

THURNSCOE HALL
High Street, Thurnscoe. S63 0ST
Boundary Wall and Fence

Design and Access Statement

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1.0 INTRODUCTION

- 1.1 This statement has been prepared in support of an Application for erection of a new boundary wall and boundary fencing at Thurnscoe Hall.
- 1.2 The building is set within its own grounds accessed from a private driveway off Thurnscoe High Street.
- 1.3 Thurnscoe Hall is Grade II on English Heritage's List for England.
- 1.4 It was originally built in the late 17th century, with ashlar stone facades and stone slate roof. The building has been extended to the north in a number of phases. In the late 1980s there was substantial extension and refurbishment and the property was converted into a residential care home. A single storey extension was built to the west in 1996 and a conservatory built to the south west. It was recently converted into a private dwelling
- 1.5 The 1987-9 conversion included the wholesale replacement of most of the interior finishes and the insertion of new floor structure throughout.
- 1.6 Thurnscoe Hall is not visible from the High Street, and only the northern facades can be seen from the entrance gates. There are mature trees within the curtilage of the building, which further screen the property from view.
- 1.7 This application aims to build upon previously approved works to provide a coherent boundary for the property in keeping with the character of the hall. This would lead to an enhancement to the immediate setting.
- 1.8 This application aims to determine the details of the alterations proposed.
- 1.9 The proposed development is not in a flood zone.
- 1.10 There is no increased risk from contaminated ground. Both the previous use and the proposed use were sensitive, and there is low potential from the previous occupation of the site.
- 1.11 The planning and listed building applications are supported by a package of information including:
 - Completed Application forms.
 - Location plan.
 - Design and Access Statement: Structured as per national/local guidelines to cover; Use; Amount of development; Layout; Scale; Landscaping; Appearance; Access.
 - A Statement of Significance and Heritage Impact Assessment
 - Site plans as existing and as proposed



Fig 1. View of south elevation

2.0 PLANNING POLICY

- 2.1 Thurnscoe Hall is class C3(a) Dwelling house use by a single family
- 2.2 Please see separate statement of significance for the listing details and history of the building
- 2.3 The building is within the Dearne Community Area in the Barnsley Unitary Development Plan
- 2.4 The original hall was constructed in the late 17th century and has undergone a number of extensions towards the north. In c1987-1989 the property was significantly extended with a 3 storey extension to the north, and converted into a residential care home. This included rendered masonry walls with concrete tiled pitched roof, which is the principal aspect as you enter the site. A conservatory was added in 1996 (B/96/0121/DE/LB) and single storey extensions to the north and west (B/94/0159/DE). There have been applications for buildings within the grounds of the hall, and extensions to the hall but these do not appear to have been implemented. The hall has recently been converted into a private dwelling (2016/0827); and most recently has been subject to a comprehensive programme of external works, including boundary wall and fencing (2018/0494 and 2018/0538), which is undergoing construction at the time of submission of this application.
- 2.5 Paragraph.126 of the National Planning Policy Framework (NPPF) advises that:

“...local authorities should take into account:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

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- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.*

2.6 The proposal seeks to enhance the boundary along the western line of the former garden wall and will enhance the setting of the heritage asset.

2.7 This is also in accordance with the Core-Strategy of the UDP, CSP30:

Development which affects the historic environment and Barnsley's heritage assets and their settings will be expected to protect or improve:

- *the character and/or appearance of Listed Buildings (including any locally listed buildings or buildings of archaeological significance)*

2.8 Paragraph.134 of the National Planning Policy Framework (NPPF) advises that:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

2.9 Although some demolition of the existing west boundary wall will be necessary, this is limited to only a very small area, and will result in less than substantial harm. Most of the walling and fencing to all boundaries of the hall is currently being renewed in the same locations as the historical former garden boundary line. This boundary line pre-dates any of the remaining structure and will be maintained by the proposal.

This is also consistent with the UDP, Policy BE2A

"...C) THE COUNCIL WILL SEEK TO PRESERVE AND ENHANCE THE SETTINGS OF LISTED BUILDINGS BY APPROPRIATE CONTROL OVER THE DESIGN OF NEW DEVELOPMENT IN THEIR VICINITY, CONTROL OVER THE USE OF ADJACENT LAND, AND WHERE APPROPRIATE, BY THE PRESERVATION OF TREES AND LANDSCAPE FEATURES."

2.10 The proposals do not affect or require any alteration to any of the existing trees on site.

3.0 DESIGN PRINCIPLES AND CONCEPTS

Appearance

3.1 It is intended that the boundary immediately west of the Hall are enclosed in a brick wall, to be made continuous with the newly constructed walls elsewhere to the north and west. This will have intermediate piers for reinforcement and will sit within the boundary line for the dwelling. This reflects the original boundary in relation to its position, and reflects the new walls currently being constructed in its design. Currently, there is temporary galvanized fencing and low brick walling forming separation between the Hall and the adjoining plot, which is currently a being developed into a number of residential dwellings.



Fig. 2 – Existing western boundary treatment



Fig. 3 – Existing Timber Fence to upper external level – proposed to be replaced

- 3.2 Further south along this boundary, vertical boarded timber fencing currently runs at the higher level and tapers down to meet the existing stone walling at the upper level. The proposal intends to replace this existing fencing with new panels and posts in the same style, in order to achieve a uniform level of fencing at the upper external floor level, which will co-ordinate with the height of the new brick wall.

- 3.3 The brickwork and copings will match the short section of boundary wall which was erected under the conversion to a dwelling, and which is currently being continued along boundaries further north and to the east.



Fig. 4 - New brick wall with piers and PC copings to north-west boundary.

- 3.4 The replacement fencing will be vertical boarded timber fence with concrete posts and concrete base rail. This will match in both appearance and height the retained neighbour's fencing to the west side of the south garden.



Fig. 5 – Existing vertical boarded fence with concrete posts and base rail.

4.0 PRINCIPLES AND CONCEPTS

The special architectural or historical importance of the building

- 4.1 Thurnscoe Hall was original a manor house, central to the village of Thurnscoe. It was set within its own grounds and extensive estate. Its immediate grounds consisted of domestic gardens to the north, east and south, with stabling to the north-west. Soft landscaping to the south, with a tree lined approach made the imposing south façade the dominant feature.
- 4.2 Coal measures within the estate were developed in the 18th and 19th century, resulting in a much reduced estate for farming. The importance of the Hall within the village was reduced as coal mining became the principal employer.
- 4.3 The estate was sold off in piecemeal fashion, with the village of Thurnscoe developing along the railway to the east of Thurnscoe Hall. The soft farming landscape beyond the gardens was lost as the fields were sold for housing, eventually resulting in the removal of the southern approach into the stables.

The particular physical features that justify designation as a listed building

- 4.4 See Heritage Statement for full details of the building.

The building's setting

- 4.5 By virtue of the development for housing of the fields immediately adjacent to the Hall, and the stables as housing to the north-west, the wider setting for the hall has been lost. The entrance is now through the boundary from the north, which formerly separated the Hall from the wider estate buildings in the village.
- 4.6 The immediate gardens of the house have been maintained, with the original garden boundaries retained as the site boundaries. There are mature trees along the southern and eastern boundaries, shielding the house from view. There are extensive lawns to the south, east and north.
- 4.7 A small portion of the boundary wall to the north remained, although this was in an unsafe condition, and has now been demolished and is currently being rebuilt, re-using reclaimed brick from the original wall to form the gate piers.
- 4.8 In order to provide a coherent appearance without dominating the neighbouring properties it is proposed the new boundary wall is constructed to match the style and height of the newly constructed walls, which are lower than the historic wall. This encloses the remainder of the site boundary, continuing along the lines of the former boundary wall.
- 4.9 As the garden was originally open to fields to the south, this is enclosed with a softer treatment of close boarded timber fence. This is painted black to form a backdrop to the planting around the boundary, partly hiding the later development beyond the garden boundaries.
- 4.10 There will be no alterations to any of the existing trees within the site.
- 4.11 The existing driveway and parking to the east of Thurnscoe Hall will be retained.

5.0 ACCESS

What alternative means of access have been considered.

- 5.1 There are no alterations to the means of access.

How policies relating to access have been taken into account

- 5.2 The access control and new letterbox at the entrance gates are at 1m above ffl.

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- 5.3 The existing ramp to the greenhouse has no landing and is overly steep to meet the requirements for a wheelchair accessible ramp.

How policy or approach adopted as to access takes account of:

Access policy in relation to the special architectural or historic importance of the building

- 5.4 There is no change to the access to the existing building

The particular physical features that justify designation as listed building

- 5.5 There is no alteration to any particular features that justify designation as a listed building.

The buildings setting:

- 5.6 The current lack of boundary treatment to the western boundary immediately adjacent to the Hall detracts from the setting.

How specific issues which might affect access have been addressed:

- 5.7 There is no conflict with listed building and access.

6 CONCLUSION

- 6.1 The Applicants seek approval to erect new walling and fencing along the western boundary immediately adjacent to the Hall.
- 6.2 There is no change to the appearance of the primary heritage asset. The proposed scheme will enhance the setting of the listed building.
- 6.3 There is no change to the interior of the listed building.
- 6.4 There are no changes to the trees within the site.
- 6.5 The existing hard and soft landscaping will be retained as existing.