



**The Coach House, New Hall, Darfield, Barnsley,
South Yorkshire**

**Archaeological Desk-Based Assessment &
Historic Building Appraisal**

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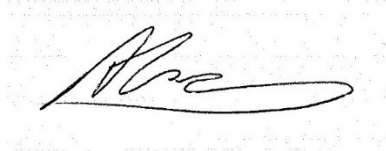
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Executive Summary

Ecus Ltd were commissioned by White Agus Partnership on behalf of Ms P Green to prepare an archaeological desk-based assessment and historic building appraisal in accordance with a brief issued by South Yorkshire Archaeology Service in discussion with The Barnsley Metropolitan Council Design and Conservation Team. The brief was issued in response to a planning (reference 2018/1176) and Listed Building Consent application (reference 2018/1387) for demolition of an existing conservatory, erection of a single storey side extension and demolition and rebuild of an existing garage at Cranford Hall, The Coach House, Doncaster Road, Ardsley, Barnsley. The site is centred on National Grid Reference: SE 394 052.

The site forms part of a medieval moated site located in the grounds of Cranford Hall, off Doncaster Road, Darfield, Barnsley. The site comprises an L-shaped piece of land, bordered by trees and a pond to the south, which separate the site from New Hall Farm. To the west is a tree lined boundary beyond which are agricultural fields, to the east is Cranford Hall (Grade II Listed Building, NHLE: 1293360) and the terminus of Doncaster Road. To the north of the site is a formal garden belonging to Cranford Hall. Within the site is the Grade II Listed Building, named on the National Heritage List for England as 'perimeter wall with gateway and attached outbuildings and chimney to west and south of Cranford Hall' (NHLE: 1151166). The Listed Building Consent application is in reference to the Coach House element of this designated heritage asset.

Any development within the proposed site boundary is considered to have to potential to affect the following heritage assets:

- The perimeter wall with gateway and attached outbuildings and chimney to west and south of Cranford Hall is a Grade II Listed Building (NHLE: 1151166)*
- Cranford Hall (Grade II Listed Building, NHLE: 1293360); and*
- Currently unknown archaeological remains anticipated to date to the post-medieval and medieval periods.*

The conservatory building is currently considered to detract from historic interest of the perimeter wall and Coach House and from the setting of Cranford Hall. The replacement of the conservatory with a more sympathetic design is considered to enhance the setting of the Listed Buildings and enhance the appreciation of the historic fabric of the Coach House.

The use of the footprint of the conservatory for the footprint of the proposed extension will ensure that there is no further damage to below ground archaeology.

The demolition of the garage to the north east of the building will result in removal of an element which is considered to provide low historic and architectural interest to the overall significance to the Listed Building. The exception to this statement being the loss of the rear (north elevation) of the garage. This elevation is thought likely to contain early material relating to the medieval moated site and to have originally formed part of the perimeter wall. The proposals indicate that this wall will be removed in its entirety with the 'feature' window reused if possible. The rebuilding of this wall would have to be taken into consideration as part of the Listed Building Consent.

The footprint of the proposed replacement build is slightly larger than that of the current garage. As such it is considered that there may be the potential for any works to impact upon surviving below ground archaeological remains, including the medieval moat.

Should Listed Building Consent and planning permission be granted, an appropriate scheme of building recording and archaeological monitoring should be considered in accordance with Paragraph 199 of the NPPF.

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1. Introduction

1.1 Project Background

1.1.1 Ecus Ltd were commissioned by White Agus Partnership on behalf of Ms P Green (hereafter 'the client') to prepare an archaeological desk-based assessment and historic building appraisal in accordance with a brief issued by South Yorkshire Archaeology Service in discussion with Barnsley Metropolitan Council Design and Conservation Team. The brief was issued in response to a planning (ref: 2018/1176) and Listed Building Consent application (ref: 2018/1387) for demolition of an existing conservatory, erection of a single storey side extension and demolition and rebuild of an existing garage at Cranford Hall, The Coach House, Doncaster Road, Darfield, Barnsley (hereafter 'the site'). The site is centred on National Grid Reference: 439466 405263.

1.2 The Site

1.2.1 The site is situated approximately 2 km north west of Darfield, Barnsley. It is located in the grounds of Cranford Hall, off Doncaster Road, Darfield, Barnsley. The site comprises an L-shaped piece of land bordered by trees and a pond to the south, which separates the site from New Hall Farm. To the west is a tree-lined boundary beyond which are agricultural fields, whilst to the east is Cranford Hall (Grade II Listed Building, NHLE: 1293360) and the terminus of Doncaster Road. To the north is a formal garden belonging to Cranford Hall. Within the site is the Grade II Listed Building, named on the National Heritage List for England as 'perimeter wall with gateway and attached outbuildings and chimney to west and south of Cranford Hall' (NHLE: 1151166, **Plate 1**). The Listed Building Consent application is in reference to the Coach House element of this designated heritage asset.

1.2.2 The underlying geology is mapped as mudstone, siltstone and sandstone of the Pennine Middle Coal Measures Formation. There are no recorded superficial deposits (British Geological Survey, 2019).

1.3 Aims and Objectives

1.3.1 The purpose of this heritage statement is to determine, as far as is reasonably possible from existing records and observations, an understanding of the historic environment within and surrounding the application area in order to formulate:

- Identification of heritage assets to survive within the area of study;
- An assessment of the significance of the known heritage assets considering their archaeological, historic, architectural and artistic values;
- An explanation of mitigation factors implemented in the adopted design strategy that conserve the significance and setting of heritage assets, and contribute to the character and local distinctiveness of the historic environment and local place-shaping; and
- An assessment of the impact of proposed development on the significance of the heritage assets and their settings.

2. Regulatory and Policy Context

2.1 Introduction

2.1.1 There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

2.2 Historic Buildings and Ancient Monuments Act 1953

2.2.1 Historic England is enabled by the Historic Buildings and Ancient Monuments Act 1953 (as amended by the National Heritage Act 1983) to maintain a register of parks, gardens and battlefield sites which appear to Historic England to be of special historic interest. Registration in this way makes the effect of proposed development on the sites and their settings a material consideration. Historic England are a statutory consultee in relation to works affecting Grade I/II* Registered Parks and Gardens.

2.3 Ancient Monuments and Archaeological Areas Act 1979

2.3.1 Scheduled Monuments and Areas of Archaeological Interest are afforded statutory protection under the Ancient Monuments and Archaeological Areas Act 1979 (as Amended) and the consent of the Secretary of State (Department of Culture, Media and Sport), as advised by Historic England, is required for any works.

2.4 Planning (Listed Buildings and Conservation Areas) Act 1990

2.4.1 Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by LPAs under the Planning (Listed Buildings and Conservation Areas) Act 1990. In considering development which affects a Listed Building or its setting, the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 66). In considering Conservation Areas the planning authority has a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of that area (Section 72).

2.4.2 The statutory criteria for listing are the special architectural or historic interest of a building. Buildings on the list are graded to reflect their relative architectural and historic interest (DCMS, 2018, para 7, page 4):

- Grade I: Buildings of exceptional interest;
- Grade II*: Particularly important buildings of more than special interest;
- Grade II: Buildings of special interest which warrant every effort being made to preserve them.

2.4.3 Historic England is a statutory consultee in relation to works affecting Grade I/II* Listed Buildings.

2.5 Local Plan

2.5.1 The Barnsley Local Plan (Adopted January 2019) is the development plan for the Barnsley District. Policies relevant to the historic environment and the proposed scheme are listed below.

- Policy HE1: The Historic Environment
- Policy HE2: Heritage Statements and general application procedures
- Policy HE3: Developments affecting Historic Buildings

- Policy HE4: Developments affecting Historic Areas of Landscapes
- Policy HE5: the Demolition of Historic Buildings
- Policy HE6: Archaeology

2.6 National Planning Policy Framework

- 2.6.1 Section 16 of the National Planning Policy Framework (NPPF) sets out the Government's current planning policy in relation to conserving and enhancing the historic environment. The key requirements are summarised below.
- 2.6.2 Applicants are required to provide proportionate information on the significance of designated and non-designated heritage assets affected by the proposals and an impact assessment of the proposed development on that significance. This should be in the form of a desk-based assessment and, where necessary, a field evaluation (NPPF, 189).
- 2.6.3 LPAs are required to take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place (NPPF, 185/192).
- 2.6.4 In determining planning applications, great weight should be given to the conservation of designated heritage assets - World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas designated under the relevant legislation (NPPF, 193/194).
- 2.6.5 In weighing applications that affect directly or indirectly the significance of a non-designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (NPPF, 197).
- 2.6.6 LPAs 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 significance and the impact, and to make this evidence publicly accessible and any archives deposited with a local museum or other public depository (NPPF, 199).

3. Methodology

3.1 Standards

3.1.1 This assessment is undertaken in accordance with:

- The Chartered Institute for Archaeologists' Standard and Guidance for historic environment desk based assessment (CIfA, 2017).
- Planning Practice Guidance Conserving and enhancing the historic environment (revised February 2018), published by the Department for Communities and Local Government.
- Historic England's Historic Environment Good Practice Advice in Planning Notes (2015a, 2015b and 2017).
- The Chartered Institute for Archaeologists (CIfA) 2019. Standard and Guidance for the archaeological investigation and recording of standing buildings or structure.

3.2 Scope of Assessment

3.2.1 The initial step of the heritage assessment process is the identification of heritage assets likely to be affected by the proposal due to their presence within the scheme or due to the sensitivity of their setting. This is informed through a desk-based study and site visit. This step constitutes Step 1 of Historic England's The Setting of Heritage Assets (2017).

3.2.2 The spatial scope of the assessment was defined by a 1 km study area around the application area to inform for designated and non-designated heritage assets (**Figure 2**).

3.2.3 The following sources were consulted to inform the presence of heritage assets within the study area, and to form a baseline for the assessment of their significance:

- National heritage datasets including The National Heritage List for England (NHLE), England's Places, PastScape, Viewfinder, NHRE Excavation Index, and Parks and Gardens UK.
- Records and reports held at the South Yorkshire Sites and Monuments Records (SYSMR); and
- Historic manuscripts and maps held at the Barnsley Archives and Discovery Centre.

3.2.4 A site visit was undertaken during April 2019 in order to assess the general character of the application area, to identify heritage assets not identified through desk-based review, and to assess the heritage interest and sensitivity of heritage assets within the study area. Heritage assets outside of the application area were visited to assess the attributes of their setting that contribute to their significance, and ground truth views between heritage assets and the application area, and viewpoints where they may be seen alongside one another.

3.3 Assessment of Significance

3.3.1 The National Planning Policy Framework recommends that, in determining applications, local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting (NPPF, 189).

3.3.2 The significance of heritage assets is defined in terms of their value to this and future generations because of their heritage interest, deriving not only from their physical presence, but also from their setting. This interest may be archaeological, architectural, artistic or historic (NPPF, Annex 2):

- **Archaeological interest:** derives from the presence or potential for evidence of past human activities worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
 - **Architectural interest:** derives from the architectural design, decoration or craftsmanship of a heritage asset. Architectural interest may also apply to nationally important examples of particular building types and techniques and significant plan forms.
 - **Artistic interest:** derives from interest in the design and general aesthetics of a place. It can arise from conscious design or fortuitously from the way the place has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
 - **Historic interest:** derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. Considers documentation, wider context, regional factors, and group value of the site.
- 3.3.3 The heritage interest of an asset's physical presence is assessed in terms of attributes identified in statutory criteria, general principles for selection (DCMS 2013 and 2018), selection guides published by Historic England, and regional research agendas.
- 3.3.4 The heritage interest of an asset's setting is assessed in accordance with Step 2 of Historic England's The Setting of Heritage Assets (2017), which considers the physical surroundings of the asset (including its relationship with other heritage assets); the way in which the asset is appreciated, and the asset's associations and patterns of use. Attributes of 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 (NPPF, Annex 2).
- 3.3.5 The overall significance of a heritage asset is the sum value of its interest, expressed within this report on a 6-point scale of Very High, High, Medium, Low, Negligible and Unknown using the criteria presented in Table 1.
- 3.3.6 The contribution of a given site or application area to an asset's significance is assessed in order to provide a basis for assessing the sensitivity of the heritage asset to change within that specific area. The criteria for this assessment are presented in Table 2.

Table 1: Criteria for determining the significance of heritage assets

Heritage Significance	Criteria
Very High	World Heritage Sites and the individual attributes that convey their Outstanding Universal Value, or non-designated heritage assets of demonstrable international heritage interest.
High	Scheduled Monuments, Listed Buildings (Grade I, II*, II), Conservation Areas, Registered Historic Parks and Gardens (Grade I, II*, II), Registered Battlefields, Protect Wreck Site, or non-designated heritage assets of demonstrable national importance due to their heritage interest.
Medium	Locally Listed Buildings and Landscapes, or non-designated heritage assets of demonstrable regional importance due to their heritage interest.
Low	Non-designated heritage assets of demonstrably limited heritage interest.
Negligible	Non-designated heritage asset of very limited heritage interest, typically due to poor preservation, survival or restricted contextual associations.
Unknown	The significance of the heritage asset can not been ascertained from available evidence.

Table 2: Criteria for valuing the contribution of the site to the significance of heritage assets

Contribution of Site	Criteria
High Contribution	The site possesses attributes that make a strong positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Medium Contribution	The site possesses attributes that make some positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Low Contribution	The site possesses attributes that make little positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Neutral Contribution	The site does not contribute to the understanding and/or appreciation of the interests that embodies its significance
Negative Contribution	A site detracts from the understanding and/or appreciation of the interests that define the significance of a heritage asset.

4. Historic Environment Baseline

4.1 Introduction

- 4.1.1 The following section identifies known heritage assets that may have the potential to receive effects from the proposed development, compiled from sources listed in Section 3.
- 4.1.2 In accordance with Step 1 of Historic England's Good Practice Advice Note 3 (July 2017) an outline assessment of the historic and archaeological baseline was undertaken to identify which of these heritage assets possessed settings that could be affected by the proposed scheme, and thereby scope out those assets that would not be affected. The details of this assessment are documented in Section 4.2 of this report.
- 4.1.3 National List entries are referenced by their National Heritage List for England (NHLE) entry number and depicted in **Figure 2**.

4.2 Archaeological and Historical Baseline

Prehistoric – Romano-British Period

- 4.2.1 The SYSMR returned a limited number of records relating to the Prehistoric to Romano-British periods (**HA1-3**). These include a Mesolithic unclassified flint scatter which were discovered during field walking (**HA1**) and two probable Iron Age or Romano-British enclosures, one at Darfield (**HA2**) and one at Wombwell (**HA3**). The enclosure at Darfield was identified by aerial photography in 1977; geophysical survey undertaken in 2017 also identifies this feature as well as evidence for a series of anomalies within the enclosure. The enclosure at Wombwell was also identified in aerial photography, but no further investigatory work has been undertaken.
- 4.2.2 The distribution of these features is situated in the open agricultural land to the north of the site. It is considered likely that any similar features would have been severely impacted by subsequent development within the site.
- 4.2.3 There are no Romano-British sites situated within proximity of the site recorded by The Rural Settlement of Roman Britain project (Allen *et al.* 2016).

Early Medieval - Medieval

- 4.2.4 The name Darfield derives from 'open land frequented by deer or other wild animals' (Mills, 2011: 146). Settlement at Darfield pre-dates the late eleventh century and is recorded by the Domesday Survey as situated in the Skyrack Wapentake with Alsige and Ketilbert holding four carucates of land to the geld in 1066 (Williams & Martin 2003: 851). By 1086 the land was held wholly by Alsige. The site of several medieval manor features is recorded by the SYSMR. These include a medieval barn at Tyers Hill, Darfield (**HA5**) and medieval to post-medieval boundary fence posts near to Low Laiths Farm Wombwell (**HA6**). The fence posts near Wombwell are stone and it has been suggested that they may be associated with the boundary for Monk Bretton Priory, although it has also been noted that there are other high-status properties in the area which may have marked their boundaries in such a fashion, including New Hall, Darfield (**HA4**).
- 4.2.5 New Hall, Darfield (**HA4**) is a medieval manor site rebuilt in the nineteenth/ early twentieth century. The manor site retains numerous features dating to the medieval era including its medieval gateway and Tudor fireplace. The Hall is surrounded by a perimeter wall and an infilled moat. To the west of the hall is The Coach House, situated within the site. The Coach House was originally a timber-framed building, incorporating the perimeter wall. There have been several phases of alteration to this building are discussed more thoroughly in the Historic Building Appraisal presented in

Section 4.3 below.

- 4.2.6 A history of New Hall, Darfield has been presented in an article titled *New Hall, Darfield* in *The Yorkshire Archaeological Journal* (Birch & Ryder, 1982: 81-98).

Post-Medieval

- 4.2.7 SYAS returned two records within the study area relating to the post-medieval period. These comprise a post-medieval tunnel at Tyers Hall Farm (**HA7**) and a model farm at Low Laiths (**HA8**). In addition to these records there are several Grade II Listed Buildings including several barns (NHLEs: 1151174, 1286945, 1315018 & 1151165) and the Tyers Hall and Tyers Hill Farmhouses (NHLE: 1191389 & 1287082, respectively).
- 4.2.8 Cranford Hall, Grade II Listed Building (NHLE: 1293360) is situated adjacent to the site boundary. The building was constructed in the late eighteenth / early nineteenth century and partially sits across the site of the medieval hall and potentially incorporates some of the medieval masonry. It is likely that the rebuilding of the Coach House and its conversion to a stable was undertaken at a similar time to the construction of Cranford Hall.

Modern

- 4.2.9 There has been relatively little modern development within the study area. Such development has been limited to the construction of modern farm buildings associated with already established farmsteads, alongside the improvement of the road network.
- 4.2.10 Within the site early twentieth century Ordnance Survey (OS) mapping shows the addition of the garden block to the north and the infill of the medieval moat. The Coach House was joined to the single-storey building to the north in the late twentieth century and was eventually converted from a stable block to a residence in the 1980s.

4.3 Historic Building Appraisal

Introduction

- 4.3.1 A building appraisal was undertaken to determine the character, condition and significance of structures within the site. A sketch plan, based upon survey drawings provided by White Argus Partnership, was produced of the ground and first floors to illustrate the appraisal (**Figure 4**).
- 4.3.2 The assessment was undertaken in line with Historic England guidance contained within *Understanding Historic Buildings: a guide to good recording practice* (2016) and The Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2019).
- 4.3.3 Phasing plans and elevations (**Figures 4-7**) were based upon South Yorkshire County Archaeology Service's 1980 survey, phased elevations produced by S Jones and presented in *New Hall, Darfield* (Birch & Ryder, 1982: Fig 3), historic map regression, a review of historic photographs and observations made on site. **Plates 1 - 20** are presented in **Appendix 2: Plates**.

Perimeter wall with gateway and attached outbuildings and chimney to west and south of Cranford Hall

- 4.3.4 The perimeter wall with gateway and attached outbuildings and chimney to west and south of Cranford Hall is a Grade II Listed Building (NHLE: 1151166, **Plate 1**). The listing includes a perimeter wall constructed in ashlar sandstone which sits inside a former medieval moat. A gateway bearing the escutcheons of Bosville and Cresacre

sits within the wall (**Plate 1**) and forms an important part of this listing.

- 4.3.5 The Coach House (**Plate 2**), which forms one of the attached outbuildings included within the listing, is two storeys in height, rectangular in plan and primarily constructed in stone ashlar with a slate tiled roof. As discussed in the historical baseline (**Section 4.2**) the building at one time comprised the stables and coach house of Cranford Hall.
- 4.3.6 The Coach House is depicted, situated within the perimeter wall, on an Estate Sales Plan dating to 1877 (**Figure 3**, Barnsley Archive Ref: A-3636_S/1/16). The manor site is shown surrounded by the moat fed by the pond to the south. The site, as shown in the 1877 Estate Sales Plan, comprises the main house (Cranford Hall) to the north east, a series of smaller outbuildings to the west (including the Coach House) and a formal garden to its south. The Coach House is depicted as two connected buildings, positioned against the western perimeter wall and moat. A small porch is shown against the eastern elevation. The 1893 OS 25 inch map depicts much the same layout, although the moat no longer appears to be fed by the pond and appears to have been at least partially infilled.
- 4.3.7 The 1906 25 inch OS map provides a clearer depiction, with the formal gardens have been lost and the moat is no longer fed by the pond. The Coach House is now depicted as two separate buildings with a small building situated to its north. The porch appears somewhat larger and as such is considered to be a later replacement. The 1931 25 inch OS map indicates that the moat to the south of the Coach House had been further infilled. The Coach House remains as two separate buildings, however an additional building has been constructed adjacent to the northern building. The Coach House remained as three separate units until the late twentieth century and is depicted as such on the 1968-1970 25 inch OS Map.
- 4.3.8 For ease of description the building has been described in terms of these separate units, reflective of chronological development, with the conservatory at the southern end of the Coach House considered as a fourth unit.

Unit 1 – The Principal Coach House Range

- 4.3.9 **Unit 1** comprises the principal coach house range (**Plate 1**). It is two-storeys in height with a pitched, slate roof. Externally it appears that the range is primarily constructed in coursed, tooled ashlar with dressed ashlar lintels, sills and jambs to windows and doorways, although the rear (west facing) elevation of the building reveals numerous phases of construction, represented by variations in building materials whilst the interior of the building reveals a timber frame.

Exterior

- 4.3.10 The principal elevation of the Coach House faces east (**Plate 1, Figure 5**). This elevation has been substantially altered during the late 1980s when the building was converted from stables to a dwelling. The elevation comprises five bays. The ground floor of the southern bay of this elevation projects forward (**Plate 3**). The lower half of this projection has been constructed in tooled sandstone ashlar whilst the upper section is glazed with a timber-framed, multi-pane window. The projection has a gently slopped, hipped roof which has been covered in stone slate, in keeping with the rest of the building. This projection dates to the late twentieth century, having been installed after the 1982 survey. To the north of this projection are a series of windows and a door. The windows and doors have been altered from what was previously three doors with an accompanying window. The inserted windows are identifiable by the clean edges of the stone sills and lintels. The blocked doors are identifiable by an ashlar stone step, visible in the wall, at the base of the former doorway. A timber porch with a slate covered roof, thought to be first depicted on the 1906 OS map stretches across

the location of the three former doorways (**Plate 1**). On the first floor, above the projecting bay, are two blocked taking-in doors now converted to windows. Across the rest of the elevation are three, timber-framed, 12-pane, sash windows with dressed ashlar sills and quoined jambs. This elevation, with the exception of the projection from the southern bay, alteration to the windows and doors and the addition of the later porch appears to be of a single phase, dating to the nineteenth century (**Figure 5**).

- 4.3.11 The western elevation of the building is more complex (**Plate 4**). **Figure 6** shows the phasing of this elevation as understood by S. Jones and presented in *New Hall, Darfield* (Birch & Ryder, 1982: Fig 3) adapted to include modern insertions and alterations. The ground floor of this elevation comprises several phases of the perimeter wall. These phases (**Phase 1-3**) are believed to date from the early fifteenth to the early sixteenth century. Above the original perimeter wall the first floor comprises stone and brickwork dating to the seventeenth/eighteenth century, presumably used to infill the earlier timber framework. A sixteenth/seventeenth century chimney stack is situated at first floor level at the northern end of the elevation. At ground floor level there are several small inserted windows, the majority of which were inserted during the late twentieth century. At the northern end of this elevation, the roof steps down and a change in the coursing of the stonework reveals where late twentieth century infill connects this range to **Unit 2 (Figure 6)**.

Interior

- 4.3.12 Internally the building has been much altered as a result of its conversion to a dwelling in the 1980s. The wainscoting, stable partitions and generator documented in the 1982 survey photos having been removed. One of the stable partitions has been relocated and can be seen in the associated garden (**Plate 5**). A limited number of features indicating the buildings former use, dating to various periods do survive on the ground floor. These include Victorian cast iron vents (**Plate 6**) and various hooks situated in the ceiling beams, presumably used for hanging tack (**Plate 7**). The ceiling beams are chamfered and a number of infilled mortices can be seen, indicating the former construction and layout of the timber framed building (**Plate 8**). On the first floor the roof trusses are partially exposed and appear to remain unaltered from the survey drawings produced by SYAS in 1980 (**Plate 9**).

Unit 2 – The Northern Single-Storey Extension

- 4.3.13 **Unit 2** comprises a single storey building situated to the north of the main coach house range (**Unit 1**). The building was incorporated into the main coach house range in the late twentieth century. The building is constructed in ashlar, is rectangular in plan and has a pitched, slate roof.
- 4.3.14 The east facing elevation of this unit is hidden by **Unit 3**, whilst the south facing elevation is obscured by the extension connecting **Unit 2** to **Unit 1**. Both the north and west elevations incorporate parts of the earlier perimeter wall, from which the remainder of the building was built up during the seventeenth/eighteenth century (**Figures 6 & 7, Plates 10 & 11**).

Unit 3 – The Garage Extension

- 4.3.15 **Unit 3** comprises the garage extension first depicted on the 1931 OS map. The building is constructed in tooled ashlar, is rectangular in plan and has a pitched slate roof. In the building's southern elevation is a set of double doors set into a dressed ashlar depressed basket arch entrance (**Plate 12**). The east facing elevation contains a double window with a dressed ashlar sill and lintel (**Plate 13**). This elevation is keyed into the north elevation (**Plate 14**). The north facing elevation abuts the east elevation

of **Unit 2 (Figure 7, Plates 15)**. This elevation, like **Unit 2**, includes part of the perimeter wall including a stone mullioned window and a truncated chimney stack. The upper section of the elevation dates to the early twentieth century when the garage was constructed.

- 4.3.16 Internally the building **Unit 3** is lined with red brickwork skin, this obscures the window in the north wall. The eastern wall is partially reconstructed in blockwork (**Plate 16**). The roof is a simple timber construct and contains two timber framed skylights (**Plate 15**). This unit is suffering structural deterioration as evidenced by the substantial gap in the brick and stonework (**Plates 17**) and the lean of the northern wall (**Plate 15**).

Unit 4 – The Modern Conservatory

- 4.3.17 **Unit 4** comprises a late twentieth century conservatory (**Plates 19-21**), which abuts the southern end of the main Coach House range (**Unit 1**). The conservatory is square in plan, constructed on a stone ashlar constructed base which extends eastwards to provide a raised patio (**Plate 20**). The remainder of the conservatory is double glazed with a timber frame. The conservatory was constructed in the 1990s (Planning Ref: B/92/0788/DA/LB) and was constructed over the medieval moat.

4.4 Summary of Potential Heritage Constraints

- 4.4.1 In line with current planning policy (NPPF Ch.16 Para 185), a description of heritage assets with the potential to be affected by the proposed development, based on the current level of available information, is summarised below

Designated Heritage Assets

- 4.4.2 The site contains one designated heritage asset. This is the Grade II Listed Building of the 'Perimeter wall with Gateway and attached Outbuildings and Chimney to west and south of Cranford Hall' (NHLE: 1151166). The development will directly affect the fabric of this Listed Building.
- 4.4.3 Immediately north east of the site boundary is the Grade II Listed Cranford Hall (NHLE: 1293360). There is the potential for any development within the site to impact upon the setting of this Listed Building.

Archaeological Potential

- 4.4.4 It is considered that the site has the potential to contain archaeological remains relating to medieval and post-medieval activity. Historic mapping indicates that the site underwent several phases of alteration and reorganisation during the post-medieval era. Although damage may have occurred to earlier features the extent of the impact is unknown. Modern additions include the construction of the conservatory and patio on top of the medieval moat in the 1990s this will have impacted upon the archaeology situated within its footprint. A trench excavated in the 1980s across the moat, indicated that although difficult to determine the moat was narrow in width and indeed water filled. The moat was infilled during the mid-nineteenth century, the fill containing pottery dumps of that date (Birch & Ryder, 1981: 88)

5. Statement of Significance

5.1 Introduction

- 5.1.1 The following section assesses the heritage significance of heritage assets which have been identified as potentially sensitive towards change within the site in Section 4 above.
- 5.1.2 In accordance with Step 2 of Historic England's Good Practice Advice Note 3 (July 2017) the following section assesses whether, how and to what degree the settings of the identified heritage assets contribute towards their significance. The assessment goes on to state the contribution of the site towards that setting.

Perimeter wall with gateway and attached outbuildings and chimney to west and south of Cranford Hall

- 5.1.3 The Perimeter wall with gateway and attached outbuildings and chimney to west and south of Cranford Hall (Grade II Listed Building, NHLE: 1151166) has been appraised in **Section 4.3**. The building is considered to be of high heritage significance as a result of its substantial historic and architectural interest. The historic and architectural interest of the building is derived from the well preserved nature of successive building phases dating from the fifteenth century onwards as well as extensive historical records which contribute towards an understanding of the ownership and history of the hall within the context of the wider area (for a summary of these records and a history of the site see Hunter 1831: 109-114). The buildings relationship with the surrounding infilled moat and Cranford Hall to the north east enhances the interest of the building by providing a setting within which the context of the building can be readily understood.
- 5.1.4 Early twentieth century additions such as the garage (**Unit 3**) at the northern end of the eastern elevation are considered to make a limited contribution towards the historic interest of the building as a result of their modern design and relatively commonplace occurrence. It should be noted that the north elevation of both **Units 2 & 3** retains earlier material dating to the construction of the perimeter wall and as such sections of these elevation make a substantial contribution to the overall significance of the Listed Building.
- 5.1.5 Although remaining of high heritage significance there are some elements of the building which currently detract from its overall interest. These include unsympathetic alterations made in the late twentieth century and the modern conservatory which abuts the south elevation. This required the removal of some early material from the building to create a double doorway into the conservatory extension. It is of note that the conservatory is situated within the infilled former moat and as such would have had some impact upon the archaeological potential of the site.

Cranford Hall

- 5.1.6 Cranford Hall (Grade II Listed Building, NHLE: 1293360) is situated approximately 12 m east of the site. Cranford Hall dates to the late eighteenth century and largely covers the site of the original medieval hall. It is thought that the building incorporates some of the earlier medieval masonry. The building is two-storeys in height with an attic and constructed in sandstone ashlar. Associated with the hall are a series of outbuildings. A lawn and driveway are situated to the south of the building, which historic mapping (Estate Plan 1877, **Figure 3**) depicts as a formal garden.
- 5.1.7 The building is considered to draw historic and architectural interest from its

architectural detailing, craftsmanship and the potential re-use of medieval masonry. Further historic value is drawn from its association with the former medieval hall and the history of the site within its wider context.

- 5.1.8 The setting of the building comprises the moated site as a whole, including the pond to the south which originally fed the moat and the New Hall farm buildings to the south which would have served the manor's associated estate. These elements contribute towards the understanding of the building, its operation and relationship to both associated buildings and the surrounding landscape, therefore making a substantial contribution to the historic and architectural interests of the building.
- 5.1.9 The site is situated immediately adjacent to Cranford Hall and includes the Perimeter wall with gateway and attached outbuildings and chimney to west and south of Cranford Hall (NHLE: 1151166) and is considered an integral part of the building's setting, making a high contribution towards the significance of the building.

Archaeological Potential

- 5.1.10 It is considered that the site has the potential to contain archaeological remains relating to medieval and post-medieval activity. The historic mapping indicates that the site underwent several phases of alteration and reorganisation during the post-medieval era, including the construction of a conservatory and patio across the medieval moat. Although some damage may have occurred to earlier features the extent of the impact is unknown. As such the significance of this potential resource is currently unknown. It is anticipated that due to previous impacts it is likely that any surviving archaeological remains within the existing footprint of the building are of negligible to low significance.

6. Statement of Impact

6.1 Introduction

6.1.1 This section sets out a brief description of the scheme and provides an assessment of impact with regard to historic environment constraints.

Scheme Proposal

6.1.2 The scheme proposal is for the demolition of the existing conservatory and the erection of a single-storey side extension, as well as the demolition and rebuild of the existing garage. The single storey side extension will comprise an oak-frame structure situated within the footprint of the current conservatory building. The extension to the north will extend slightly beyond the footprint of the current garage.

6.2 Assessment of Proposal

6.2.1 The significance of the Grade II listed Coach House as part of the 'Perimeter wall with gateway and attached outbuildings and chimney to west and south of Cranford Hall' lies in the historic and architectural interest of the building as derived from the well preserved nature of successive building phases dating from the fifteenth century onwards. As discussed in the statement of significance some aspects of the building contribute more to these interests than others.

6.2.2 The conservatory proposed for demolition is currently considered to detract from the architectural interest of the building through its design. The hipped roof is out of keeping with the remainder of the building situated within the moated manor site and in conjunction with the use of materials considered to be inconsistent with those of the surrounding buildings which draws attention away from the historic elements of the building. The conservatory also masks the southern elevation of the host building. This elevation was altered to enable access from the main building into the conservatory and will have resulted in the removal of early historic material relating to the perimeter wall.

6.2.3 The construction of the conservatory is also considered to have impacted upon the archaeological interest by impacting upon the infilled moat and the connection with the pond to the south. This will have affected the archaeological interest these elements ascribed to the building. The position of the conservatory beyond the perimeter wall of the moated site is also considered to complicate the understanding of the building as part of the moated manor and as such detracts from the historic interest of the building.

6.2.4 The proposed development will be situated within the current footprint of the conservatory. The intention being to re-use the current building platform. Although this cannot resolve the loss of archaeological information lost as a result of the original construction it will ensure no further loss is incurred. The replacement single-storey extension will still be situated beyond the perimeter wall, but again will cause no further loss of understanding, or historic interest. The proposed replacement is considered an enhancement as it will introduce materials and design more sympathetic to the historic fabric of the remainder of the building. Similarly the improved design and selection of materials is therefore considered to improve the setting of Cranford Hall. In addition the use of an oak frame structure will add interest by juxtaposing a modern timber frame structure with the earlier medieval timber frame evident in the main building. The pitched roof is in keeping with those seen across the site and as such will draw less attention.

6.2.5 The demolition of the garage will result in removal of an element which is considered to provide limited historic and architectural interest to the overall significance to the

Listed Building. The exception to this statement being the loss of the rear (north elevation) of the garage. This elevation is thought likely to contain early material relating to the medieval moated site and to have originally formed part of the perimeter wall. The proposals indicate that this wall will be removed in its entirety yet rebuilt using the existing materials with the 'feature' window reused, if possible. The rebuilding of this wall would have to be taken into consideration as part of the Listed Building Consent.

- 6.2.6 The footprint of the proposed replacement building is slightly larger than that of the current garage. As such it is considered that there may be the potential for any works to impact upon surviving below ground archaeological remains including the medieval moat situated directly to its north.

7. Discussion

7.1 Summary of Potential and Significance

- 7.1.1 The Coach House forms part of the Perimeter wall with gateway and attached outbuildings and chimney to west and south of Cranford Hall is a Grade II Listed Building (NHLE: 1151166) holds high heritage significance as the result of its historic and architectural interests. The historic and architectural interest of the building is derived from the well preserved nature of successive building phases dating from the fifteenth century onwards as well as extensive historical records which contribute towards an understanding of the ownership and history of the hall within the context of the wider area. The building's relationship with the surrounding infilled moat and Cranford Hall to the north east enhance the interest of the building by providing a setting within which the context of the building can be readily understood. As discussed in the statement of significance some aspects of the building contribute more to these interests than others.
- 7.1.2 The site is considered an integral part of the setting of Cranford Hall (Grade II Listed Building, NHLE: 1293360). Cranford Hall is considered to draw historic and architectural interest from its architectural detailing, craftsmanship and the potential re-use of medieval masonry. Further historic value is drawn from its association with the former medieval hall and the history of the site within its wider context. The setting of the building comprises the moated site as a whole, including the pond to the south which originally fed the moat and the New Hall farm buildings to the south which would have served the manor's associated estate. These elements contribute towards the understanding of the building, its operation and relationship to both associated buildings and the surrounding landscape, therefore making a substantial contribution to the historic and architectural interests of the building.
- 7.1.3 It is considered that the site has the potential to contain archaeological remains relating to medieval and post-medieval activity. Historic mapping indicates that the site underwent several phases of alteration and reorganisation during the post-medieval era and although some damage may have occurred to earlier features the extent of the impact is unknown. As such the significance of this potential resource is currently unknown. It is anticipated that due to previous impacts it is likely that any surviving archaeological remains within the existing footprint of the building are of negligible to low significance.

7.2 Statement of Impacts

- 7.2.1 The scheme proposal is for the demolition of the existing conservatory and the erection of a single storey side extension, as well as the demolition and rebuild of the existing garage.
- 7.2.2 The conservatory building is currently considered to detract from historic interest of the perimeter wall and Coach House and from the setting of Cranford Hall. The replacement of the conservatory with a more sympathetic design is considered to enhance the setting of the Listed Buildings and enhance the appreciation of the historic fabric of the Coach House.
- 7.2.3 The use of the footprint of the conservatory for the footprint of the proposed extension will ensure that there is no further damage to below ground archaeology.
- 7.2.4 The demolition of the garage to the north east of the building will result in removal of an element which is considered to provide low historic and architectural interest to the overall significance to the Listed Building. The exception to this statement being the loss of the rear (north elevation) of the garage. This elevation is thought likely to contain

early material relating to the medieval moated site and to have originally formed part of the perimeter wall. The proposals indicate that this wall will be removed in its entirety and being rebuilt with retained material with the 'feature' window reused if possible.

- 7.2.5 The footprint of the proposed replacement build is slightly larger than that of the current garage. As such it is considered that there may be the potential for any works to impact upon surviving below ground archaeological remains including the medieval moat.

7.3 Recommendations

- 7.3.1 Should Listed Building Consent and planning permission be granted, an appropriate scheme of building recording and archaeological monitoring should be considered in accordance with Paragraph 199 of the NPPF.

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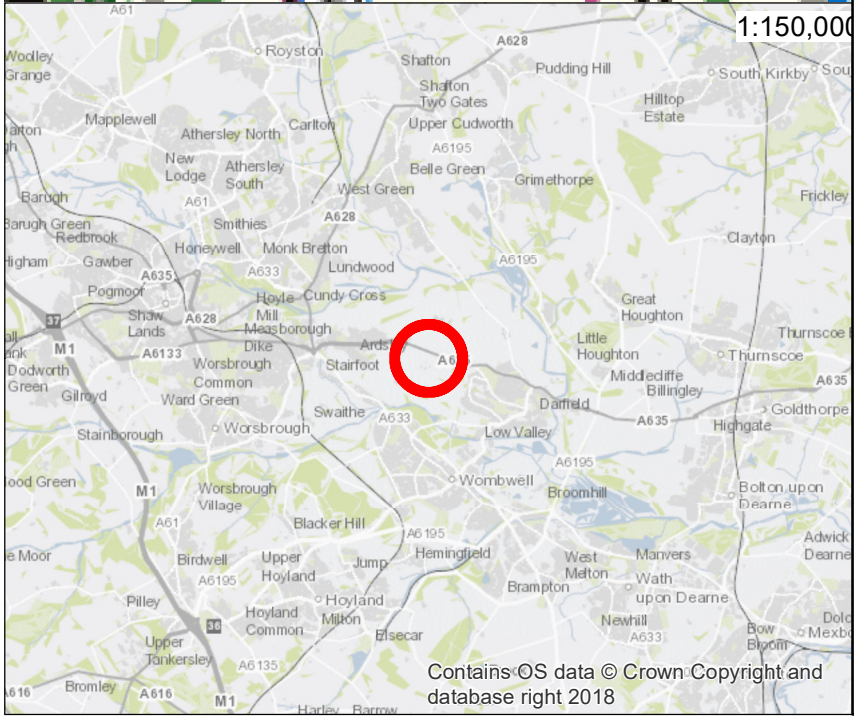
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9. Illustrations



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1:2,500

Site

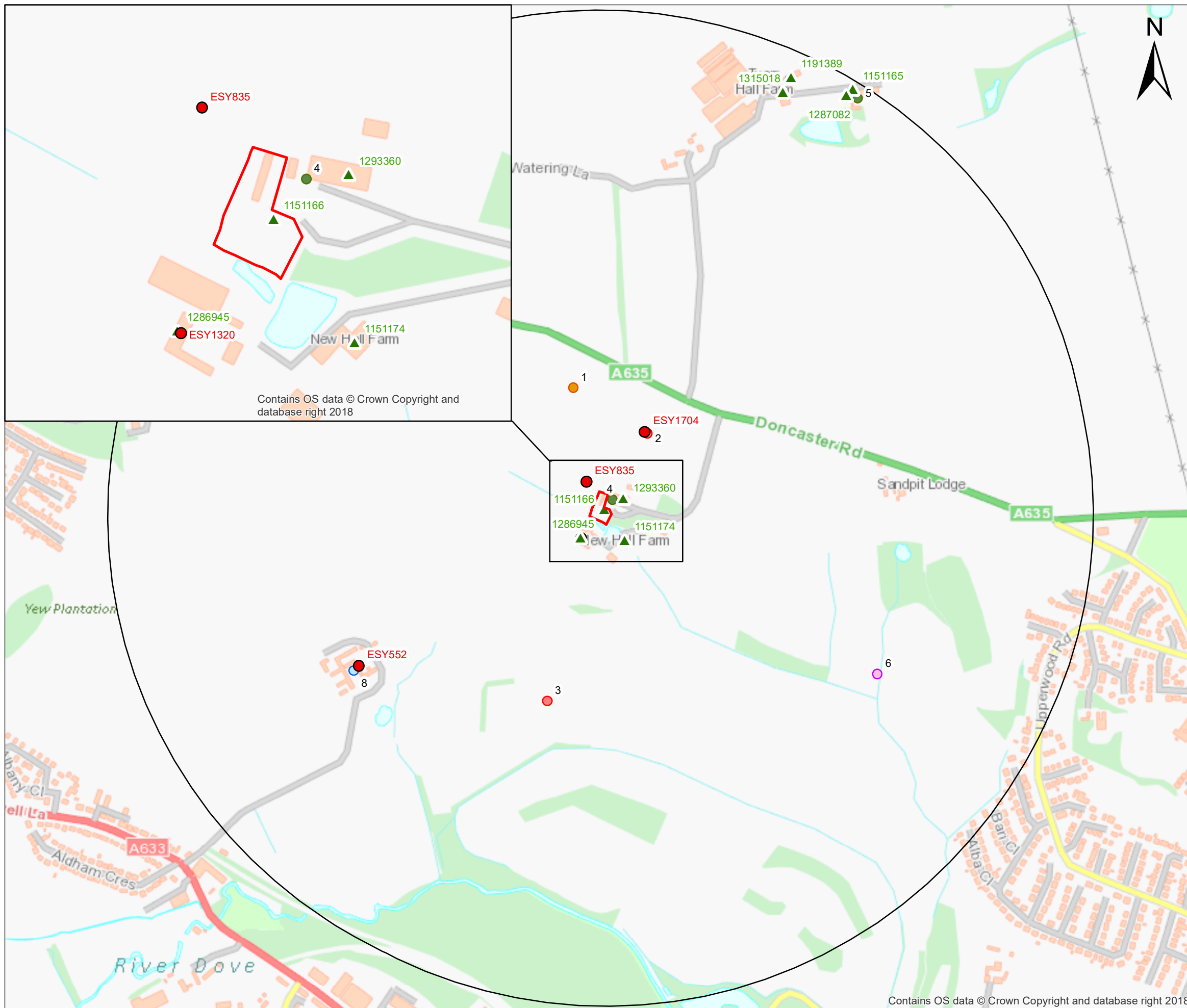


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 Barnsley, South Yorkshire - Historic
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 and Historic Building Appraisal

Figure 1: Site Location


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 Site Boundary

 1 km Study Area


 Grade II Listed Building


 Event Record


Non-Designated Heritage Asset

 Prehistoric

 Prehistoric/Romano-British

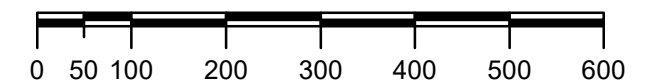
 Medieval

 Medieval/Post-medieval

 Post-medieval

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Metres



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Figure 2: South Yorkshire Archaeology Service Sites and Monuments Data and Designated Heritage Assets within 1 km Study Area

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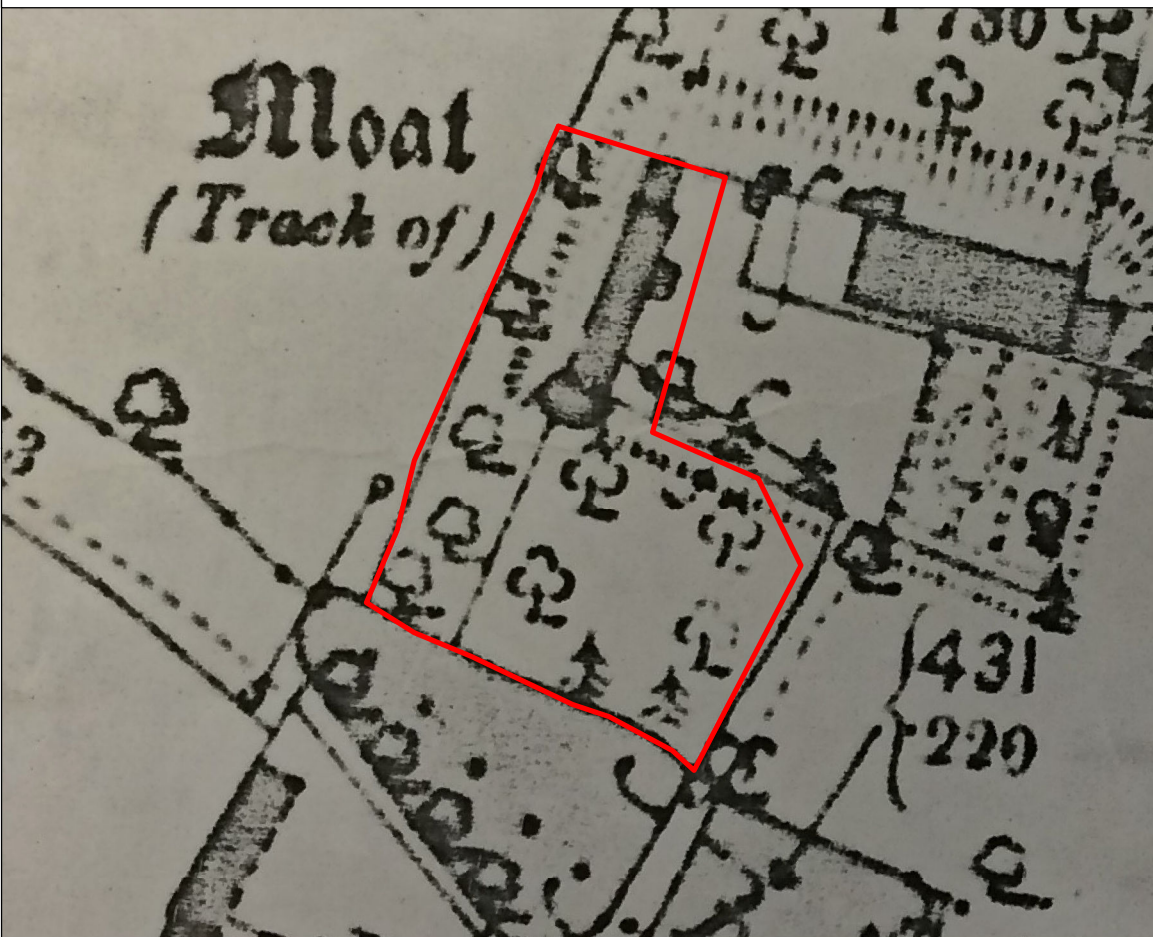
Sales Estate Plan - 1877

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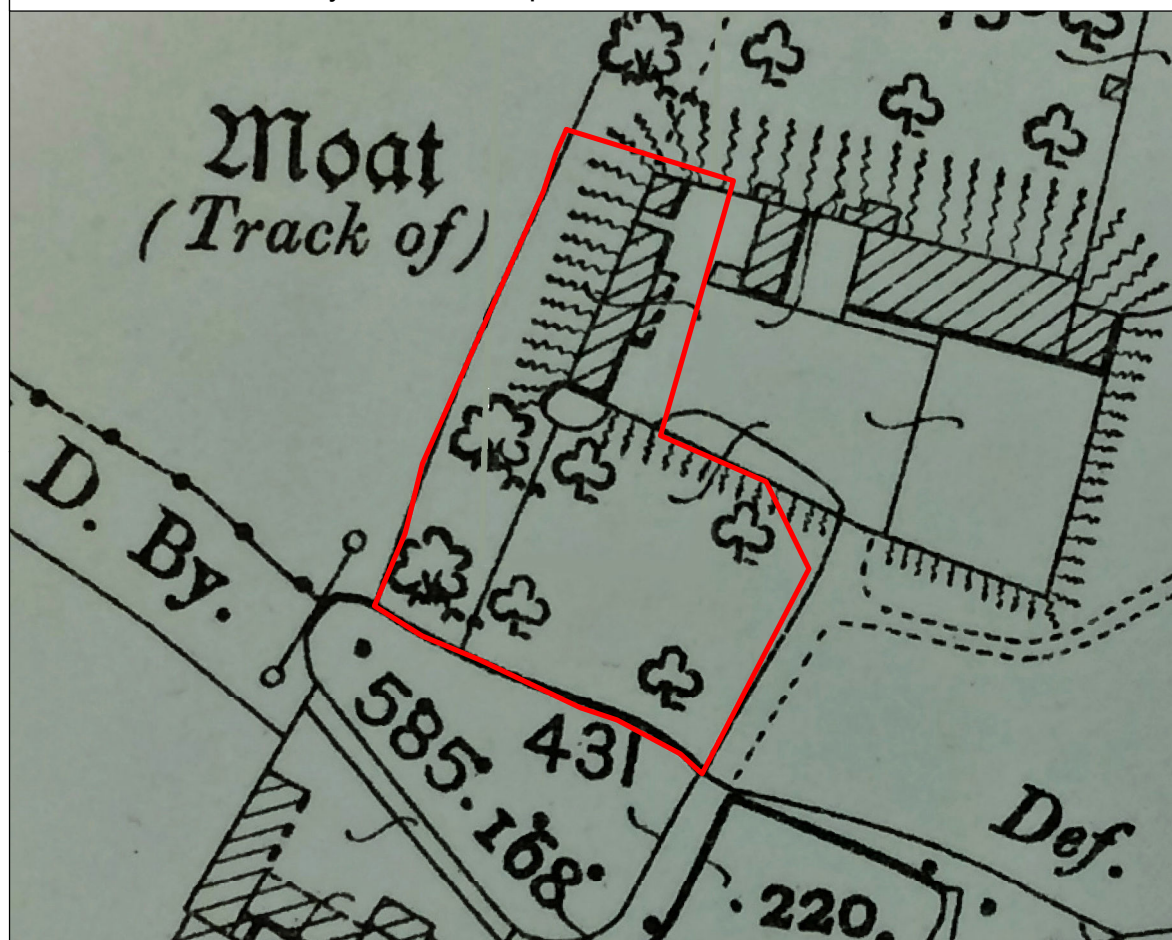
1893 Ordnance Survey - 25 inch map

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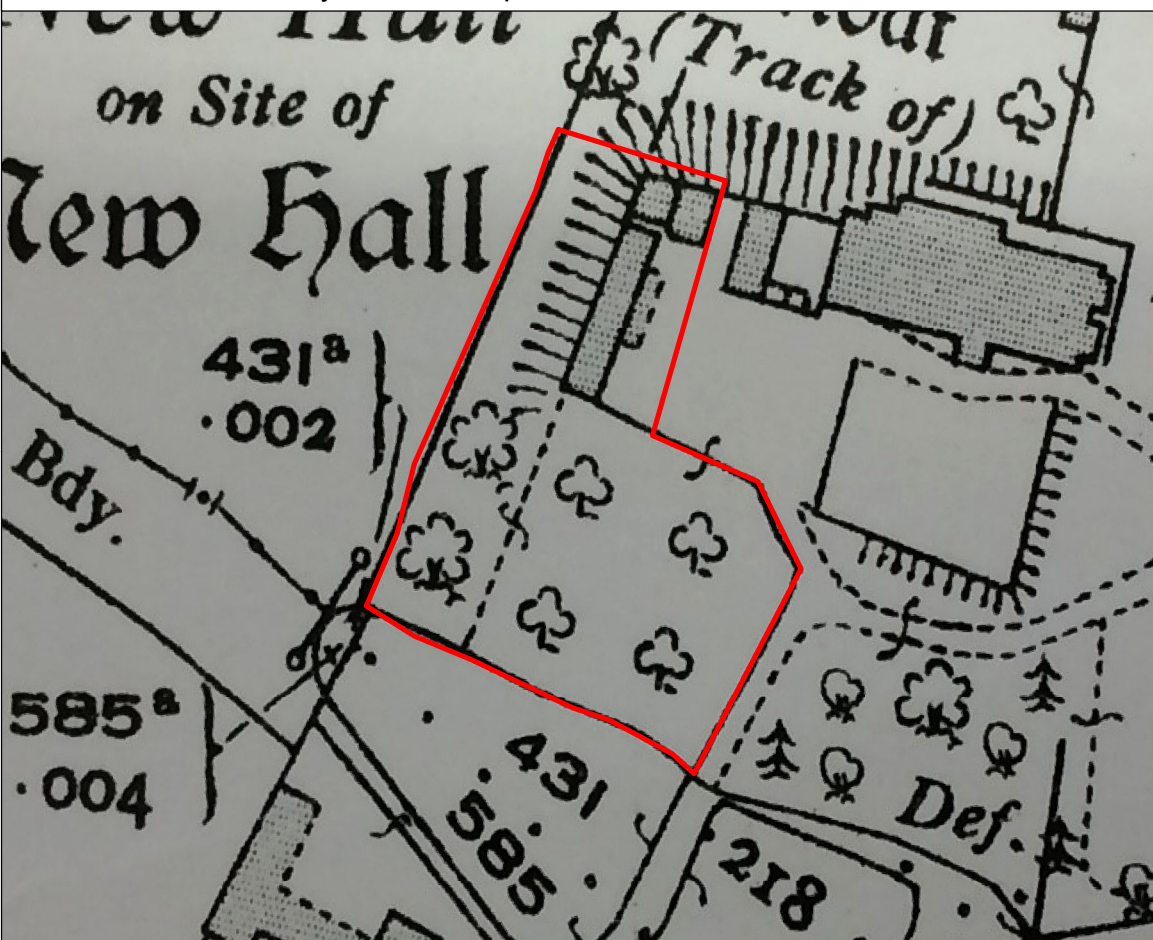
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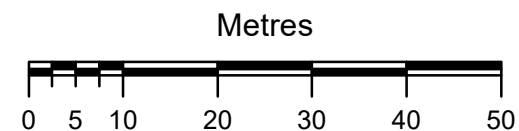


1931 Ordnance Survey - 2 inch map

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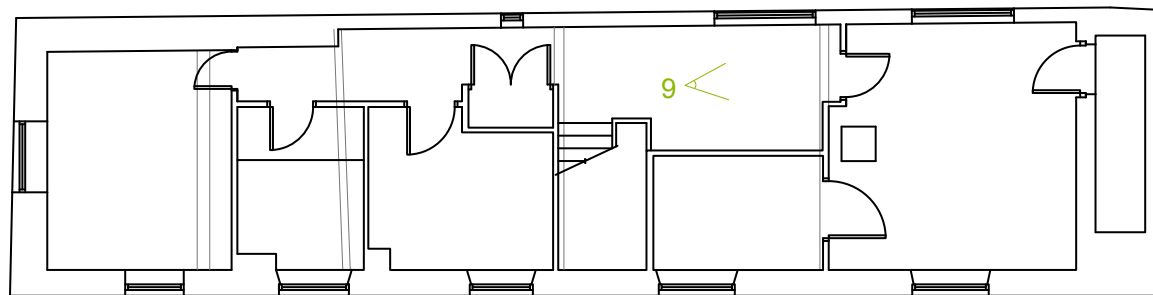


Site Boundary

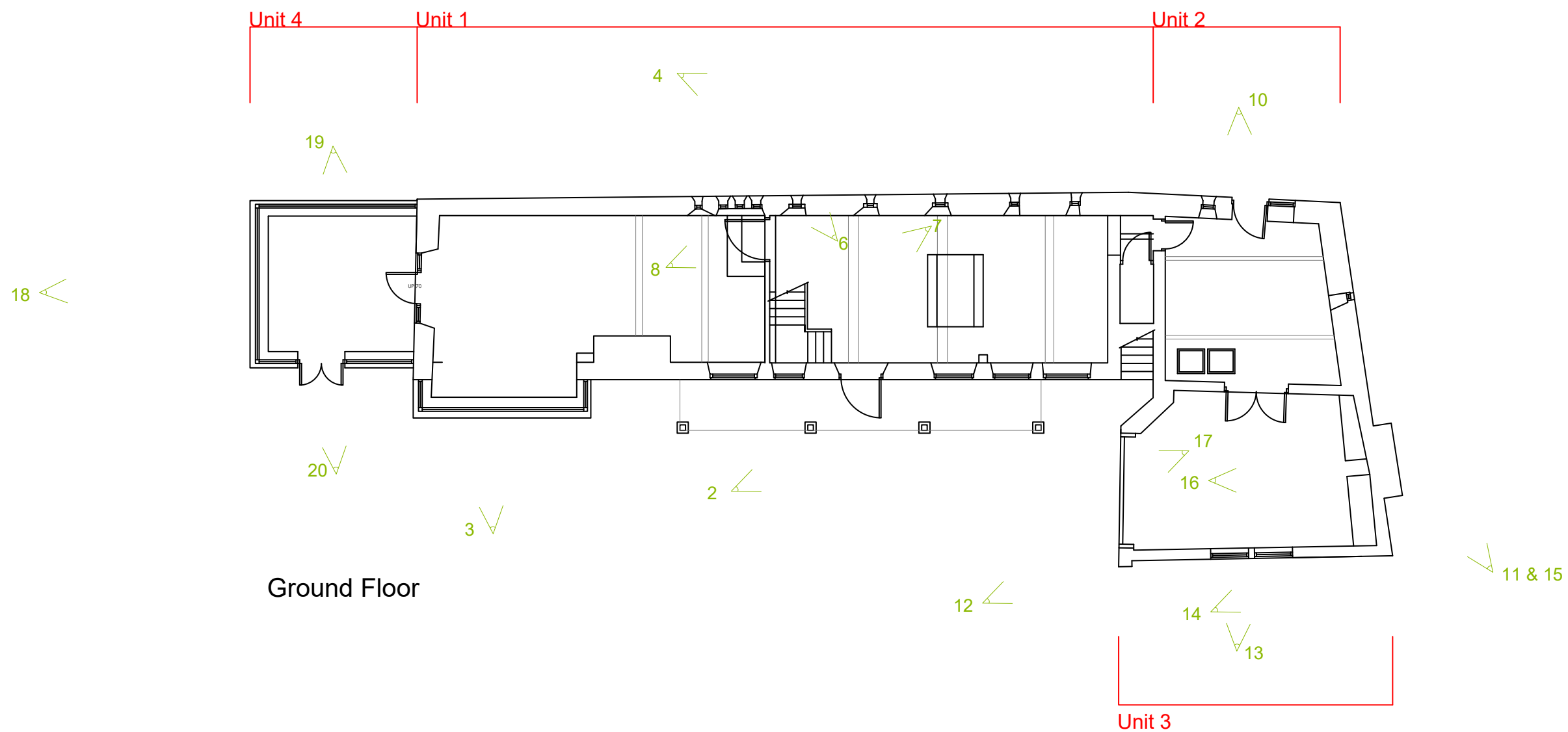


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Figure 3 : Historic Mapping
(1877, 1893, 1906 & 1931)

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First Floor











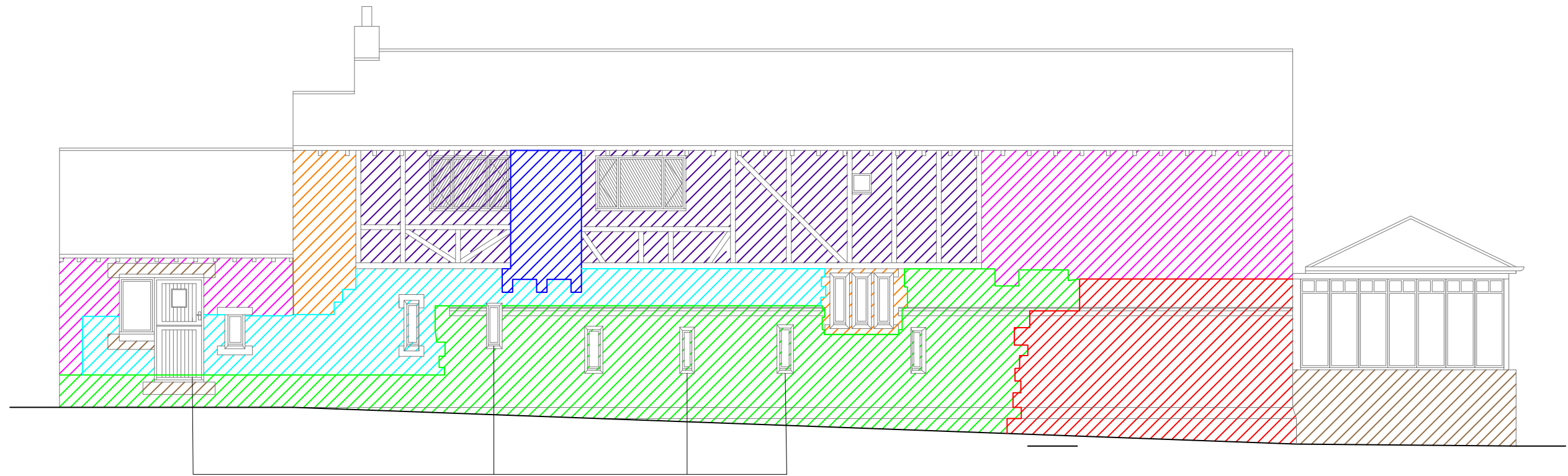
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






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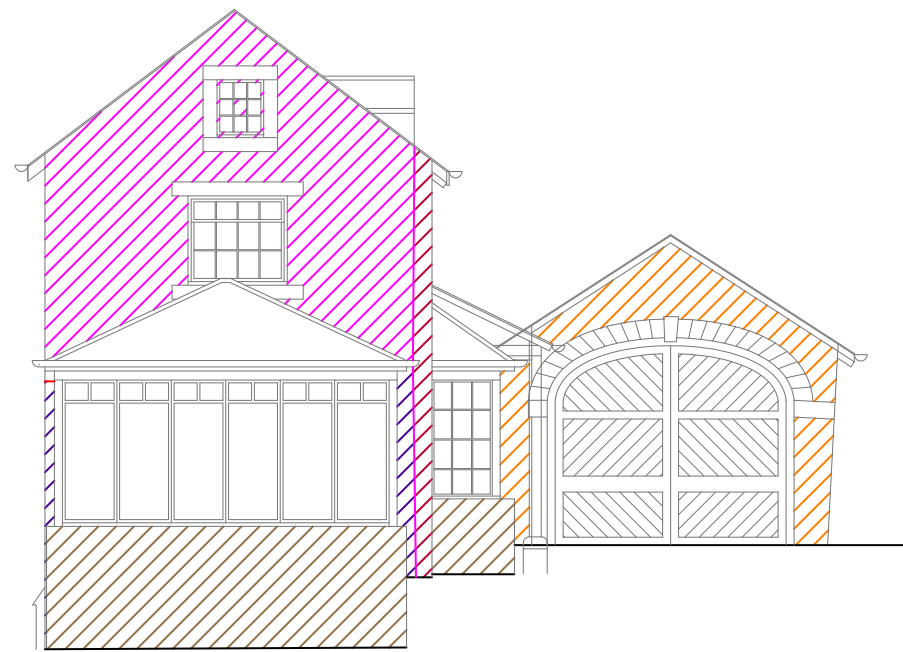
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|  Phase 2 - Late 15th C |  Phase 5b - Brickwork 17th/18th Century |
|  Phase 3 - Late 15th/Early 16th C |  Phase 6 - Late 19th/Early 20th C |
|  Phase 4 - 16th/17th C |  Phase 7 - Late 20th C |



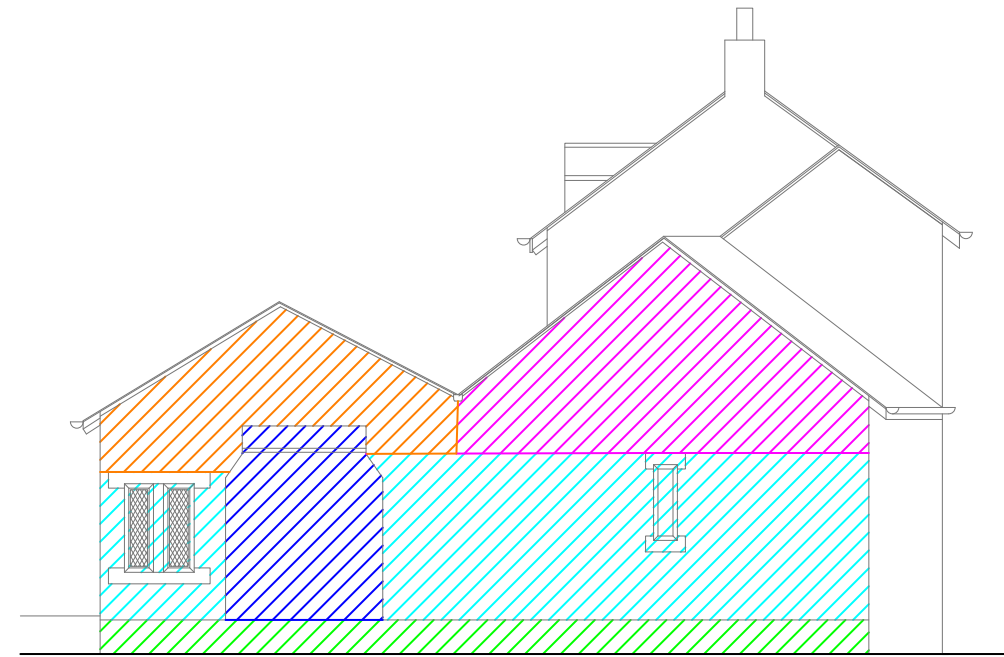
Phase 7 insertions

Key

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|  Phase 2 - Late 15th C |  Phase 5b - Brickwork 17th/18th Century | |
|  Phase 3 - Late 15th/Early 16th C |  Phase 6 - 19th C | |
|  Phase 4 - 16th/17th C |  Phase 7 - Late 19th/Early 20th C | |












South elevation



North elevation

Key

- | | | |
|--|--|---|
|  Phase 1 - Early 15th C |  Phase 5a - Stonework 17th/18th C |  Phase 8 - Late 20th C |
|  Phase 2 - Late 15th C |  Phase 5b - Brickwork 17th/18th Century | |
|  Phase 3 - Late 15th/Early 16th C |  Phase 6 - 19th C | |
|  Phase 4 - 16th/17th C |  Phase 7 - Late 19th/Early 20th C | |

Appendix 1: Gazetteers

Gazetteer of Nationally Designated Heritage Assets

NHLE	Name	Designation	Easting	Northing
1151150	Ardasley Manor House and Ardsley Manor Cottage	Grade II Listed Building	438545	405701
1151165	Barn at Tyers Hill Farm approximately 5 metres to north west of Farmhouse	Grade II Listed Building	439979	406119
1151166	Perimeter Wall with Gateway and attached outbuildings and chimney to west and south of Cranford Hall	Grade II Listed Building	439464	405247
1151174	Barn and Cowhouse at New Hall Farm approximately 50 metres to east of Farmhouse	Grade II Listed Building	439506	405183
1191389	Tyers Hall	Grade II Listed Building	439851	406144
1286945	Barn at New Hall Farm approximately 25 m to west of Farmhouse	Grade II Listed Building	439414	405189
1287082	Tyers Hill	Grade II Listed Building	439966	406106
1293360	Cranford Hall	Grade II Listed Building	439503	405270
1315018	Barn at Tyers Hall Farm approximately 10 m to south west of Farmhouse	Grade II Listed Building	439834	406113

Gazetteer of Heritage Assets

HA	Period	Name	SYSMR Ref.	Easting	Northing
1	Prehistoric	Mesolithic Unclassified Flint Scatter, Darfield	MSY9410	439400	405500
2	Prehistoric	Probable Iron Age or Romano-British Enclosure, Darfield	MSY5889	439554	405405
3	Prehistoric	Probable Iron Age or Romano-British Enclosure, Wombwell	MSY6779	439346	404850
4	Medieval	Site of a Medieval Manor House, Cranford Hall (formerly New Hall), Darfield	MSY3992	439522	405300
5	Medieval	Medieval Barn, Tyers Hill, Darfield	MSY4719	439990	406100
6	Medieval	Medieval to Post-Medieval Period Boundary Fence Posts, near Low Laithes Farm, Wombwell	MSY12215	440054	405015
7	Post-medieval	Post-Medieval Tunnel, Tyers Hall Farm, Darfield	MSY5427	439850	406140
8	Post-medieval	Low Laithes Model Farm	MSY12564	438944	404913

Appendix 2: Plates



Plate 1: General view of the medieval gateway and perimeter wall (NHLE: 1151166), with the eighteenth century Cranford Hall beyond (NHLE: 1293360).



Plate 2: General view of the northern end of the eastern elevation (Image 112).



Plate 3: General view of the southern end of the eastern elevation (Image 110).



Plate 4: General view of northern end of west facing elevation (Image 062).



Plate 5: Detail of relocated stable partition (Image 109).



Plate 6: Detail of Victorian cast iron vent (Image 011).



Plate 7: General view of the interior of the coach house, note the hooks in the ceiling beams. (Image 013).



Plate 8: Detail of ceiling beam showing mortices (Image 021).



Plate 9: Detail of roof truss (Image 022).



Plate 10: Detail of northern end of western elevation (Image 047)



Plate 11: General view of the north elevation of **Unit 3** and **Unit 2** (Image 124)



Plate 12: General view of 1930s garage extension (Image 035).



Plate 13: Detail of the window in the eastern elevation of Unit 3, the garage (Image 037).



Plate 14: Detail of straight joint in eastern elevation of the 1930s garage extension (Image 036).



Plate 15: North elevation of Unit 3, including chimney stack and stone mullioned window (Image 120).



Plate 16: General view of the interior of Unit 3, note brick skin which covers the stone mullioned window, and the blockwork to the left hand side of the frame (Image 001).



Plate 17: Detail of structural deterioration of the garage building (Image 006).



Plate 18: General view of south facing elevation including conservatory extension (Image 142).



Plate 19: General view of Unit 4, the modern conservatory (Image 063).



Plate 20: General view of the conservatory and raised patio (Image 065)