

### **Description of Works**

**Plot 2 & 3 Thurnscoe Hall Mews, Off High St, Thurnscoe, Rotherham S63 0ST**

Increase in height of front elevation as indicated on revised drawings 1158-007A and 1158-008A.

The increased height of the wall to the front elevation will be 0.6m.

All other aspects of the original planning permission remain unchanged

This will allow full use of the ceiling height on the first floor bedrooms providing enhanced living accommodation

**HERITAGE STATEMENT:**

**PROPOSED INCREASE IN FRONT ELEVATION HEIGHT ON PLOTS 2&3  
TO IMPROVE FIRST FLOOR BEDROOM USEABLE SPACE**

**DATED 1.9.2012**

**PLOTS 2 & 3 THURNSCOE HALL MEWS  
REAR OF THURNSCOE HALL  
OFF HIGH ST  
THURNSCOE  
ROTHERHAM  
S63 0ST**

**ORIGINAL PLANNING APPROVAL REF NO : 2006/1116 DATED 2.10.2006**

**Report prepared for**

**Proconex Ltd T/ A Parkside Developments**

**By  
Five Acres Developments Limited  
Report Number 300812**

**August 2012**

## **1.0 INTRODUCTION**

## **2.0 SITE LOCATION AND DESCRIPTION**

## **3.0 METHODOLOGY**

## **4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

## **5.0 HISTORY OF THE SITE**

## **6.0 CONCLUSIONS**

## **LIST OF FIGURES**

**Figure 1:** Site location block plan, with plots 2 & 3 outlined in red

**Appendix A :** Envirocheck Report

### **1.0 Introduction**

1.1 Five Acres Developments Limited (hereafter FADL) was commissioned by Parkside Developments on behalf of Proconex Ltd, to prepare a heritage statement to support a variation of a condition pertaining to the planning approval previously identified..

### **2.0 Site Location and Description**

2.1 The site under investigation is of a medium size at approximately 2000m<sup>2</sup> and located directly south of High St and located in Thurnscoe, South Yorkshire. The National Grid Reference is 44540 405270

2.2 Thurnscoe is predominantly a residential town with local amenities such as garage services, cleaners, library, green grocers, police station and a school. There is a mix of houses throughout the village.

2.3 Agricultural fields bound Thurnscoe itself to the east and west, as the farming industry in this particular area of the country is very common and the land use is arable.

2.4 Previously the site was gardens to Thurnscoe Hall and contained a stables, coach house and small outbuilding units. It has been like this since the hall was built approx. 250 years ago.

2.5 The site is currently gardens to the rear of Thurnscoe Hall. The northern part of the site that contained stabling, coach house and small living quarters is to be redeveloped into residential units maintaining the same footprint as the existing buildings.

### **3.0 Methodology**

3.1 This document was prepared with reference to readily available online databases of archaeological sites and find spots, such as the South Yorkshire Sites and Monuments Record (SYSMR) (via the Heritage Gateway website), the National Monuments Record (NMR) website (Pastscape), and the Archaeology Data Service (ADS), including the online database of grey literature reports. Secondary sources pertaining to the archaeology and history of the region in the Envirocheck report submitted in Appendix A. The search was based on a study area of 500m from the site in all directions.

#### **4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

4.1 The information for this section has been obtained from the Envirocheck report. For this, please refer Appendix A of this report.

4.2 There are no major waterways within close proximity of the site therefore the area does not have any major flood risk issues.

4.3 As Thurnscoe is a small village, some local amenities are available and these are classed as contemporary trades. Throughout Thurnscoe and the surrounding areas are trades such as: vehicle dealers, builder's merchants, domestic cleaning services and vehicle repair centres.

#### **5.0 HISTORY OF THE SITE**

5.1 The history of the site has been obtained from Ordnance Survey (OS) maps, which were included within the Envirocheck report. Please find these plans in Appendix A of this report. The following plans that have been described below are the only plans, which show any relevant changes to the site or the surrounding area.

5.2 On a scale of 1: 10,560 maps are as follows; 1854, 1894, 1907, 1938-1948, 1956, and 1967. Four plans on a scale of 1:2500 are the 1892, 1906, 1930 and 1962 editions. The 2007 edition is on a scale of 1:10,000.

5.3 1854 - At this point in time, the site is gardens to the western elevation of Thurnscoe Hall and surrounded by agricultural land. The surrounding area is very undeveloped. To the whole of the north, east and west of the site, this is all agricultural land. There are a number of lanes, which lead into the Hall from the north and south, but nothing is adjacent to these apart from land. The only development within the proximity of the site is to the north east. This is a cluster of farm properties which are located 300m north east of the site.

5.4 1894 - The site remains as beforehand. Some development has now taken place within Thurnscoe, but only a small amount. To the east of the site approx. 500m can now be seen the Midland and north-eastern Railway Line.

5.5 1906 - The site has not changed over the five decades. Directly east of the site, within 1000m of the site's proximity, is a newly constructed colliery. A branch line to the Midland and North Eastern Railway has been extended to the south of the site and is called the Dearne Valley Railway To the North West of the site approx. 500m away are dwellings. Being developed around the village of Thurnscoe. To the north of the site is a cricket ground that has been developed.

5.6 1938-1948 - The site remains the same gardens and small stables, and coach houses to the rear of Thurnscoe Hall. The north of the site has developed slightly. 110m north of the site are now detached dwellings and allotment gardens, together with the development of sports fields. Also north of the site more residential properties have been constructed, these are 300m away from the site. The south has not changed all that much. In the east and north east development of new terraced properties have been undertaken to supply manpower to the mine.

5.7 1955-1956 - The site remains as before gardens to the rear of the hall. To the north of the site, further residential dwellings have been constructed and alongside these houses are playing fields. To the north west of the site slightly more residential properties have been constructed. Further development of the mines to the east has taken place.

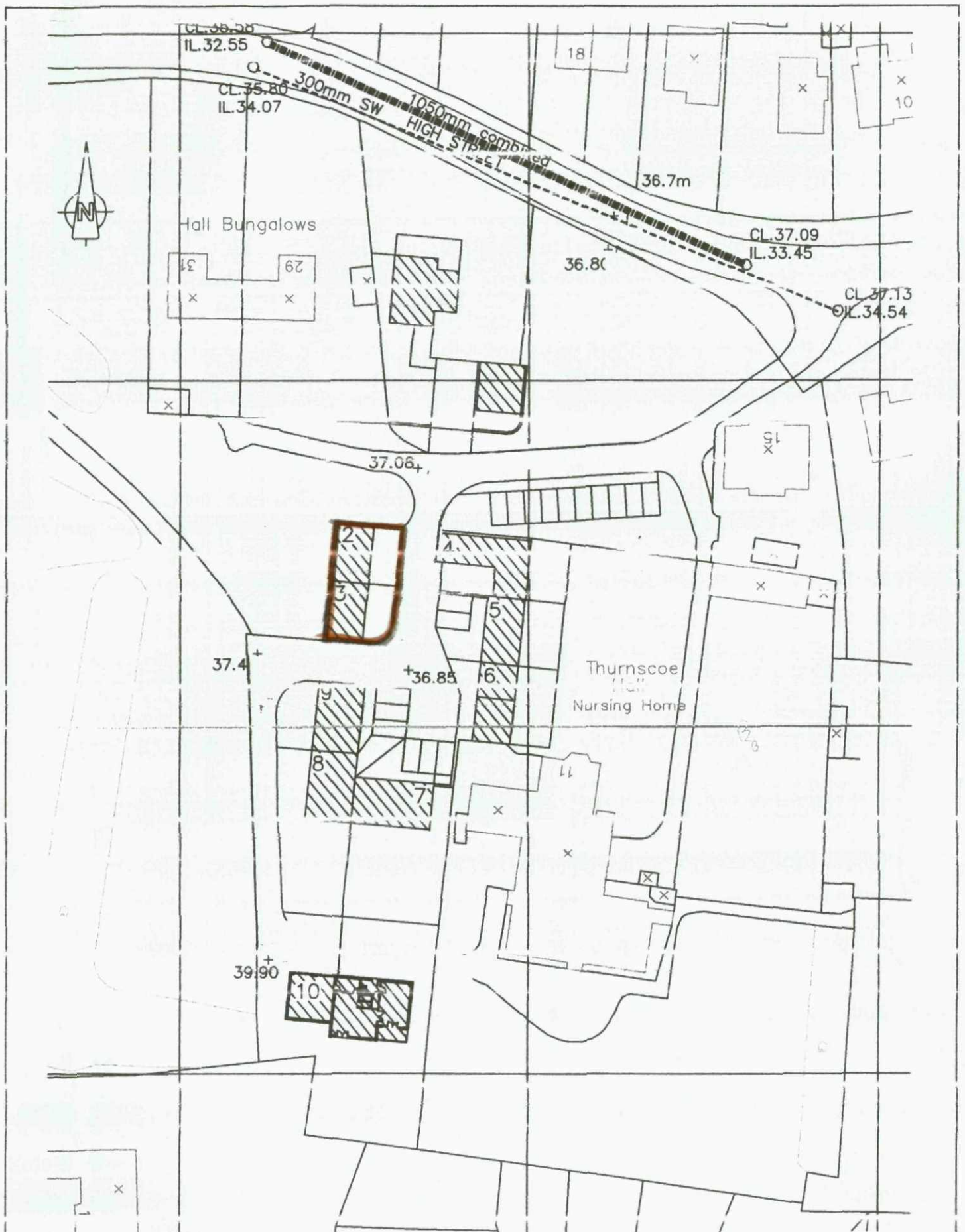
5.8 1966-1967 - The site has not changed over the past 100 years. Further development of residential homes has taken place immediately to the east and the west of the site

The surrounding area itself has not changed dramatically, but directly south east of the site, adjacent to Intake Lane, a large cluster of housing has been constructed. To the east of the site, some of this is still agricultural land. The south of the site has not changed all that much, although 150m southwest of the site is a health centre and the aforementioned council offices no longer exist, nothing has yet replaced this.

5.9 2007 - At this point in time, the site has not changed and has been like this for approximately 250 years. From this plan it is evident to see how much development has taken place relating to residential properties around the site. To the north there is now a large cluster of housing, which is adjacent to High St leading up to the town of Thurnscoe. To the south of the site, 500m away from the site, there are the remains of the now disused railway line. To the east of the site, much of the area that was previously mine area as now been developed and little remains of the previous colliery site

## **6.0 Conclusions**

The evidence gathered in the preparation of this document suggests that the archaeological potential of the proposed minor modification on plots 2 & 3 of the development area is **low** and of **local** significance only. There is no evidence for any archaeological activity of any date within the site boundaries and there was no evidence within the study area predating the medieval period.



A3 @ 1:1.25

|                                                                                                                                            |                                                                    |                                                                |                                   |                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|----------------------------------------------------------------|-----------------------------------|----------------------------------|
| <b>John R. Bradley Ltd.</b><br>ARCHITECTURAL DESIGNER<br>64, JENKIN ROAD, HORBURY<br>WILMINGTON, WYV. CV35 9EF<br>FAX & TEL : 01924 280782 | PROJECT<br>THURNSCOE HALL G'D'NS<br>THURNSCOE<br>ROTHERHAM S63 0ST | TITLE<br>BLOCK PLAN<br><b>FIGURE 1</b><br>PLANS 2 & 3 REVERSED | SCALE<br>1:500<br>DATE<br>22.2.00 | DWG. NO.<br>2<br>REV.<br>1 1 1 1 |
|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|----------------------------------------------------------------|-----------------------------------|----------------------------------|