

January 2019

Proposed new dwelling at the corner of
Shepherd Land and Hall Farm Drive,
Thurnscoe, South Yorkshire

Design & Heritage Statement

Ref: OP18-021

Revision: P

Construction &
Property Consultants



Authorisation

This document has been prepared by:

John McSeveney BA(Hons) Archaeology
Prof. Dip. Architecture (Part II)
Architectural Assistant

and authorised for issue by:

Richard Owen BSc MRICS MCIOB IMAPS
Director

Construction & Property Consultants

Unit 1, Hussar Court
Hillsborough Barracks
Sheffield S6 2GZ

0114 233 1126
contact@castleowen.com
castleowen.com



Construction & Property Consultants

Unit 1, Hussar Court
Hillsborough Barracks
Sheffield S6 2GZ

0114 233 1126
contact@castleowen.com
castleowen.com



Contents

1.0 Introduction

1.1 Site Location

1.2 Existing Use of Site

1.3 Listed Status

1.4 Surroundings

1.5 Planning History

2.0 Proposed Works

3.0 Assessment of Heritage Significance

3.1 Historic Context

3.2 Mapping Information

3.3 Heritage Losses & Gains

4.0 Conclusion

New Dwelling

Land at the corner to Shepherd Lane and Hall Lane Drive, Thurnscoe

Heritage Statement

1.0 Introduction

This Design & Heritage Statement has been prepared by Castle Owen Construction & Property Ltd. in support of both a Full Planning and Listed Building Consent application for the proposed erection of a new dwelling at the corner of Shepherd Lane and Hall Farm Drive, Thurnscoe, South Yorkshire by the client.

The statement confirms that the proposal to construct a new 3-bedroom dwelling with detached single garage will occur on land within the curtilage of the Grade II listed Hall Farmhouse. The proposed works will develop an area of land to the south west of Hall Farmhouse and is intended to provide a family home for the client. The new dwelling has been designed in a manner which has regard to and responds positively to the existing site, would not cause harm to interests of acknowledged historic importance and aims to complement the existing character of its surroundings through the considered use of Architectural form and materiality.



Figure 1: Location plan with site marked in red.

1.1 Site Location

The proposed site is situated on land at the corner of Shepherd Lane and Hall Farm drive in the village of Thurnscoe in the Metropolitan Borough of Barnsley, South Yorkshire. The site is approximately 200m east of the main village amenities and 150m south of Thurnscoe Rail Station. The main Barnsley-Doncaster Road, the A635 is easily reached from the site with Thurnscoe being roughly 10km from both towns. Rotherham is approximately 10km to the south and the site is easily reached by car/taxi from the station or Doncaster Sheffield Airport which is a 30-minute drive.

New Dwelling

Land at the corner to Shepherd Lane and Hall Lane Drive, Thurnscoe

Heritage Statement



Figure 2: Satellite map of Thurnscoe with site marked in red.

1.2 Existing Use of Site

The existing site is a grassed area to the front of Hall Farmhouse, a Grade II listed former farmhouse. The farmhouse dates from the late 18th or early 19th century and was part of a complex of farm buildings of which, only the house and adjacent barn remain. These remaining buildings have been subdivided and converted into 4no. individual dwellings. The proposed site has remained undeveloped and has been grassed over as an area of lawn. The land surrounding the farmhouse has, over time, been filled with housing the majority of which were built in the latter half of the 20th century. Areas of mature, deciduous trees exist to the north and south of the site and the site is separated from Shepherd Lane by a grass verge.



Figure 3: Photograph from the south-east showing the Grade II listed Hall Farmhouse, and converted barn.

New Dwelling

Land at the corner to Shepherd Lane and Hall Lane Drive, Thurnscoe

Heritage Statement

1.3 Listing Description

Hall Farmhouse is listed under the Planning (Listed Building and Conservation Areas) Act 1990 as amended for its special Architectural or historic interest. The text of the listing obtained from the National Heritage List of England is as follows:

Name: Hall Farmhouse, Shepherd Lane, Thurnscoe

List entry Number: 1315022

Grade: II

Date first listed: 29-Jan-1985

National Grid Reference: SE 45702 05420

Farmhouse. Late C18 or early C19. Brick in English Garden Wall bond, renewed tile roof with stone slates to rear, renewed brick stacks. 2 storeys with attic, 3 windows to 1st floor. Brick plinth. Panelled door to left of centre in plain ashlar limestone surround with pulvinated frieze and cornice. Flanking 4-pane sashes with projecting stone sills and gauged-brick flat arches with limestone keystones. 3 similar windows to 1st floor, window over door narrower. Cogged eaves. Stone kneelers and ashlar gable copings. End stacks. Rear: tall stair-window. Interior: stone staircase. Lean-to extension to right return not of special interest.

1.4 Surroundings

To the North-east:

Hall Farmhouse's front elevation and an area of planting and mature, deciduous trees between the farm house and Shepherd Lane. There is a small patio/terrace to the front of Hall Farmhouse and a 1.8m high open-boarded fence which forms the property boundary.

To the South-east:

A long, two-storey barn which has been converted into 2no. properties runs along the south-eastern side of the site. A rough gravel path separated the former barn from the site.

To the South-west:

The site is bounded by timber post and rail fencing beyond which is Hall Farm Drive. A grassed area with mature, deciduous trees (Horse Chestnut) occupies the other side of the road.

To the North-west:

The timber post and rail fencing continues to demarcate the site boundary along this side. A Tarmacadam pavement abuts the fence line and a grass verge separates this from Shepherd Lane which runs in parallel to the site boundary. On the opposite side of the road there is a row of detached houses which are set back from the road; these houses are a mixture of ages, styles and materials.

1.5 Planning History

Planning Permission (ref. B/89/1615/DE) was granted by Barnsley Metropolitan Council on 12 October 1989 for development on site described as 'Convert Hall Farm to 2 Units, convert barn to 2 units and erect 4 dwellings, Land off Shepherd lane, Thurnscoe'. Works to convert Hall Farmhouse and the barn were carried out and completed in 1993 but construction of the 4no. new dwellings was not carried out at that time. In 2013 an application for a lawful development certificate for the completion of the works originally proposed was submitted to Barnsley Metropolitan Council which was granted 25th July 2014 (application number 2013/0422). The 4no. houses were to be developed in 2 separate locations with plots 5 and 6 on the original application occupying the ground the proposed new dwelling is planned.

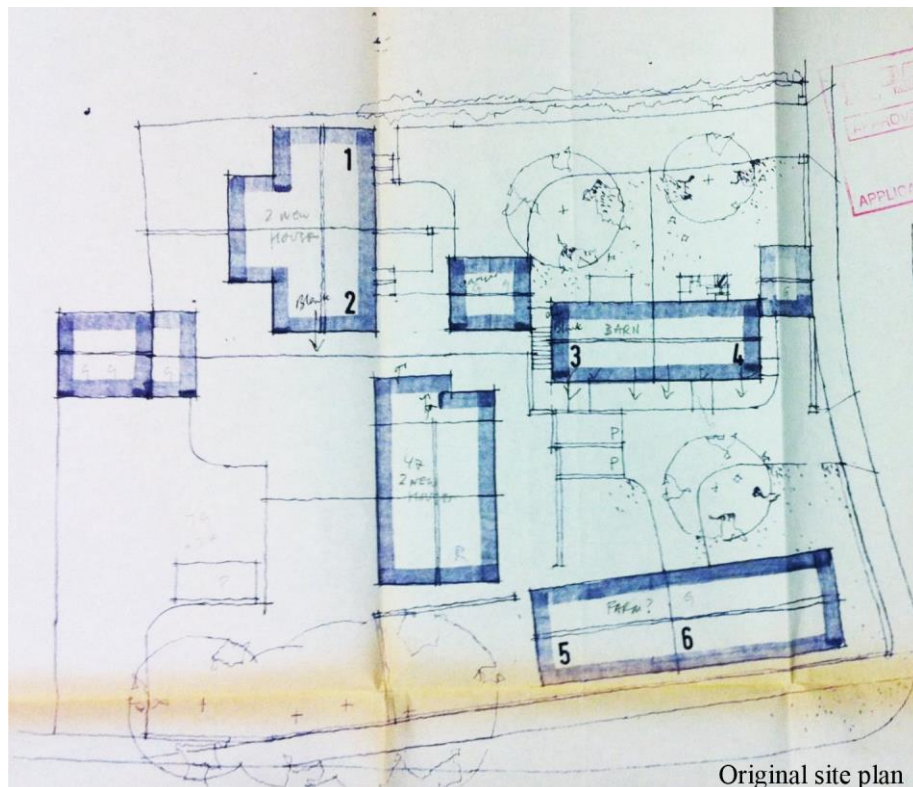


Figure 4: Image of the original site plan submitted in 1989.

New Dwelling

Land at the corner to Shepherd Lane and Hall Lane Drive, Thurnscoe

Heritage Statement

2.0 Proposed Works

The clients propose to construct a new 3-bedroom, 2/1.5-storey dwelling house with detached, single-storey garage. The mass of the house has been placed to the south and east of the site to maximise the distance between the new dwelling and the existing properties and to ensure that the new dwelling does not overshadow the existing buildings. The most southerly section of the new dwelling is 2-storey and contains the main reception room and master bedroom. The kitchen, cloakroom, utility, stairwell, bathroom and remaining bedrooms are contained in a 1 and a half storey range which extends along the north-west boundary. A small, single storey extension sits to the east of the 2-storey section and contains the entrance and a study. A single garage is located to the north of the main house and a gravel drive runs along the north-east and south-east boundaries to act as a further buffer between the existing and proposed housing.



Figure 5: Proposed site plan with boundary shown in red.

The new dwelling will be constructed from bricks which will closely match those on Hall Farmhouse and the converted barn opposite. The roof will be covered with clay pantiles to echo the existing roof on the barn and have raised gables. The windows will be uPVC with arched brick headers and brick soldier course cills. The garage will be constructed from the same materials. The existing post and rail fence will be replaced with painted metal estate fencing and the garden areas will be planted with hedging to provide a screen between the new and existing dwellings.

The client proposes to install an air-source heat pump in order to provide a more sustainable heating system, this will be installed to the rear of the garage with subterranean pipework running to the house.

New Dwelling

Land at the corner to Shepherd Lane and Hall Lane Drive, Thurnscoe

Heritage Statement

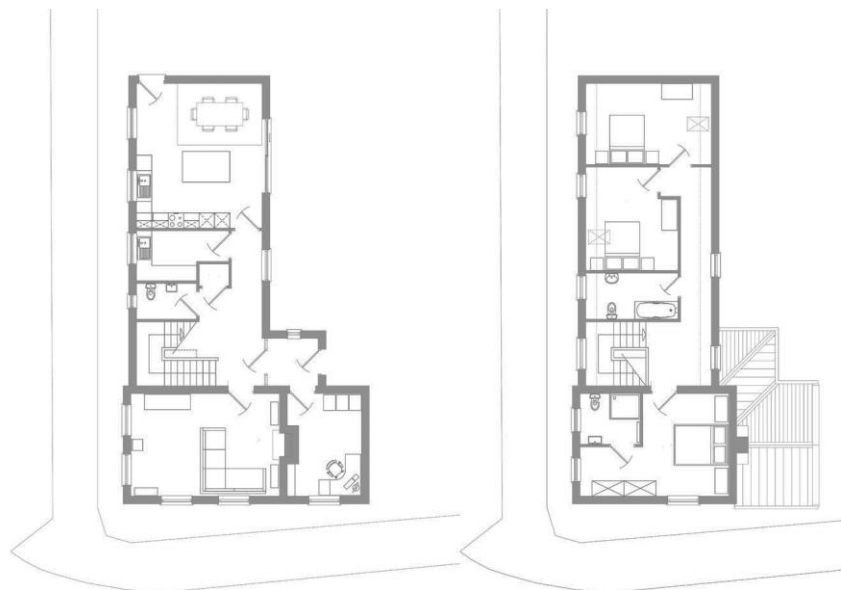


Figure 6: Proposed floorplans; Ground Floor (left) and First Floor (Right)

The new dwelling has been designed to provide a comfortable family home which sit well with the historic context of Hall Farmhouse and the converted barn. The form and materiality of the proposed design has been carefully considered to ensure that the site does not feel overdeveloped and in keeping with the surrounding area. The room layouts have been organised to ensure that the existing properties are not overlooked and, where Building Regulations have required additional ventilation to bedrooms, conservation rooflights have been used. Ensuring the privacy of the existing properties has extended to designing planting screens and other garden features such as the access drive to create soft boundaries between the old and new buildings.



Figure 7: Proposed Elevations

New Dwelling

Land at the corner to Shepherd Lane and Hall Lane Drive, Thurnscoe

Heritage Statement

3.0 Assessment of Heritage Significance

3.1 Historic Context

Archaeological evidence shows that there was a settlement at Thurnscoe during the late Roman Period closely associated with the nearby Roman road of Ryknild Street. The village is mentioned in the Domesday Book as Ternusche, a settlement of four households. Given to William de Percy following the Norman Conquest various sections of the manor of Thurnscoe were passed to the priory at Nostell and to Roche Abbey during the medieval period. The area was largely agrarian in character with some limited quarrying of limestone and sandstone until the discovery of coal seams and opening of Hickleton Colliery in 1894. The founding of the colliery at Hickleton and one at Goldthorpe led to a massive expansion of Thurnscoe and a dramatic restructuring of the landscape. Additional branch lines connected the Swinton and Knottingley Joint Line (opened 1879) with the Dearne Valley railway which effectively circled the village on three sides and new housing for miners gradually infilled the fields between the village centre and Thurnscoe Hall. Mining operations in Thurnscoe ceased in 1994 and the colliery site has been transformed in public amenity space, Phoenix Park.

3.2 Mapping Information

Mapping evidence from the Ordnance Survey shows that the site had changed little up until the post WW2 period. The earliest six-inch to the mile map published in 1854 shows Thurnscoe in an unindustrialised landscape with St Helen's Church and Thurnscoe Hall being the most prominent buildings. The map shows Hall Farmhouse and the converted barn forming a part of a complex of small buildings arranged in a courtyard. The farmhouse is titled as Shepherd's House which hints at the site's original function and naming of Shepherd Lane. This map also shows a building, or range of buildings, running along the edge of north-western boundary in a location similar to the proposed new dwelling.



Figure 8: Six-inch to the mile Ordnance Survey Map published 1854 (National Library of Scotland)

New Dwelling

Land at the corner to Shepherd Lane and Hall Lane Drive, Thurnscoe

Heritage Statement

Castle Owen

The revised map of 1890 shows a major change with the Midland & North Eastern Railway line passing within 100m of the site. The site is now named Hall Farm which directly links it to Thurnscoe Hall but there appears to be no change in the site's composition. Interestingly, the 25 inch to one-mile map from the same year shows a line bisecting Hall Farmhouse which suggests that the building was divided into two dwellings at an early point in the building's life. The house seems to have been converted back into a single dwelling before being re-divided in 1989. Both maps show that a pair of semi-detached houses have been built opposite on Shepherd Lane but the site is still set apart from the rest of the village.



Figure 9: Six-inch to the mile Ordnance Survey Map published 1890
(National Library of Scotland)



Figure 10: 25 inch to the mile Ordnance Survey Map published in 1890; note the division line in Hall Farmhouse
(National Library of Scotland)

New Dwelling

Land at the corner to Shepherd Lane and Hall Lane Drive, Thurnscoe

Heritage Statement

By 1904 the landscape was transitioning to an industrial one with the founding of Hickleton Colliery to the west and the expansion of the rail network to the south. New terraced housing has been built in the village and features such as schools and a Cricket Ground are now visible. The site appears to be unchanged.



Figure 11: Six inch to the mile Ordnance Survey map revised in 1904; note the cricket ground to the east of the site and new housing to the west and north. (National Library of Scotland)

The 1929 revision shows a massive expansion in the village with new housing infilling the space between the site and the original core of the village. The expansion of the town and colliery also saw the expansion of civic facilities – particularly playing fields and allotment gardens. As is shown on the 1904 map Shepherd Lane continues to be developed with a row of terrace houses to the north of the site which is still described as a farm.

The site is still described as a farm in the 1949 map. Thornaby Taylor, the last owner of Thurnscoe Hall died without heir in 1926 and the surrounding land was gradually developed with housing (the hall itself becoming a care home in 1989). The land at Hall Farm was similarly sold off and a new road, Hall Farm Drive, circles the site to the south and east. The eastern range of farm buildings is still visible on the 1949 revision which suggests that this structure has only been demolished in the last 70 years, probably when the site ceased to function as a farm.

New Dwelling

Land at the corner to Shepherd Lane and Hall Lane Drive, Thurnscoe

Heritage Statement

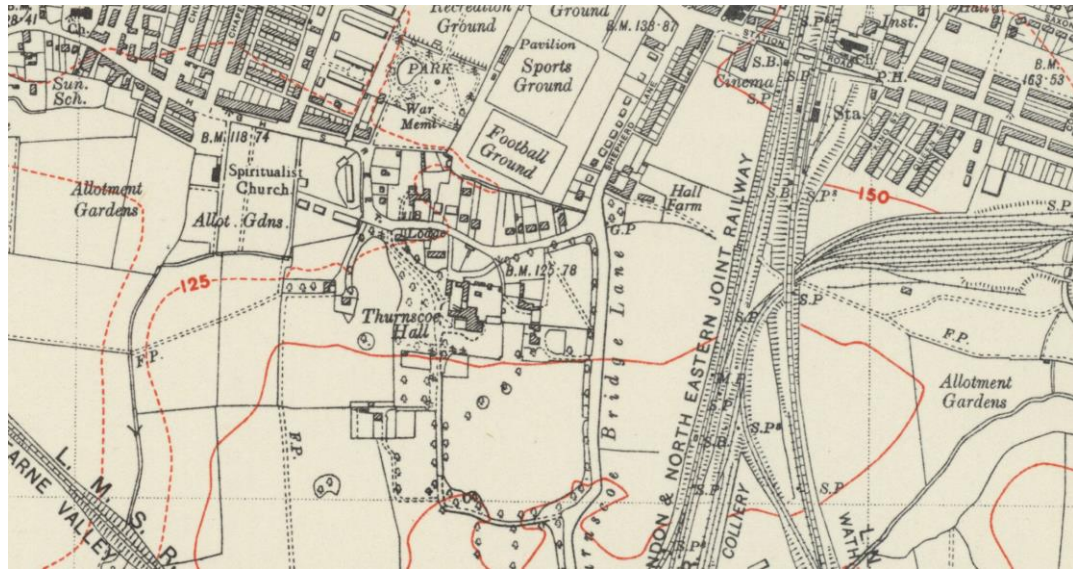


Figure 12: 6 inch to the mile Ordnance Survey map revised in 1949.
(National Library of Scotland)

3.4 Heritage Losses & Gains

The proposed development lies within the curtilage of a listed building and does not propose alter or demolish any part of the existing building. As such, any discussion regarding heritage losses/gains much concern the visual and spacial impact any new development will have.

As mentioned in section 2.0, the layout of the proposed dwelling has been designed to minimise its impact on the surrounding buildings. By positioning the new house at the extreme south and east of the site Hall Farmhouse and the converted barn can still be read and understood as distinct entities. Similarly, the eaves height of the new 'range' and ridge height of the 2-storey section has been kept below that of Hall Farmhouse to show its subservience. The materials and styling of the new dwelling have been chosen to complement the existing structures but differences in the cills and eaves details have been designs to draw a distinction between the old and new buildings.

Both Hall Farmhouse and the adjacent barn have been extensively converted and feature many contemporary additions such as uPVC windows and several small extensions have also been added to both buildings which has made them less distinct.

It is the client's belief that the proposed new dwelling will strike an appropriate balance between providing a new and appropriate family home while maintaining a subtle presence, in keeping with its surroundings, which does not detract from the historically significant Hall Farmhouse. Careful positioning, careful choice of materials and a sense of subservience to the existing building will ensure that the new structure will maintain a sense of continuity with the landscape it inhabits.

New Dwelling

Land at the corner to Shepherd Lane and Hall Lane Drive, Thurnscoe

Heritage Statement

4.0 Conclusion

The development of a scheme for a proposed new dwelling at Shepherd Lane has demanded the adoption of a subtle and sensitive design due to the heritage assets within the immediate vicinity. Care has been taken by Castle Owen to ensure that the new architectural forms have been thoughtfully placed in the landscape and attention has been given to understand how a new structure will impact on the views from and to the Grade II listed Hall Farmhouse. No demolition of existing historic features will be conducted and the site has previously been granted planning permission for the development of 2no. semi-detached houses. By proposing to construct 1no. dwelling on the site the overall footprint and scale of the development has been reduced. In addition to this, the construction of only one dwelling should also reduce the number of vehicles on site and reduce factors such as water consumption. Historic mapping information has identified the existence of a previous structure on the same spot which was demolished during the second half of the 20th century and it is hoped that the new dwelling will return the site to a composition similar to the one it has enjoyed over the last 200 years.



New Dwelling

Land at the corner to Shepherd Lane and Hall Lane Drive, Thurnscoe

Heritage Statement