

Land off Carr Road,
Deepcar,
Sheffield

Heritage Statement

January 2020

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Deepcar,
Sheffield S36 2NR

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Report
Heritage Statement

Site
Land off Carr Road,
Deepcar,
Sheffield SN36 2NR

Date
January 2020

Planning Authority
Sheffield Metropolitan

Site Centred At
NGR SK 276 974

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Timescales Used in This Report

Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day Timescales Used in This Report

Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
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Roman	43 - 410AD
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Medieval	1066 - 1485AD
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Modern	1901 - Present Day

British Dynastic (Sub-divisions in brackets)

Roman	43 - 410
Anglo Saxon	410 - 1066
Norman	1066 - 1485
(Plantagenet)	1154 - 1485)
Tudor	1485 - 1603
(Elizabethan	1558 - 1603)
Stuart	1603 - 1714
(Jacobean	1567 - 1625
Georgian	1714 - 1837
(Regency	1795 - 1820)
Victorian	1837 - 1901
Edwardian	1901 – 1910

1.0 Introduction

- 1.1 This Heritage Statement considers land off Carr Road, Deepcar, Sheffield. The site (hereafter referred to as 'The Site') is located at grid reference NGR SK 276 974.
- 1.2 The proposals (hereafter referred to as 'The Proposals') are to construct a residential scheme on The Site consisting of up to 93 units. These are varied in size from one to five bedrooms within a mix of houses and flats. It assesses the impact which the proposed development on The Site will exert on the Heritage Assets within its vicinity.
- 1.3 In accordance with standard practice, the statement draws together available information on designated and non-designated heritage assets to establish the potential impact on these assets of The Proposals within the study site. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic development through inspection of historic maps.
- 1.4 This document ought to be read with the drawings, Design and Access Statement (DAS) and other documentation produced by Sten Architecture with this submission. These will be referred to in this report, but the information is not repeated here to avoid repetition.
- 1.5 The Heritage Statement was prepared by Jan Mathieson, an architect accredited in conservation with over 30 years' experience in the repair and refurbishment of historic buildings. This includes work at the Tower of London and World Heritage Sites such as the Old Royal Naval College, Greenwich, together with non-designated Heritage Assets and historic landscape. She has increasingly specialised in the production of Heritage Assessments, having previously been associate at leading conservation architects, Purcell and MRDA and, most recently, associate director of Heritage Planning at Savills.

Location

- 1.6 Deepcar is a village located on the western fringe of Stocksbridge and Deepcar, north-west of Sheffield city centre – the two merge to form an urban-scale residential backdrop from the northwest wrapping around the east and south of The Site (Figure 1).
- 1.7 Hollin Busk Lane bounds the south of the site. Carr Road, from which Royd Farm is accessed, abuts the south east of the site. Clough Dyke (surrounded by woodland) lies to the north of the site, Pasture fields, with limited arable interspersed, bound part of the north-west boundaries of the site.
- 1.8 The site comprises five gently sloping pasture fields, divided by dry-stone walling (Figure 13)
- 1.9 There are several trees on the Site, with the wooded area of Fox Glen acting as a screen to the residential areas to the north (Figure 15). Dry stone walls (Figure 13) cross The Site which are retained in the Proposals with new ones to match are added. Fox Glen comprises mature trees with recreational routes incorporated into it and provides a green backdrop when viewed from the east.
- 1.10 To the north of The Site is Stockbridge, which is largely residential with all amenities of a small town, including schools, library and healthcare facilities. To the east is the village of Deepcar although as noted, Stockbridge and Deepcar merge to form a continuous band of development enclosing the eastern side of The Site.

The Proposals

- 1.11 The Proposals are to construct up to 93 residential units on The Site, together with open spaces for recreation. STEN Architecture have signalled that their intention that *'the design solution seeks to follow the principles and parameters established by existing residential development in the area'* (DAS Section 8, page 45), achieving this by the following means.
- 1.12 The layout is informal rather than a grid pattern with dwellings carefully modulated on The Site layout and levels following routes which run from a central 'street' which curves through The Site.
- 1.13 The pattern is a more fluid version of earlier residential developments along Carr Road, paying particular attention to corners, interaction with views and landscape and creation of a community by facilitating potential for surveillance, interaction and privacy.
- 1.14 There are a variety of dwelling types, generally broken into smaller units interspersed with landscaping. Stone walls, repaired and augmented, form a feature within the scheme, which

together with associated landscaping and consideration of views, create a small village-style community.

Heritage Assets

- 1.15 There are several Heritage Assets in the vicinity of The Site (Figure 2) and the impact of The Proposals on them is considered in this Heritage Statement.
- 1.16 The primary Heritage Assets consist of the buildings which were previously the farmhouse and ancillary buildings of Royd Farm. These are Listed in Historic England's Schedule separately as noted in Appendix 1.
- 1.17 Neither has any agricultural purpose now, both being residential buildings, the barn having been converted approximately 30 years ago. The Site was formerly associated with Royd Farm, but that connection no longer exists.
- 1.18 Access to the buildings is restricted as they are in private ownership, hence the lack of explanatory images. There is an existing planted screen between the Heritage Assets and The Site which wraps around a grassed zone running from Royd Farm into The Site. This effectively divides The Site into two sections linked by the main circular route.
- 1.19 The proximity of Royd Farm to The Site, being almost immediately adjacent, is the primary consideration in relation to the impact of The Proposals.
- 1.20 There are several additional Listed Buildings in Deepcar but most at such a distance for their significance not to be impacted by The Proposals, directly or through setting.
- 1.21 A Cruck Barn located on The Royd is the closest, which is to the east of The Site, although it is enclosed by residential development. It is the only building in Deepcar whose Significance might be affected by The Proposals, therefore is considered in this report.
- 1.22 Bolderstone Conservation Area lies to the south west of The Site, set in an elevated position. Prior to the emergence of Stocksbridge ad Deepcar, Bolderstone was the pre-eminent location in the area from Medieval times. It is at some distance but potential impact from The Proposals is taken into consideration.

2.0 Planning Background and Development Plan Framework

Planning (Listed Building and Conservation Areas) Act 1990

2.1 The Planning (Listed Building and Conservation Areas) Act 1990 sets out broad policies and obligations relevant to the protection of listed buildings and conservation areas and their settings.

2.2 Section 1(5)(b) notes that the Listed Building includes ‘any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948’.

2.3 Section 66(1) states:
‘In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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’.

National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

2.4 Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (2019), entitled ‘Conserving and Enhancing the Historic Environment’. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Understanding of the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- Conservation of England’s heritage assets in a manner appropriate to their significance, and
- Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.
- Delivery of sustainable development

2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

2.6 Paragraph 189 and 190 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

2.7 *Heritage Assets* are defined in Annex 2 as: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets includes designated heritage assets and assets identified by the local planning authority (including local listing).

2.8 *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas.

2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

2.10 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.11 The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 18a-001 states that:

2.12 “Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework’s drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the ‘Core Planning Principles’.”

2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

- 2.14 The Sheffield Development Framework Core Strategy (2009) includes (part of) Policy CS74 which relates to heritage:
- 2.15 *Policy CS47; Safeguarding of Open Space*
- 2.16 CS47 b. notes that development of open space will not be permitted where *'it would result in the loss of open space that is of high quality or of heritage, landscape or ecological value'*.
- 2.17 *Policy CS74*
- 2.18 High-quality development will be expected, which would respect, take advantage of and enhance the distinctive features of the city, its districts and neighbourhoods, including:
- 2.19 The topography, landforms, river corridors, Green Network, important habitats, waterways, woodlands, other natural features and open spaces;
- 2.20 Views and vistas to landmarks and skylines into and out of the City Centre and across the city to the surrounding countryside;
- 2.21 The townscape and landscape character of the city's districts, neighbourhoods and quarters, with their associated scale, layout and built form, building styles and materials;
- 2.22 The distinctive heritage of the city, particularly the buildings and settlement forms associated with:
- i) The metal trades (including workshops, mills and board schools);
 - ii) The City Centre;
 - iii) Victorian, Edwardian and Garden City suburbs; and
 - iv) Historic village centres and the city's rural setting.
- 2.23 Development should also:
- 2.24 Contribute to place-making, be of a high quality, that contributes to a healthy, safe and sustainable environment, that promotes the city's transformation;
- 2.25 Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;
- 2.26 Enable all people to gain access safely and conveniently, providing, in particular, for the needs of families and children, and of disabled people and older people; and
- 2.27 Contribute towards creating attractive, sustainable and successful neighbourhoods.
- 2.28 The Sheffield Unitary Development Plan (1998) includes the following relevant policies which relate to archaeology and heritage:
- 2.29 *Policy BE15: Areas and Buildings of Special Architectural Interest;*
- 2.30 Buildings and areas of special architectural or historic interest which are an important part of Sheffield's heritage will be preserved or enhanced. Development which would harm the character or appearance of Listed Buildings, Conservation Areas or Areas of Special Character will not be permitted.
- 2.31 *Policy BE18 Development in Areas of Special Character*
- 2.32 (b) the retention of buildings, walls, trees, open spaces and other features that contribute to the character of the Area; and
(c) new development which respects the appearance and character of the Area.
- 2.33 *Policy BE19: Development Affecting Listed Buildings;*
- 2.34 This policy advises the following;

- 2.35 *'Proposals for development within the curtilage of a building or affecting its setting, will be expected to preserve the character and appearance of the building and its setting'.*
- 2.36 *'The original use of a Listed Building will be preferred but other uses will be considered where they would enable the future of the building to be secured'.*
- 2.37 *Policy BE20: Other Historic Buildings;*
- 2.38 This policy advises that; *'The retention of historic buildings which are of local interest but not Listed will be encouraged wherever practicable'.*
- 2.39 *Policy LR5; Development in Open Spaces*
- 2.40 This policy notes that *'development in open spaces will not be permitted where';*
- 2.41 *(e) it would harm open space which forms the setting for a Listed Building or other historic building or is needed to maintain an important view or vista.*
- 2.42 The next Sheffield Plan, is in process of preparation and will eventually supersede the above documents.

Guidance

Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets (Historic England 2015)

- 2.43 Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.
- 2.44 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.
- 2.45 The Good Practice Advice Note sets out a five-stage process for assessing the implications of proposed developments on setting:
1. Identification of heritage assets which are likely to be affected by proposals;
 2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
 3. Assessing the effects of proposed development on the significance of a heritage asset;
 4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
 5. Making and documenting the decision and monitoring outcomes
- 2.46 The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.
- 2.47 ***Historic Environment Good Practice Advice in Planning Note 'Managing Significance in Decision - Taking in the Historic Environment' (Historic England 2015)***
- 2.48 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a 7-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development;
- 2.49 Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- 2.50 Understand the significance of the affected assets;
- 2.51 Understand the impact of the proposal on that significance;
- 2.52 Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;

- 2.53 Look for opportunities to better reveal or enhance significance
- 2.54 Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;
- 2.55 Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.
- 2.56 **Historic England Advice Note 10 'Listed Buildings and Curtilage' (February 2018)**
- 2.57 This Note sets out advice in connection with buildings within the curtilage of a Listed Building. The curtilage is broadly described as 'any area of land and other buildings that is around and associated with that principle building', but also stresses that curtilage is a complex issue which takes into account other factors.
- 2.58 It notes that a 'Building within the curtilage may have its own special architectural or historic interest or may contribute to the special interest in the principal building as part of the group'
- 2.59 **Historic England Advice Note 12 'Statements of Heritage Significance' (October 2019)**
- 2.60 This recently published note 'explores the assessment of significance of heritage assets', clarifying those elements which ought to be taken into account. It stresses that the Statement of Heritage Significance must be 'an impartial analysis of significance and the contribution of setting'.
- It is a fundamental stage in the process of considering impact of development on Heritage Assets, intended to '*provide an essential component of such statements*' including Heritage Statements which consider the impact of proposals on the significance of a Heritage Assets.
- 2.61 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

3.0 Historical Background

- 3.1 Evidence suggests that there was prehistoric activity in the surroundings of The Site but none identified on The Site itself. A separate Archaeological Assessment has been produced to which reference ought to be made for archaeological matters.
- 3.2 Little Roman activity has been recorded in the immediate area. Roman settlement in the Yorkshire area is well documented, with forts in Derby, Templeborough and Castleford and the centre at York.
- 3.3 The towns of Deepcar and Stocksbridge were not established by 1066. However, their location came under the area of Penistone, which is recorded in the Domesday Book of Yorkshire as *Penistone, Aleric 10 bovates taxable. Land for 1 plough.20s. Waste.*
- 3.4 During the Medieval period the region was predominately open moorland, with small villages and scattered farmsteads. The landscape was a mixture of both open and enclosed fields, with irregular fields which had been converted from former woodlands.
- 3.5 There is also evidence of several Medieval structures and agricultural farming practices within the surroundings of the site. To the north of the site, now enclosed by residential units, lies a Cruck Barn and to the east lie a cluster of Houses and Barns.
- 3.6 To the south of the site lies the Medieval town of Bolsterstone, home of Bolsterstone Castle, later a 16th century fortified manor house associated gatehouse, known as the Porter's Lodge, Castle Cottage and stocks and whipping post. It is the oldest settlement in the area and a Conservation Area.
- 3.7 Stocksbridge and Deepcar are both communities that flourished in the Post-Medieval period. Over time, the area has been connected to several parishes; in the Domesday Book it is noted as being under Penistone or Pengestone, owned by Alric and later granted to Illbert de Laci. During the 13th century, it fell under the farmland, commons and wastes of the manor and township of Hunshelf, with a small manorial court mill mentioned on the Little Don at a site that later became the Stocksbridge Steelworks.
- 3.8 Stocksbridge takes its name from a small bridge that was built over the River Porter or Little Don in the early 18th century. It is believed to be erected by John Stocks in 1716, who later built the fulling mill nearby. This went on to be the catalyst of the population increase and general development of the settlement.
- 3.9 Deepcar is first mentioned in 1771 and was the location of the meeting point of two Rivers, The Don and Little Don, and means 'deep, marshy valley overgrown with brushwood'.
- 3.10 The Post-Medieval period saw the beginning of industry in Stocksbridge and the surrounding area. Located to the north of the site, along the Little Don, was Hunshelf Corn Mill and another mill site; the latter eventually became the Stocksbridge Steelworks.
- 3.11 Until the middle of the 19th century, Deepcar remained a rural-based village, comprising four farms (Figure 3). Basic services, such as grocer, butcher and blacksmith were available. The Heritage Assets in proximity to the Site are evidence of this agricultural predominance.
- 3.12 From 1842, Samuel Fox established a steel works which expanded rapidly, eventually filling the valley bottom with manufacturing plant. This prompted much of the development of infrastructure in Stocksbridge and Deepcar. Becoming a limited company in 1871, production expanded to include railway tracks and other elements of large engineering.
- 3.13 In 1877, the railways arrived, linking the steelworks to Deepcar Station, as part of the Sheffield to Manchester line. This aided, along with the rise in production at the steelworks, to a growth in population from 4,660 in 1881 to 7,090 by 1911 (Figure 5).
- 3.14 The 20th century saw both the slowing down of production at the steel works but a significant increase in the population, together with the expansion of homes. Many of these were built by the council during the 1960s (Figure 8) and 1970s (Figure 9) but post-war, prefabricated bungalows were constructed to meet urgent housing need.
- 3.15 The evidence illustrated by the Ordnance Survey Maps in Appendix 2 exemplifies the increasing residential development in the area.
- 3.16 The earliest available map which denotes the site in detail is the 1855 Ordnance Survey Map (Figure 3). Hollins Busk Lane bounds the south of the site, Carr Road abuts the east of the

site, Clough Dyke (denoted on later maps) lies to the north of the site, Royd Farm is located to the east of the site (along Carr Road), and fields bound the west and north-west of the site.

- 3.17 The Ordnance Survey Map of 1894 (Figure 4) shows Hollin Busk Colliery to the west of the site (denoted on later maps). By the time that the Ordnance Survey Map of 1924 (Figure 6) has been produce, it shows that Hollin Busk Colliery to the west of the site is no longer extant.
- 3.18 OS maps of the 20th and 21st (Figures 7-10) centuries illustrate the expansion of housing and its supporting ancillary services, which results in The Site being immediately on the western boundary of a large area of residential development, which continues around the north and north west, beyond Fox Glen/Clough Dike. The former settlements of Deepcar and Stocksbridge are now merged into one, with The Site occupying part of the eastern end of an undeveloped section of the southern boundary of this built up urban area.

4.0 Proposed Development and Impact on Heritage Assets

The Proposed Development

- 4.1 The Proposals are to construct up to 93 residential units on The Site, together with open spaces for recreation. The residences are located in the centre of the site, leaving green space at either side to the south west and north east.
- 4.2 STEN Architecture have noted that ‘the design solution seeks to follow the principles and parameters established by existing residential development in the area’ (DAS Section 8, page 45). They have employed the following devices to achieve this aim;
- 4.3 The layout is informal rather than a grid pattern with dwellings carefully modulated on to reflect the street grain of earlier residential developments along Carr Road. A curved ‘street’ runs through the central area of The Site with smaller routes leading from it.
- 4.4 In reflecting the street patterns to the east, the layout identifies itself with the community of Deepcar and Stocksbridge in addition to creating its own small sub-community. The design pays particular attention to corners, interaction with views and landscape and creation of co-responsibility by facilitating potential for surveillance, interaction and privacy.
- 4.5 There are a variety of dwelling types, generally broken into smaller units interspersed with landscaping. Stone walls, repaired and augmented, form a feature within the scheme, which together with associated landscaping and consideration of views, create a small village-style community.
- 4.6 The Design Concept is set out in detail in the Design and Access Statement produced by Sten Architecture as part of this submission. It is recommended that this is read in conjunction with this report.

Designated Heritage Assets

- 4.7 There are no Registered Parks and Gardens, and Registered Battlefields either within or in the surroundings of the site.
- 4.8 Two Grade II Listed Buildings lie immediately east of the site: Royd Farmhouse and a Barn and Farm Buildings (Figure 11) which lie approximately 15 m north-east of Royd Farmhouse.
- 4.9 A Grade II Listed Post-Medieval Cruck Barn lies approximately 200 m to the south-east of the site. It is set within residential area and its description is included in Appendix 1.
- 4.10 Bolsterstone Conservation Area is located approximately 700 m to the south-west of the site. Within the Conservation Area lie five Grade II Listed Buildings (Bolsterstone Stocks, Church of St Mary Telephone Kiosk at junction with Walder’s Lane, Porter’s Cottage, Bolsterstone Castle and Castle Cottage).

Potential Impacts on Designated Heritage Assets

- 4.11 There are several Designated Heritage Assets in proximity to The Site which have the potential to be impacted by The Proposals, noted in paragraphs 4.8 – 4.10.
- 4.12 This impact is first assessed on the significance of the Heritage Assets themselves, assessed in accordance with the archaeological, architectural, artistic and historic values as required by the guidelines set out in Section 2.
- 4.13 Following this, and in accordance with these guidelines, the impact of the proposed development is considered in relation to the Setting of the Heritage Assets
- 4.14 The Heritage Assets are considered here in the order in which they are most likely to be impacted by the development.
- 4.15 Two Grade II Listed Buildings lie immediately east of the site (Royd Farmhouse, and a Barn and Farm Buildings which lie approximately 15 m north-east of Royd Farmhouse). Both are Listed Grade II and their respective listings are included in Appendix 1 of this report.
- 4.16 **Royd Farmhouse** is Grade II Listed and remains in residential use but no longer serves the function of a Farmhouse. Its description on Historic England’s schedule includes the following;

- 4.17 *Dating to the 17th and 18th centuries, with possibly an earlier core, it is partly timber-framed. The building comprises coursed, squared sandstone, with later work more regular with a stone slate roof. There is a twin gabled front to 2 adjoining parallel ranges, each 2 rooms deep. It is 2 storeys and has 2 windows to the first floor. The 17th century part is to the left, comprising: quoins, a square-faced window surround to each floor, a lower one with 2 sashes divided by wood mullion and an upper window 3-light casement. The 18th century part is to the right, comprising: a plinth, tooled quoins and a panelled door to the left in bonded ashlar surround. To the right there is a large 2-light mullion window to each floor, both in square-faced surrounds with wood casements. It has an ashlar ridge stack with band and cornice. The rear of the 17th century section has a casement in an early chamfered surround; to its right is an inserted doorway through a former 2-light double-chamfered mullion window opening. There is a square-faced window surround to the first floor. The left return, to the right, is a section of altered walling which indicates a removed lateral stack. The right return, to the right, is a square-faced surround to a window on each floor, with recessed mullions. To the left of the windows is a chamfered, quoined doorway. There is a matching end stack to the rear.*
- 4.18 The NPPF suggests that the significance of a place can be assessed by identifying its 'archaeological, architectural, artistic or historic', values, elaborated upon in Historic England's Guidance Note 12 'Statements of Significance: Analysing Significance in Heritage Assets' (October 2019).
- 4.19 A separate Archaeological Desk-Based Assessment has been produced which concludes that the possibility of locating archaeological finds on The Site, or in proximity to it, is unlikely. The **Archaeological Value** of Royd Farmhouse is therefore **low**. The Proposals do not include excavation at Royd Farmhouse; therefore, its Archaeological Value is not impacted in any way by the works.
- 4.20 The **Architectural and Artistic Values** of Royd Farmhouse lies in its architectural detail as an example of a 17th and 18th century farmhouse, as set out in 4.12 and Appendix 1. It is a vernacular building which uses local materials and construction techniques and, whilst not a work of outstanding architecture, exhibits the evolution of a residence over several centuries. This denotes the **Architectural and Artistic Values** of Royd Farm as **medium**.
- 4.21 The Proposals do not physically impact the historic fabric of Royd Farmhouse therefore they do not cause any harm at all to its Architectural and Artistic Values.
- 4.22 The **Historic Value** of Royd Farmhouse lies in it being an example of local vernacular architecture and as one of the remaining farms which comprised the early settlement of Deepcar prior to the advent of industrialisation. This was primarily in the form of the steel works which gradually dominated the area. The building is no longer related to a farm (it is no longer related to the fields which once comprised its holdings).
- 4.23 Although no tithe or enclosure maps have been found, it would be reasonable to assume that the Site was once included within the holding of Royd Farm. Its barns have also been refurbished as residential units and no longer have a connection with it. However, its presence is a reminder of the agricultural origins of Deepcar, therefore its **Historic Value** is **low to medium**, despite no longer serving its originally intended purpose.
- 4.24 The Historic Value of Royd Farmhouse lies in it being a remnant of Deepcar's agricultural past, but this is significantly diluted by the fact that it is part of a small residential grouping. The Proposals do no harm to its Historic Value as they do not compromise its position as a founding structure of Deepcar's agricultural legacy.
- 4.25 The **Setting** of Royd Farmhouse is considered jointly with its associated barns at the end of this section as the same issues apply to both buildings.
- 4.26 **Royd Barn and Farm Buildings** are dated to around 1790 and have been converted some 30 years ago, with later alterations, to 3 dwellings. They are Listed Grade II and their Listing description is set out in Appendix 1. This description includes the following;
- 4.27 *The buildings comprise coursed, squared gritstone, a stone slate roof; the lower part is 20th century cement-tiled. There is an L-shaped range with extended wing projecting from the front right of the barn. It is 2 storeys. The Barn has quoins and a large segmental-arched cart entrance in quoined reveals, now with 20th century glazing. To right is a lower archway with boarded garage doors. To the left is a door in bonded ashlar surround with a dated lintel; a small window is to its right. There are 2 windows to first floor, both with glazing. A range of buildings are projecting from the right. There are two cowhouse doors to the right in bonded surrounds, both blocked, and one now a window. Central stone steps ascend to the left.*

There is an arched-headed lintel to a 20th century panelled door beneath the landing. There are 20th century glazed doors above. 2 window openings are evident to the first floor. A lower extension is set back to the right where there are 2 segmental-arched cart-shed openings with quoined reveals and monolithic central pillar. There is a quoined door surround to the left. It has 2 square openings to a loft, and another small opening to the right. A short extension to the rear right corner of the range is not of special interest.

- 4.28 A separate Archaeological Desk-Based Assessment has been produced which concludes that there is limited possibility of archaeological finds on or in proximity to The Site. The **Archaeological Value** of The Barn and Farm Buildings is therefore **low**.
- 4.29 The Proposals do not include excavation in the area of The Barn and Farm Buildings, therefore their archaeological value, despite being low, is not harmed.
- 4.30 The **Architectural and Artistic Values** of the Barn and Farm Buildings are, as Royd Farmhouse, examples of rural vernacular architecture, the details of which are set out in 4.21. As such, despite recent intervention and alterations, these values are **medium**. Using local materials and detail, the buildings have evolved over several centuries, having been converted to residential use.
- 4.31 The Proposals do not alter the fabric of the buildings therefore cause no harm to the architectural and artistic values.
- 4.32 The **Historic Value** of The Barn and Farm Buildings lie in their association with Royd Farm as one of the original farms which comprised the pre-industrial settlement of Deepcar. Although significant intervention has been carried out in order to change the use of the buildings and the agricultural connection no longer exists, the Historic Value is **low to medium**.
- 4.33 The Proposals do not harm the Historic Value of The Barn and Farm Buildings as they do not change the contribution the buildings have made to Deepcar's history in the past.
- 4.34 **The Cruck Barn at The Royd** is set within residential development to the east of The Site. Its listing description is set out in Appendix 1 and notes that its origins are likely to be in the 17th century. Although some areas of the roof are altered, it retains its traditional 'cruck' construction and local materials.
- 4.35 No title or enclosure records have been located; however, it may have been connected at some stage to Royd Farm. Even if there were no connection by ownership, there is a functional link in that both contributed to the primarily agricultural economy of Deepcar prior to the advent of the steel industry and increase in residential development.
- 4.36 Its **Archaeological Value** would be **low** as there was little settlement in the area prior to the construction of The Cruck Barn but as The Proposals do not include excavation in its area, the archaeological value is not harmed.
- 4.37 **Architectural and Artistic Values** derive from its survival as an example of traditional 17th century rural construction. Two curved timbers are connected at the top and braced horizontally to form a curved 'A' frame, a system widely used on both small and large buildings in medieval and late medieval times. Although a humble structure, its age and comparative integrity result in its Architectural and Artistic Values being **low to medium**. The Proposals do not harm these values.
- 4.38 **The Historic Values** rest in it being a surviving example of a typical agricultural building of the 17th century. Whilst not necessarily a particularly unusual example of its type, its age and the importance of retaining such examples of local vernacular building result in its Historic Values being **low to medium**. The Proposals cause no harm to these values.
- 4.39 **Bolderstone Conservation Area**; Bolderstone is set within The Peak District National Park Authority who produced a Conservation Area Appraisal in 2009. It noted the primary elements of significance; thus, *'The Conservation Area Extension is characterised by its key buildings and their associated structures, and by the extensive tree cover, both within the area and along its boundaries'*.
- 4.40 The Proposals do not impact this significance; therefore no harm is caused by the development to the significance of the Bolderstone Conservation Area.

- 4.41 **The Settings** of Heritage Assets which might be impacted by The Proposals are considered in accordance with the legislation and guidelines set out in Section 2.
- 4.42 The definition of Setting is determined by the Legislation and Guidance set out in Section 2 of this report, namely *'it is largely a visual term, setting, and thus the way in which an asset is experienced, (but it) can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset'*.
- 4.43 This clarifies that Setting is not confined to whether or not the development is visible from the Heritage Asset but takes into account other factors. The Setting of the Heritage Assets is considered both in terms of;
- the level of co-visibility with The Site and whether or not the visual impact of The Proposals will harm the significance of the asset by affecting their Setting.
 - non-visual elements of the Heritage Assets' significance, either current or historical, which might be affected by The Proposals.
 - The impact which The Proposals will have on the views of the buildings and setting of the Heritage Assets.
- 4.44 This assessment follows the five steps set out in Historic England's *'Planning Note 3: The Setting of Heritage Assets'* (Historic England 2015)
- 4.45 *Step 1; Identification of heritage assets which are likely to be affected by proposals;*
- 4.46 The Heritage Assets likely to be affected by The Proposals are those set out in paragraphs 4.10 – 4.13 in this section. The two which, by virtue of their proximity, will be most impacted, are the Royd Farmhouse and Barns. Others have no intervisibility but there may be other elements of their significance which might be impacted by The Proposals.
- 4.47 The next three steps are considered sequentially for each Heritage Asset.
- Step 2; Assessment of whether and what contribution the setting makes to the significance of a heritage asset;*
Step 3; Assessing the effects of proposed development on the significance of a heritage asset;
Step 4; Maximising enhancement and reduction of harm on the setting of heritage assets;
- 4.48 **Royd Farmhouse and Barns**, although Listed separately, are assessed together as they are in such close proximity to one another.
- 4.49 The Setting has a degree of visible connection to the Heritage Assets. It is possible that, historically, The Site belonged to Royd Farm and at that time, they would have shared a common function.
- 4.50 In relation to the visual connection within The Setting, there will doubtless be some limited intervisibility between the Heritage Assets and The Site including restricted views of The Proposals, but these are substantially screened by careful planting to provide soft boundaries and background.
- 4.51 A large open rectangular green area exists between The Site and Royd Farm, which provides a buffer zone between the two. A 'soft' visual boundary exists between them, which consists of enhanced existing planting to minimise views of The Site.
- 4.52 However, The Proposals have been thoughtfully and strategically designed to present carefully considered views in the very limited areas where they might be visible from Royd Farm.
- 4.53 The scale and detail of the buildings reflects that of the Heritage Assets, which, whilst not presenting a pastiche which would undermine Royd Farm, carefully extend its vernacular vocabulary. Small vignettes of the buildings through the planted screening described in 5.1 would not be incongruous in this rural context and not detract from the Setting of Royd Farm.
- 4.54 The layout of The Proposals does not present hard boundaries which would visually jar if small areas are viewed through planted screening. Gardens generally face the Heritage Assets and the development edges are uneven, reflecting the organic evolution of a small village.

- 4.55 Although Royd Farm is bounded on three sides by The Site, the amorphous nature of the layout of The Proposals, soft edge of the planting and the orientation ensures that gardens face Royd Farm, reduce any sense of enclosure.
- 4.56 Therefore, whilst there are limited lines of sight between The Site and the Heritage Assets, there will be some intervisibility.
- 4.57 There are also connections based upon ownership and purpose. Although records such as tithe or enclosure maps have not been located, it would be reasonable to assume that The Site was historically included within the land belonging to Royd Farm. The Site now has no connection in terms of ownership to Royd Farm.
- 4.58 Although the buildings are located within a farmhouse complex, they are no longer related to any agricultural purpose. The Royd Farm Buildings are now functionally related to the residential developments on the opposite side of Carr Road. Therefore, the connection of purpose between The Site and Heritage Assets is no longer applicable, although the historical connection is acknowledged.
- 4.59 It is therefore concluded that there is some intervisibility between The Site and the Heritage Assets of Royd Farm but the design of the development has taken considerable steps to control and minimise the impact of these, the result being that they cause less than substantial harm, the degree of which is at the lowest end of this categorisation of harm.
- 4.60 Royd Farm and The Site are no longer in shared ownership (assuming they were historically) and it no longer serves any agricultural purpose, being entirely residential, in common with The Proposals and the built-up residential areas to the east. The significance of shared ownership and function within the Setting has been significantly eroded as a result of which no harm is caused.
- 4.61 The Setting of Royd Farm is also visible from several views both from a distance and in proximity to The Site. Longer-distance views are dealt with in the Landscape and Visual Assessment which accompanies this application. This report therefore considers only those views in which the Setting might be impacted.
- 4.62 There will be limited views of the Site from the south east, primarily from Carr Road and the dwellings which line it. These views are restricted to four/five dwellings each side of Royd Farm, which are screened with planting. They do not face immediately on to Carr Road but are set at an angle which increases towards the north east and south west, where there are large areas of green space.
- 4.63 The largest area of green space is at the south west end of The Site, which will dominate the view from Hollin Busk Lane. The view of the dwellings will be very limited indeed as there is significant screening along the full length of the edge of residential development. Whilst there may be some very limited vignettes of The Proposals, the fact that their design is intended to reflect local grain and scale will result in the buildings not appearing incongruous in this location.
- 4.64 There is heavy planted screening to the north east and north west (Fox Glen) which will severely limit the visual impact of the development from these viewpoints. Paths through Fox Glen may have very restricted glimpse of the dwellings, but as the design seeks to be appropriate to the locality, the views will not be inappropriate.
- 4.65 There is some loss of open land. As the proposal provides a significant area of green open space to the south west, bordering on Hollin Busk Lane, and a smaller area to the north east, these allow access to The Site, which is not available at present. Therefore, whilst open land is reduced, the quality and accessibility of that which remains is enhanced.
- 4.66 There are additional Designated Heritage Assets in the vicinity of The Site which, although at some distance, ought to be considered.
- 4.67 **The Cruck Barn** at The Royd which is Grade II Listed and lies to the south-east of the site.
- 4.68 The Cruck Barn is in an area of modern development, with neither intervisibility nor any other relationship between it and the site. Whilst at some time, the Site may have constituted an element of The Setting of The Barn, it is no longer physically or conceptually related. Therefore, it is considered that the proposals will not harm its significance by effect on its setting.

- 4.69 **Bolsterstone Conservation Area** is located approximately 700 m to the south-west of the site. Within the Conservation Area lie five Grade II Listed Buildings
- 4.70 The Conservation Area, together with the Listed Buildings, are at such distance to ensure that neither their Significance nor Setting is impacted by The Proposals.
- 4.71 *Step 5; Making and documenting the decision and monitoring outcomes;*
- 4.72 This report is part of the process set out in Step 5. The remainder of the actions will take place later in the planning and development process.

5.0 Summary and Conclusions

- 5.1 This Heritage Statement considers land off Carr Road, Deepcar, Sheffield. In accordance with government policy (National Planning Policy Framework), this assessment draws together the available historic information to clarify the heritage significance of the site.
- 5.2 The history of The Site is considered, from its agricultural origins, when Royd Farm was one of several which lay in the vicinity of the small village of Deepcar, to the gradual growth and then urbanisation of the area due to the development of the steel works.
- 5.3 This industrialisation was enhanced by the location of a railway station at Deepcar, and development, particularly residential, was rapid during the 20th century. This resulted in the urban scale of built-up, largely residential buildings which wrap around much of the north east, east and south east of The Site, as well as residential development to the north and northwest beyond Fox Glen.
- 5.4 There are several Designated Heritage Assets in the vicinity of The Proposals, however those with the primary potential to be impacted by The Proposals are Royd Farmhouse and The Barn and Farm Buildings, due to their proximity to The Site.
- 5.5 Assessment of the archaeological, architectural, artistic and historic values of **Royd Farmhouse and Barn and Farm Buildings** was carried out in accordance with legislation and guidelines. This found that no harm was caused to the Significance of these Heritage Assets.
- 5.6 Assessment of The Setting of Royd Farm was also carried out in accordance with legislation and guidelines. It was acknowledged that there is some impact on the significance of the assets due to development in their setting. It was concluded that, due to the mitigation measures included within the design of the scheme, this harm was less than substantial and at the lowest end of this categorisation of harm.
- 5.7 There are, however, very significant public benefits to The Proposals. These are already set out in the rest of the documents which accompany this application and include the provision of much-needed family housing in a well-considered and designed scheme.
- 5.8 It has previously been concluded that the small degree of harm caused to the Heritage Assets of Royd Farm and the Barn and associated buildings, is offset by the very significant public benefits which the scheme provides. This Heritage Statement has simply added greater detail and explanation of methodology to the earlier assessment of heritage effects.
- 5.9 The impact of The Proposals was also considered on **The Cruck Barn at The Royd**. Due to its distance and enclosure within a recent residential scheme, although it was acknowledged The Site may have been within its setting when the area was primarily agricultural, this connection is now eroded by its isolation and the development causes no harm to the significance of The Cruck Barn via effects on its setting.
- 5.10 The impact of The Proposals upon **Bolsterstone Conservation Area** was also assessed. An examination of the conservation Area Appraisal resulted in the conclusion that none of the features which define its Significance were harmed.
- 5.11 Consideration was also to The Setting of The Conservation Area, particularly in relation to its elevated position and views which might be impacted, which is dealt with in The Landscape and Visual Assessment submitted separately. It was concluded that the Conservation Area is at such distance from The Site that it is not harmed by effects on its Setting as a result of the development.
- 5.12 Therefore in summary, this Heritage Statement finds that the Proposals cause less than substantial harm (at the lowest end of that categorisation) to the Significance of the Heritage Assets of Royd Farmhouse and Barn and Farm Buildings, due to the development being within the setting of those buildings, but not otherwise causing harm to those buildings.
- 5.13 It also finds that The Cruck Barn at The Royd and Bolderstone Conservation Area are not harmed by The Proposals, due to effects on their setting or otherwise.

Sources

General

Sheffield Archives
Sheffield Local Studies Library
South Yorkshire Historic Environment Record
The National Archives
West Yorkshire Archives

Websites

Heritage Gateway - www.heritagegateway.org.uk
Historic England - The National Heritage List for England - historicengland.org.uk/listing/the-list
Sheffield Council - <http://www.sytimescapes.org.uk>

Bibliographic

Domesday Book: Yorkshire, Phillimore, 1986.

History of Stocksbridge, J. Branston. 1983. Hilltop Press. Stocksbridge Town Council.

A History of Penistone and District, D. Hay. 2002. Wharnccliffe Books.

The Making of South Yorkshire. D. Hay. 1979. Moorland Publishing Company.

The Place-names of the West Riding of Yorkshire, A. Smith. 1961. Cambridge University Press.

Victoria County Histories of York, 1925.

Royd Farmhouse

Statutory Address:
ROYD FARMHOUSE, CARR ROAD

District: Sheffield (Metropolitan Authority)
Parish: Stocksbridge
National Grid Reference: SK 27835 97426
Details; SK29NE STOCKSBRIDGE CARR ROAD (west side)

4/164 Royd Farmhouse 16/10/78 GV II

Farmhouse. C17 and C18, possibly earlier core. Possibly partly timber- framed. Coursed, squared sandstone, later work more regular. Stone slate roof. Twin gabled front to 2 adjoining parallel ranges each 2 rooms deep. 2 storeys, 2 windows to first floor. C17 part to left : quoins, square-faced window surround to each floor, lower one with 2 sashes divided by wood mullion, upper window 3-light casement. C18 part to right : plinth, tooled quoins. Panelled door to left in bonded ashlar surround. To right a large 2-light mullion window to each floor, both in square-faced surrounds with wood casements. Ashlar ridge stack with band and cornice. Rear : C17 part has a casement in early deeply chamfered surround, to its right an inserted doorway through a former 2-light double-chamfered mullion window opening. Square-faced window surround to first floor. Left return : to right a section of altered walling indicates a removed lateral stack. Right return : to right, square-faced surrounds to a window on each floor recessed mullions. To left of windows a chamfered, quoined doorway. Matching end stack to rear. Interior : interconnecting doorway to rear of house retains heavy oak chamfered frame with flat- pointed lintel set within matching gritstone surround (mostly obscured). Ground floor ceiling of C17 part has stop-chamfered spine beams joined into matching transverse beam. Stop-chamfered common joists. In the chamber above a heavy plank and muntin partition with contemporary door opening to right is set beneath a deeply cambered tie beam to a closed central truss. Wind braces to single purlins, original rafters, C18 part : unusual vousoired arched fireplace to ground floor front room. Kitchen at rear retains well preserved range of 3 dressed ashlar fireplace surrounds. The extent of former or existing timber framing within the C17 part is at present unclear.

Listing NGR: SK2783597426

The Barn and Farm Buildings

Statutory Address:
BARN AND FARM BUILDINGS APPROXIMATELY 15 METRES TO NORTH EAST OF ROYD FARMHOUSE, CARR ROAD

District: Sheffield (Metropolitan Authority)
Parish: Stocksbridge
National Grid Reference: SK 27839 97451
Details SK29NE STOCKSBRIDGE CARR ROAD (west side)

4/165 Barn and farm buildings approximately 15 metres s 16.10.78 to north east of Royd Farmhouse.

GV II

Barn and farmbuildings now undergoing conversion to 3 dwellings. Dated IGM 1790, on lintel. Coursed, squared gritstone, stone slate roof, lower part C20 cement-tiled. L-shaped range with extended wing projecting from front right of barn. 2 storeys. Barn : quoins. Large segmental-arched cart entrance in quoined reveals now with C20 glazing. To right a lower archway with boarded garage doors. To left, door in bonded ashlar surround with dated lintel, a small window to its right. 2 windows to first floor both with C20 glazing. Range of buildings projecting from right : quoins. Two cowhouse doors to right in bonded surrounds, both blocked and one now a window. Central stone steps ascend to left. Arched-headed lintel to C20 panelled door beneath landing. C20 glazed doors above. 2 window openings to first floor. Lower extension set back to right : 2 segmental-arched cart-shed openings with quoined reveals and monolithic central pillar. Quoined door surround to left. 2 square openings to loft and another small opening to right. Short extension to rear right corner of range not of special interest. Included partly for group considerations.

Listing NGR: SK2783997451

The Cruck Barn

Statutory Address:

BARN APPROXIMATELY 30 METRES TO EAST OF NUMBER 15, THE ROYD

The building or site itself may lie within the boundary of more than one authority.

District:

Sheffield (Metropolitan Authority)

Parish:

Stocksbridge

National Grid Reference:

SK 27941 97356

Details

SK29NE STOCKSBRIDGE THE ROYD, (east side)

4/182 Barn approximately 50 metres to east of No 15 (formerly listed as Cruck barn at The Royd)

II

Barn. Probably C17. Cruck-framed, coursed, hammer-dressed gritstone, stone slate roof replaced by corrugated iron sheets to rear. 3 bays, right bay a cowhouse with hayloft over and front outshut. Cart entrance to left with wood lintel, square window opening to right. Doorway to right of outshut with quoin reveals and deep stone lintel. Interior: 2 cruck pairs now buttressed by an axial stone wall in the central bay. Cruck blades set on padstones. Wall tie beams, single purlins, one truss with upper tie beam and saddle at apex, the other truss with crossing apex square set ridge. Roof over cowhouse bay largely altered.

Listing NGR: SK2794197356

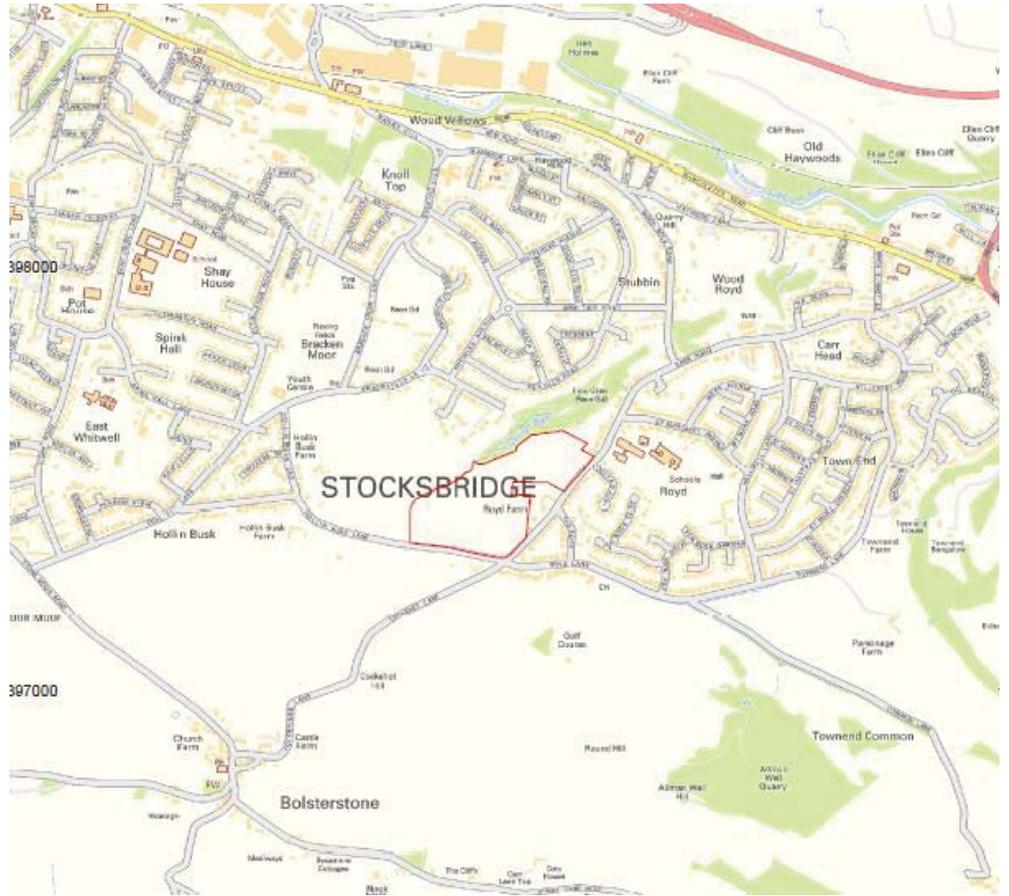


Figure 1; Site Location Plan

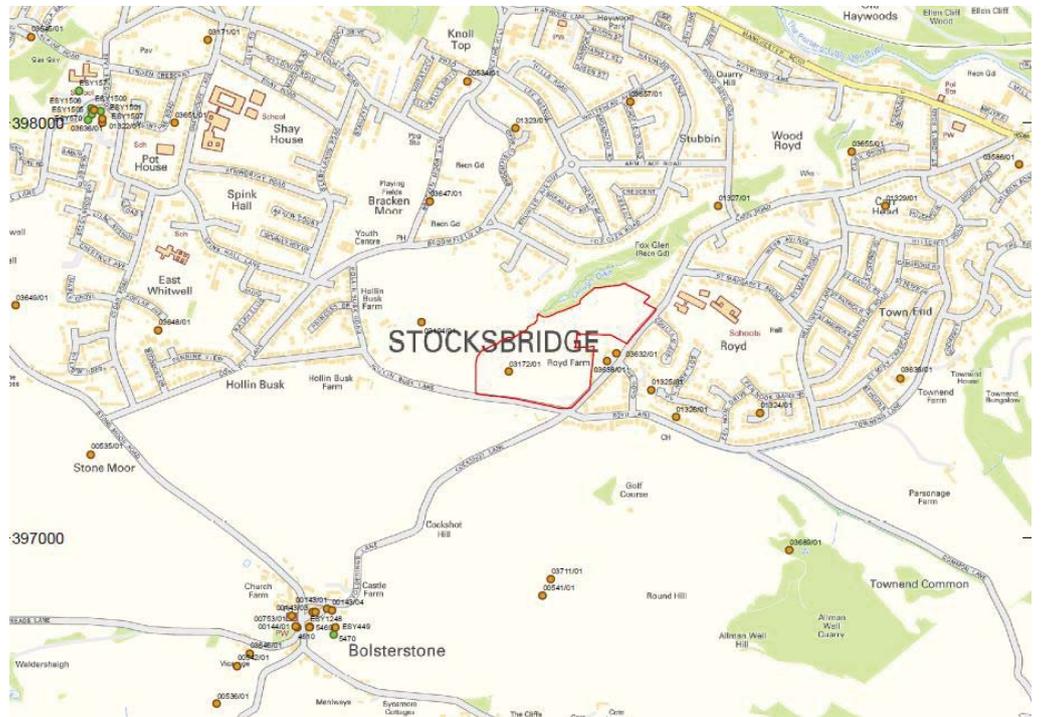


Figure 2; Local Heritage Assets

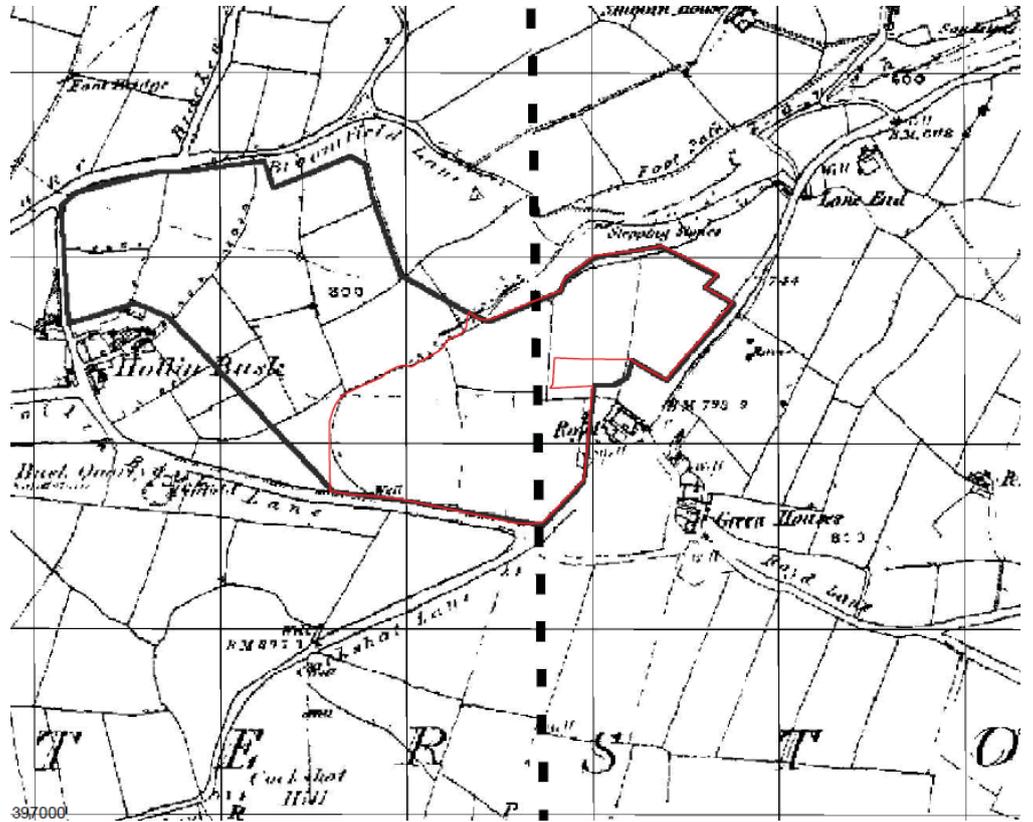


Figure 3; 1855 OS Map

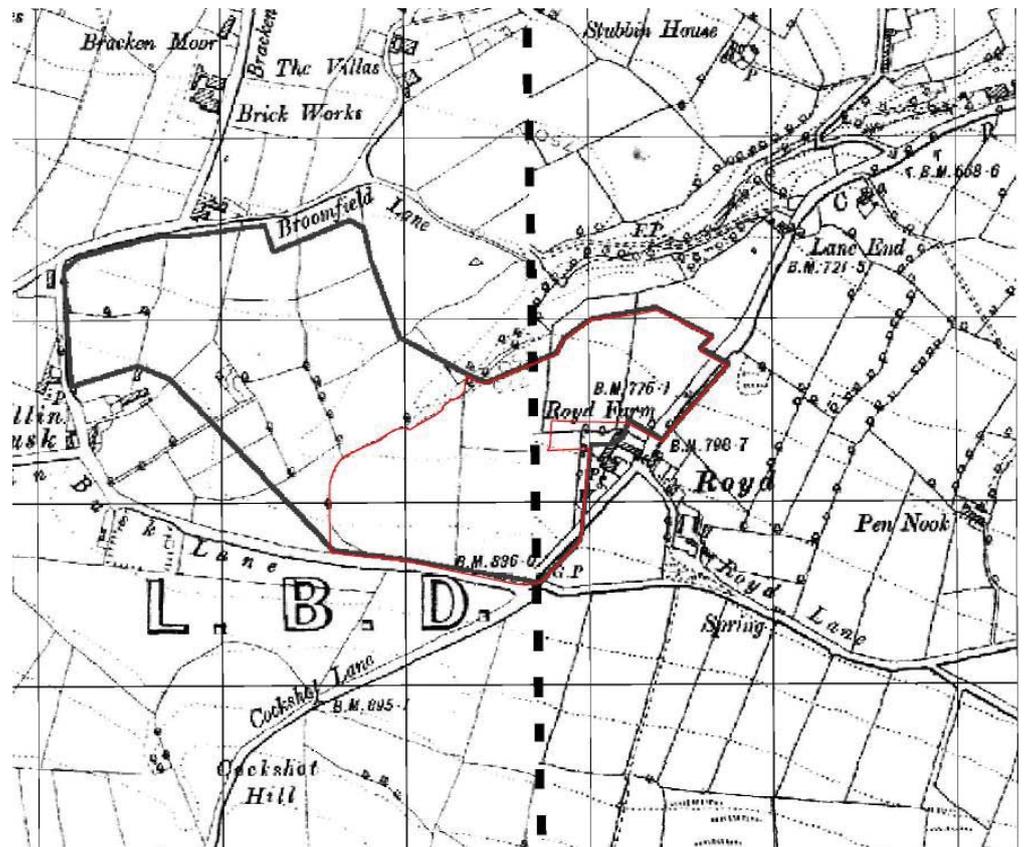


Figure 4; 1894 OS Map

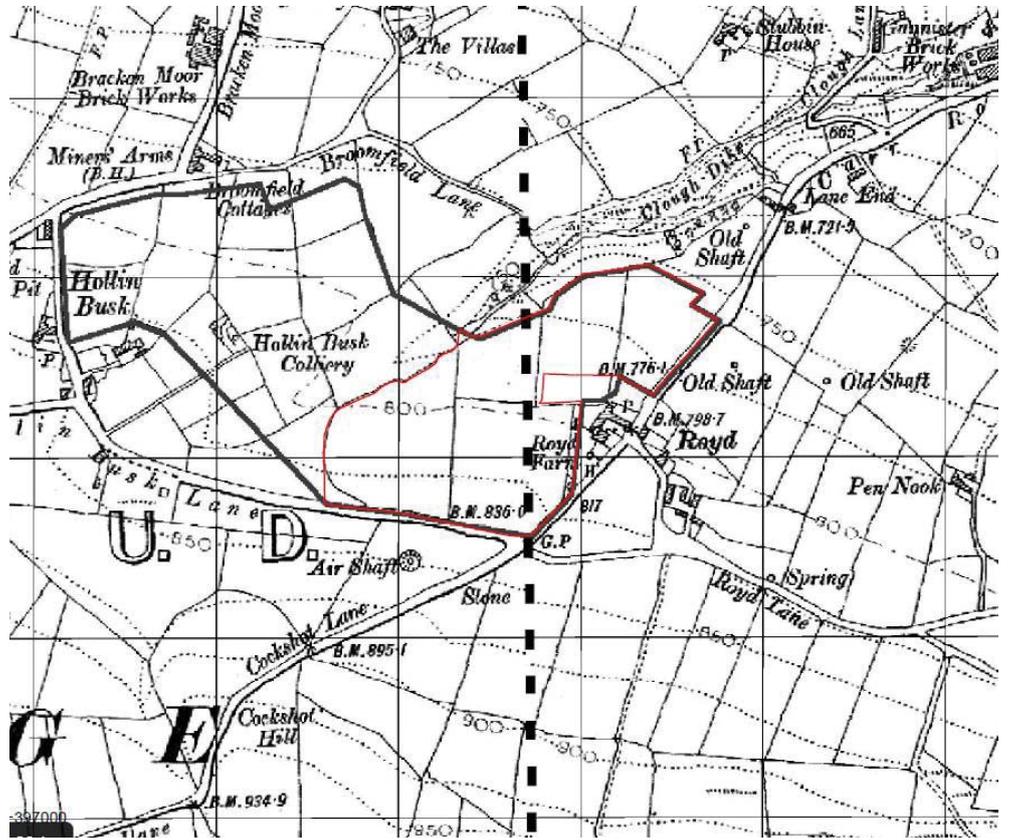


Figure 5; 1905 OS Map

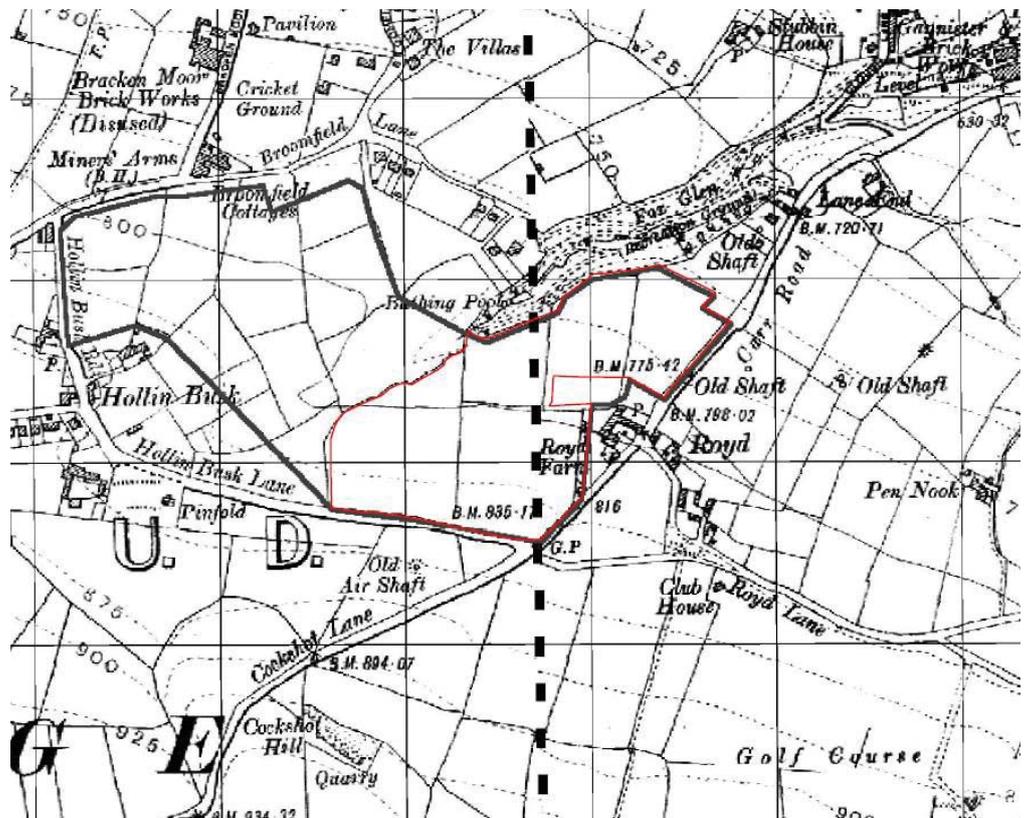


Figure 6; 1924 OS Map

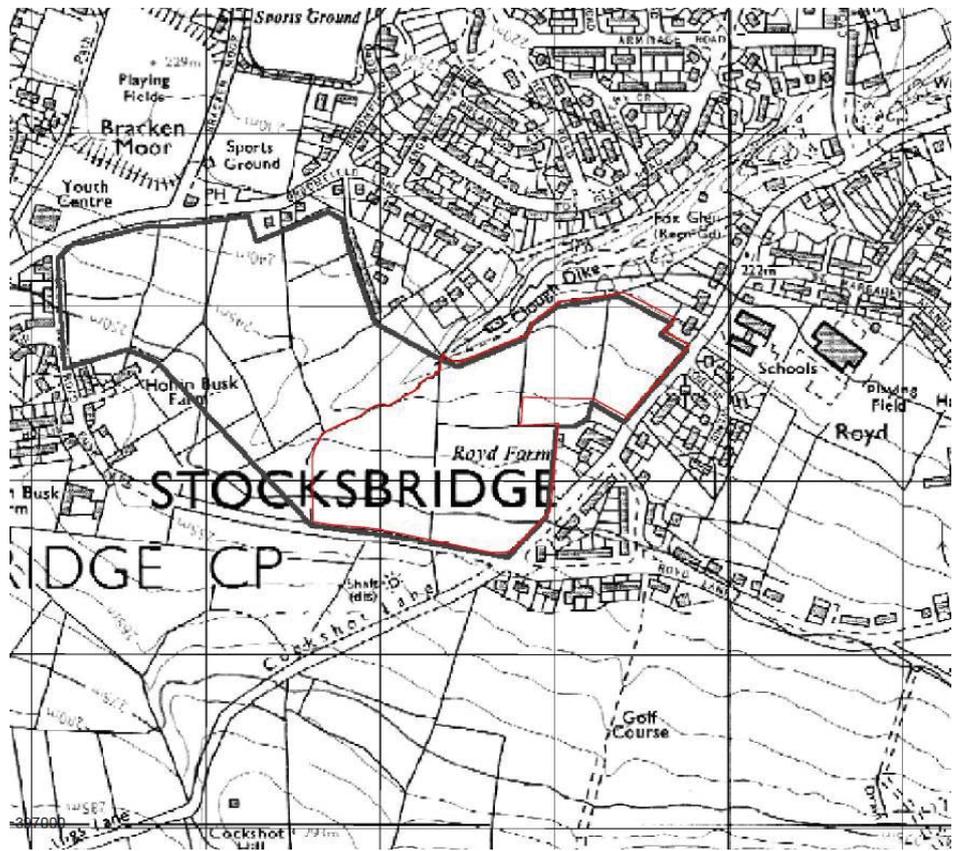


Figure 9; 1981 OS Map

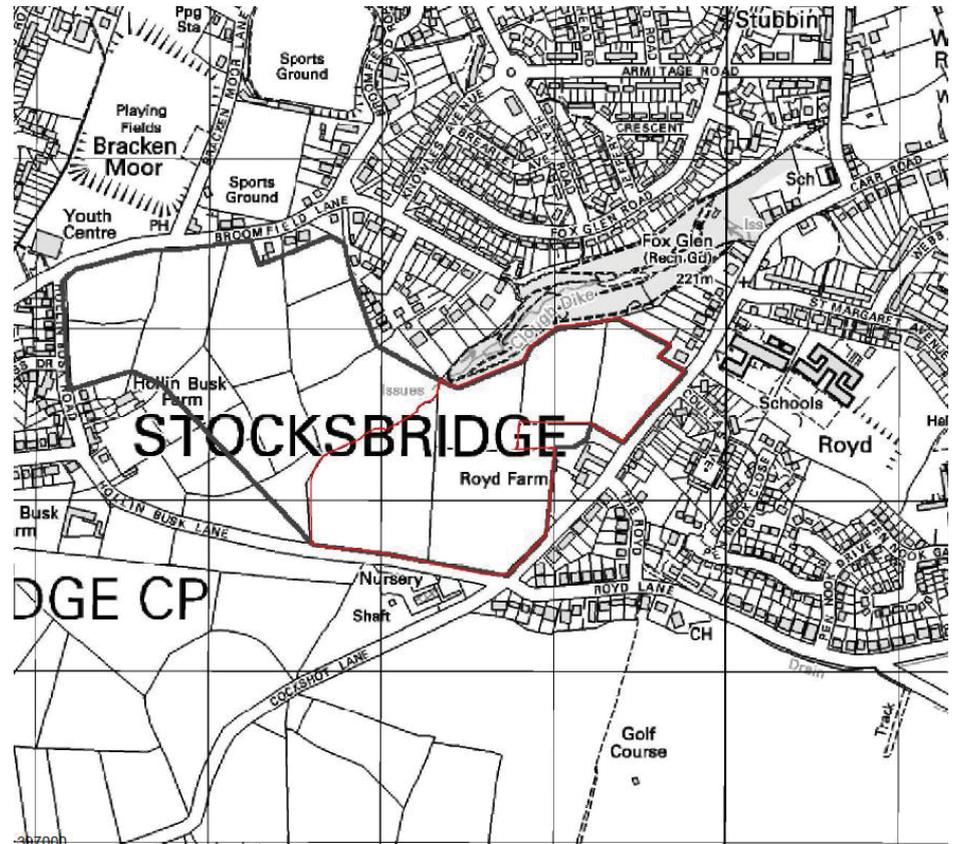


Figure 10; 2000 OS Map



Figure 11; Royd Farm from Carr Road



Figure 11; Cottage from Carr Road



Figure 12; Examples of Dry-Stone Walling on Site



Figure 13; View towards Fox Glen from East Site Boundary



Figure 14; Looking northeast along Carr Road from Royd Farm Entrance



Figure 15; View from western edge of Fox Glen looking north east