

Appendix 1, 2 & 3
Cultural Heritage

By

Rob Bourn

Appeal under Section 78 of
Town and Country Planning Act 1990
By Hallam Land Management

Land off Carr Road, Deepcar

Appeal Ref: APP/J4423/W/21/3267168

Application Ref: 17/04673/OUT

May 2021

Report

Appendices 1, 2 & 3

Site

Land off Carr Road, Deepcar

Client

Hallam Land Management

Planning Authority

Sheffield City Council

Prepared By

Rob Bourn BA MA MCIfA

Report Status

Final

Issue Date

May 2021

Orion Ref

PN1129/PoE/Final

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- Fig. 3 1893 Ordnance Survey 1:2500
- Fig. 4 1894 Ordnance Survey 1:10560
- Fig. 5 1905 Ordnance Survey 1:2500
- Fig. 6 1905-06 Ordnance Survey 1:10560
- Fig. 7 1924-32 Ordnance Survey 1:10560
- Fig. 8 1931 Ordnance Survey 1:2500
- Fig. 9 1938-48 Ordnance Survey 1:10560
- Fig. 10 1948 Ordnance Survey 1:10560
- Fig. 11 1955 Ordnance Survey 1:10000
- Fig. 12 1959 Ordnance Survey 1:2500
- Fig. 13 1966 Ordnance Survey 1:10000
- Fig. 14 1971 Ordnance Survey 1:2500
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Plate 20 View toward Royd Farmhouse from west side of Fox Glen

Plate 21 View toward Barn from east side of Fox Glen

Plate 22 View west of Barn approx. 15 from The Royd

Plate 23 View north from Royd Lane of Barn approx. 15 from The Royd

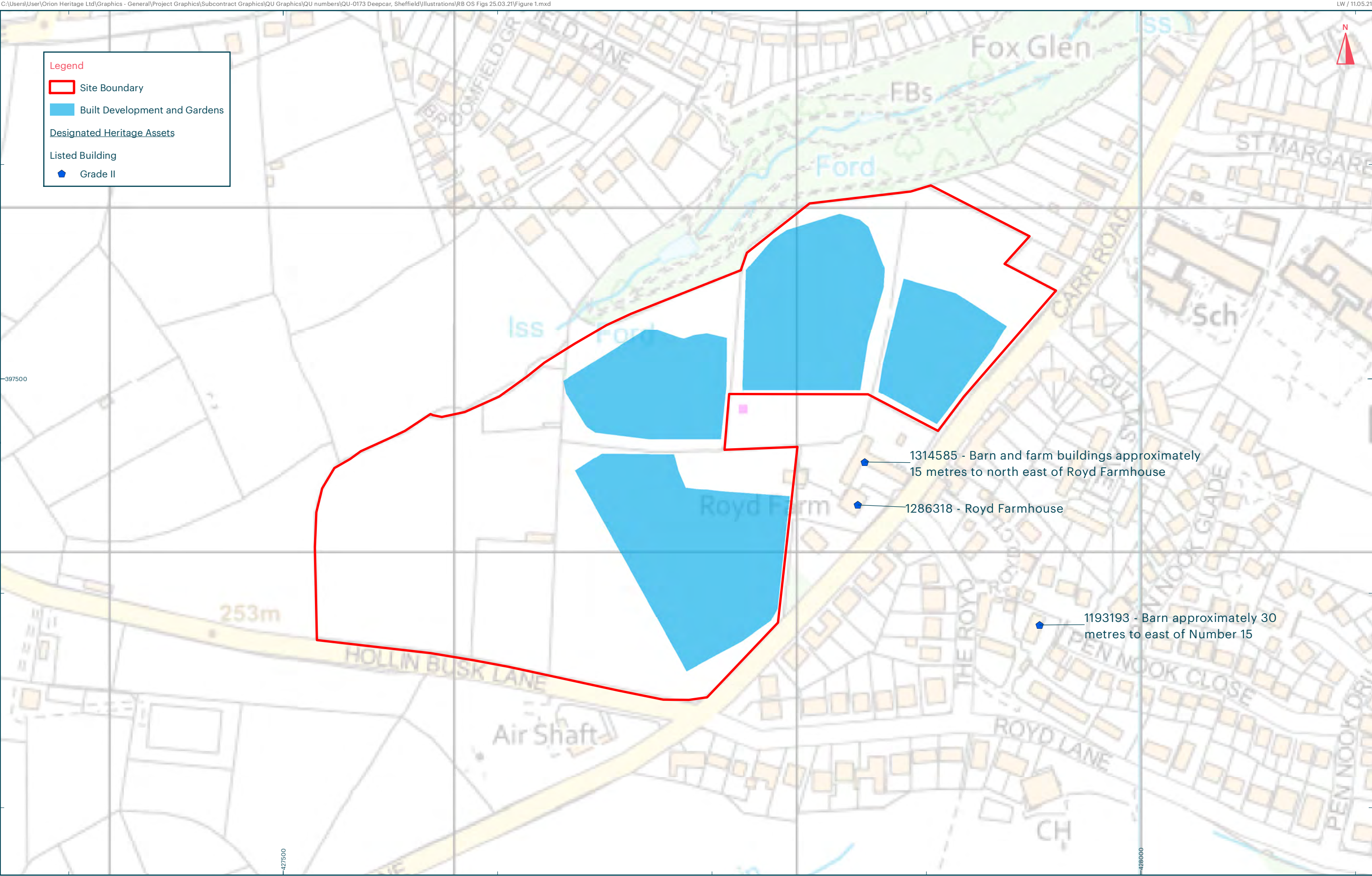
Plate 24 View east of Royd Farmhouse from appeal site

Plate 25 View west out from gate in Royd Farmhouse garden wall

Plate 26 View north west out from gate in Barn garden wall

Plate 27 View south along Carr Road toward Royd Farm

Plate 28 View east from near Hollins Busk Lane/Coal Pit Lane junction



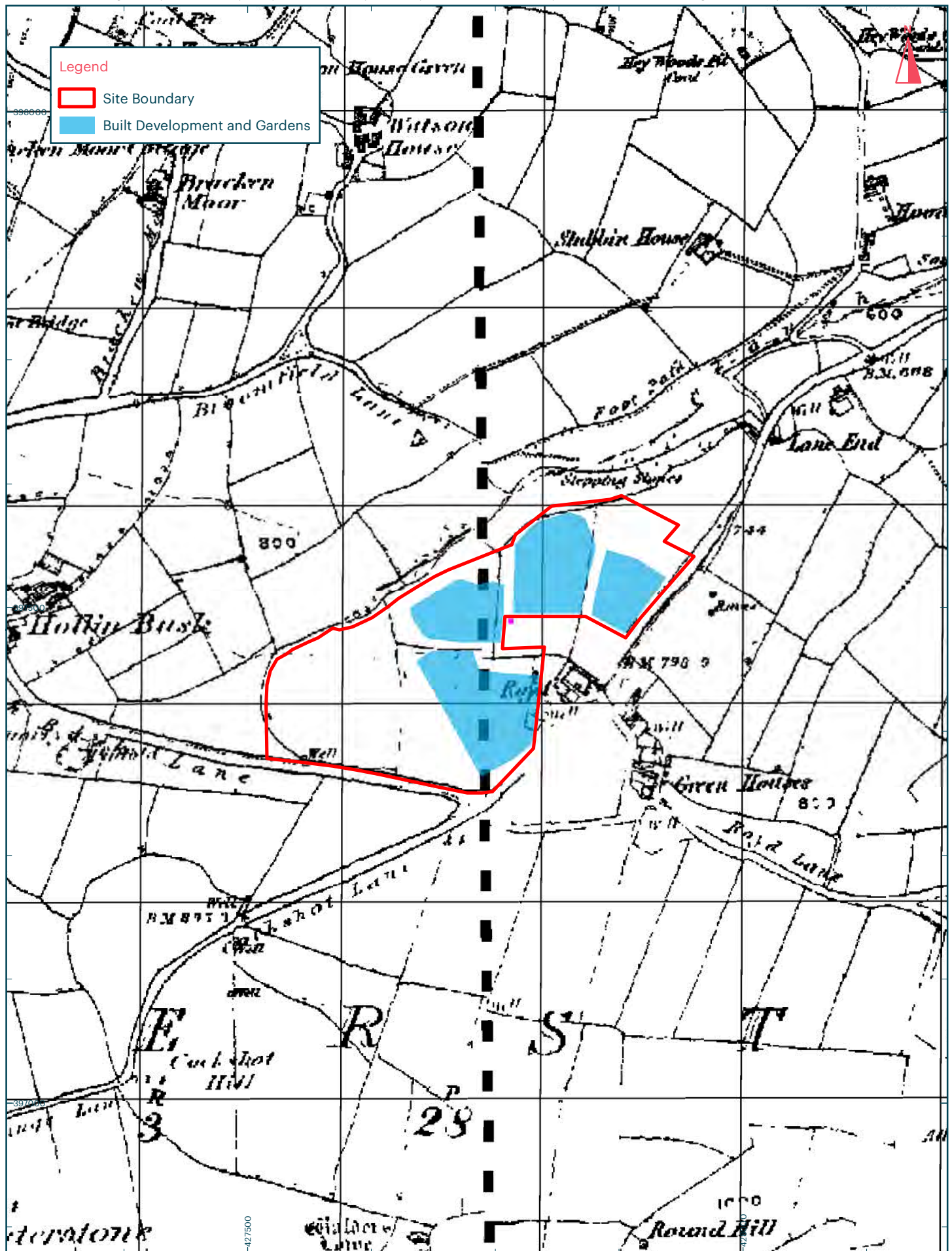
Title:
Figure 1: Location of Designated Heritage Assets in vicinity of the Appeal Site

Address:
Land off Carr Road, Deepcar, Sheffield

Scale at A3: 1:2,000

0 50m



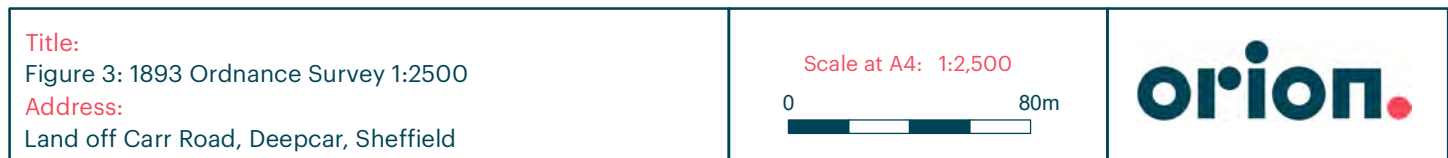


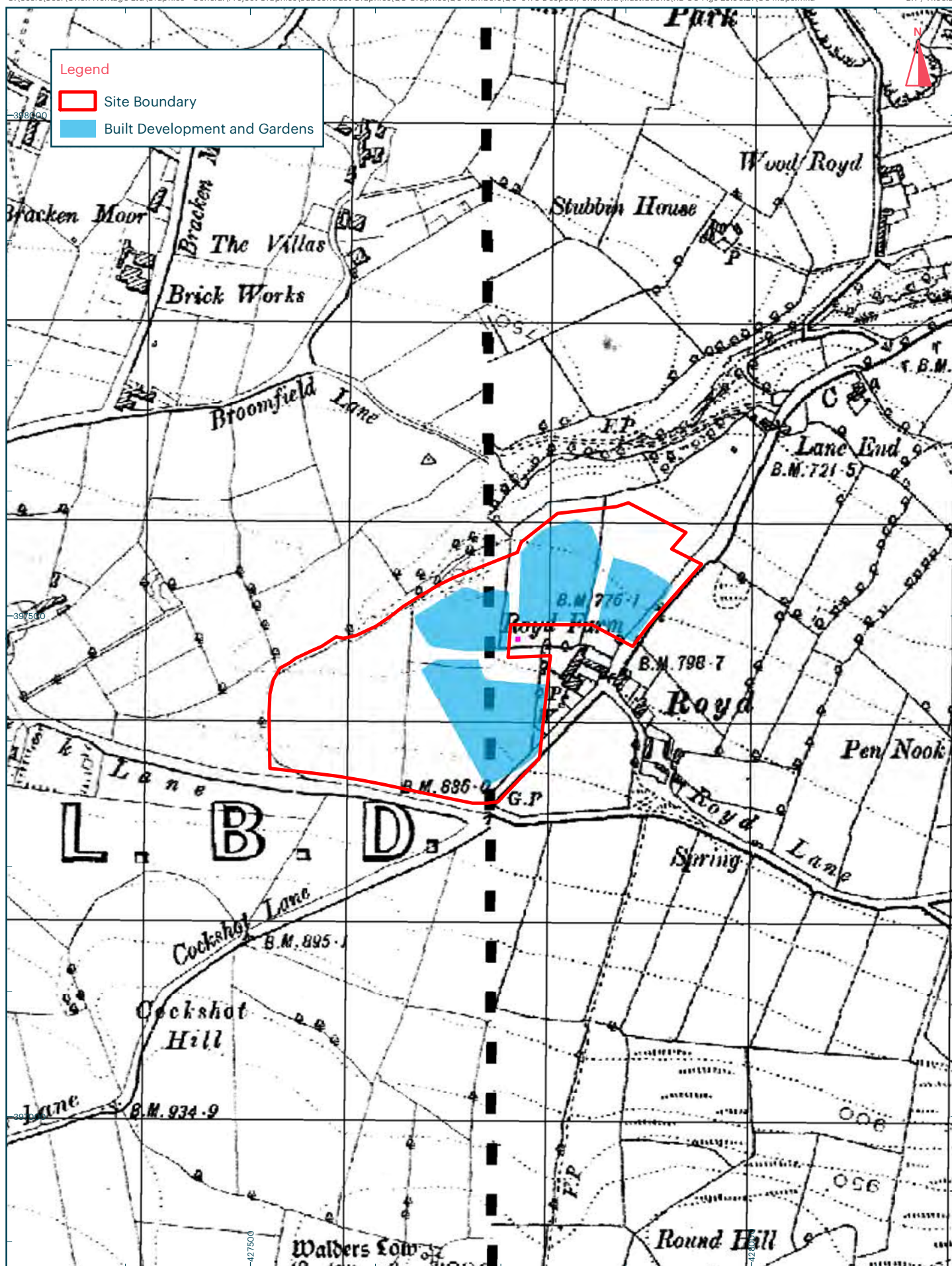
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Figure 2: 1855 Ordnance Survey 1:10560
Address:
Land off Carr Road, Deepcar, Sheffield

Scale at A4: 1:5,000



orion.



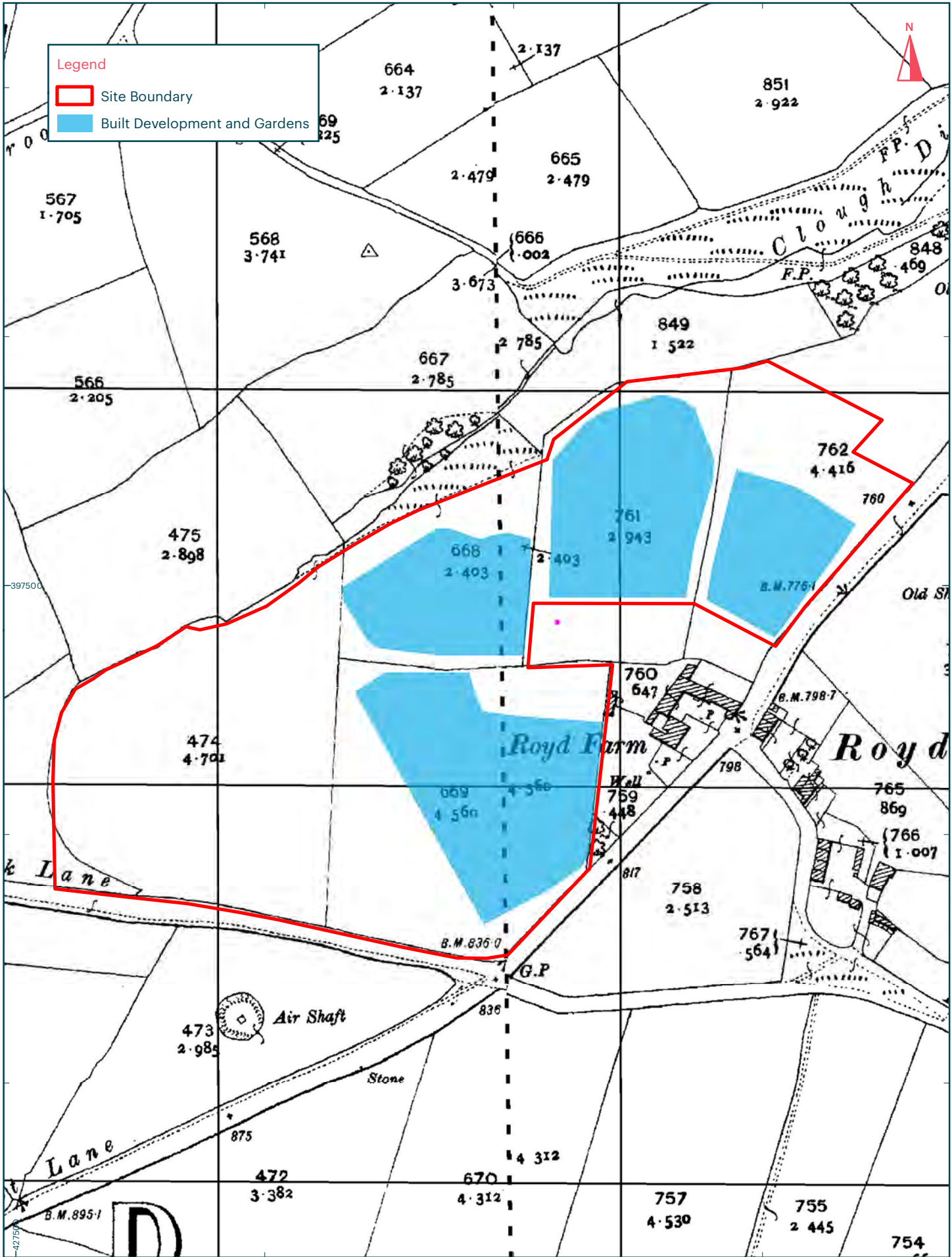


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Figure 4: 1894 Ordnance Survey 1:10560
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Land off Carr Road, Deepcar, Sheffield

Scale at A4: 1:5,000



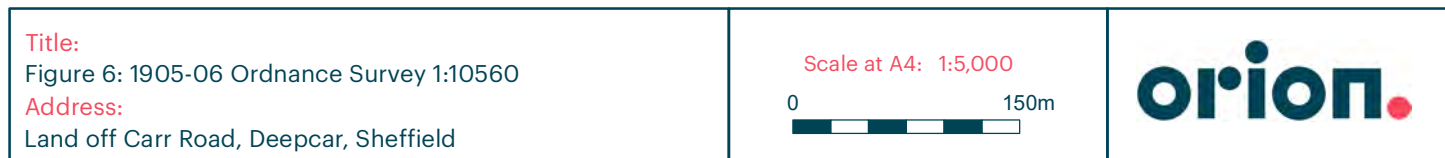
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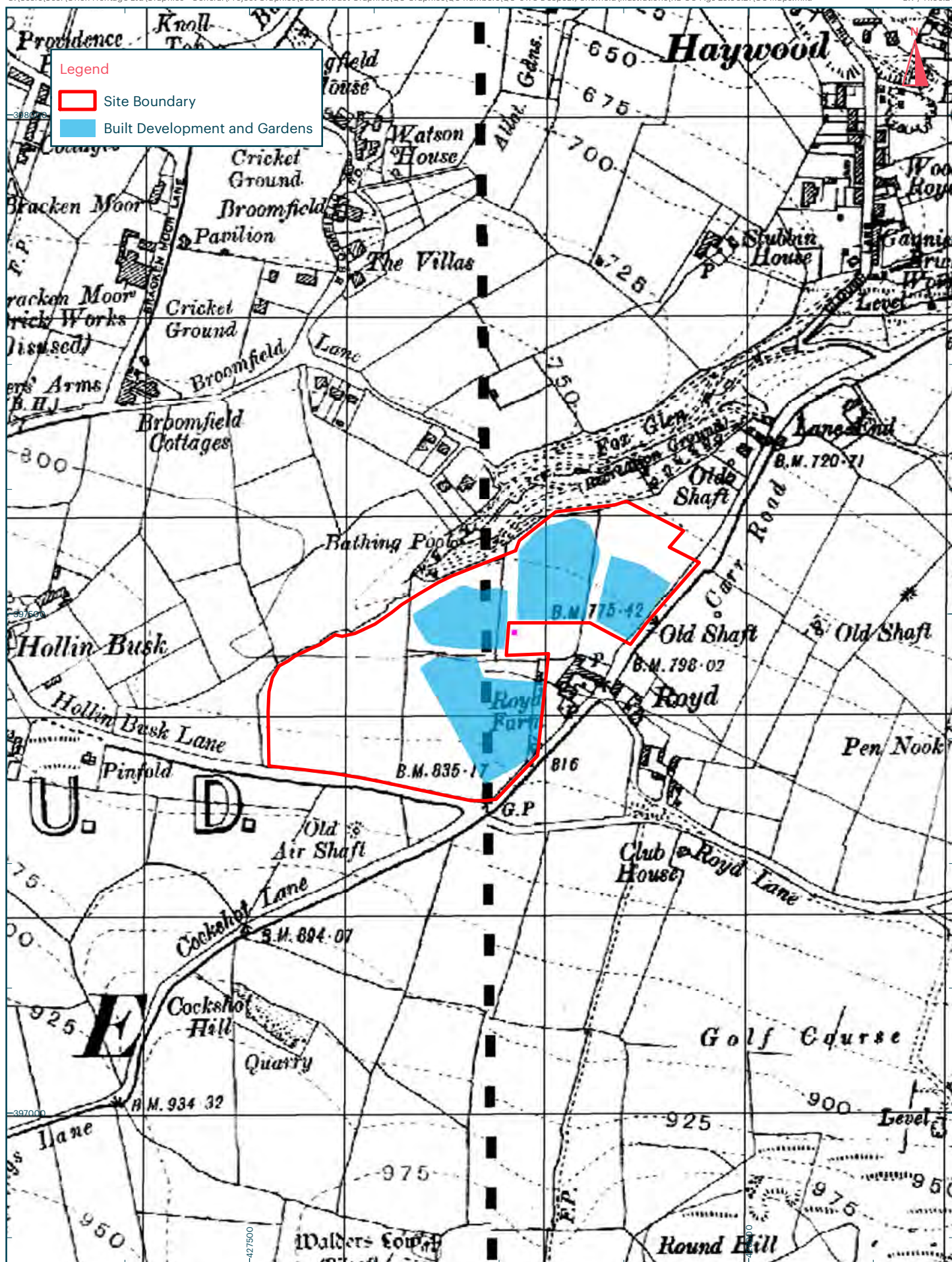


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Figure 5: 1905 Ordnance Survey 1:2500
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Land off Carr Road, Deepcar, Sheffield

Scale at A4: 1:2,500





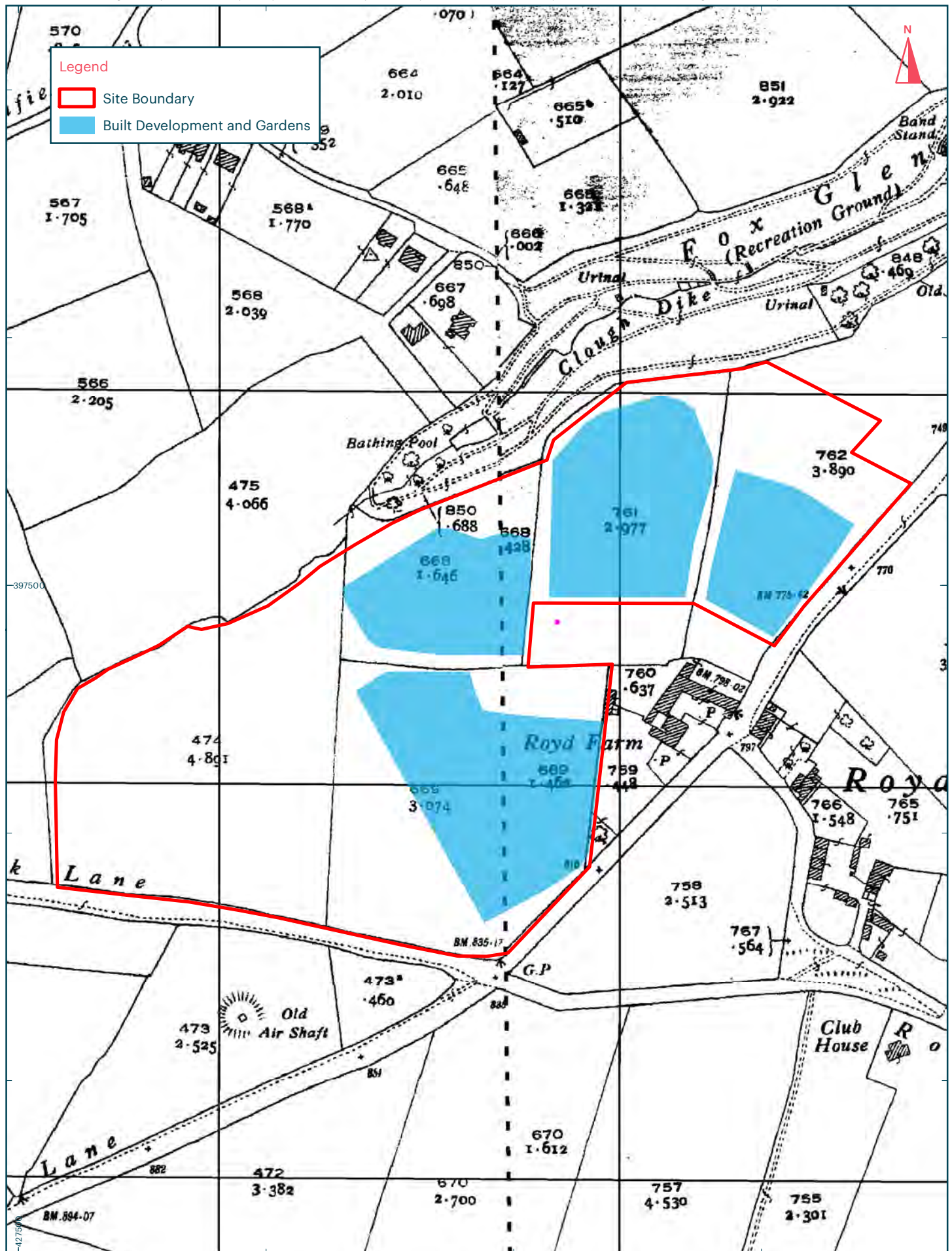


Title:
Figure 7: 1924-32 Ordnance Survey 1:10560
Address:
Land off Carr Road, Deepcar, Sheffield

Scale at A4: 1:5,000



orion.



Title:
Figure 8: 1931 Ordnance Survey 1:2500
Address:
Land off Carr Road, Deepcar, Sheffield

Scale at A4: 1:2,500



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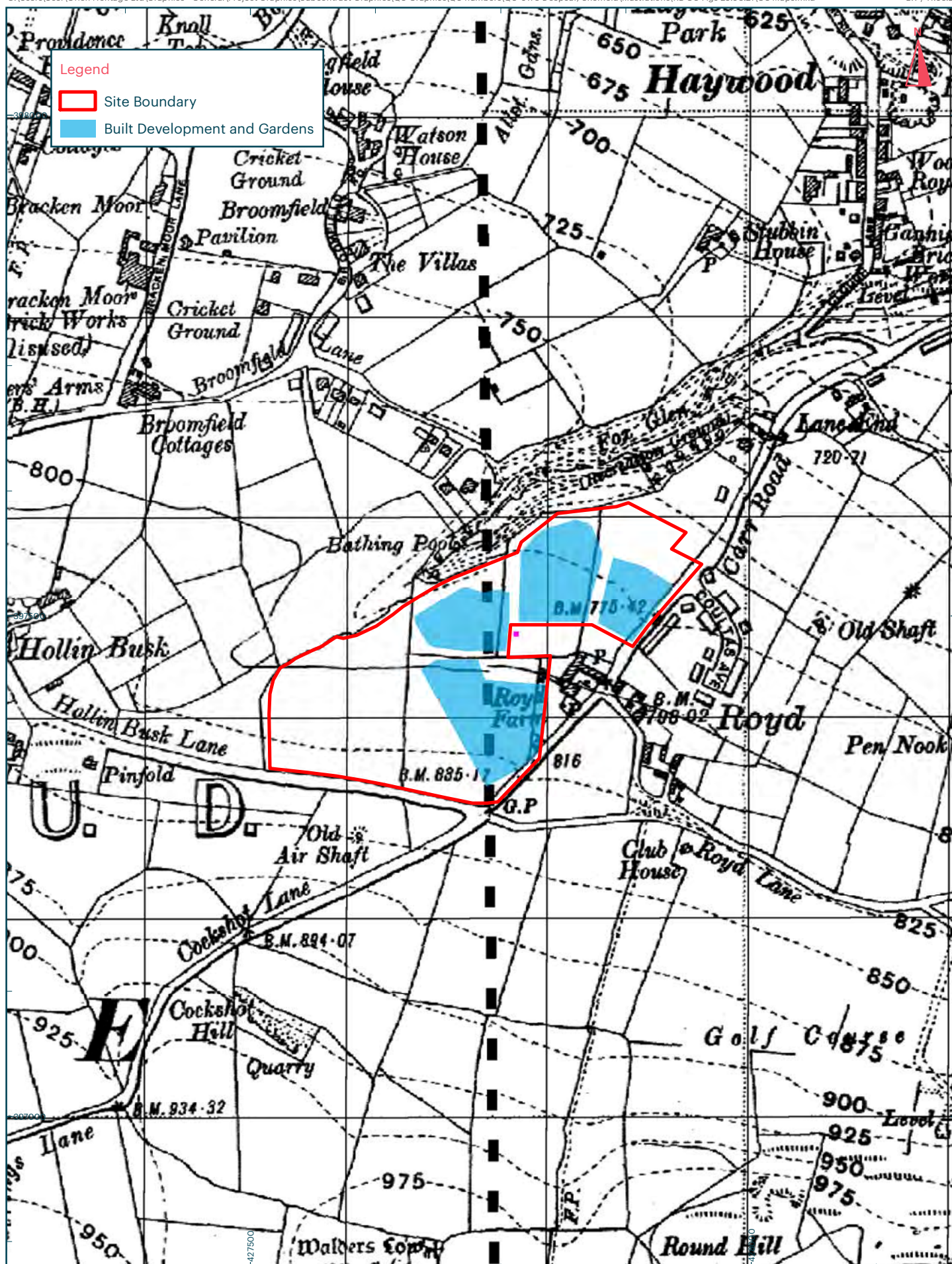
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Figure 9: 1938-48 Ordnance Survey 1:10560

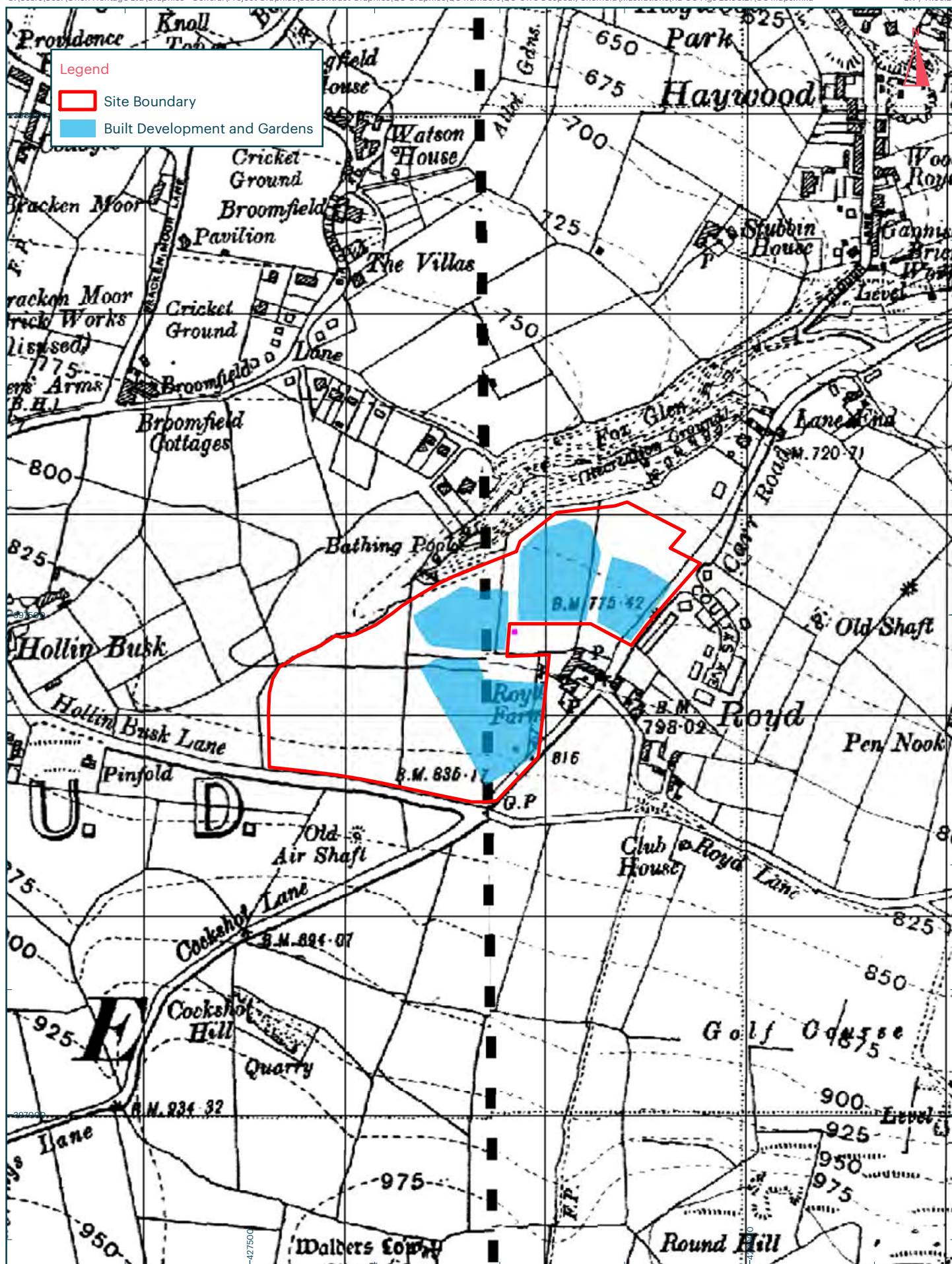
Address:

Land off Carr Road, Deepcar, Sheffield

Scale at A4: 1:5,000

0 150m

orion.

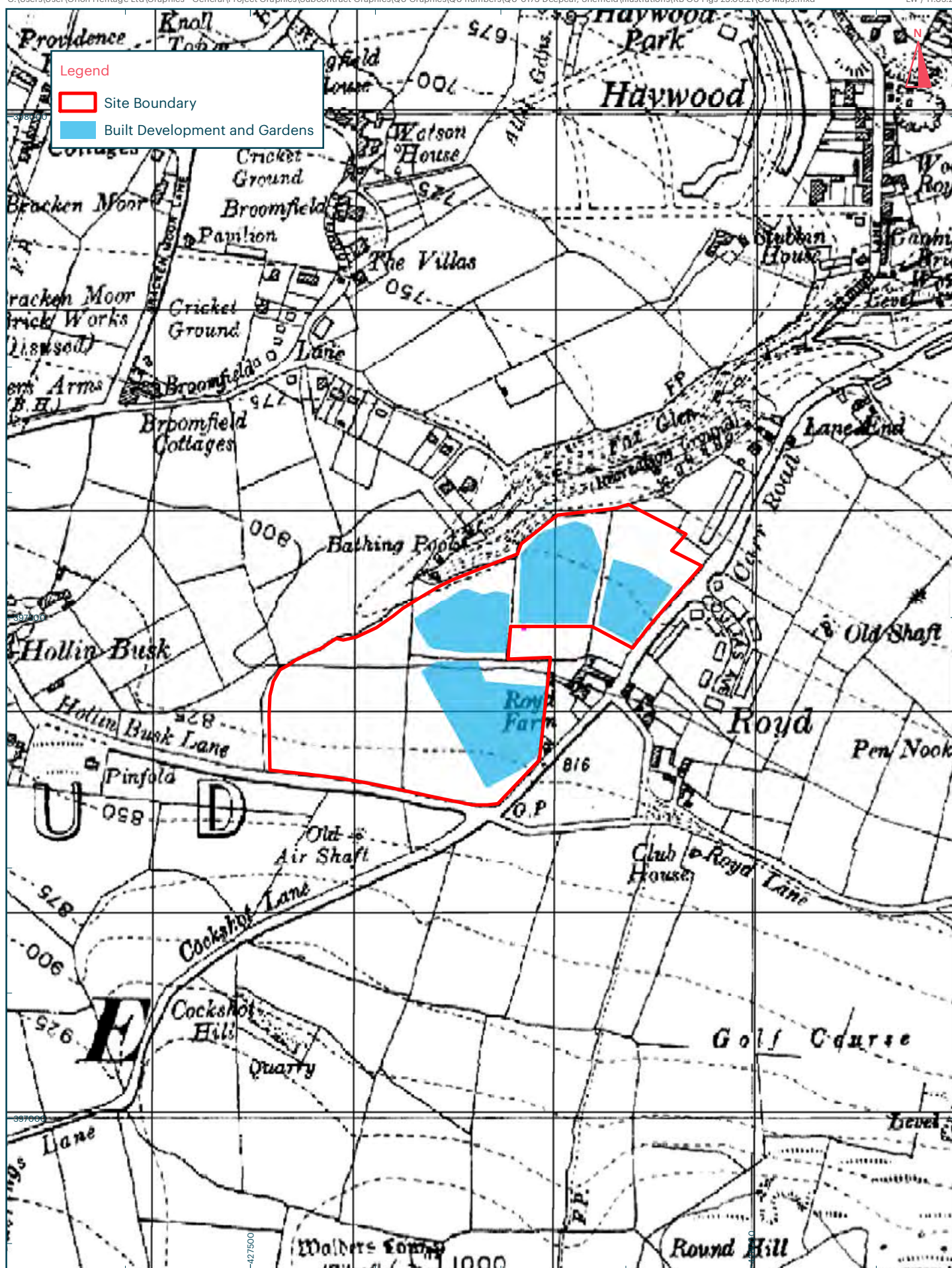


Title:
Figure 10: 1948 Ordnance Survey 1:10560
Address:
Land off Carr Road, Deepcar, Sheffield

Scale at A4: 1:5,000



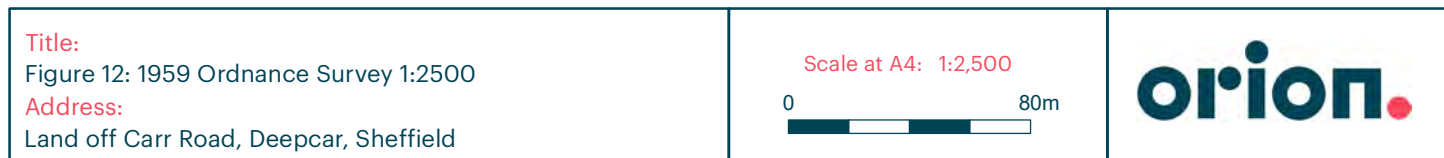
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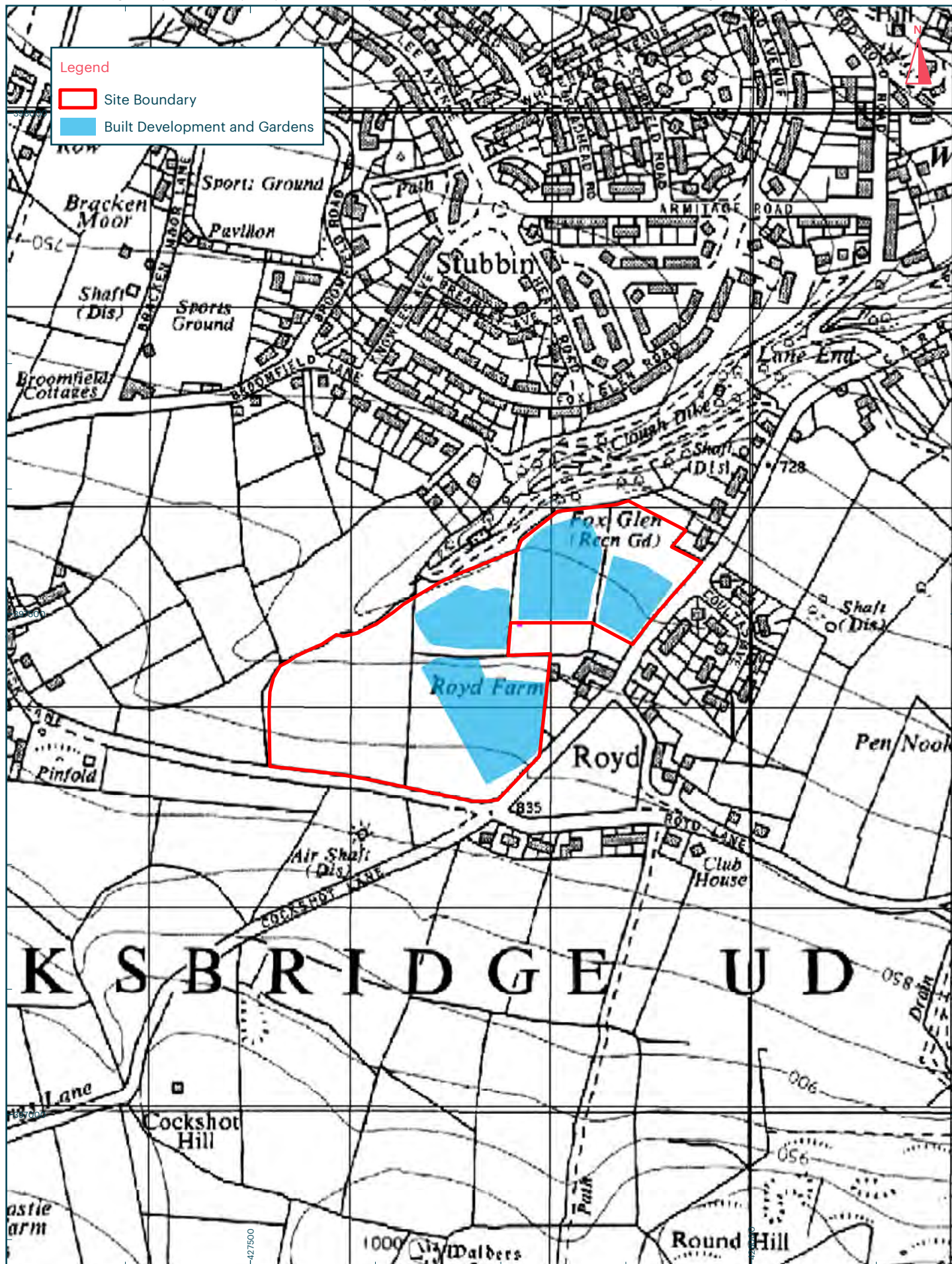


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Figure 11: 1955 Ordnance Survey 1:10000
Address:
Land off Carr Road, Deepcar, Sheffield

Scale at A4: 1:5,000
0 150m

orion.



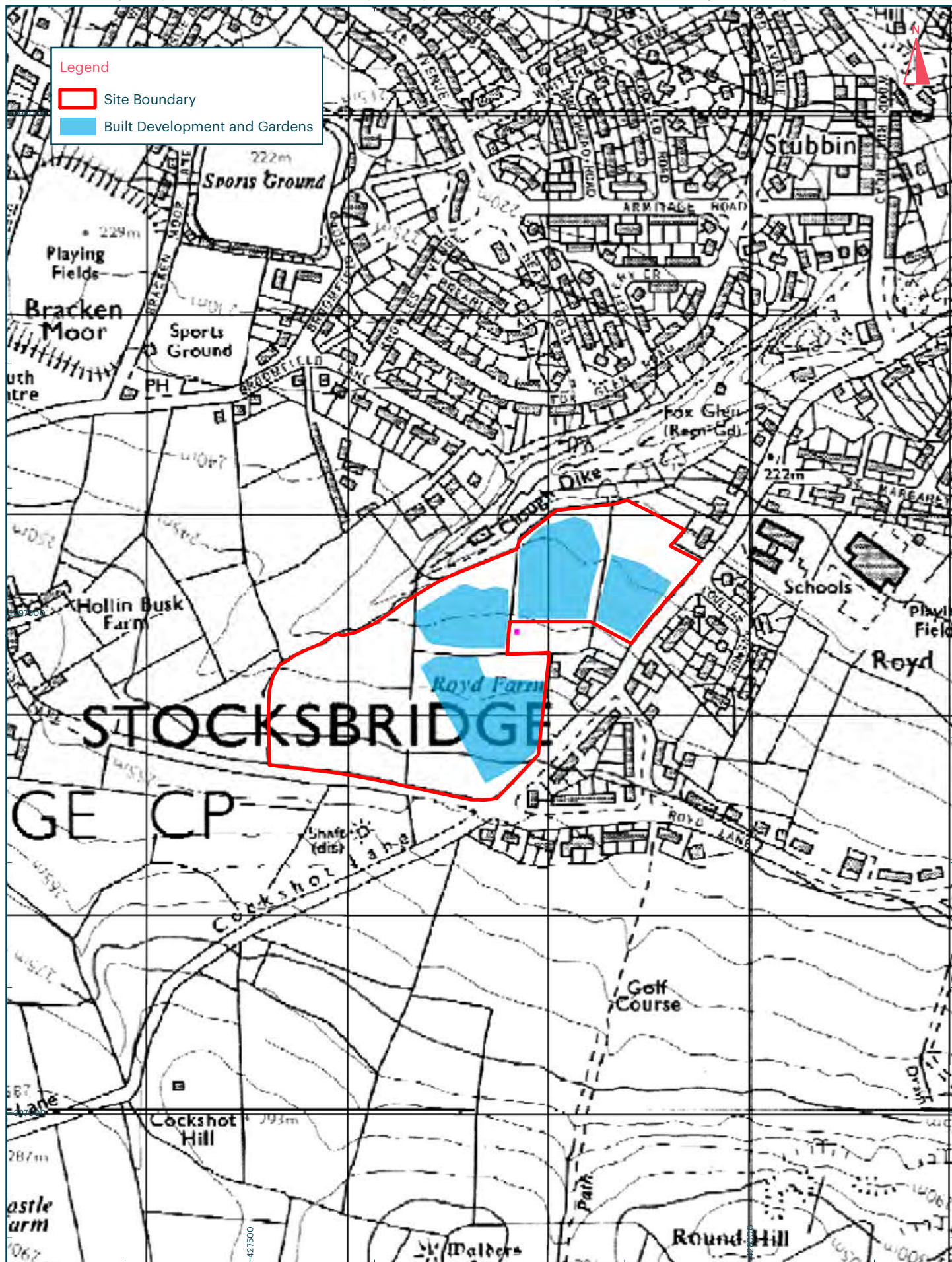


Title:
Figure 13: 1966 Ordnance Survey 1:10000
Address:
Land off Carr Road, Deepcar, Sheffield

Scale at A4: 1:5,000



orion.

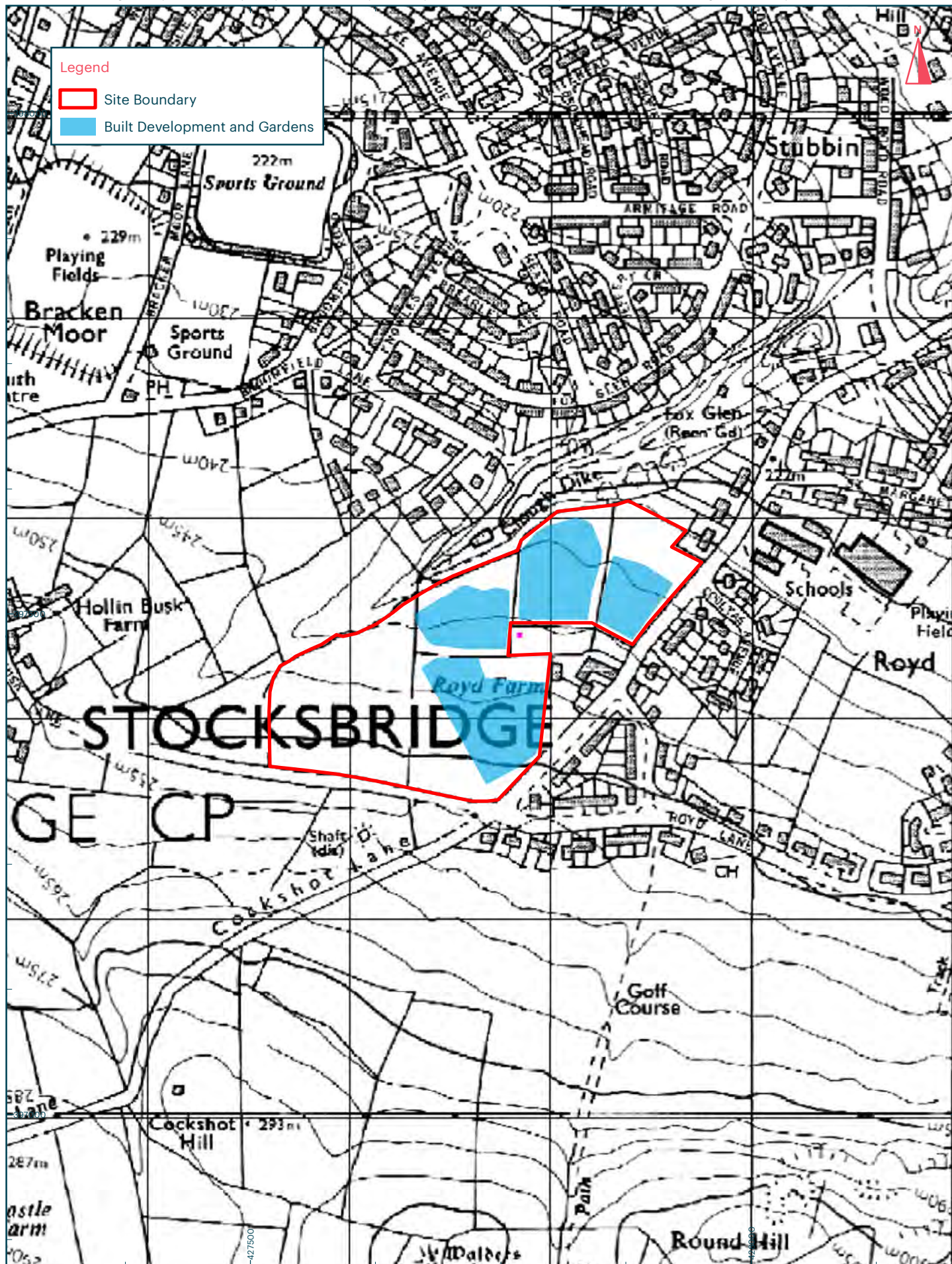


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Figure 15: 1981 Ordnance Survey 1:10000
Address:
Land off Carr Road, Deepcar, Sheffield

Scale at A4: 1:5,000



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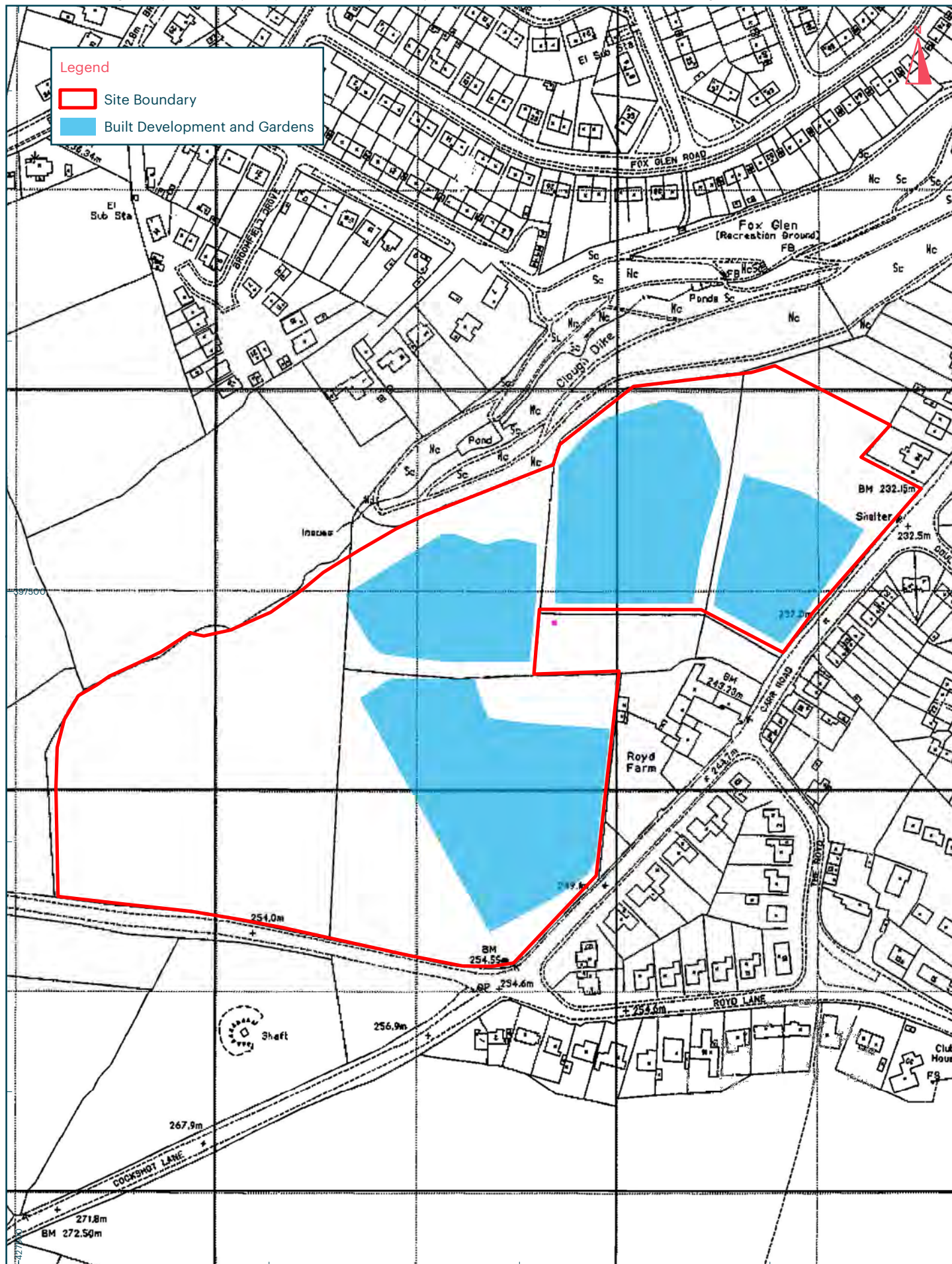


Title:
Figure 16: 1991 Ordnance Survey 1:10000
Address:
Land off Carr Road, Deepcar, Sheffield

Scale at A4: 1:5,000

0 150m

orion.

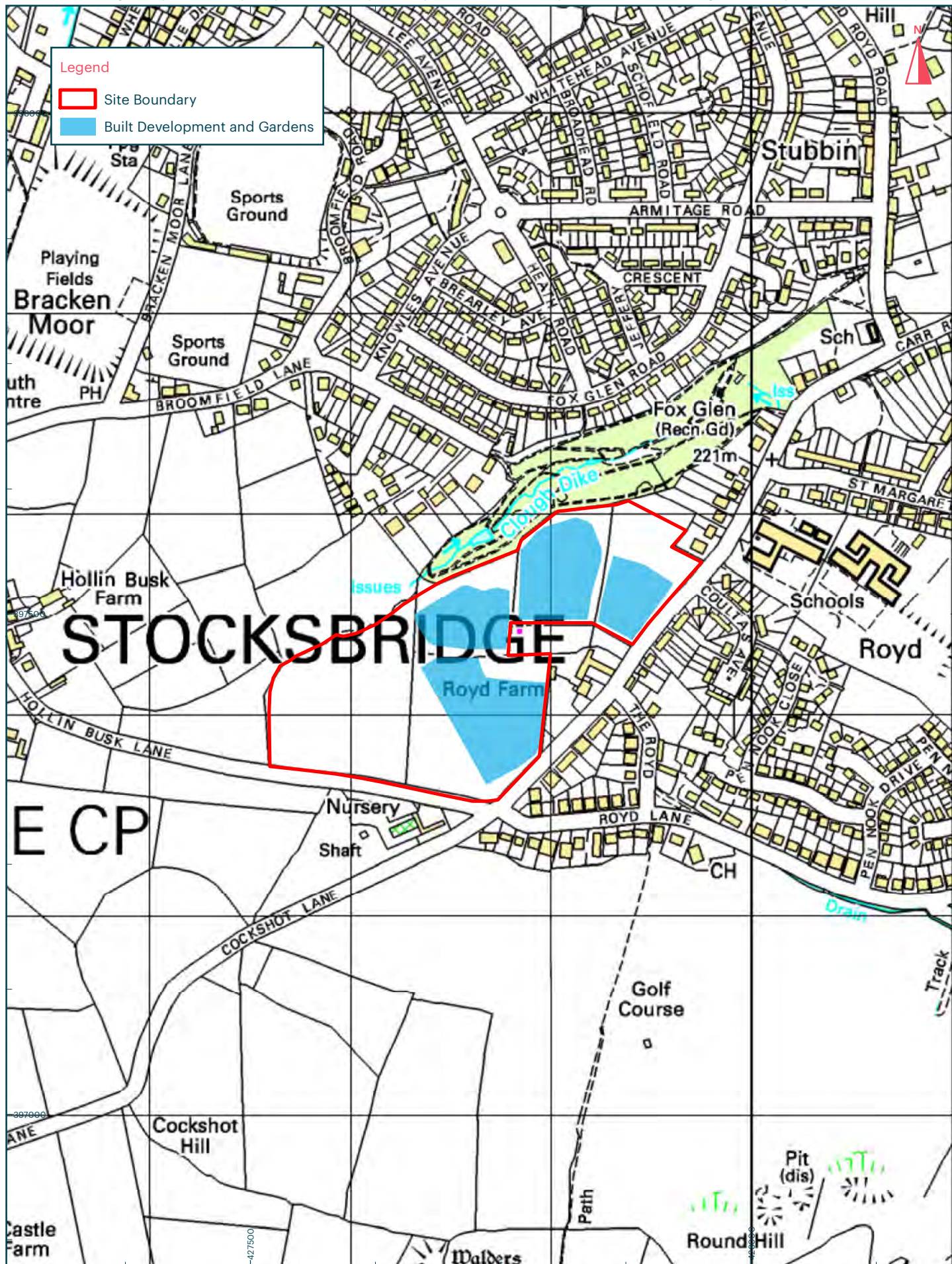


Title:
Figure 17: 1993 Ordnance Survey 1:2500
Address:
Land off Carr Road, Deepcar, Sheffield

Scale at A4: 1:2,500



orion.

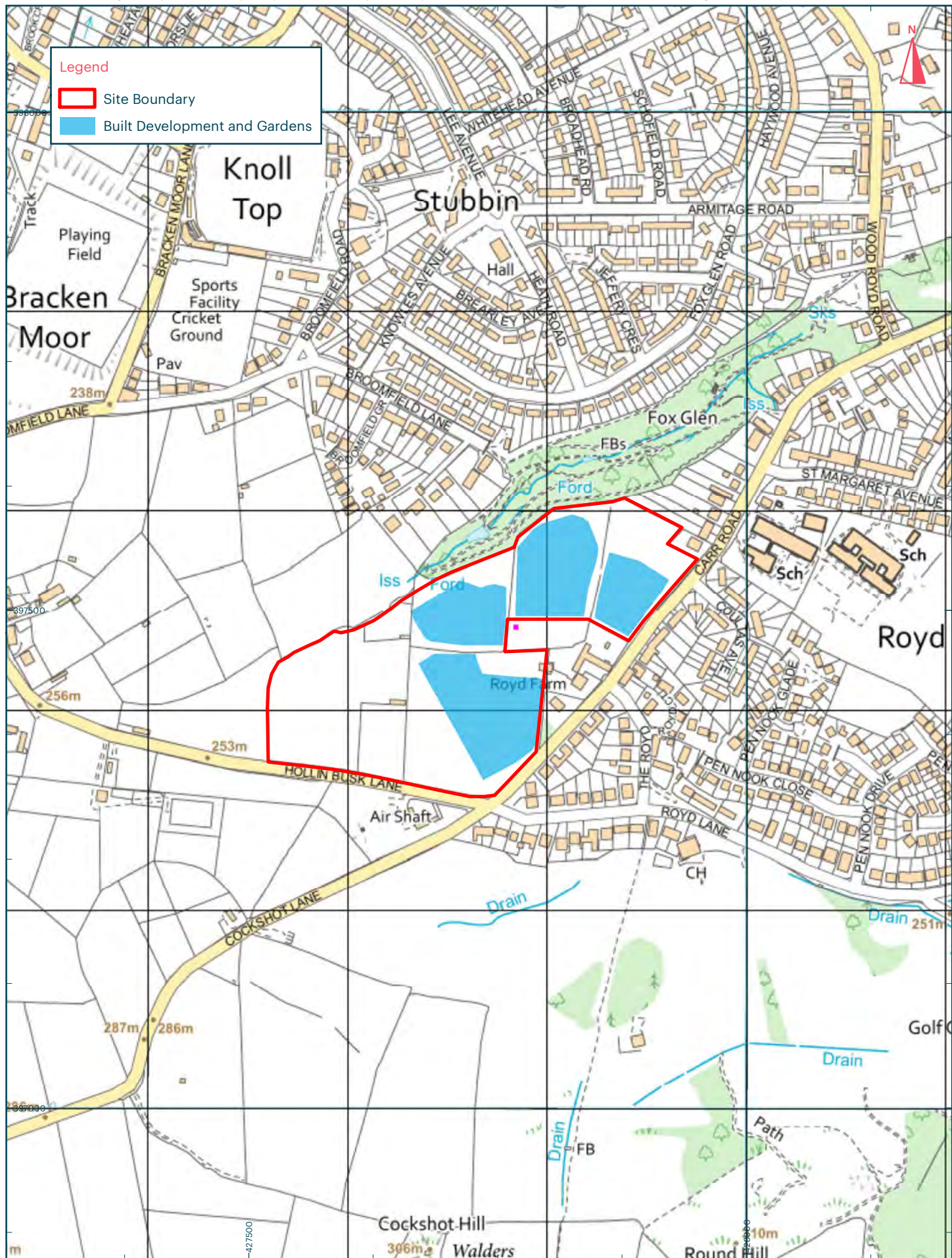


Title:
Figure 18: 2000 Ordnance Survey 1:10000
Address:
Land off Carr Road, Deepcar, Sheffield

Scale at A4: 1:5,000



orion.

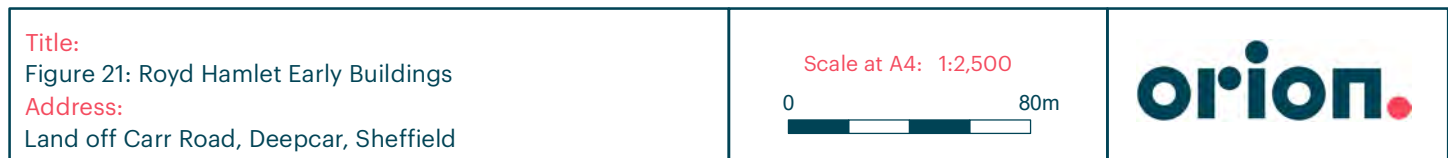


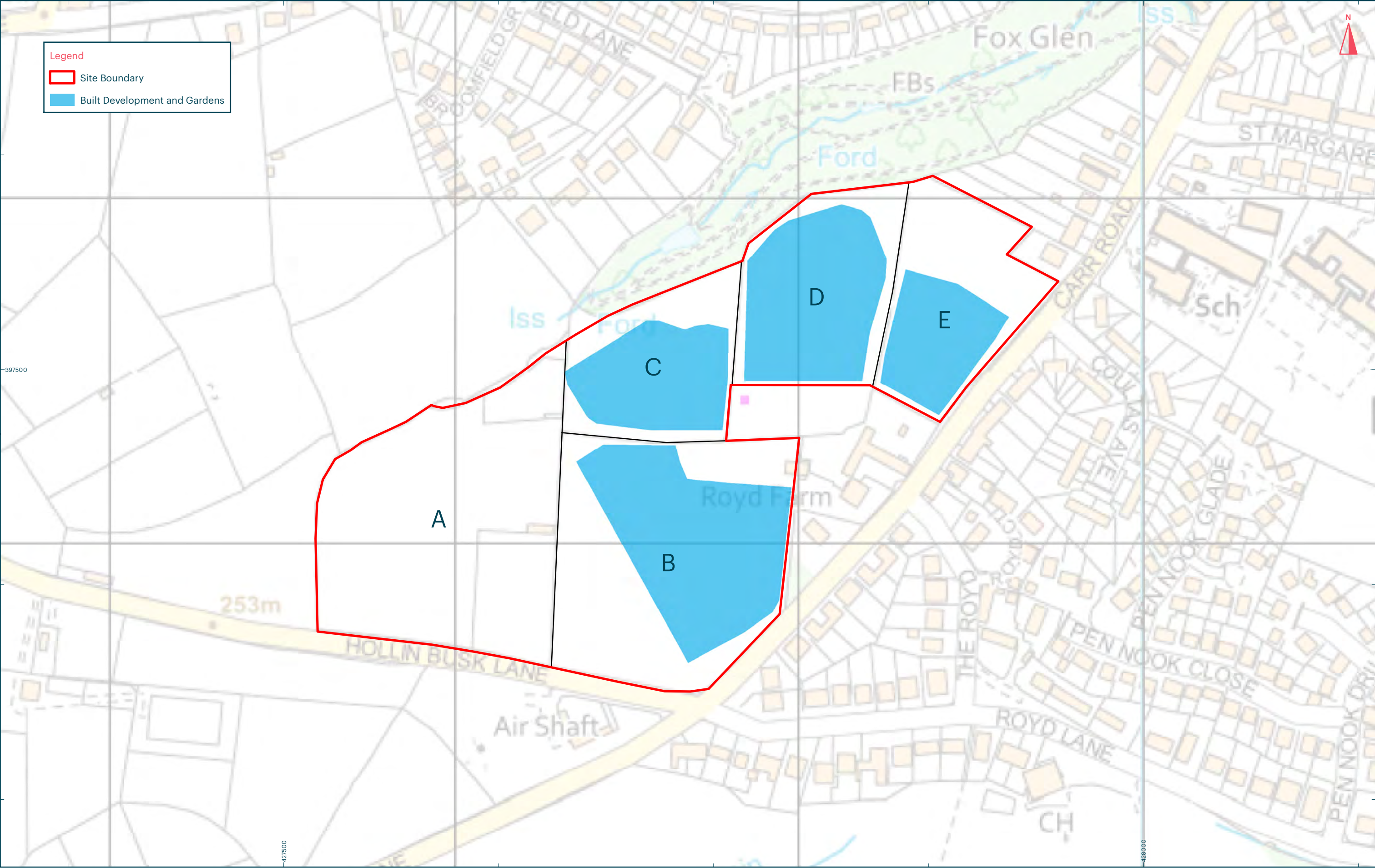
Title:
Figure 20: 2021 Ordnance Survey 1:10000
Address:
Land off Carr Road, Deepcar, Sheffield

Scale at A4: 1:5,000



orion.





Title:
Figure 22: Appeal Site Zones

Address:
Land off Carr Road, Deepcar, Sheffield

Scale at A3: 1:2,000

0 50m





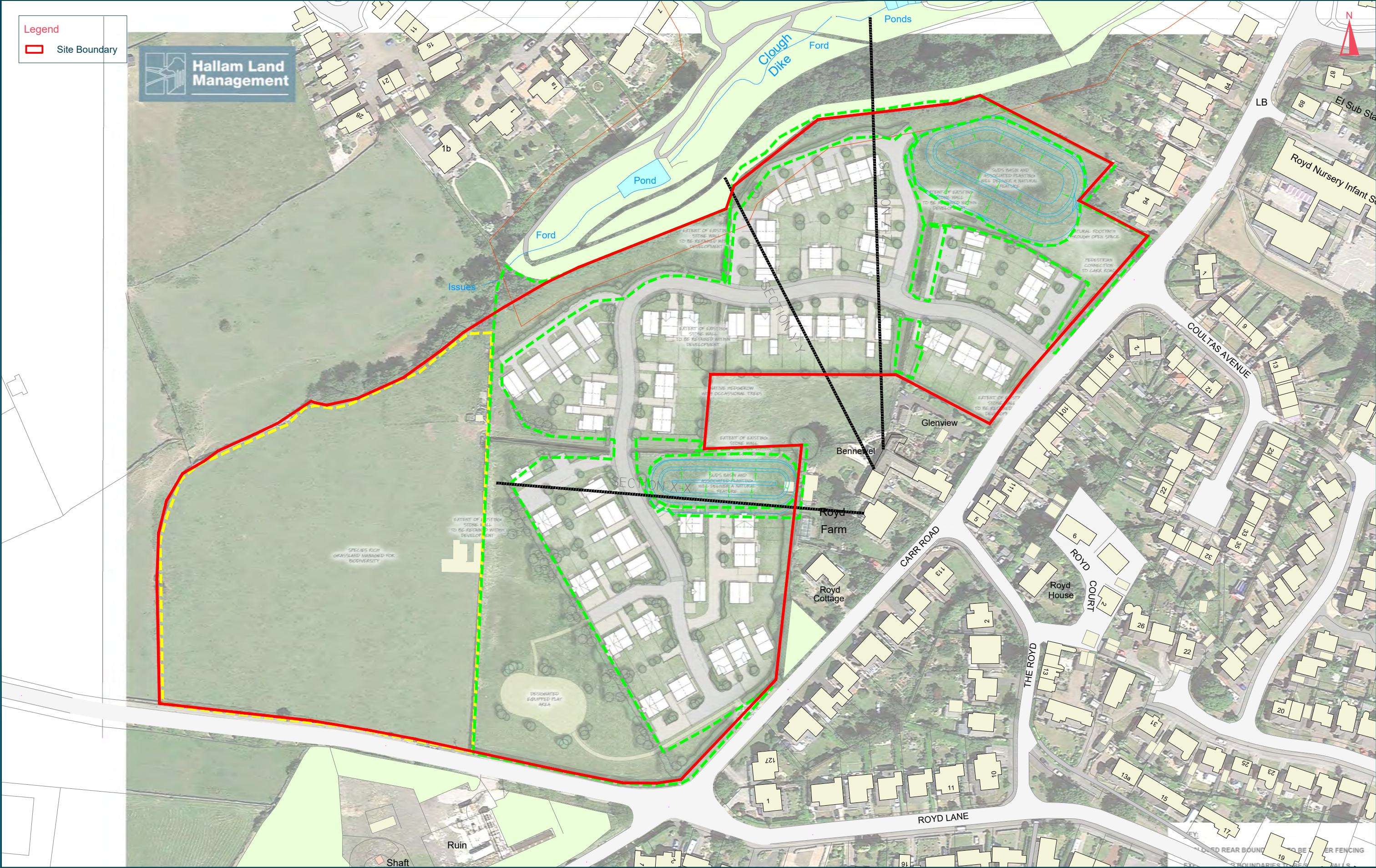
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Figure 23: Distances from built development to designated assets

Address:
Land off Carr Road, Deepcar, Sheffield

Scale at A3: 1:750

0 20m





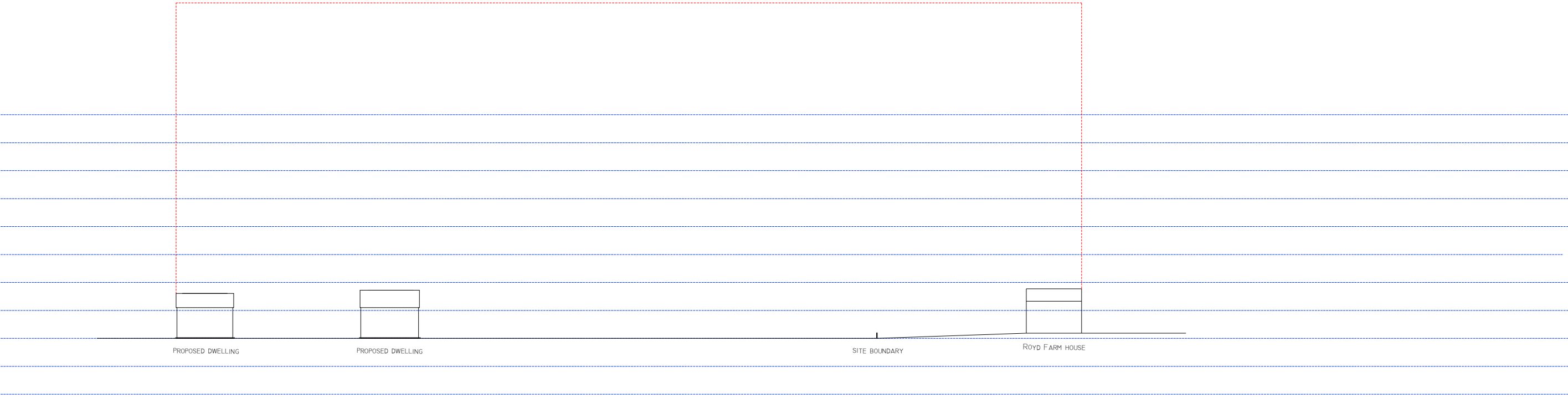
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Figure 24: Topographic Survey and Cross Section Locations

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Land off Carr Road, Deepcar, Sheffield

Scale at A3: 1:1500

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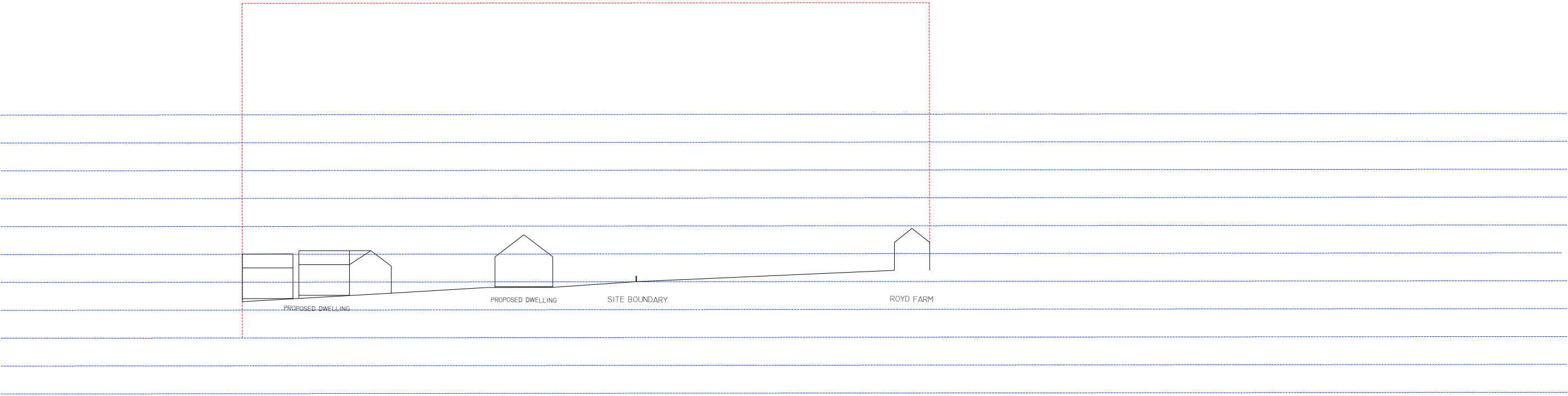
SECTION X-X

Title:
Figure 24a: Cross Section XX

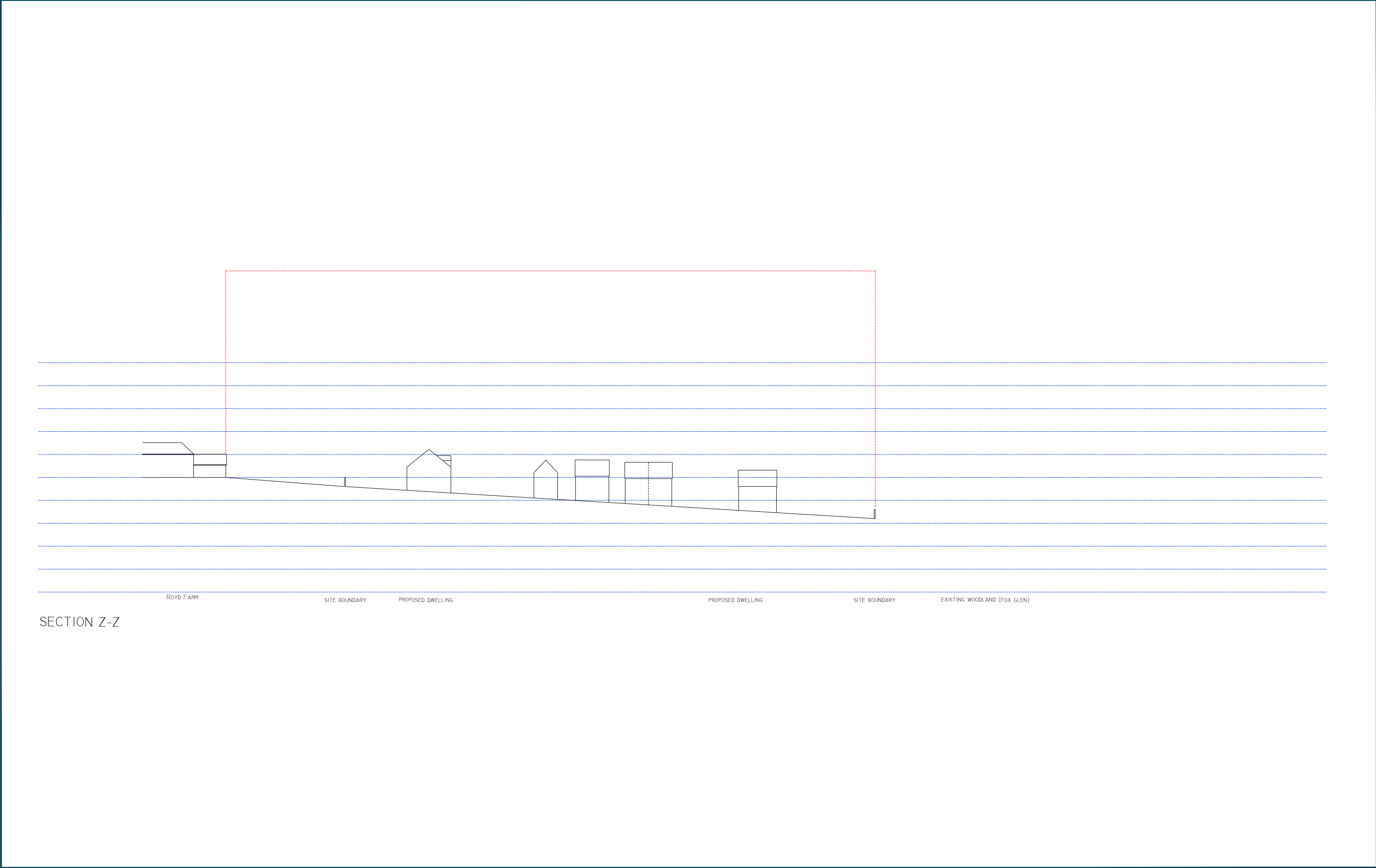
Address:
Land off Carr Road, Deepcar, Sheffield

Scale at A3: 1:750





SECTION Y-Y





Title:
Figure 25: Areas of public and private space surrounding listed buildings

Address:
Land off Carr Road, Deepcar, Sheffield

Scale at A3: 1:1,500

0 50m





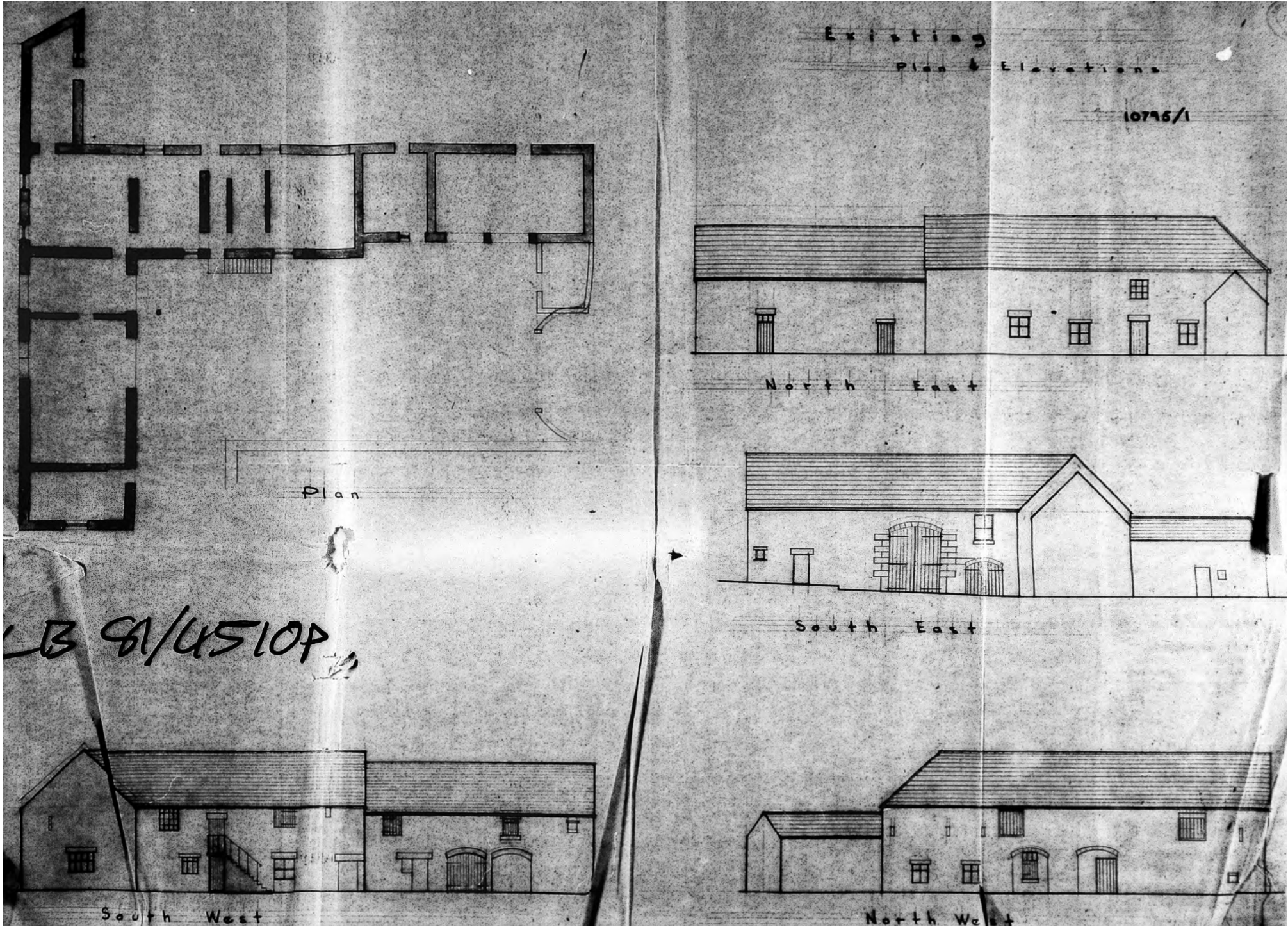
Title:
Figure 26: View cone from rear of Royd Farmhouse

Address:
Land off Carr Road, Deepcar, Sheffield

Scale at A3: 1:1,500

0 50m



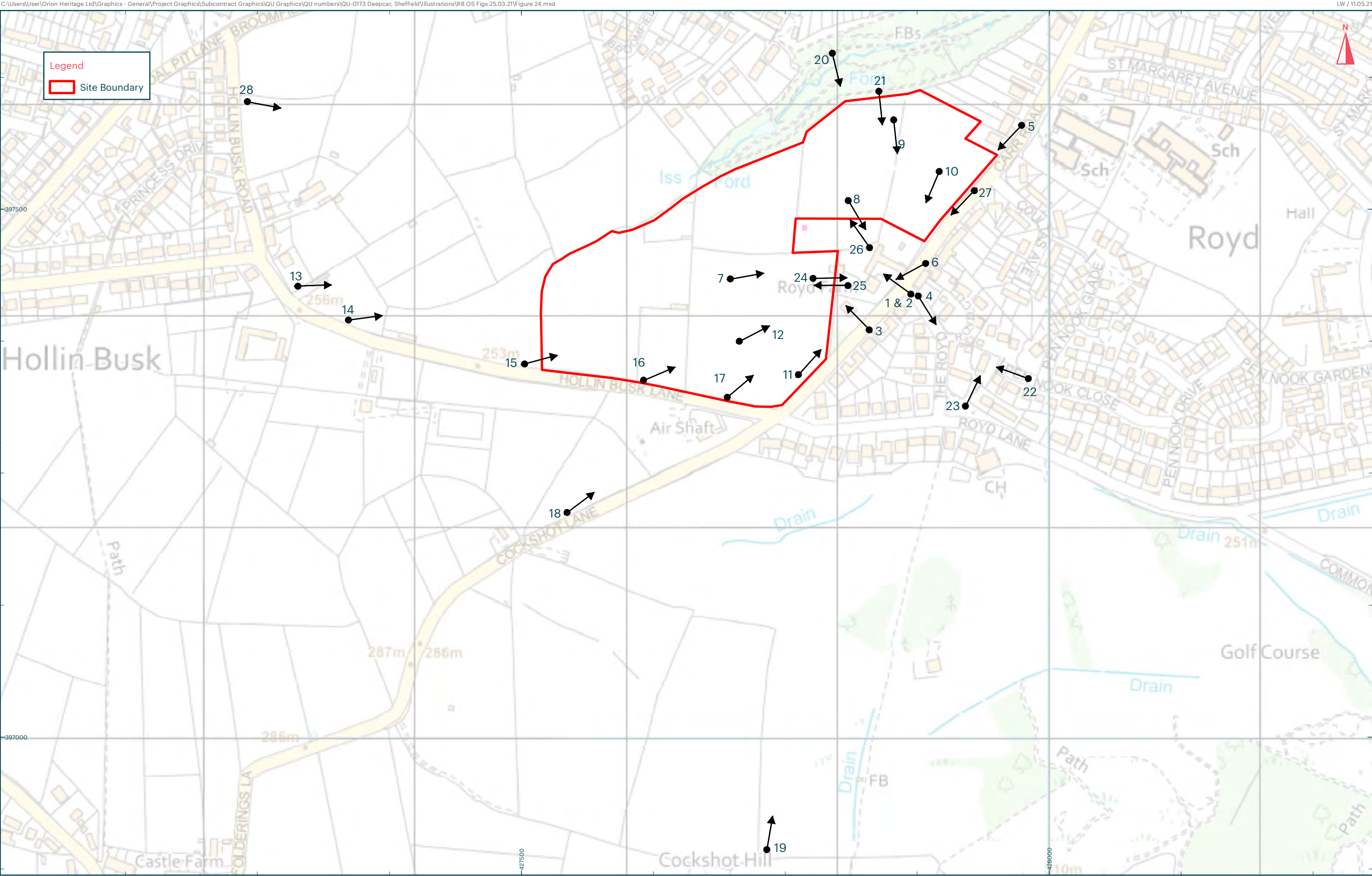


Title:
Figure 27: Listed barn original elevations from 1981 conversion planning application and 2021 photo of NW elevation

Address:
Land off Carr Road, Deepcar, Sheffield

Not to Scale
Illustrative Only





Title:
Figure 28: Photograph Locations
Address:
Land off Carr Road, Deepcar, Sheffield

Note - Arrows denote Plate location, direction and number

Scale at A3: 1:3,250
0 100m





Plate 1: View of Royd Farmhouse & Barn from the East



Plate 2: Panoramic View of Royd Farmhouse & Barn with 19th century house on NE corner of Carr Road/The Royd Junction

Address:
Land off Carr Road, Deepcar, Sheffield

Not to Scale:
Illustrative Only

orion.



Plate 3: View of Royd Cottage from Carr Road



Plate 4: View of terraced houses on The Royd/Carr Road junction

Address:
Land off Carr Road, Deepcar, Sheffield

Not to Scale:
Illustrative Only

orion.



Plate 5: View south along Carr Road toward Royd Farm



Plate 6: Panoramic view south along Carr Road/The Royd junction

Address:
Land off Carr Road, Deepcar, Sheffield

Not to Scale:
Illustrative Only

orion.



Plate 7: View east of Royd Farm east from appeal site



Plate 8: View south east of Barn & Royd Farmhouse from appeal site

Address:
Land off Carr Road, Deepcar, Sheffield

Not to Scale:
Illustrative Only

orion.



Plate 9: View of Barn from northern boundary of appeal site



Plate 10: View south west of Barn from appeal site

Address:
Land off Carr Road, Deepcar, Sheffield

Not to Scale:
Illustrative Only

orion.



Plate 11: View north east from south eastern corner of appeal site



Plate 12: View north east from southern edge of appeal site

Address:
Land off Carr Road, Deepcar, Sheffield

Not to Scale:
Illustrative Only

orion.



Plate 13: View east along Hollin Busk Lane from edge of Hollin Busk Lane



Plate 14: View north east from Hollin Busk Lane

Address:
Land off Carr Road, Deepcar, Sheffield

Not to Scale:
Illustrative Only

orion.



Plate 15: View north east from Hollin Busk Lane



Plate 16: View north east from Hollin Busk Lane

Address:
Land off Carr Road, Deepcar, Sheffield

Not to Scale:
Illustrative Only

orion.



Plate 17: View north east from Hollin Busk Lane



Plate 18: View north east toward Royd Farm from Carr Lane

Address:
Land off Carr Road, Deepcar, Sheffield

Not to Scale:
Illustrative Only

orion.



Plate 19: View north from west of PROW to east of Walders Low



Plate 20: View toward Royd Farmhouse from west side of Fox Glen

Address:
Land off Carr Road, Deepcar, Sheffield

Not to Scale:
Illustrative Only

orion.



Plate 21: View toward Barn from east side of Fox Glen



Plate 22: View west of Barn approx. 15 from The Royd

Address:
Land off Carr Road, Deepcar, Sheffield

Not to Scale:
Illustrative Only

orion.



Plate 23: View north from Royd Lane of Barn approx. 15 from The Royd



Plate 24: View east of Royd Farmhouse from appeal site

Address:
Land off Carr Road, Deepcar, Sheffield

Not to Scale:
Illustrative Only

orion.



Plate 25: View west out from gate in Royd Farmhouse garden wall



Plate 26: View north west out from gate in Barn garden wall

Address:
Land off Carr Road, Deepcar, Sheffield

Not to Scale:
Illustrative Only

orion.



Plate 27: View south along Carr Road toward Royd Farm



Plate 28: View east from near Hollin Busk Lane/Coal Pit Lane junction

Address:
Land off Carr Road, Deepcar, Sheffield

Not to Scale:
Illustrative Only

orion.

APPENDIX 2

Consultation response to the outline planning application from Zoe Mair (Sheffield City Council Principal Planning Officer (Conservation & Design) 4th February 2020

From: [Hope Dinah](#)
To: dcscan@sheffield.gov.uk
Subject: FW: Hollin Busk Lane, Deepcar - Ref. 17/04673/OUT
Date: 05 February 2020 09:29:46

Please scan comments below to 17/04673/OUT – 'Zoe Mair' (consultee)

Thanks

Dinah

From: Mair Zoe
Sent: 04 February 2020 11:48
To: Hope Dinah
Subject: RE: Hollin Busk Lane, Deepcar - Ref. 17/04673/OUT

Hi Dinah

I have now managed to go through the final draft of the heritage statement.

Comments

The statement generally follows the guidance produced by HE and covers the appropriate policy

- I have some concerns regarding the significance levels page 4.22 and 4.23. The historical benefit is medium not low to medium due to the rarity in Deepcar.
- I do not agree that there is public benefit but that the identified harm is less than substantial and the setting and character of the listed farm is preserved.

The background and policy are covered. The conclusion is:

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.

This should be clarified (considerable steps) - some mitigations works i.e. the widening of the open space between the houses and farm, and there should be a planting plan/maintenance plan to maintain the screening to the listed building.

The material for the new houses should be natural stone and slate to further enhance and maintain the setting.

On balance I am happy that the setting of the listed farm complex has been identified and that mitigation has taken place to reduce any harm to these assets.

Regards
Zoe

Zoe Mair IHBC
Principal Planning Officer (Conservation & Design)
Urban and Environmental Design
Planning Service
City Growth
Howden House
1 Union Street
Sheffield

APPENDIX 3

Documentary research on Royd Farm by Archangel Heritage (undertaken for Orion Heritage)



RESEARCH SUMMARY REPORT 0524 2nd revision

PN1129 Royd Farm, Deepcar

19 May 2021

Client: Rob Bourn, Orion Heritage Ltd

Research brief: to determine if there is a tithe or enclosure map covering the area of the red line plan and identify any further archive maps or documents relating to the study area and three listed assets

Collections/material consulted: online catalogues for cartographic and estate collections; Sheffield City Archives

The area of the red line plan and three listed assets were part of Bolsterstone chapelry within the extensive parish of Ecclesfield. The study area had been part of the chapelry and township of Bradfield, but a separate chapel was founded at Bolsterone in 1412 (Eastwood, 1862).

Sheffield City Archives holds a copy of the enclosure award and map for Bolsterstone chapelry dated 1782 (SCC Ref. CA/366). This map includes Royd Farm and the study area, though it is not particularly detailed. No information is given about the three listed buildings and only a very small section of land within the study area, plot 59 on the north side of the intersection of Hollin Busk Lane with Cockshott Lane, was allotted under the enclosure award. This allotment is described in the enclosure award as follows: "We do set out and allot unto William Finney one piece or parcel of land upon Town End Moor aforesaid containing fourteen perches or thereabouts bounded by a publick road eastwardly by Ancient Inclosures northwardly and westwardly and by a publick road southwards and we do order and direct that the fences for inclosing the said allotment on the east and south sides thereof shall be made and for ever hereafter repaired by the said William Finney or the owners or occupiers of the said allotment for the time being". Finney was also allotted the six-acre plot numbered 61 to the south of the study area in the Town End Moor. The online catalogues of the Sheffield City Archives, West Yorkshire Archive Service, the UK National Archives and The British Library were searched, but no further records have been found of William Finney or Royd Farm nor other maps of Bolstertone or the Town End Moor.

Plot 76 on the enclosure map located opposite Royd Farmhouse and north of the Cruck Barn was allotted to Lord Melbourne. Sir Penistone Lamb, 1st Viscount Melbourne of the Irish Peerage held the manor of Bolsterstone in the late 18th century, his father Matthew Lamb having purchased the estate sometime during the mid-1700s. Lord Melbourne then sold the estate to John Rimington in 1803 (catalogue entry for Sheffield City Archives ref. BHD/286 - *Abstract of title of John Rimington to the manor of Bolsterstone (1741-1803)*), while Eastwood (1862) states that James Rimmington Wilson of Broomhead Hall was the lord of the manor of Bolsterstone in the mid-19th century. The catalogue for the Broomhead Hall muniments held at Sheffield City Archives was searched though the collection

doesn't include any estate surveys or other records that are likely to include details of the farms and buildings within the manor estate.

While the early history of the buildings remains obscure, it is clear that by 1857 Jonathan Crawshaw was the farmer at Royd Farm (*Electoral Register for Yorkshire Parliamentary Constituency, West Riding Division*, 1857). A decade later in 1868, he advertised the sale of his seeds, hay and oats as Crawshaw was leaving Royd Farm ('Sales By Mr. Robert Lowe', *Sheffield Daily Telegraph*, 10 March 1868). Crispin Booth was the farmer at Royd Farm in 1881 (*Kelly's Directory of the West Riding of Yorkshire*, 1881, p.87), and he remained there up until his death in 1896 (Principal Probate Registry, 1896). Farmer Abraham Shaw was residing at the farmhouse with his young family in 1911 (*1911 England Census*, 1911), and the Shaws were still at Royd Farm at the outbreak of the Second World War (*1939 Register*, 1939).

The listed Royd farmhouse and Cruck barn appear on the *Records of the Valuation Office* (c.1910) map sheets, held at the National Archives (IR 134/8/29 and IR 134/8/32). The farmhouse and surrounding land on the west side of Carr Road, including all of the area of the red line plan, were valued together as part of one property labelled hereditament no. 643. The map shows that an area of land on the east side of Carr Road was also part of the farm, but this does not include the Cruck Barn. The barn appears within plot no. 956 that also included the six OS plots to the north and east of the building. This was the whole of the property no.956 as there are no other parts located elsewhere on the map. Without prior knowledge of the hereditament numbers, it was not possible to order the accompanying Valuation Office field book that would have provided information about the ownership and occupancy of these two properties at this date. Appointments are not now available at the National Archives until 10 June 2021.

It is not clear whether the Cruck Barn was ever associated with Royd Farm or if it belonged to another farming property. There is no reference to it in the online archive catalogues referenced above. Collections of digitised newspapers also have been searched unsuccessfully for any reference to the Cruck Barn or an inventory of the buildings associated with Royd Farm that might indicate if this included the Cruck Barn.

No other maps or estate surveys covering this area have been identified. A volume of maps and survey for estates belonging to the Duke of Norfolk in Ecclesfield parish supposedly including Bradfield, which is next to Bolsterstone, held at Sheffield City Archives, had nothing to do with the study area. The land in the study area and across the lane that included the Cruck Barn seemed to have belonged to a William Finney and to Lord Melbourne, but no maps or surveys for these areas have been identified.

Bibliography and source list:

1911 England Census. (1911). National Archives RG14/27695.

1939 England Census. (1939). National Archives RG101/3739D.

Eastwood, J. (1862). *History of the Parish of Ecclesfield In the County of York*. London: Bell and Daldy.

Electoral Register for Yorkshire Parliamentary Constituency, West Riding Division. (1857). [Online] Available: Ancestry <https://findmypast.co.uk> [Accessed 11 March 2021]

Kelly's Directory of the West Riding of Yorkshire. (1881). London: Kelly & Co.

Principal Probate Registry. (1896). *Calendar of the Grants of Probate and Letters of Administration made in the Probate Registries of the High Court of Justice in England.* [Online] Available at: Ancestry.co.uk.

'Sales By Mr. Robert Lowe'. (1868). *Sheffield Daily Telegraph*, [Online] 10 March. Available at: British Newspaper Archive <http://findmypast.co.uk> [Accessed 11 March 2021].

Valuation Office map sheets, The National Archives IR 134/8/29 and IR 134/8/32







S1 2SH
T: 0114 2053767
E: zoe.mair@sheffield.gov.uk

From: Hope Dinah
Sent: 20 January 2020 16:47
To: Westfold Julie; Mair Zoe; Deshpande Harshada
Subject: FW: Hollin Busk Lane, Deepcar - Ref. 17/04673/OUT
Importance: High

Hi All,

17/04673/OUT

Outline application for up to 85 residential dwellings including open space (amended description)

Land At Junction With Carr Road, Hollin Busk Lane, Sheffield

See updated submissions in relation to the above application.

Zoe/Julie, please provide/update comments.

Harshada – if your last comments still apply could you please just confirm.

Thank you

Dinah Hope

Acting North Area Team Manager
Development Management
Sheffield City Council

(0114) 273 4374

We offer an integrated planning and building control service

Web: www.sheffield.gov.uk/planning or www.sheffield.gov.uk/buildingcontrol

Location: **Planning Service and Building Control Service**, Howden House, 1 Union Street, SHEFFIELD S1 2SH

Apply for planning permission online at: www.planningportal.gov.uk/apply

Apply for building regulation permission online to: buildingcontrol@sheffield.gov.uk

From: Kirsten Ward [mailto:Kirsten.Ward@dlpconsultants.co.uk]
Sent: 20 January 2020 15:34
To: Johnson Michael (DEL-Planning); Hope Dinah
Subject: RE: Hollin Busk Lane, Deepcar - Ref. 17/04673/OUT
Importance: High

Michael and Dinah,

Further to our meeting on 8th January, please find attached the following documents in respect of application ref. 17/04673/OUT:

- Ecological Update and Updated Phase 1 Habitat Survey (January 2020)

- Heritage Assessment (January 2020)
- Revised Illustrative Masterplan (December 2019) – the illustrative masterplan has been revised in order to provide a number of scheme enhancements, including:
 - Reorienting three of the dwellings so these are now set further back from the listed buildings to the east;
 - Pulling back the southern development boundary to retain the views to the north from the junction of Carr Road / Cockshot Lane / Hollin Busk Lane;
 - Pulling back the northern development boundary and including additional planting; and
 - Reducing the overall development density to provide 85 dwellings (reduced from the original 93).

We have also noticed a minor typo in the submitted Design and Access Statement – on page 74, in the bottom row of the table under ‘Local Distinctiveness’ it should state ‘*The site is located close to statutory protected heritage assets or listed buildings*’.

I’d be grateful if you could confirm that this information has been received, and if you have any queries or concerns please do not hesitate to contact me.

Kind regards

Kirsten

Kirsten Ward BSc (Hons) MA MRTPI

Associate Planner

Strategic Planning Research Unit

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