



ARCHITECTS
HERITAGE IMPACT STATEMENT

**THURNSCOE HALL, S63 0ST
Conservatory and Garden Room**

DR G COOLEY

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Pearce Bottomley LLP
10 High Street
Tadcaster
LS24 9AT

T. 0113 281 2000
pbp@pbarchitects.co.uk
www.pbarchitects.co.uk

RIBA 
Chartered Practice

Report Control

	Author	Role	Date
Prepared	Andy Laverick	Architect. Associate	12/09/2023
Reviewed	Andy Laverick	Architect, Associate	06/11/2023
Approved	Richard Appleyard	Architect, Partner	06/11/2023

1. Contents

- 1. Contents.....2
- 2. Introduction.....3
- 3. Outline4
- 4. Alterations to Garden Room.....5
- 5. Alterations to Conservatory7
- 6. Landscaping10
- 7. Conclusions.....12

2. Introduction

- 2.1. This statement has been prepared in support of a planning and listed building application for alterations to:
- Thurnscoe Hall
 - High Street
 - Thurnscoe
 - Barnsley
 - S63 0ST
- 2.2. The work is for alterations and refurbishment of the existing garden room and conservatory to refurbish the roof of both buildings and the layout of the conservatory
- 2.3. The report aims to assess the impact on the works to the garden room and conservatory and their setting.



Fig 1: Thurnscoe Hall, From South East

3. Outline

- 3.1. The proposals include:
- 3.2. Alterations to garden room:
 - Building up the west and south walls in stone.
 - Re-glazing/new windows.
 - Forming new door openings to the east elevation.
 - New zinc roof with patent glazed roof lanterns.
- 3.3. Alterations to conservatory:
 - Simplified footprint, with splayed ends removed.
 - Re-formed stone plinths with glazing over.
 - New zinc roof with roof lantern.
 - Gable end to west elevation.
- 3.4. Landscaping:
 - New semi-permeable path between paved area at conservatory and garden room.
 - Permeable paved patio to east elevation.
 - Associated stone steps.

4. Alterations to Garden Room

- 4.1. The proposals seek to refurbish the dilapidated building and improve the roof detailing, overcoming the faults in the existing construction.
- 4.2. The existing garden room has a stone plinth wall, inset into the rising ground to the south of the hall. The scheme seeks to rebuild the stone walls beyond the trees to the south and west. The stone wall would be extended to eaves height at the south and west elevations. This reduces the area of glazing on both facades. The wall would be constructed in coursed, squared, random-length, pitch-faced sandstone, to match the existing.

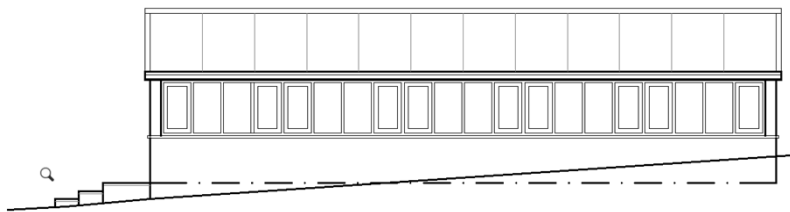


Fig 2: West Elevation, Existing

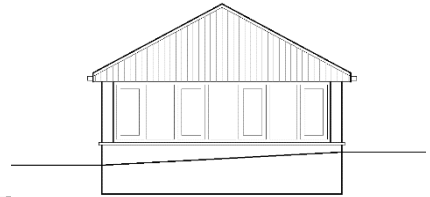


Fig 3: South Elevation

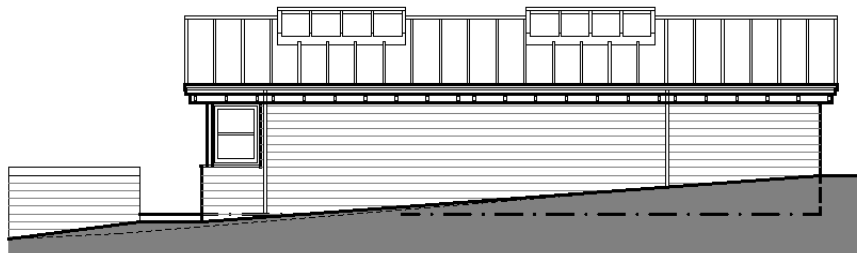


Fig 4: West Elevation Proposed

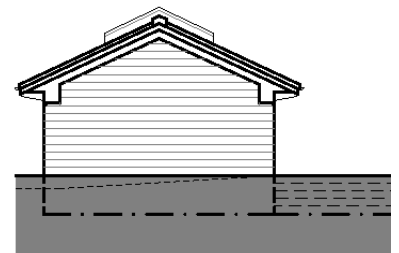


Fig 5: South Elevation

- 4.3. New bifold doors will be formed in the east elevation. The ground level immediately adjacent to the garden room would be regraded to allow level access directly onto the lawn. The vertical boarding at the north gable would be replaced with glazing up to the underside of the verge.

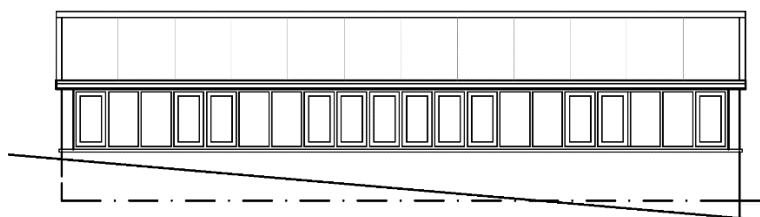


Fig 6: East Elevation, Existing



Fig 7: North Elevation



Fig 8: East Elevation, Existing

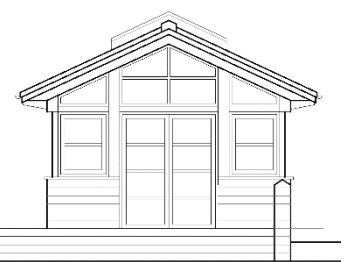


Fig 9: North Elevation

- 4.4. The proposed alterations to the roof overcome issues with the existing detailing, including:
- Slipped roofing panels, owing to the materials used;
 - Insufficient projection at eaves beyond face of wall resulting in water damage to façade;
 - Water ingress to roof at ridge and along roof framing.



Fig 10: Slipped roof panels, and rotten corner post



Fig 11: Inappropriate door and poor verge detail

5. Alterations to Conservatory

- 5.1. The proposals seek to replace the dilapidated building with a new conservatory, improving the relationship of the form and volume in relationship to the existing west façade and linking the conservatory design to the garden room.
- 5.2. The existing conservatory has an L-shaped plan, resulting in a long pitched valley gutter. The gutter is formed incorrectly, with a valley rafter connecting mullions for the glazed roof. This results in water ingress at the bottom edges of the panels, and along the valley rafter.
- 5.3. The conservatory is an off-the-shelf model with a splayed west end, with a hipped roof.



Fig 12: Existing conservatory

- 5.4. The proposed footprint for the new conservatory provides a rectangular structure with broadly similar overall area to the existing conservatory. The gable end of the conservatory reflects the 2 storey, north-west wing as a subservient extension to the primary heritage asset.

5.5.

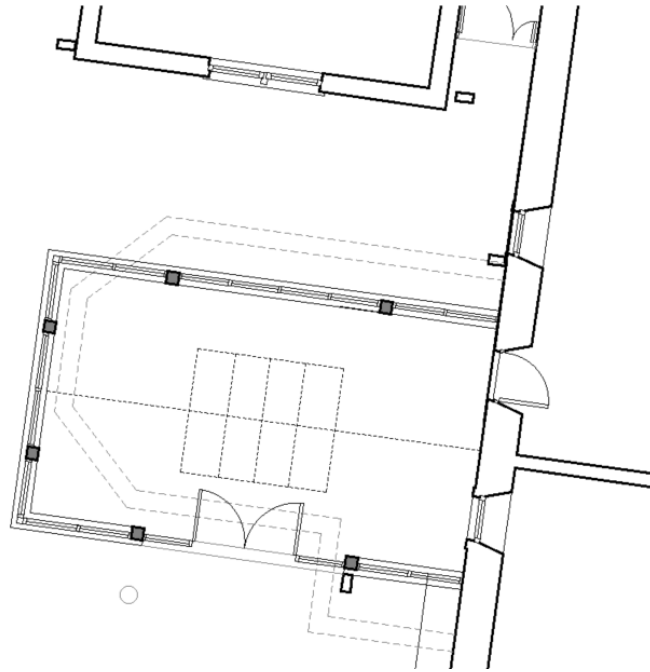


Fig 12: Proposed conservatory in relation to north wing and main house

5.6. The existing window immediately north of the conservatory will be set off from the wall of the conservatory under the proposals. This allows the original window to be better read as part of the main façade.



Fig 13: Ground Floor Window adjacent to conservatory



Fig 14: Proposed conservatory set off window

- 5.7. The proposed form of the new conservatory reflects the architecture of the existing house. The existing main hall to the south and the north wing both have gable ends, the conservatory adds a third gable at a former gable fronted porch position.



Fig 15: Existing splay ended conservatory and octagonal hipped roof incongruous against gable ends of principal heritage asset.



Fig 16: Proposed new conservatory roof provides balanced gable end to compliment south and north gables of existing building.

- 5.8. The existing west wall of the main house will be made good in white render, to match the existing rendered finish. The plinth wall will be in coursed, split-faced, squared sandstone to match the existing extension and north west wing.

6. Landscaping

- 6.1. As part of the overall scheme, improved landscaping to form a better link between the main house, conservatory and the garden room is proposed.
- 6.2. The existing path and steps between the south-west patio and the north end of the conservatory will be relaid. The steps from the north door to the garden room will be re-formed, which provides an accessible stepped entrance to the building which meets the requirements of Building Regulations approved Document M.
- 6.3. The south lawn, immediately adjacent to the garden room will be regraded to form a stepped terrace, with wider patio at the east side. This will allow level access to the garden room from the north lawn, avoiding the necessary steps to the north end.

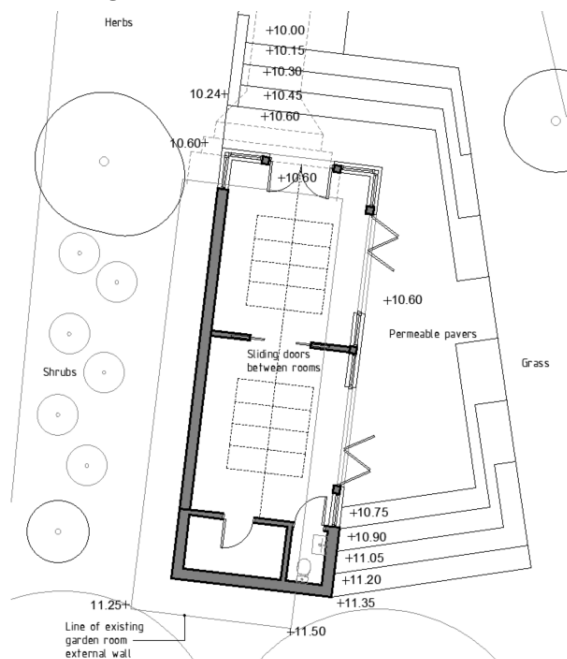


Fig 17: Re-graded perimeter to garden room to provide level access to lawn.



Fig 18: Spaced permeable paviours, with sown grass between.

- 6.4. In order to maintain the appearance of a lawn along to the south of the main house the patio and steps beyond the riser will be in spaced stone paviours, with grass seed to the gaps. This can be mown alongside the main lawn, whilst maintaining a level surface suitable for wheelchair access. The nosings to edges of the steps will be in close spaced, mortared paviors, to provide a consistent appearance.
- 6.5. The existing herb garden and shrubbery between the west wall of the garden room and the boundary fence will be maintained.

- 6.6. The existing steps to the side of the 1980s single storey extension to the north-west wing are to be re-formed. The existing steps are uneven in pitch and rise/going. There is a steep edge to the retained west side, with steps starting before the wall, to drop down to the level of the extended stone plinth.



Fig 19: Existing steps between boundary and north-west wing – uneven length, height and width.

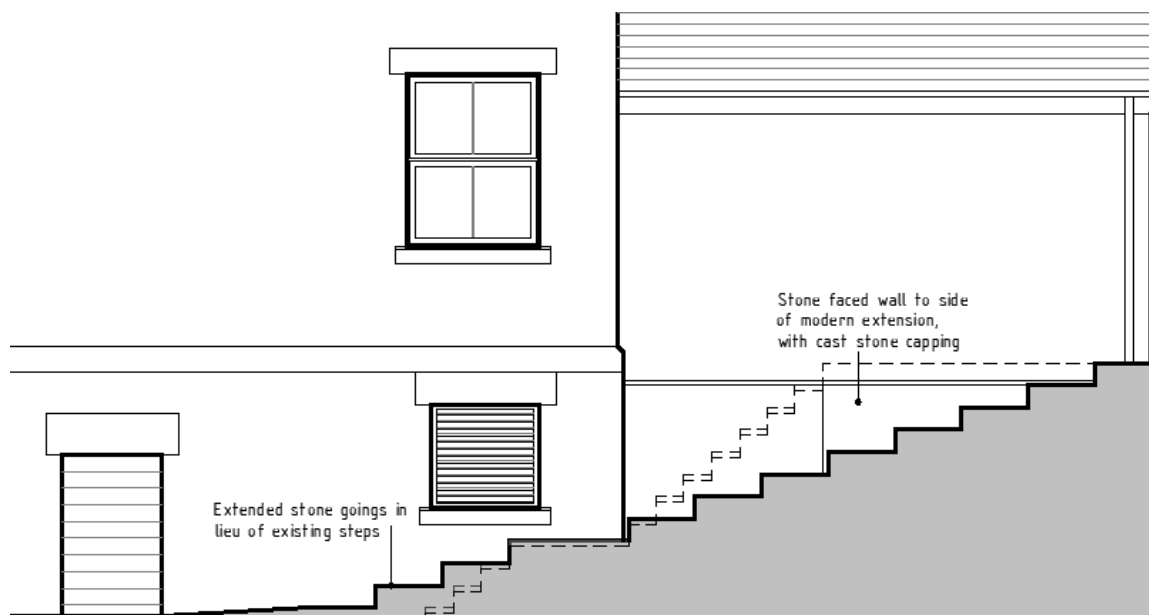


Fig 20: Proposed steps to side of north-west wing. Height at corner of historic fabric unchanged.

7. Conclusions

- 7.1. As part of the necessary refurbishment of the existing refurbishment of the existing conservatory and garden room the scheme takes the opportunity to overcome the poor detailing and incongruous appearance of both buildings.
- 7.2. An improved form within the same area and volume improves the appearance of the conservatory in relation to the principal heritage asset. The adjacent ground floor window is better revealed with the tweaked footprint.
- 7.3. Extending the roof design across both conservatory and garden room ties the outbuildings architecturally together, allowing both to be better read in relation to the listed house.
- 7.4. Slight regrading adjacent to the garden room allows wheelchair access to the outbuilding. Sensitive permeable paving will have minimal visual impact to the north lawn.
- 7.5. The proposals enhance the setting of the principal heritage asset.
- 7.6. There is no harm or damage or alteration to the historic fabric under the proposed works. The works are limited to the late 20th Century conservatory and outbuilding.
- 7.7. The works cause less-than-significant harm to the listed building.



Fig 22: Relationship of Garden Room & Conservatory to main house