

THURNSCOE HALL
Boundary Wall and Fence

Heritage Statement

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Fig 1 – South Elevation, from SE

1. Assessment of Significance

Thurnscoe Hall was originally constructed in the late 17th Century. It is a 3 storey ashlar sandstone building, with a moulded plinth and a stone slate roof. There is a 3 storey north wing, part rendered, with 2 smaller 2 storey duopitch roofed wings to the north east. These are later than the original hall to the south, and have been substantially re-built as part of the conversion to a residential care home in

1987-89. A refurbishment in 2017 has repaired some of the deteriorating stone facades and restored the roof and gutters.

It is set within approx. 1 acre of grounds, with lawns to the south and east and mature trees around the perimeter. The remains of a brick boundary wall are present on the north side, with more recent random stone gateposts and wrought iron gates. The boundary wall has been demolished on all other sides, with a mix of fencing and neighbouring outbuildings defining the boundary. The building is set behind the residential High Street, with a private driveway leading up to a parking area to the east of the building..

The West Yorkshire Historic Environment Record [WY HER ref: 964] includes a detailed description of the existing structure and is included in appendix 1.

The hall is grade II listed [NHL ref 1287037]

The Historic England National Heritage List description is as follows:

House. Said to be built between 1670-1701 (previous list description) for Thomas Shirecliffe. Ashlar sandstone, stone slate roof. Symmetrical front with double wing to rear left and lower block in angle with main range, another lower block attached to rear left of wing is of 2 storeys with half basement. Main range: 2 storeys and attic, 7 bays. Moulded plinth at sill level, chamfered quoins, moulded string courses above windows. Central Doric stone porch with plain frieze and pediment, now with glazed doors. Porch set in front of 2 rusticated pilasters which continue to 2nd-floor string where they are linked by a broken segmental pediment enclosing plaque with motto 'Famen Extendere Factis' and animal's-head crest of Thornaby Taylor, last lord of the manor (d.1926). 4-pane sashes in projecting bead-moulded surrounds to ground floor. Sashes with glazing bars to 1st floor, narrower 8-pane central window. Moulded stone eaves cornice. Moulded kneelers and ashlar gable copings. Shouldered ashlar end stack with band to left. To right of centre a similar stack, altered. Right return: ground-floor canted bay with French window, Venetian window above. Interior, mostly altered: interesting cast-iron fireplace to ground- floor left has eared architrave and decorative frieze. Ornate surround to Venetian window first-floor right.

Listing NGR: SE4550405227



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The 1854 map of the area shows Thurnscoe Hall set in its own grounds with ancillary buildings beyond the immediate site boundaries and surrounded by hedge bounded fields on all sides. The village of Thurnscoe lies to the north east. The footprint of the immediate garden appears unaltered since this map was created. The fields around the Hall have been infilled with housing in the 19th and 20th Centuries

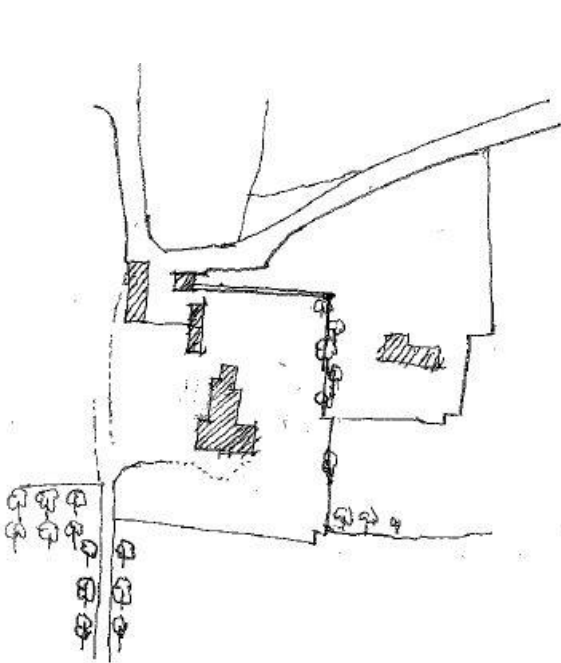


Fig 2 1854 Plan – Open Fields to South

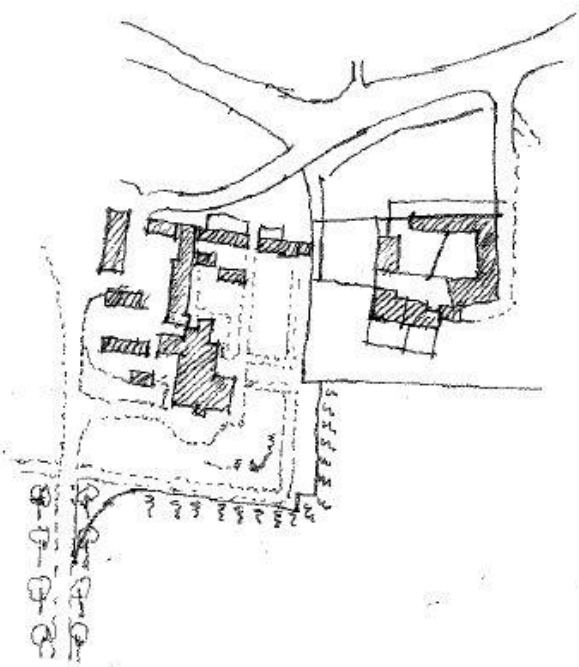


Fig 3 1892 Plan – Wall to east. Garden Defined

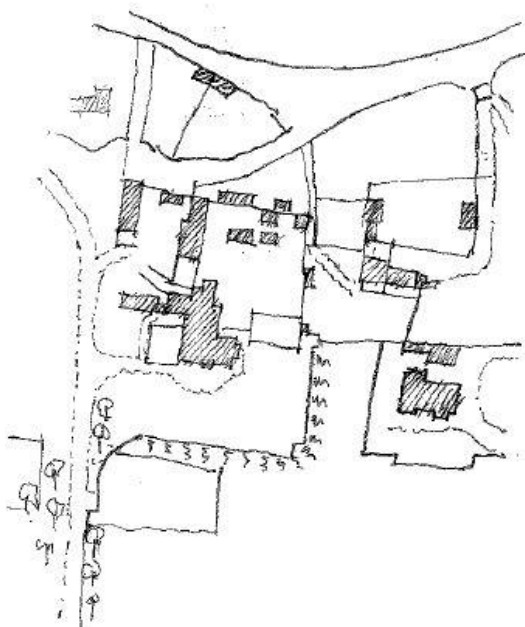


Fig 4 1930 Plan – Building to East and North

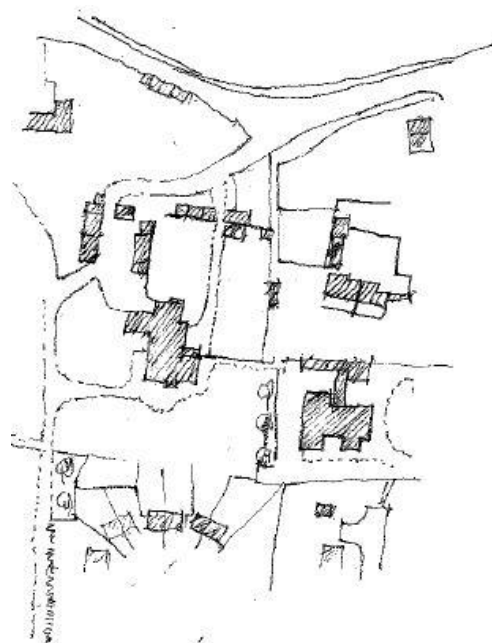


Fig 5 1962 Plan – Development to south and east

The former boundary wall has been demolished on all sides with a mix of fencing and small outbuildings to the neighbouring dwellings defining the boundary generally

In 1987-89 the hall underwent significant refurbishment. The floors and roof structures were substantially replaced, new concrete staircases installed and a new liftwell inserted. The 3 storey north wing was re-built during this renovation, with rendered blockwork cavity walls above the retained stone 2 storey walls below. There have also been single storey extensions to the north and west following the conversion to a residential care home. A timber framed conservatory was added to the southern end of the west elevation in 1996. The external walls have been recently refurbished, with stone repairs and extensive repointing.



Fig 6 – Fireplace, Ground floor, main hall

Very little of the original interior remains. There is a Victorian cast iron surround to the fireplace on the ground floor south side. Beneath the south west corner of the main hall is a cellar with vaulted ceiling, accessed by a curved stone stairwell. There is a 19th Century bay window on the east end with French windows. There is a venetian window over, with decorative timber mouldings internally.



Fig 7 – Bay Window with venetian window over

New floor structure and boarding was inserted on all the upper floors during the conversion to a care home. The hall has recently been refurbished with new plasterboard ceilings throughout in lieu of the lay in grid ceilings installed during its time as a residential care home. In the north west wing the original first floor joists and some boarding and first floor ceiling joists have been retained.

Internal walls are a mix of random rubble sandstone walls with more recent brick and concrete blockwork infill, all with plaster finish. Internal partitions are plasterboard faced timber studwork, non loadbearing. Structural works to tie the walls were undertaken during the refurbishment. This includes steel channels to restrain the south elevation, and steel beams above the 3 storey north wing to tie the external walls.

The roofs to the original south hall, and the two storey wings to the north and north east are in stone slate with concrete angled ridge tiles. All other pitched roofs are in concrete slate; with flat roofs recently renewed in terne coated stainless steel. Lead valley gutters and flashings have been recently re-laid/renewed. The chimney stacks have been re-built in stone. Gutters and downpipes have been renewed in cast aluminium. The 2 storey wings to the north and north east have a moulded stone eaves gutter, recently re-dressed with lead. King post trusses and purlins have been retained in both areas, with modern rafters and roof level insulation above.

2. Areas Affected by the Proposal

North boundary wall.



Fig 8 –North boundary – clay brick; stone gateposts; engineering brickwork

The north boundary wall combines a mix of different walling from different ages. The south side is predominantly faced in brick, the north façade is in sandstone which has either rotted away or is in poor and unstable condition. The north west elevation is very high, c3m, and has no returns or buttressing. At the north west corner the wall has been removed by the adjacent owner. The brickwork is badly weathered, with large numbers of severely spalled bricks. All cappings/copings have been removed.



Fig 9 – Gates and Gateposts

The gate and gateposts are in random stone with ribbon pointing and may date from the conversion into a residential care home. The gates are in wrought iron, arch headed and simple round sections. The location of the gates is maintained from the rear access from the hall towards the high street shown on the 1892 ordnance survey map. The primary entrance to the hall would have been from the south, and along the west boundary. This is shown on the 1854 and 1892 maps, but has now been developed. To the west side of the gatepost is a small slab enclosure for the gas meter



Fig 10 – NorthE boundary – brick



Fig 11 – NE boundary – engineering brick

The north west boundary wall is a mix of different brick walls, with a mid 20th century lean-to shed at the north east corner. The western brickwork is in a very poor condition, with large numbers of badly spalled bricks and no pointing. The central section is in engineering bricks and dates to the middle of the 20th Century. Although buttressed the wall has a significant lean to the north and is in danger of collapse. Behind the lean to shed the wall is in brick, with an outer facing of stone which has been robbed.



Fig 12 – NE boundary – brick and stone.



Fig 13 – NE return – stone outer facing



Fig 14 – NE lean to shed.



Fig 15 – E boundary

The shed is a simple half brick wall with a reclaimed window and marley modern slate roof. It uses boundary to the north and west. The eastern boundary to the north has been demolished and is only identifiable by the outside face of neighbouring walls and outbuildings.



Fig16 – E boundary –fencing to neighbouring properties



Fig 17 – NW boundary

The eastern boundary consists of a mix of woven slatted timber panels and vertical close boarded/double boarded fencing with concrete posts, c 1.2m high

The southern boundary fence is 1.8m high, close boarded and double boarded fencing with timber posts, along the line of the former lawn/garden.

The western boundary consists of a 1.8m high close boarded fence with concrete posts and base boards, up to the house. The boundary fence and hedge along the western elevation to the north of the house has been removed by the neighbour who is installing a stone faced wall along the rear of his boundary.

3 Heritage Impact Statement

The North boundary wall would be demolished and re-built in brick with piers along the line of the existing boundary. This will maintain a consistent appearance along the existing boundary. The gates would be replaced with vertical boarded timber gates at the existing location. Small, low voltage LED up/down lights on a proximity sensor and timeswitch would be provided to the piers on either side of the gateway. This will enhance the approach to the Hall, which is currently not in keeping with the principal entrance to the hall. The gateway will be maintained on the line of the former rear access gateway to the hall.

The brick walls will be continued along the east and west boundaries, north of the house. This will re-affirm the former boundaries of the immediate grounds for the hall. The existing lean to garden shed at the north east corner will be demolished.

This would be the only portion of demolition in the scheme. The existing boundary wall along the north elevation is in an unsafe and unstable condition and would require re-building if it is not to be replaced.



Fig 18 Brick wall adjacent house – new bricks, piers and cappings to match the recently constructed, new short section of wall

To the east boundary, south of the house, a new close boarded fence will be provided, with concrete base rail and posts (as the existing west boundary fencing), inside the neighbours boundary fence. This will provide a coherent appearance to the boundaries to the south of the house.



Fig 19 Existing Greenhouse

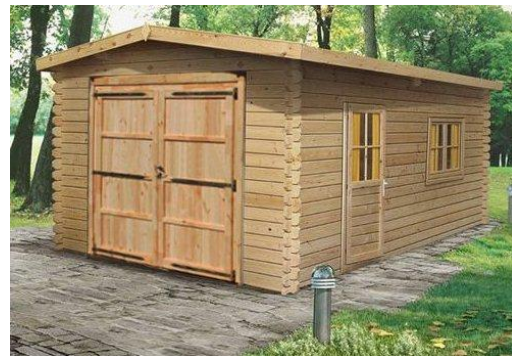


Fig 20 - New shed

The existing greenhouse will be refurbished on a like for like basis, with new polycarbonate glazing to the roof to replace the existing. Rotten timber windows/window sections will be replaced in painted timber. The existing concrete ramp with flanking wall will be replaced with new paved steps down to the existing tarmac hardstanding to the south elevation.

On the existing concrete hardstanding along the east elevation a new shed would be provided to replace the demolished lean-to shed.

4 Conclusion

The scheme will restore the boundaries to the former garden associated with Thurnscoe Hall. The brick will match in appearance the high quality clay stock bricks used elsewhere within the site. The existing gates and gateposts are of late 20th century construction and of little or no historical value. The boundary wall to the north may incorporate some of the fabric of the former boundary wall associated with the hall. It's condition is exceptionally poor, with the later engineering brick portion leaning at an angle beyond the boundary, c50% of the brickwork in the remaining sections requiring replacing, and the outer stone face with robbed or in rotten condition and no longer structurally sound.

The fence line matches the existing fencing to the west boundary and will provide a more coherent appearance than the piecemeal fencing provided by the neighbours.

The new shed is positioned some distance from the main building, and is sheltered from the boundary by a large tree. It is low in profile, domestic in nature and would not have a significant impact on the neighbours or the appearance of the hall

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For **PEARCE BOTTOMLEY ARCHITECTS**

Bibliography

SMR HER 02222.01	Thurnscoe Hall
Historic England	Thurnscoe Hall List Entry Details UID 1287037