Plate 1), was built in 1796 as evidenced by a date stone to the north facing semi-circular second floor window (Plate 2). The farmhouse is of double pile construction which unusually faces west. It features well coursed sandstone walls with ashlar cills and lintels under a flagstone roof. The lower walls feature a continual

stepped plinth. Decorative features include the front ashlar door surround with splayed door jamb, and use of semi-circular windows to the second floor.



Plate 1: the front (west) elevation of the farmhouse (building A) built 1796 and 'modernised in the 1960s/70s



Plate 2: detail of the date stone 'built 1796'

- 3.3 Internal accommodation ranges over four storeys. Internal fixtures and fittings reveal that there was a clear social differentiation with the front principal rooms and the rear service rooms. This 'polite' architecture is reflected in the locations of the two staircases and rear access to the cellar (below the principal staircase). There is an array of original fixtures and fittings including doors, architrave, picture rails and skirting boards but there are no original fireplaces to the ground floor rooms. The 1st floor is accessed by the principal, straight flight staircase via a central hallway. The hallway directly links the front and rear doorways, which still feature top lights. Some first floor rooms do have the original cast iron fireplaces but these are currently boarded up. The walls are of brick (pers. comm. Mr Maw). The overall condition of the house is good with a number of original fittings and fixtures surviving, but more importantly the original functions and accesses of the original design are still readable. There is a vaulted cellar with stone steps and a flagstone floor. The cellar features built in cupboards (possible spirit store) and a butchery table with drainage channels. The cellar represents the most original room in the building and features stone steps and a vaulted ceiling and in situ cold tables. The attic also remains in its original condition with the two characteristic semi-circular windows to the gable walls. The roof consists of strutted queen post trusses and is an unusual design being more reminiscent of 19th century industrial warehouses.
- 3.4 Abutting the house's north gable wall is a two storey building with a gabled roof (building B). Situated to the northeast of the House, are two buildings the Wash House/Shop (Building C), and the Stable/Cartshed (Building D).

- 3.5 The gabled extension (Building B: Plate 3) at first appears to be a Victorian extension but irregularities in the stone work suggests a possibly earlier date. It most recently served as the Kitchen and had a first floor but the staircase has been removed (pers. comm. Mr Maw). There is a blocked doorway to the front north elevation. Internally the ground floor room has been largely modified, the first floor has more potential for original features but there was no access at the time of the survey.



Plate 3: the north and east elevations of the gabled extension (building B)

- 3.6 The Wash House/Shop (Building C: Plate 4). The Wash House survives largely intact and the internal boiler scars can still be discerned. The adjacent shop has been renovated and recently served as a farm shop for the local community so any internal features have been obscured. Externally there is an array of blocked doorways. The haphazard appearance of building C and cartographic information suggests that this originally formed part of a larger building, possibly a barn which shared the house's north south alignment.



Plate 4: the west elevation of the wash house and butcher's shop (building C)

- 3.7 The Stable/Cartshed (Building D: Plate 5) represents the most recent building dating to the late 19th century. The north elevation in particular shows evidence for inserted late Victorian fenestration. During the late 20th century the internal walls have been largely removed, probably to allow for the storage of machinery.



Plate 5: the north elevation of the Stable/Cartshed (building D) largely dates to the late 19th century (prior to the fire)

- 3.8 Known heritage assets that are no longer extant include two buildings first depicted on the tithe map of 1845 (apportionment 137). Building E is a substantial rectangular building and is aligned NNW-SSE. It faced west towards the high street, and probably represented a large agricultural barn. Just to the northwest of Building F, was the 'L' shaped building that probably served as the farmhouse and abutted the high street. The last known historic building G, was situated to the SE of the House, its function is unknown and may have served as a Stable/Cartshed since it was situated at the NW corner of a rectangular enclosure.
- 3.9 Following the Building Record of the farmstead (CS Archaeology 11/2012) a further building, a WWII air-raid shelter was re-discovered to the southeast of the farmhouse (Blg. A) in the vicinity of the main road.



Plate 6: the inside of the 1940-s air-raid shelter (Blg. J)

4 CONCLUSION

- 4.1 The PDA spans two former farmsteads, both belonged to Earl Wharnccliffe of Wortley. The northern farmstead was demolished probably just prior to the construction of St John's Church in 1879.
- 4.2 The farmhouse (Building A) remains relatively unaltered and features numerous original fixtures and fittings. It is remarkable that it has survived in such a good condition and represents a very good example of a gentleman farmer's residence of the late 18th century.
- 4.3 The ancillary buildings (B-D) have been largely modified but their external elevations feature a number of diagnostic blocked and inserted openings. The air raid shelter (Blg. J) remains largely intact with some internal fittings still in situ (c. 2011),

4.4 Table 1: date ranges of the buildings within the PDA

Building	Description	Construction	Date of Demolition	Significance
A	Farmhouse	1796	Extant	Major
B	Gabled extension	1796-1845 but subject to C19th modifications	Extant	Minor
C	Washhouse and Shop	Before 1845? (modified)	Part demolished/part extant	Minor
D	Stable/Cartshed	Late C19th (modified)	Extant	Minor
E	Barn?	Before 1845	1870s	Moderate
F	Farmhouse?	Before 1845	1870s	Moderate
G	Stable/Cartshed	Before 1845	Late C20 th	Minor
J	Air Raid Shelter	c.1940	Extant	

- 4.5 The proposed development will allow for the in situ preservation of the currently extant historic buildings (A-D) and the demolished heritage assets (Buildings E-G &J).

5 IMACT ASSESSMENT

5.1 Assessment methodology (Appendix 2)

5.2 Assessment of Assets

- 5.2.1 The House (Building A) is in good general condition but is starting to suffer from water ingress to the walls and roof. Sustained maintenance is required in order to ensure its long term future. Though the house has been internally modernised during the C20th century there are still an array of original in situ features. The original access flows can also still easily be discerned. There is the potential for some original features to be lost during any renovation. Any impacts from proposed re-development and refurbishment could represent slight impacts to the heritage asset. Sympathetic renovation/restoration particularly regarding the two front windows would represent a positive benefit to the heritage asset.

- 5.2.2 The gabled extension (Building B) has been subject to extensive modifications both internally and externally. The internal staircase has been removed and it was not possible to assess the first floor. The proposed refurbishment will impact possible original 18th century fabric, fittings and fixtures.
- 5.2.3 The Wash house and Butcher's Shop (Building C) have been heavily modified. The wash house retains original features and is an important survival relating to the servicing of the house. No internal features are expected to be retained during the renovation.
- 5.2.4 The Stable/Cartshed (Building D) were greatly enlarged during the late C19th but may have originally featured a cart shed abutting the high street. Slight internal impacts are anticipated, particularly to the truncated cross walls. The external walls appear to be in good condition and with sympathetic treatment the building's agricultural origins as expressed by the original and inserted accesses and fenestration will endure and contribute to the sense of place.
- 5.2.5 Buildings E, F and G, have been historically demolished and it is not anticipated that these will be impacted upon.
- 5.2.6 Slight impacts are envisaged to the settings of the two designated heritage assets (Buildings H & I) and a moderate/major impact will occur to the undesignated air raid shelter (Blg. J). The new buildings will be diminutive in scale and any impacts, particularly to the settings of Listed Buildings (Blgs. H&I) could be mitigated through sympathetic landscaping and planting.

Table 2: Assessment Summary

Building	Importance	Impact	Significance
A	Regional	Slight	Minor-Moderate
B	Local	Slight	Minor
C	Local	Substantial	Minor
D	Local	slight	Minor
E	Local/Regional	None	None
F	Local/Regional	None	None
G	Local	None	None
H – The Gables	Regional	slight	Minor
I – St John's Church	Regional	Slight	Minor
J	Local/Regional	Substantial	Moderate/Major

5.3 Proposals and Justification for the Development

- 5.3.1 This section addresses the justification for the scope of the overall development using a recognised set of assessment criteria. These proposals are supplementary to the above impact assessment and seek to provide the necessary background and policy justification to support the application proposals.

5.3.2 Proposals

	Fabric affected and significance	Potential impact	Mitigation
Proposal – renovation and development of Stud Farm into an extensive development of 10 dwellings.	<i>The House is not a designated heritage asset however its age and condition does merits concern regarding its renovation and setting</i>	<i>Loss of external appearances e.g. roof fenestration, access points and surface treatments, and internal fittings and fixtures.</i>	<i>Maintenance of all original roof structures, openings and restoration of original external surface treatments, and retention of internal features</i>
	<i>The settings of two adjacent Designated Heritage Assets (Listed Buildings)</i>	<i>Unsympathetic development, the use of building materials which detract from the setting of the designated assets</i>	<i>Opportunity to enhance public enjoyment of at least one of the heritage assets, St John's Church</i>
		<i>The proposed new buildings detracting attention from the character, setting and architectural features of the adjacent heritage assets</i>	<i>Setting and design of buildings limited to 2 storeys with sympathetic roof coverings in keeping with the local vernacular.</i>

5.3.3 Justification

What is the need for the development?	- To enable the Heritage Assets to be restored for a viable and sustainable ongoing use; - Reverse the growing deterioration to the historic fabric; - Reduce potential damage from vandalism through re-use and occupation; - Create an appropriate economic use to sustain and maintain the heritage assets.
Can the development needs be met in a different way?	Currently the farm is an asset at risk and there is an urgent need for development to take place lest current damage levels become irreversible. Potential alternative uses have been assessed in the Design and Access Statement and discounted as not economically viable or appropriate.
What are the benefits of the new work?	- Halt damage and reverse deterioration; - Sustain and maintain; - Restore and sympathetically enhance the historic setting; - Facilitate an appropriate and sustainable economic re-use of the farm.
Do you understand the heritage assets well enough to make an informed decision?	A thorough examination of the heritage assets and brief desk-based appraisal has led to a good understanding of the farmstead and its associated historic environment and its development through the later post medieval period. The current planning of new build development respects the historic agricultural arrangement of semi-enclosed farmsteads.

Will the benefits outweigh any harm?	The benefits of maintaining the structural integrity of the designated heritage assets will outweigh any potential harm during the redevelopment works. These works need to be implemented as soon as possible in order that the assets are preserved. Without any viable re-use, the asset will remain at risk.
Can you avoid (mitigate) any minor impacts on the heritage?	Potential impacts to the assets are recommended in the form of an archaeological building record. Mitigation of the new buildings is not proposed because of the absence of known (buried) archaeology in the immediate vicinity of the PDA
Is the scale, design, materials proposed for any new works appropriate?	CS Archaeology concludes that the scale and design of the new buildings are sympathetic to the original layout of the two farmsteads within the PDA. The new buildings will be designed to contrast sufficiently from the original historic buildings ensuring architectural distinctiveness and will therefore contribute to the sense of place.
Is any new work in the least damaging place?	It is considered that the new development will significantly enhance the local area and provide new recreation facilities.

6 RECOMMENDATIONS

- 6.1 No further archaeological mitigation is recommended following a scheme of mitigation was undertaken by CS Archaeology in 2012, and approved by South Yorkshire Archaeology Service.

7 REFERENCES

7.1 Bibliographic References

Hunter J 1828, *South Yorkshire, The History and Topography of the Deanery of Doncaster in the Diocese and County of York*, Volume II London.
CS Archaeology 2012 *Stud Farm, Carlton, Barnsley: An Evaluation and Photographic Survey*, unpublished client report.

7.2 Cartographic References

1845 The Carlton Tithe Map and Apportionments
1893 1st Edition 25 inch Ordnance Survey Map

7.3 Websites

1. <http://lbonline.english-heritage.org.uk>

Appendix 1: Statutory Designations

The Gables

Grade II

CARLTON ROAD (east side), Carlton

Vicarage. Probably c1879 by G. E. Street (designed church (q.v.)). Coursed, squared rubble. Tiled roof. Two storeys. 3-gabled bays with a lower intermediate gable which together with the right bay breaks forward slightly. Pointed-arched entrance in 2nd bay. Single-, 2- and 3-light windows. A 4-light window to ground floor right and a 6-light mullioned and transomed window to 1st floor of the lower gabled bay, both with relieving arches. The 3 main gable apexes are decoratively tile-hung. Tall ashlar end stacks with plinths and cornices. Ridge crestings. Garden front: 3 gabled bays, the central bay breaking forward. 4-light windows, some mullioned and transomed, and one 8-light mullioned and transomed window to 1st-floor centre.

Church of St. John

Grade II

CHURCH STREET (west side), Carlton.

Church. 1879 by G. E. Street. Hammer-dressed stone, tile roof. 4-bay nave with 3-bay north aisle, 2-bay chancel with square tower over 1st bay on south side. 2-, 3-, and 4-light windows with Decorated tracery. Large 4-light east window. Two tall 2-light west windows separated by a buttress. Circle in west gable apex with 4 trefoils. Circular stair turret with conical roof on south side of tower. The tower rises one stage above the roof ridge and has 2-light, louvred belfry openings and a saddleback roof.

Interior: nave: 2-bay north arcade on short octagonal piers. Arch-braced roof. Chancel: Piscina and sedilia. Stone vaulted roof to 1st bay and wooden vaulted roof to 2nd bay. Wood-block floor. Round stone pulpit on pedestal with stone spiral stair. Straight-backed, straight-sided pews.

N. Pevsner, *The Buildings of England*, 1967.

Appendix 2: Assessment Methodology

1 Value of Historical Assets

1.1 Archaeological Sites

A provisional assessment of the grade of importance of each archaeological site within the study area has been made on a scale of 'National', 'Regional' or 'Local' importance based partly on professional judgment and experience. However, it has also taken into account a scoring system based on the Secretary of State's non-statutory criteria for the designation of Scheduled Monuments (published by the Department of the Environment as Annex 4 to Planning Guidance Note 16, 'Archaeology and Planning', November 19990). These criteria are Period, Rarity, Documentation, Group Value, Survival/Condition, Fragility/Vulnerability, Diversity and Potential. Despite PPG 16 being superseded by PPS5 these criteria are still valid and CS Archaeology still believes they offer the best methodology for the impacts to be assessed.

1.2 The Built Heritage

The cultural heritage value of individual buildings is assessed based on the criteria used for listing buildings, outlined in Planning Policy Guidance Note 15, 'Planning and the Historic Environment' (PPG15, 1994). The criteria are age and rarity, architectural interest, close historical association and group value. More detailed guidance on the use of these criteria is given in PPG15. The levels of importance are defined as follows:

National	All Grade I and most Grade II* Listed Buildings;
Regional	Some Grade II* and all Grade II Listed buildings and some unlisted buildings;
Local	Most unlisted buildings of cultural heritage interest.

1.3 Assessment of the Significance of Impact

Stage 1: quantitative assessment of Impact

Impact can be assessed in purely quantitative terms as follows:

Extensive impact	Disturbance over 75% of the known or estimated area of the archaeological remains
Substantial Impact	Disturbance to between 25% and 75% of the known or estimated area of the archaeological remains
Slight Impact	Disturbance to 25% of the known or estimated area of the archaeological remains
No Impact	None of the remains would be physically disturbed.

Stage 2: preliminary assessment of the significance of impact

A qualitative element is introduced through taking into account the grade of importance of the site, leading to a preliminary assessment of the overall significance of identified impacts, graded as Major, Moderate or Minor, using the Table 1 below:

	Local importance	Regional importance	National importance
Extensive impact	Moderate significance	Major significance	Major significance
Substantial impact	Minor significance	Moderate significance	Major significance
Slight impact	Minor significance	Minor significance	Major significance