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Professional Archaeological Services

Historic Environment Desk Based Assessment

Eagles Retreat At All Hallows', High Hoyland, Barnsley, South Yorkshire, S75 4BJ

16 December 2022

Client:	CPL Chartered Architects (agent)
Project Site:	Eagles Retreat At All Hallows', Church Lane, High Hoyland, Barnsley, South Yorkshire, S75 4BJ
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Contents

Non-Technical Summary v
1. Introduction 1
2. The Project Site 1
Site Visit Report 2
The Church 5
The Churchyard 13
The Car Park 14
3. Planning Policy and Developmental Framework 18
National Planning Policy Framework (NPPF), 2021; 18
Barnsley Local Plan (Adopted January 2019). 19
Policy HE1 The Historic Environment 19
4. Historic Environment Baseline Survey 21
Introduction 21
Designated Assets 21
Listed Buildings 22
Events 23
Non-Designated Assets 24
Prehistory 24
Roman 24
Early Medieval / Saxon 24
Medieval 25
Historic Development of the Project Site 26
5. Development Proposal 31
6. Setting & Impact Assessment 33
7. Conclusion 35
8. Bibliography 37
9. Appendices 38

Figures

Figure 1: General site location with red line boundary. 1
Figure 2: Project Site showing its relationship to the Church of All Hallows (Project Site outlined in red). 2
Figure 3: Designated Assets in the Study Area. 22
Figure 4: Events in the Study Area. 23
Figure 5: Heritage Assets in the Study Area. 26
Figure 6: 1843 Tithe Map. Project Site is outlined in red. 27
Figure 7: 1st edition OS (surveyed 1891, published 1893). The broad site layout, including the Sexton's Cottage, remains unaltered through the early and into the mid-20th century. 28
Figure 8: Historic photo of the church and Sexton's cottage (left of image). The author and exact date of the photo is not known (this information has been provided by the site owners), but it pre-dates the rebuild of the church in the early 20th century as the church is clearly a different architectural style to that of the later build. 29

Figure 9: Historic painting of the church with the cottage on the left of the image. Although the author and exact date of the image are unknown (information provided by the site owners), it post-dates the rebuild of the church in the early 20th century. 30
Figure 10: 1959-1963 (pub 1966) OS map which does not show the Sexton's Cottage, presumably demolished. 31
Figure 11: Proposed Site Plan (© CPL Architects). 32
Figure 12: Proposed west and north elevations (© CPL Architects). 33
Figure 13: Broad location of the new cottage in blue in relation to the church to the south. 34
Figure 14: Location of new cottage overlaid on previous Sexton's Cottage. 35

Photos

Photo 1: south side of the church, looking north from the churchyard 3
Photo 2: view of the retaining wall and steep bank below the northwest side of Litherop Road. 4
Photo 3: View from the church tower to the southwest, towards the Pennines. 5
Photo 4: view of the north and east faces of the church, looking southwest. 6
Photo 5: Medieval arch on the north side of the nave, beneath the balcony 7
Photo 6: Interior view of the self-catering apartment, looking east. 8
Photo 7: The west face of the tower, looking east from Church Lane. 9
Photo 8: Initials and date, MH 1677, carved onto an internal ashlar of the tower spiral staircase. 10
Photo 9: Sculpted stone fragments fixed to the north wall of the nave (now a common room). 11
Photo 10: Three Saxon cross fragments and a medieval grave slab. Top, High Hoyland 2; left, High Hoyland 3; right, High Hoyland 4. 12
Photo 11: The southern churchyard, looking south from the base of the tower. 13
Photo 12: The car park frontage on Litherop Road, looking north from opposite the church tower. 14
Photo 13: View of the car park area looking north from the northern entrance. 15
Photo 14: View of the car park area looking south from the caravan. 16
Photo 15: Worked stone recently excavated from the caravan vicinity, scale 1m. 17

Appendices

Appendix 1: Listed Buildings Gazetteer 38
Appendix 2: Archaeological Events Gazetteer. 38
Appendix 3: Archaeological Sites Gazetteer. 38

Non-Technical Summary

Heritage Planning Services Ltd has been commissioned by CPL Chartered Architects (the agents) on behalf of Christina Hodges (ffrench-Hodges) to undertake a historic environment desk-based assessment (built heritage and archaeology) focussed on Eagles Retreat At All Hallows' which is a converted former Church of England church (All Hallows) at Church Lane, High Hoyland, Barnsley, South Yorkshire, S75 4BJ (the Project Site).

Permission is sought for the erection of a new cottage in the grounds of the old church, on the broad location of a previous Sexton's Cottage.

This assessment has determined that the Project Site has high archaeological potential and may preserve evidence for Medieval and possibly earlier religious activity, prior to the establishment of the Church of All Hallows. The potential for human burial within the development area should also be considered a possibility.

Evidence of the 18th / early 19th century Sexton's Cottage may also be preserved to the west of the development area.

Evidence from the wider environs also raises the potential for Prehistoric activity on the Project Site.

The development of the site in the Post Medieval period is likely to have truncated significant earlier deposits within the footprint of the former cottage, outbuilding and across any areas of associated landscaping. However, there is still potential for the survival of Medieval Archaeology within areas of less significant disturbance.

The development of the plot to the north of the Church will result in a change to the modern character and setting of the Project Site and the wider setting of the Grade II listed Church of All Hallows. However, there is clear precedent for residential development on the site and the level of harm is mitigated through design. The reintroduction of the domestic setting is in keeping with the historic character of the site and as such any harm to the adjacent heritage asset is considered to be less than substantial, at the lower end of the scale and is judged to be acceptable in heritage terms.

1. Introduction

1.1. Heritage Planning Services Ltd has been commissioned by CPL Chartered Architects (the agents) on behalf of Christina Hodges (ffrench-Hodges) to undertake a historic environment desk-based assessment (built heritage and archaeology) focussed on Eagles Retreat At All Hallows' located within the converted former CoE Church of All Hallows, Church Lane, High Hoyland, Barnsley, South Yorkshire, S75 4BJ (the Project Site).

1.2. Permission is sought for the erection of a new cottage in the grounds of the old church, on the broad location of a previous Sexton's Cottage.

1.3. The report has been prepared by Paul Driscoll (MCIfA) & David Etheridge, Heritage Planning Services, and completed under project reference HPS-493/22.

2. The Project Site

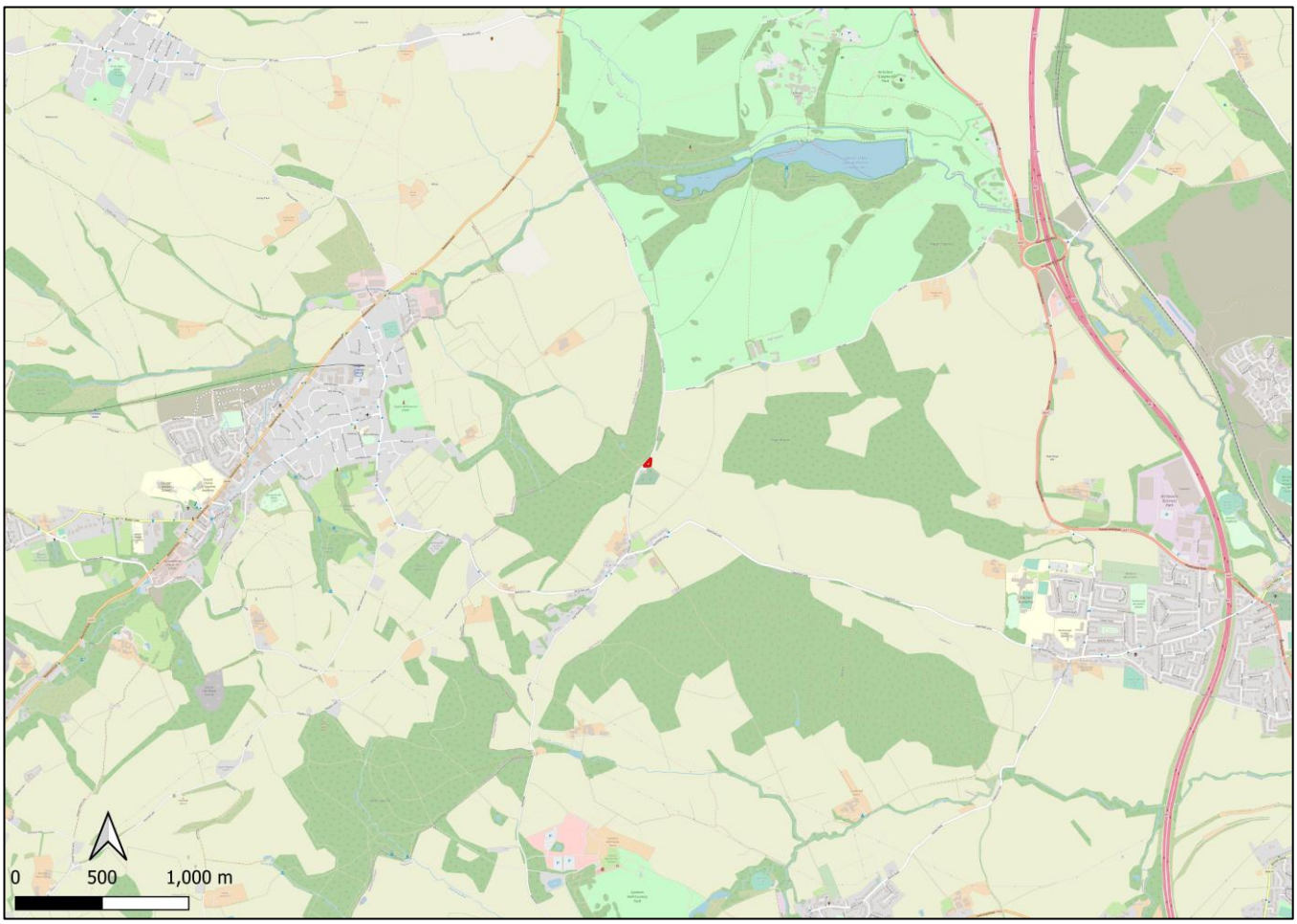

Figure 1: General site location with red line boundary.

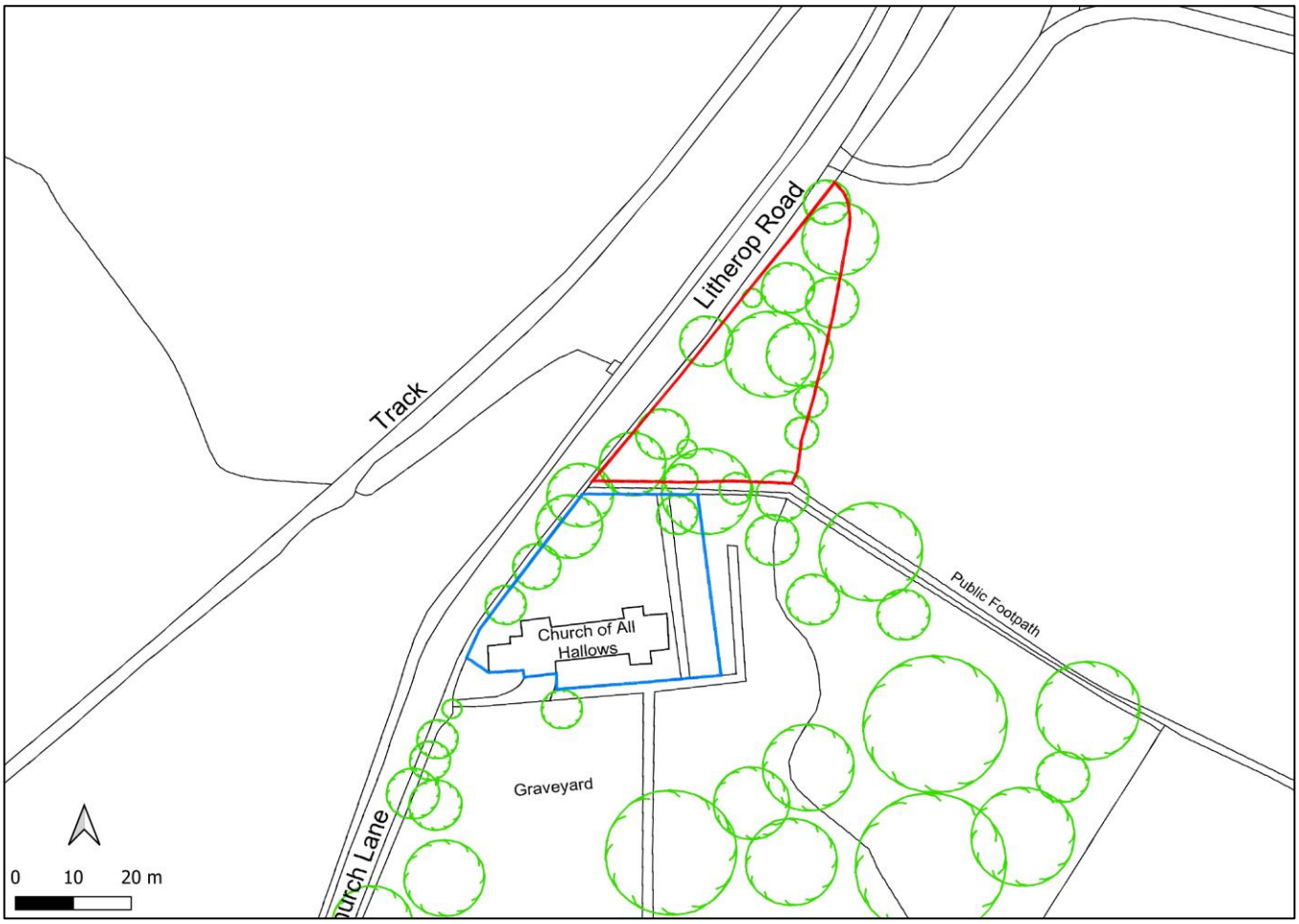

Figure 2: Project Site showing its relationship to the Church of All Hallows (Project Site outlined in red).

2.1. The Project Site is situated in the hamlet of High Hoyland in Southwest Yorkshire, c 6.5 km NW of Barnsley and c. 2 km east of Clayton West.

2.2. The site is set within a largely rural/secluded picturesque landscape surrounded by woodland and farmland. The plot is directly north of the Grade II listed former Church of All Hallows, now used as a Christian retreat centre.

2.3. Geologically the site is defined by Pennine Lower Coal Formation (BGS 2022) and is c 206 m aOD.

Site Visit Report

2.4. On Tuesday 5th July 2022 a site visit and inspection was made of the former Church of All Hallows, High Hoyland, West Yorkshire, together with an adjoining paddock on the north side, now used as

a car park and temporary accommodation. The inspection was made to assess the archaeological impact of constructing permanent accommodation on the car park and the heritage impact on the adjoining Grade II listed church and five Grade II listed burial monuments in the churchyard.

Photo 1: south side of the church, looking north from the churchyard

2.5. The former church and the adjoining paddock lie on the east side of Church Lane/Litherop Road, an unclassified route that runs roughly north-south from the village of High Hoyland to the junction with Wakefield Road, the A636. The church stands at c. 215m aOD on the north eastern crest of a northeast-southwest aligned ridge. To the southeast of the church the land falls away gently, but on the northwest side of the road the land immediately drops in a steep bank (see Photo 2). It has been indicated to the author that Church Lane/Litherop Road originally ran to the east of the church, though there is no hard evidence for this surviving above ground.

Photo 2: view of the retaining wall and steep bank below the northwest side of Litherop Road.

2.6. Views from the belfry of the tower indicate the church occupies a commanding position, one of the highest points in the neighbourhood, with good views east towards Wakefield and Barnsley, south towards Sheffield, and west towards the Pennines (see Photo 3). The choice of location is therefore likely to have been strategic rather than practical, and it is not clear whether there was any settlement in the immediate vicinity prior to or during the Middle Ages, when it appears the church was first founded. The modern settlement of High Hoyland lies c. 500m to the south of the church, downslope at c. 195m aOD.

2.7. During the inspection the weather remained largely dry and sunny with patchy cloud; there was one light shower in the morning. A breeze emphasised the exposed location of the Project Site.

Photo 3: V*iew from the church tower to the southwest, towards the Pennines.*

The Church

2.8. The present church (see Photo 1 and Photo 4) was found to have been heavily rebuilt c. 1904-8 (Coatsworth 2008, 164–165; Historic England 2022), but stands on the remains of an earlier documented church of Medieval origin. The fabric incorporates one arch of 13th-14th century date (almost certainly in situ, see Photo 5) and several other fragments and portions of stonework that may have been reused or reincorporated from an earlier building. The modern rebuild is itself of note, being a relatively rare example of 20th century Gothic church architecture, with possible links to the Arts and Crafts Movement of the later 19th and early 20th century.

Photo 4: view of the north and east faces of the church, looking southwest

2.9. In 1971 the church was formally deconsecrated, allowing the building to be put to other uses. It is currently used to provide catered and self-catered accommodation for paying guests. The chancel is now a self-catering apartment (see Photo 6), with guest bedrooms located in the nave (raised), balcony and tower (1st floor). The majority of the nave is taken up by a common room open from floor to ceiling, which is also used as a retreat centre. There is a kitchen and welcome area on the inside of the porch, beneath the balcony (see Photo 5), with storage and utility rooms on the ground floor of the tower.

Photo 5: Medieval arch on the north side of the nave, beneath the balcony

2.10. Cast iron grills in the floor of the nave indicate that underfloor heating had been installed during the restoration. The presence of a subterranean boiler room is inferred, but the exact location and access has yet to be determined. A low opening in the boundary wall, adjacent to the tower, may indicate the location of the coal chute.

Photo 6: Interior view of the self-catering apartment, looking east.

2.11. Perhaps the most unusual feature of the church is the tower (see Photo 1, Photo 4 and Photo 6), which survives largely intact and was apparently built in the later 17th century (see Photo 8). The tower is in the Gothic style, again an unusual occurrence for that date, when neoclassicism was far more prominent in church architecture – it is possible the tower may have been rebuilt using original Medieval fragments. The first floor bedroom (with surviving timber beam) and the belfry (now devoid of its peel and hanging mechanism) are accessed via a narrow spiral staircase. The roof may be accessed via a ladder and loft hatch, but the parapet above is low and not considered safe for visitors.

Photo 7: The west face of the tower, looking east from Church Lane.

2.12. It is reported that in restoring the tower the remains of a telephone exchange were found, suggesting the tower may have been used as a secret lookout during the Second World War.

Photo 8: Initials and date, MH 1677, carved onto an internal ashlar of the tower spiral staircase.

2.13. Fixed to the north wall of the nave, overlooking the common room, are a number of sculpted stone fragments (see Photo 9). For the most part these are the broken remains of incised recumbent Medieval grave slabs. At least two bear a pair of shears, probably indicating the grave occupant was a wool merchant, while one bears a chalice, indicating the occupant was a priest. These appear to have been found during the reconstruction work and mortared onto the church wall. It is therefore reasonable to suppose that a number of medieval burials are located within and around the present church.

Photo 9: Sculpted stone fragments fixed to the north wall of the nave (now a common room).

2.14. However, included with these grave slabs are a number of fragments of earlier date that belong to a completely different class of monument. Mortared to the north wall towards the western end of the nave are three fragments of free standing crosses dating broadly to the 10th and 11th centuries (see Photo 10). These comprise:

- One complete cross head (in two parts) of a small wheel-headed cross dated to the 10th century (High Hoyland 2a & b; Coatsworth 2008, 165–166),
- One undecorated arm from a cross dated to the 10th to 11th century (High Hoyland 3; Coatsworth 2008, 166),
- One arm carved with the image of an animal in low relief, from a different cross of likely 10th century date (High Hoyland 4; Coatsworth 2008, 166).

Photo 10: Three Saxon cross fragments and a medieval grave slab. Top, High Hoyland 2; left, High Hoyland 3; right, High Hoyland 4.

2.15. Two decorated cross-arm fragments indicating the former presence of a fourth cross, of 9th to 10th century date are reported to be held by the museum in Cawthorne (High Hoyland 1a & b; Coatsworth 2008, 164–165), while an 11th to 12th century font now in the parish church at Skelmanthorpe is also believed to have come from High Hoyland (High Hoyland 5; Coatsworth 2008, 277–278).

2.16. The presence of 10th century religious sculpture on a site with evidence for religious continuity into the 11th, 12th, 13th and 14th centuries is highly suggestive of an earlier foundation pre-dating the surviving later medieval remains. This would suggest that High Hallows is the site of a late Saxon Minster Church of c. 9th to 11th century date, pre-dating the present parish church system. The church would have functioned as part of a pre-Benedictine monastery and could have served a far wider area than the present parish.

2.17. It therefore follows that within the church and its immediate vicinity there is the potential to find further archaeological remains relating to this otherwise undocumented phase of earlier activity.

The Churchyard

2.18. The churchyard surrounds the church on three sides, the north, east and south. The most extensive part of the churchyard is to the south of the church (see Photo 11), where it appears to have been extended further southwards at some date in the past. It is on the south side of the church the five Grade II listed burial monuments are located (DEFRA 2022).

Photo 11: The southern churchyard, looking south from the base of the tower.

2.19. The northern side of the churchyard has been largely cleared of gravestones, apart from a few recumbent slabs (see Photo 4); it extends as far as the public footpath. The churchyard is raised above the level of the footpath, and the low boundary wall has a retaining function; the level of the footpath being closer to that of the study area. This would suggest that the present churchyard is very unlikely to have extended further northward. Various studies have shown that the north side of a church was less popular for burial in the Middle Ages and later.

2.20. A path leads from the south porch eastward around the church, then down to a gate in the northern churchyard wall. This gate opens onto the public footpath that runs between the churchyard and car park. This northernmost part of the churchyard now appears to function as a garden lawn, closed off from the rest of the churchyard to the east by a low picket fence.

2.21. One surprising aspect is the overall size of the churchyard and the general elaboration of the monuments, given the relatively small size of the present church. This may be partially misleading, as many of the monuments appear to be 18th and 19th century in date, and therefore relate to the later medieval building that stood at this location. However, they do indicate there was considerable disposable income in the parish, particularly in the 19th century. The extensive rebuilding of the church in the first decade of the 20th century would also have required a substantial sum of money.

The Car Park

2.22. The car park area is a triangular piece of land located on a gentle slope running roughly northwards from the church. It is demarcated by drystone walling and mature hedgerows, which largely screen it from view. To the east of the study area is a large field, at the time of observation this was under a crop of barley. To the south is a public footpath that runs between the car park and the churchyard. Litherop Road adjoins the car park to the west.

Photo 12: The car park frontage on Litherop Road, looking north from opposite the church tower.

2.23. There is one modern wooden gate leading from the road to the car park, and a smaller pedestrian entrance that leads off the public footpath to the south. The car park is mostly grassed, with a few mature trees; there is some evidence of hard standing, now partially overgrown.

Photo 13: View of the car park area looking north from the northern entrance.

2.24. Part of the car park is currently occupied by one static caravan, recently installed in the northern half of the car park and set back from the road close to the eastern wall. This is used as temporary accommodation for the owners of the church.

Photo 14: View of the car park area looking south from the caravan.

2.25. Historic views and records of the study area indicate there were two cottages of possible 18th century date that formerly stood within the present car park. These appear to have been demolished before 1970, possibly in the later 1960s; there is no obvious trace of them on the surface. However, several worked stones are present embedded in the turf from earlier disturbances. A few fragments of brick were also visible.

2.26. Stone footings have been reported at depth in the vicinity of the caravan hardstanding, but it is not clear whether these relate to the previously reported cottages or to other structures. Several sherds of later 19th or early 20th century transfer printed blue and white wares were also evident in the spoil, confirming the domestic nature and date of past occupation. Nothing was noted that would confirm activity pre-dating the 19th century.

Photo 15: Worked stone recently excavated from the caravan vicinity, scale 1m.

2.27. It seems very likely that the buried remains of the former cottages and other associated buildings are preserved within the car park, though their exact location and extent of preservation have yet to be ascertained. While there is no direct evidence for earlier occupation, the proximity of the paddock to a medieval church site with likely Saxon origins, suggests that the buried remains of medieval domestic and/or Saxon monastic settlement are also possible at this location, but without further investigation this remains unproven.

3. Planning Policy and Developmental Framework

3.1. With regards to the relevant policy and development framework, the following (some extracted) are considered appropriate to the current proposal.

National Planning Policy Framework (NPPF), 2021;

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

197. In determining applications, local planning authorities should take account of:
a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) the desirability of new development making a positive contribution to local character and distinctiveness.

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

205. Local planning authorities 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. However, the ability to

record evidence of our past should not be a factor in deciding whether such loss should be permitted.

206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably."

Barnsley Local Plan (Adopted January 2019).

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.

4. Historic Environment Baseline Survey

Introduction

4.1. The information presented here is derived from sources including the South Yorkshire Archaeology Service Historic Environment Record, the Heritage Gateway (covering West Yorkshire), the National Heritage List for England (NHLE), the Historic England Archive, and surviving cartographic resources, along with other documentary sources (e.g. British Newspaper Archive, the census etc).

4.2. A radius of 1000 m from the Project Site has been established as the Study Area.

Designated Assets

4.3. There are no Scheduled Monuments, Listed Buildings or Registered Parks and Gardens within the red line boundary, although the Project Site is directly north of All Hallows Church, a Grade II Listed Building with several Listed Chest Tombs within its churchyard.

4.4. The Project Site is located c. 370m NNE of High Hoyland Conservation Area, centred on the historic village core.

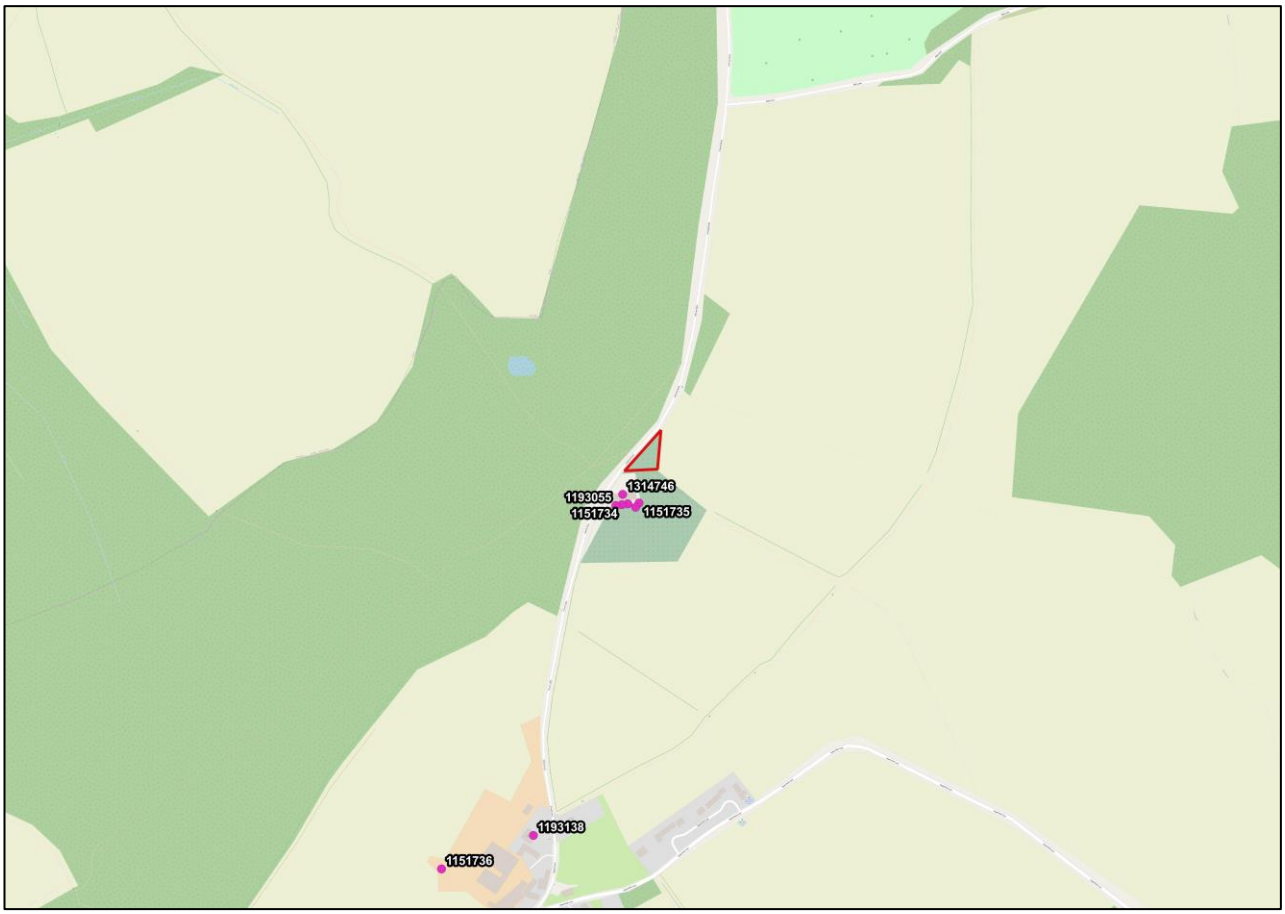

Figure 3: Designated Assets in the Study Area.

Listed Buildings

4.5. The Church of All Hallows (NHLE 1314746) is visually the most dominant Listed Building in the Study Area and directly south of the red line boundary. The Listing describes it as:

> *Church. Tower dated 1679, the rest of the church 1904-8 by C Hodgson Fowler. Coursed dressed stone. Stone slate roof. West tower, three-bay nave with lean-to south porch at west end, two-bay chancel with short gabled transepts that to south with door. Short two-stage Perpendicular tower with diagonal buttresses. Transomed, two-light bell-chamber openings with traceried heads and relief carving to spandrels. A plaque on the south side reads:*
>
> *"This steeple was built AD 1679 John Moor Mason Tho. Hawksworth Carpenter Gloria Deo Soli".*
>
> *Three-light west window. Crenellated parapet with corner pinnacles (restored). Two- and three-light square-headed nave and chancel windows with hoodmoulds and cusped lights. Three-light east window with pointed arch.*

Interior: Narrow, aisle-less nave with wagon roof. At west end of north wall are the remains (part obscured) of a C13 or C14 arch from an earlier building. Several Saxon Fragments attached to north wall including parts of cross heads, etc.

Events

4.6. Few archaeological events have occurred within the Study Area and none were close to the Project Site. The focus of archaeological activity has been to the southeast at Cawthorne Park Wood where a variety of investigations have taken place. Largely this related to earthwork remains and have little bearing on the Project Site and offer no information that allows us to postulate depth or survival of archaeology on the Project Site.

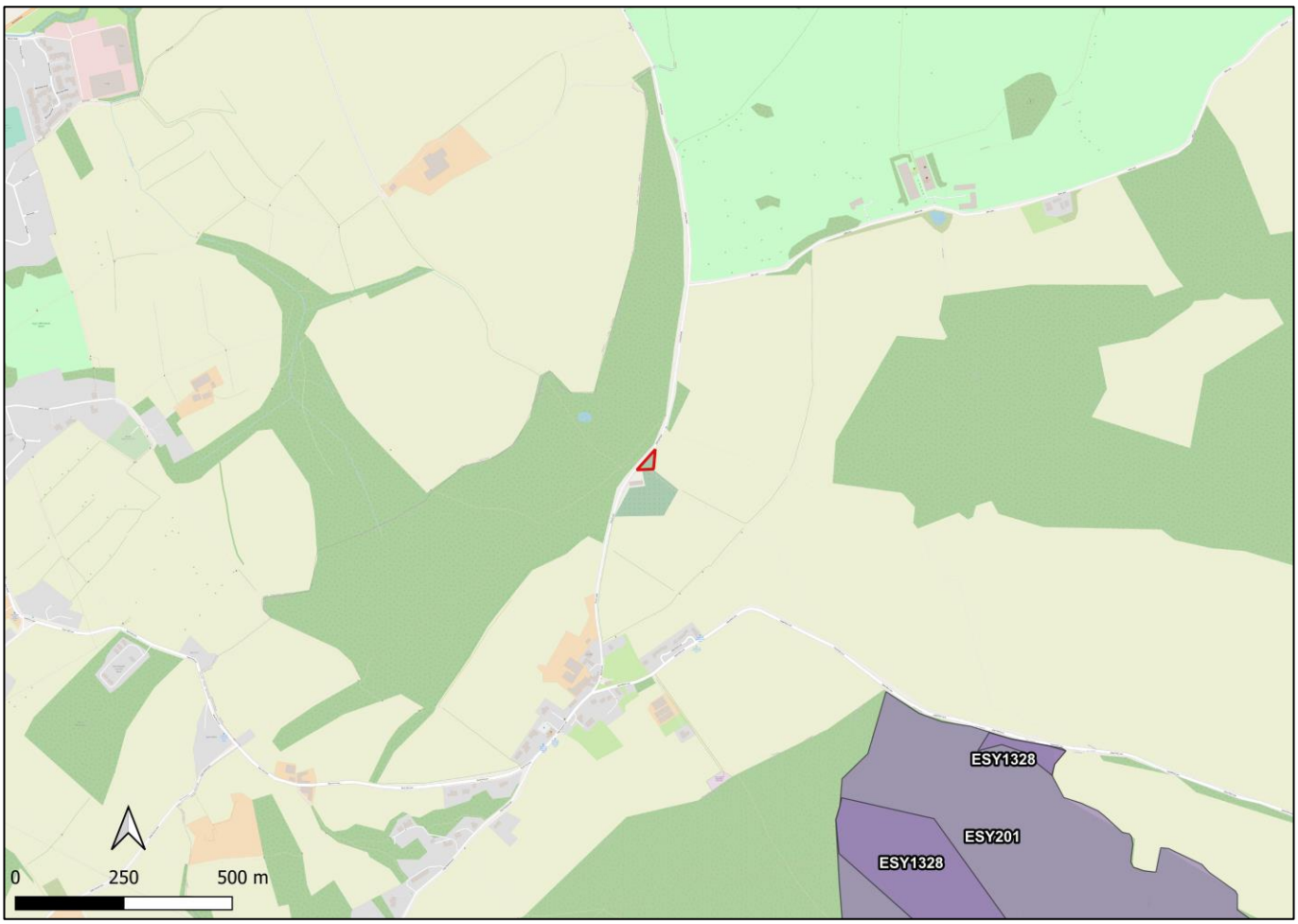

Figure 4: Events in the Study Area.

Non-Designated Assets

Prehistory

4.7. Although no Prehistoric activity is known from the Project Site directly, there is some evidence for activity in the wider landscape. There are tentative reports of Prehistoric (Mesolithic) flints found c.220 m east of the Project Site (WYHER 14221), whilst two Iron Age (or Roman) quern stone fragments (SYHER 01723/01) were found in the churchyard of All Hallows, c.75m south of the Project Site.

4.8. An undated cropmark (WYHER 688), c.580m NW of the Project Site may form an enclosure of prehistoric in date.

4.9. Overall, there appears to be Prehistoric activity within the wider landscape. Whether such activity occurs on the Project Site is not known, but there is potential based on the finds in the surrounding environs. However, later activity is likely to have truncated any significance archaeology.

Roman

4.10. The only evidence for potential Roman activity are the quern stones mentioned above (SYHER 01723/01).

4.11. The potential for Roman archaeology on the Project Site is low, based on current evidence.

Early Medieval / Saxon

4.12. Although there is no evidence for Early Medieval archaeology directly on the Project Site, fragments of a Saxon cross head were built into the north wall of All Hallows Church (SY00759/01). As mentioned in the site visit report (see above), 9th to 10th century cross arm fragments, held at Cawthorne museum, reputedly came from All Hallows Church as did an 11th to 12th century font.

4.13. The presence of religious activity throughout the Medieval period but traceable back to the 10th century is highly indicative of an earlier foundation, within the Saxon period, possibly a Minster Church. Associated archaeology may survive on the Project Site.

4.14. Truncation of related archaeology is likely to have occurred to the west of the Project Site during the development of the Sexton's Cottage and potential use of the Project Site as a graveyard (hypothesised rather than proved).

Medieval

4.15. The tower of the church of All Hallows was built in the perpendicular style c. 1679 and the church was substantially renovated in the early 20th century. However, it is extremely likely that the church was extant throughout much of the Medieval period and the 17th century activity was itself a rebuild of an earlier church.

4.16. In 1900 a member of York Archaeological Society made a visit to The Church of All Hallows and documented the discovery of a capital and part of a shaft belonging to an earlier church in the Norman or Early English style (potentially 12th to late 13th century). Excavations were carried out revealing the remains of an early English arcade belonging to a church with narrow aisles and no tower. At the time of the excavation it was observed that Church Lane / Litherop Road were 5ft lower than the floor of the tower, leading to the conclusion that the 17th century church had been built upon the remains of the earlier building. The report goes on to say that the upper part of a font of Norman / early English date, found in the neighbourhood of High Hoyland, had been fixed in a new church in Skelmanthorpe. It was suggested that this be regarded as further evidence of the Medieval Church on the site of the Church of All Hallows.[1]

4.17. There are various architectural elements (e.g. arches) of 13th / 14th century date incorporated into the existing church, whilst the north wall of the nave has several sculpted stone fragments that are likely Medieval grave markers (see site visit above).

4.18. Due to the evidence, it is considered that there is potential for Medieval archaeology to be preserved on the Project Site. This may include potential for human burial.

[1] Huddersfield Daily Chronicle - Saturday 07 July 1900
https://www.britishnewspaperarchive.co.uk/viewer/bl/0002876/19000707/157/0006

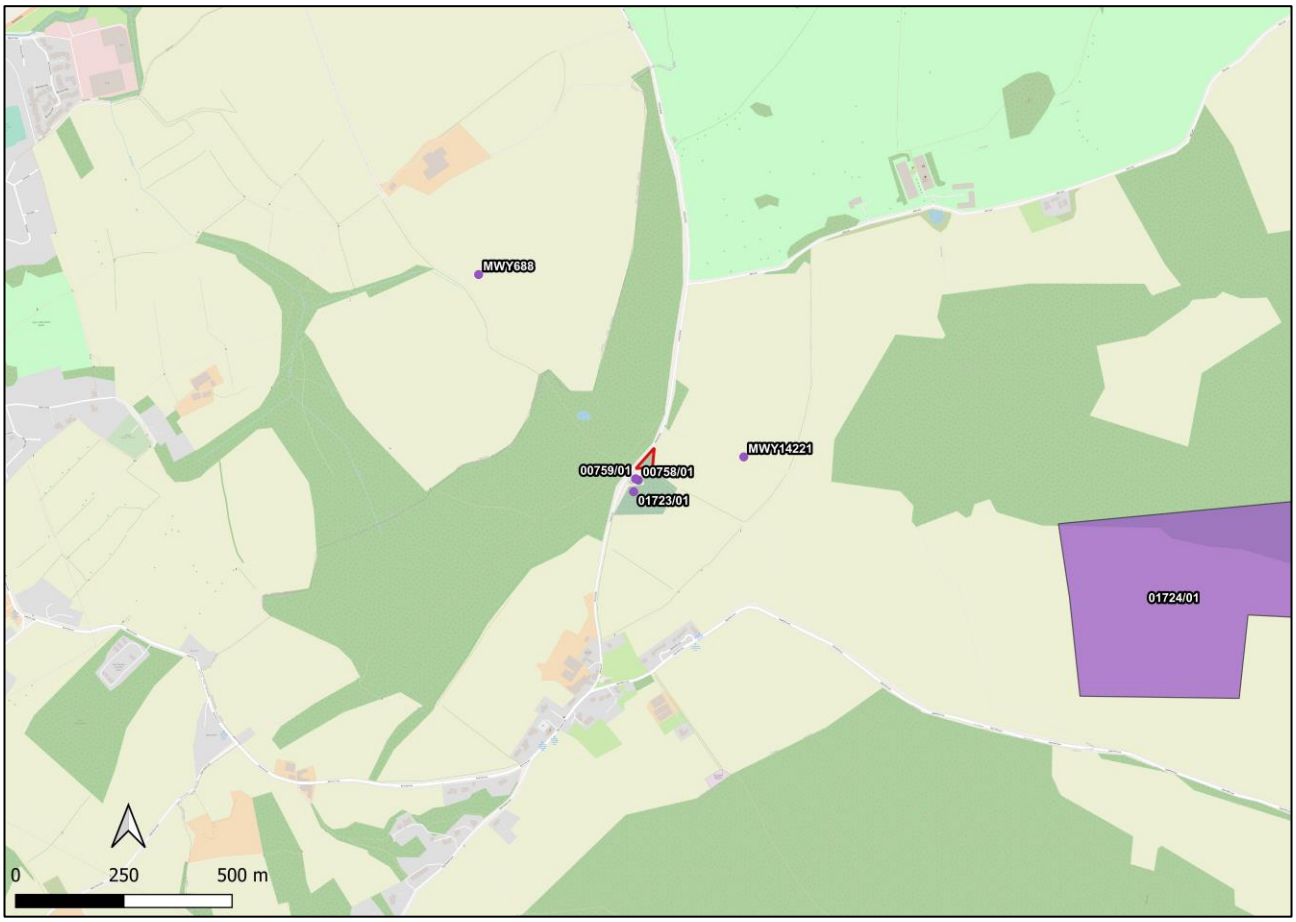

Figure 5: Heritage Assets in the Study Area.

Historic Development of the Project Site

4.19. The settlement of High Hoyland is of some ancestry. It is recorded in the Domesday Book, although the evidence is meagre and whilst ploughland is recorded, there is no mention of population or a church. The Lord was recorded as Oswulf (1066 and 1086) and the tenant was Ilbert of Lacy (Open Domesday – SE2710).

4.20. There is evidence of a church on the site of All Hallows by the Medieval period, however the earliest part of the current building dates to the 17th century.

4.21. The earliest map consulted for this document was the 1843 Tithe Map of the parish of High Hoyland, which shows two buildings within the Project Site (plot 160). The tithe apportionment records a cottage and garden occupied by one William Fountain and owned by Beaumont Thomas Wentworth Esquire.

Plot 160: Cottage and Garden	
Landowner	Beamont Thomas Wentwork Esquire
Occupier	William Fountain
Also surrounding plots	151 – Great Church Close 156 – Church Close 158 – Church and Churchyard 159 – Plantation 150 – Little Church Close

Table 1: 1841 Tithe Apportionment.

4.22. It is notable that the land surrounding the Project Site is all associated (by name) with the Church and it is assumed that it was once Glebe land. If this was the case, then this further raises the potential for Medieval archaeology on or close to the Project Site.

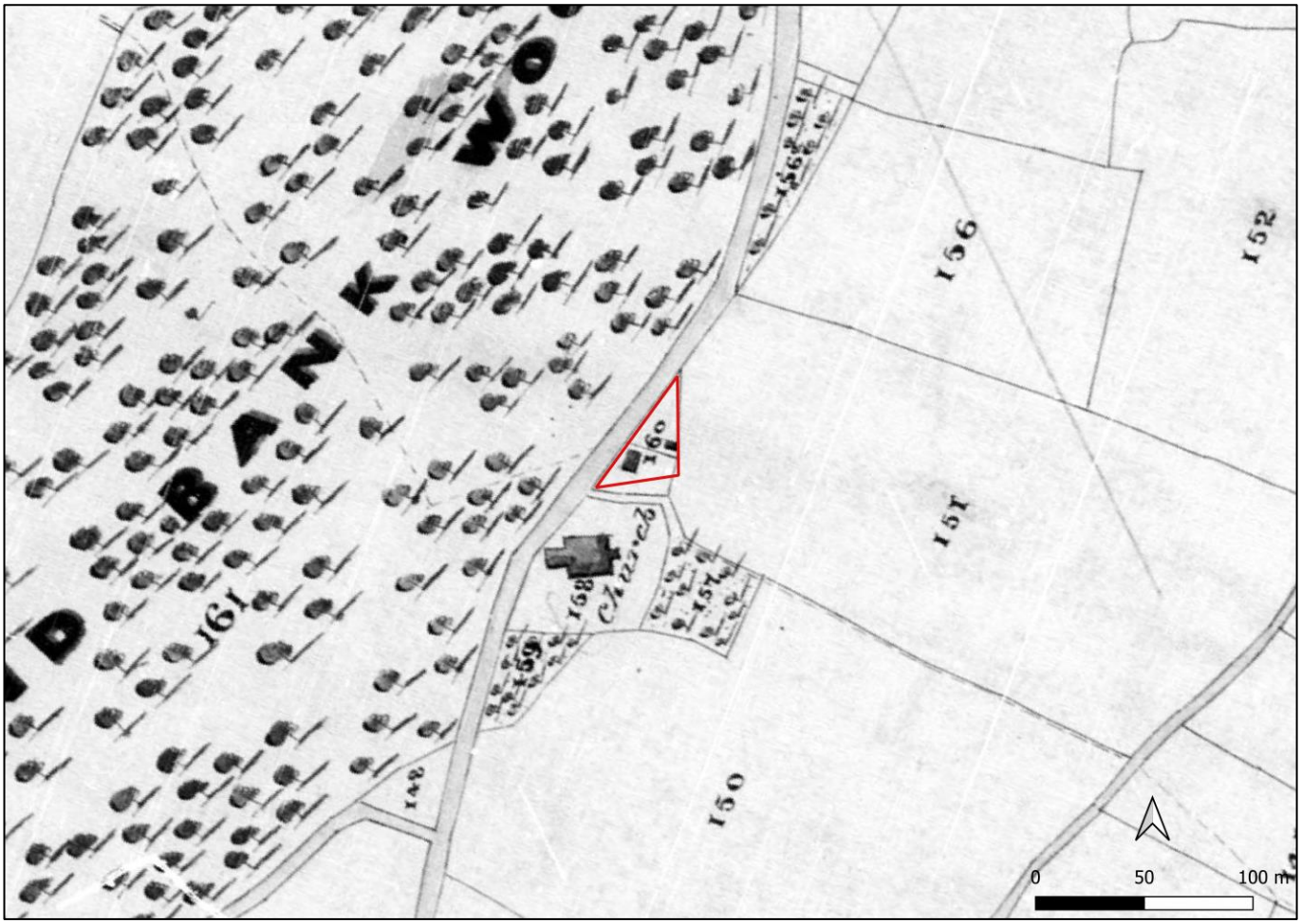

Figure 6: 1843 Tithe Map. Project Site is outlined in red.

4.23. In the 1841 Census, William Fountain is listed as the head of the household of Church House (presumably the property north of the church, also known as the Sexton's Cottage) and his occupation is given as coal miner. He was 40 years old and married to Marian Fountain and had three children under the same roof – John (age 15), George (age 13) and Sarah (age 3).

Census Date[2]	Address	Occupants	Head Profession
1841	Church House	William Fountain (40) Marian Fountain (35) John Fountain (15) George Fountain (13) Sarah Fountain (3)	Coal Miner

Table 2: Summary of Census records.

4.24. Local record keeping implies that this building was the Sexton's Cottage, although whether William Fountain was both Sexton and coal miner is unclear.

4.25. The First Edition Ordnance Survey map gives more clarity on the buildings that occupied the Project Site in the late 19th century. The elongated building fronting Litherop Road represent the Sexton's Cottage (Church House). The smaller building to the east would appear to be an outhouse or shed associated with the dwelling.

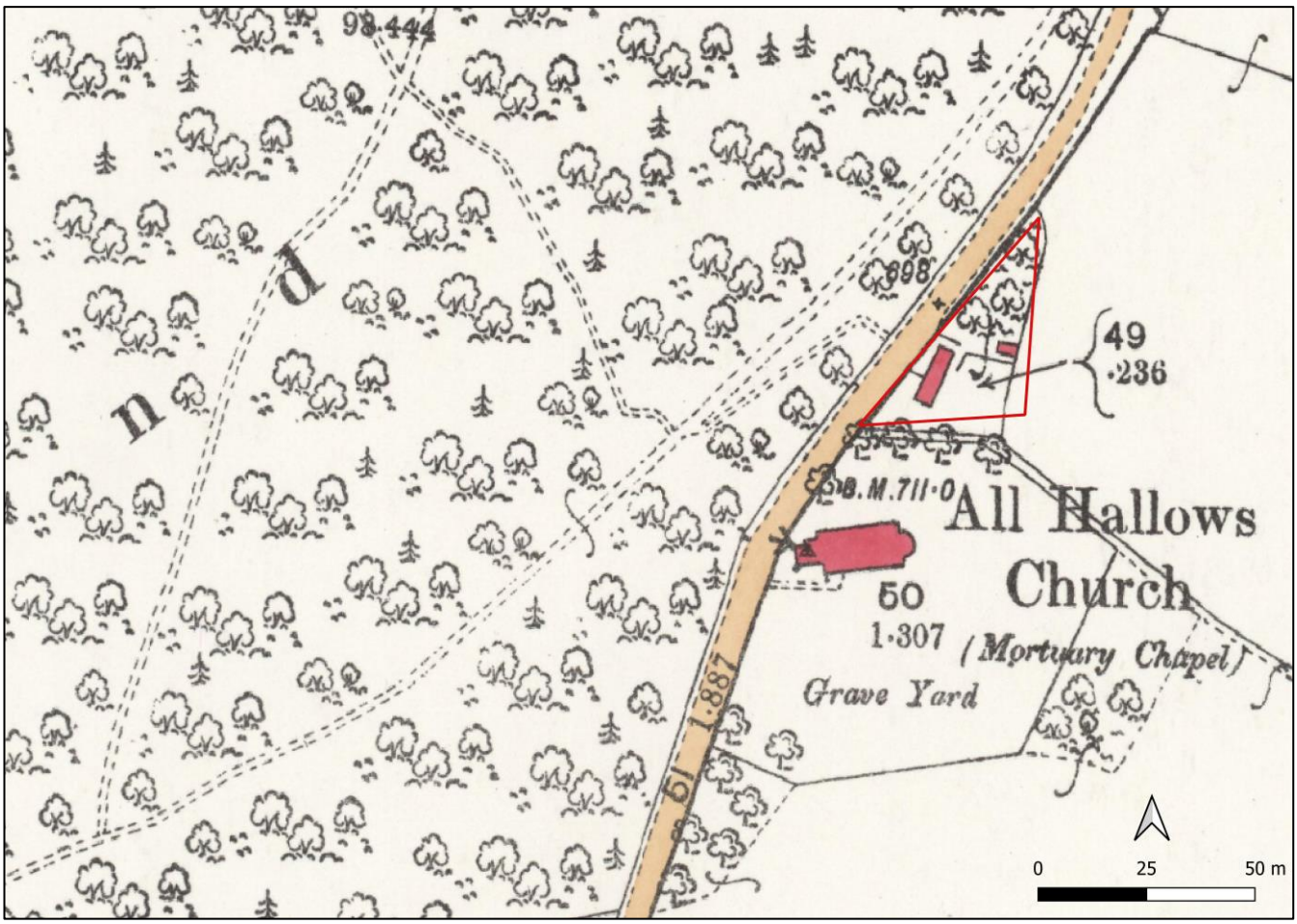

Figure 7: 1st edition OS (surveyed 1891, published 1893). The broad site layout, including the Sexton's Cottage, remains unaltered through the early and into the mid-20th century.

[2] https://www.thegenealogist.co.uk/

4.26. In a newspaper article dated July 1900, the Church of All Hallows is said to be practically used only as a mortuary chapel, with the district now served by the church at Clayton West, the neighbouring village to the northwest of High Hoyland.[3]

4.27. The photograph below shows the southwest corner of the now demolished Sexton's Cottage looking towards the north facing elevation of the Church of All Hallows. The church building depicts the late 19th century nave prior to the redevelopment in the early 20th century.

Figure 8: Historic photo of the church and Sexton's cottage (left of image). The author and exact date of the photo is not known (this information has been provided by the site owners), but it pre-dates the rebuild of the church in the early 20th century as the church is clearly a different architectural style to that of the later build.

4.28. A watercolour of the Project Site (below) shows the site from the same perspective, following the rebuilding of the nave c. 1904.

[3] Huddersfield Daily Chronicle - Saturday 07 July 1900
https://www.britishnewspaperarchive.co.uk/viewer/bl/0002876/19000707/157/0006

Figure 9: Historic painting of the church with the cottage on the left of the image. Although the author and exact date of the image are unknown (information provided by the site owners), it post-dates the rebuild of the church in the early 20th century.

4.29. Despite the rebuilding of the church in 1904, the Sexton's Cottage was retained and continued in use throughout the first half of the 20th century.

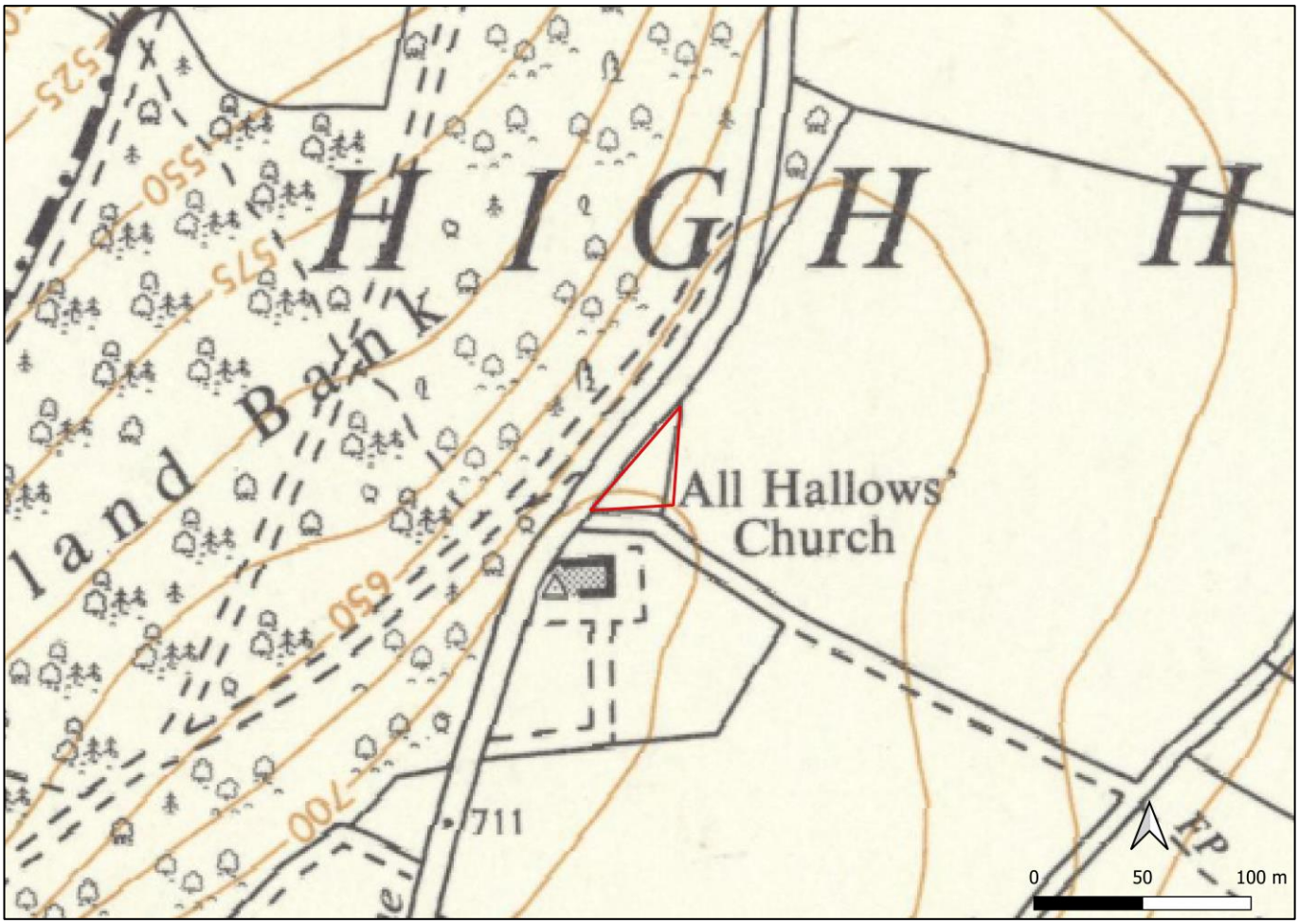

Figure 10: 1959-1963 (pub 1966) OS map which does not show the Sexton's Cottage, presumably demolished.

5. Development Proposal

5.1. It is proposed to develop a new 2-bedroom, one and half storey cottage on land to the north of the Church of All Hallows. Landscaping will include a wraparound patio area with driveway and parking to the northeast.

5.2. The new dwelling will be built using natural stone with a slate roof to match the nave of the neighbouring Church. The principal elevation will face northwest towards Litherop Road, mirroring the historic orientation of the former Sexton's Cottage.

5.3. A garden area will be created to the south / west of the cottage, with central path leading south to the churchyard.

Figure 11: Proposed Site Plan (© CPL Architects).

Figure 12: Proposed west and north elevations (© CPL Architects).

6. Setting & Impact Assessment

6.1. The Project Site is located within a small wooded enclosure directly north of the Grade II listed Church of All Hallows. The plot is the historic location of a dwelling that was present on the Project Site in the early 19th century, with potential earlier origins. The location of the site, adjacent to the Church, forms part of the wider setting of the heritage asset.

6.2. The tower of the Church of All Hallows is visually prominent when travelling northeast along Church Lane and southwest along Litherop Road, the main route to High Hoyland and High Hoyland Conservation Area.

6.3. The Project Site is located within the wider environs of High Hoyland Conservation Area.

6.4. The recorded location of the Sexton's Cottage sets a precedent for development of a residential nature on the Project Site. The proposal to erect a small two bed, one and a half storey dwelling to the north of the church is considered in keeping with the historic character of the Project Site and the wider setting of the Grade II listed Church of All Hallows.

6.5. The principal elevation of the Church faces northwest towards Church Lane / Litherop Road and will not be impacted by the location of the proposed new dwelling. The new dwelling will not be visible on approach to the heritage asset when travelling northeast from High Hoyland.

6.6. The dwelling will introduce a new built element to the landscape, which will be most visible when travelling towards the village from the northeast. The diminutive design of the cottage will preserve the hierarchy of the adjacent church and the high-quality design is in keeping with the vernacular, mitigating potential harm to the historic setting.

6.7. The proposal seeks to write a new chapter in the history of the site through the reintroduction of a dwelling associated with the historic church building. This will make a positive contribution to the ongoing appreciation of the site within its modern context.

Figure 13: Broad location of the new cottage in blue in relation to the church to the south.

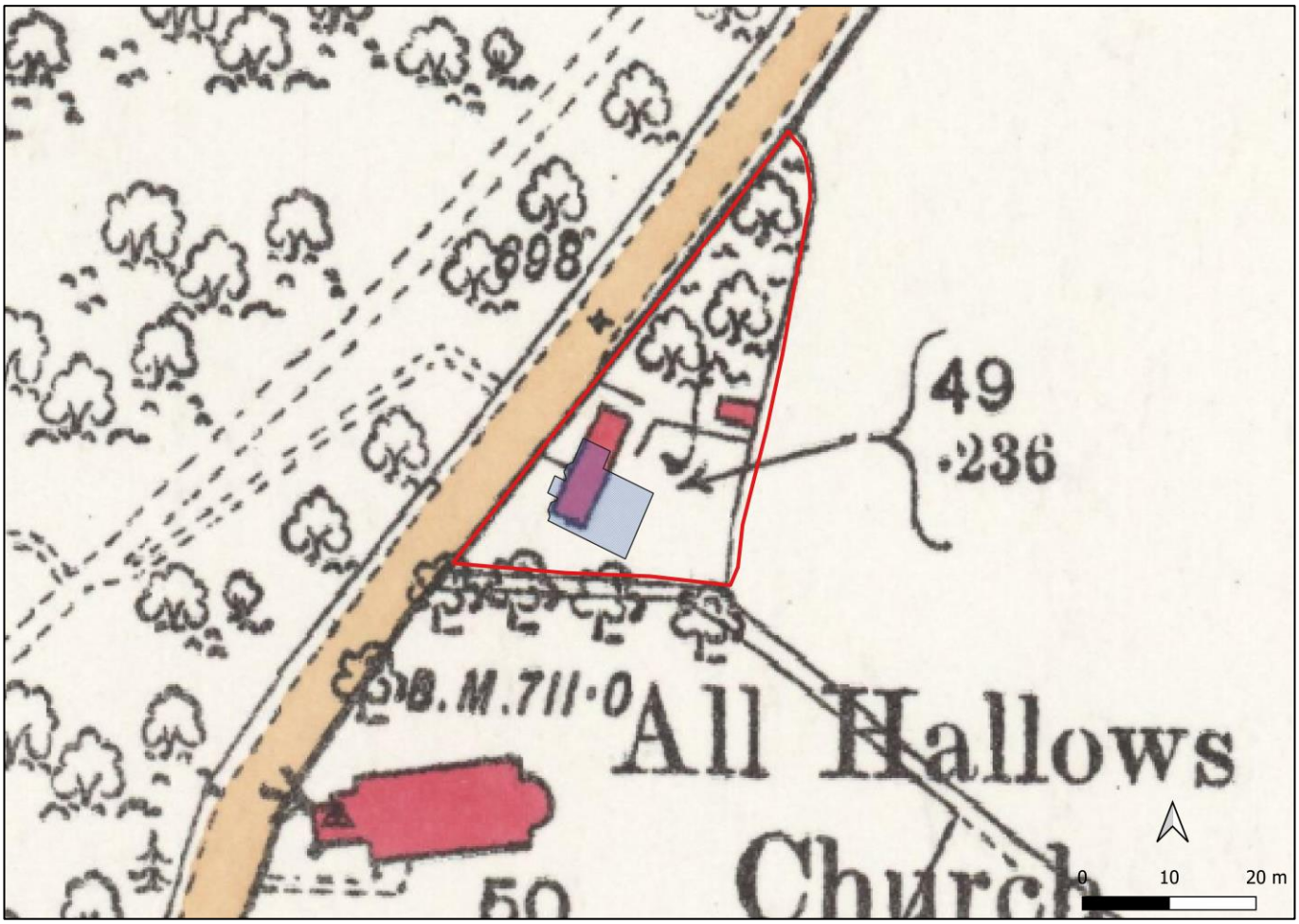

Figure 14: Location of new cottage overlaid on previous Sexton's Cottage.

7. Conclusion

7.1. This assessment has determined that the Project Site has high archaeological potential and may preserve evidence for Medieval and possibly earlier religious activity, prior to the establishment of the Church of All Hallows. The potential for human burial within the development area should also be considered a possibility.

7.2. Evidence of the 18th / early 19th century Sexton's Cottage may also be preserved to the west of the development area.

7.3. Evidence from the wider environs also raises the potential for Prehistoric activity on the Project Site.

7.4. The development of the site in the Post Medieval period is likely to have truncated significant earlier deposits within the footprint of the former cottage, outbuilding and across any areas of associated landscaping. However, there is still potential for the survival of Medieval Archaeology within areas of less significant disturbance.

7.5. The development of the plot to the north of the Church will result in a change to the modern character and setting of the Project Site and the wider setting of the Grade II listed Church of All Hallows. However, there is clear precedent for residential development on the site and the level of harm is mitigated through design. The reintroduction of the domestic setting is in keeping with the historic character of the site and as such any harm to the adjacent heritage asset is considered to be less than substantial, at the lower end of the scale and is judged to be acceptable in heritage terms.

8. Bibliography

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9. Appendices

Appendix 1: Listed Buildings Gazetteer

NHLE Ref	Name	Grade	Date Listed	Hyperlink
1151733	Raised Grave Slab (Knight) Approximately 5 Metres South Of Nave Of Church Of All Hallows	II	23/11/1987	https://historicengland.org.uk/listing/the-list/list-entry/1151733
1151734	Raised Grave Slab (Cawthrey) Approximately 5 Metres South East Of South Porch Of Church Of All Hallows	II	23/11/1987	https://historicengland.org.uk/listing/the-list/list-entry/1151734
1151735	Two Tomb Chests (Moreton, Croft) Approximately 5 Metres South East Of Chancel Porch Of Church Of All Hallows	II	23/11/1987	https://historicengland.org.uk/listing/the-list/list-entry/1151735
1151736	Field Barn Approximately 120 Metres West Of Farmhouse At Hall Farm	II	23/11/1987	https://historicengland.org.uk/listing/the-list/list-entry/1151736
1193055	Raised Grave Slab (Ellis) Approximately 10 Metres South Of South Porch Of Church Of All Hallows	II	23/11/1987	https://historicengland.org.uk/listing/the-list/list-entry/1193055
1193104	Raised Grave Slab (Copley) Approximately 10 Metres South Of East End Of Chancel Of Church Of All Hallows	II	23/11/1987	https://historicengland.org.uk/listing/the-list/list-entry/1193104
1193138	Hoyland Hall	II	18/03/1968	https://historicengland.org.uk/listing/the-list/list-entry/1193138
1314746	Church Of All Hallows	II	18/03/1968	https://historicengland.org.uk/listing/the-list/list-entry/1314746

Appendix 2: Archaeological Events Gazetteer.

EvUID	Name
ESY201	Survey of Cawthorne Park Wood
ESY1328	Walkover and measured earthwork survey at Cawthorne Wood, Barnsley
ESY1328	Walkover and measured earthwork survey at Cawthorne Wood, Barnsley

Appendix 3: Archaeological Sites Gazetteer.

Pref Ref	Name
01723/01	Two Iron Age of Romano British Quern Stones, found in High Hoyland Church Yard
00758/01	All Hallows Church, High Hoyland
00759/01	Saxon Cross Fragments, All Hallows Church, High Hoyland
MWY14221	Flints
MWY688	Ditch (Cropmark)
01724/01	Medieval and post-medieval iron and coal extraction pits, High Wood, near Kexborough
MWY14221	Quantity of material, grey/white opaque flint and some translucent brown flint. Mesolithic broad blade industry and other.
MWY688	Cropmark of possible linear ditch and other very faint marks at SE 272 111 which could conceivably be an enclosure.

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