

CHANGE OF USE TO PRIVATE DWELLING

Thurnscoe Hall

High Street, Thurnscoe, Barnsley. S63 0ST



DESIGN & ACCESS STATEMENT

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1.0 INTRODUCTION

- 1.1 This statement has been prepared in support of an Application for a change of use for Thurnscoe Hall from a residential care home back into a private dwelling
- 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.
- 1.5 The 1987-9 conversion included the wholesale replacement of most of the interior finishes and the insertion of new floor structure throughout. Suspended ceilings were installed in all the ground and first floor rooms and in the shared bathrooms and staircases on the second floor.
- 1.6 The residential care home ceased operating in July 2011 and the property has been vacant since.
- 1.7 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.
- 1.8 This application aims to change the use of the building from a former care home to a private dwelling. This will offer a viable use for the heritage asset, securing its future. The re-use of the redundant and disused building would lead to an enhancement to the immediate setting.
- 1.9 This application aims determine the details of the alterations proposed.
- 1.10 The proposed development is not in a flood zone.
- 1.11 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.
- 1.12 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



Fig 1. View of south elevation

2.0 PLANNING POLICY

- 2.1 Please see separate statement of significance for the listing details and history of the building
- 2.2 The building is within the Dearne Community Area in the Barnsley Unitary Development Plan
- 2.3 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 to for buildings within the grounds of the hall, and extensions to the hall but these do not appear to have been implemented. Planning permission to build a 28 bed residential care home lapsed in 2009 (
- 2.4 Paragraph 23 of the National Planning Policy Framework (NPPF) advises that:
 - “...local authorities should:
 - recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites; and
 - where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity...”

- 2.5 The property is currently vacant and the proposal intends restoring the hall to its original residential use. This is in accordance with Paragraph 51 of the NPPF which states that:

“Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies...”



Fig 2: North Elevation, showing late '80s 3 storey extension in rendered masonry.

- 2.6 Thurnscoe Hall has been vacant for a number of years and as a result the fabric is starting to deteriorate. By changing the use back to a dwelling the threat of significant decay can be prevented. In accordance with paragraph 126 of the NPPF:

“local planning 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;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality...”

This is also consistent with the UDP, Policy BE2

“...THE COUNCIL WILL HAVE SPECIAL REGARD TO THE DESIRABILITY OF SECURING THE RETENTION, REPAIR, MAINTENANCE AND CONTINUED USE OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST...”

- 2.7 The proposals include the replacement of the lay-in grid suspended ceilings inserted in the 1980s conversion. This is in accordance with NPPF para 137:

“ ...Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably...”

- 2.8 The proposal is in accordance with Policy B2 of the UDP, “...To protect and enhance the countryside, valuable landscapes, higher quality agricultural land, and the natural and built environments, particularly nature conservation sites, conservation areas, listed buildings and archaeological sites...”

And Policy H8 in respect of Existing Residential Areas.

- 2.9 The proposal seeks to restore Thurnscoe Hall to its original use. This is in accordance with Policy BE2A of the UDP:

“...THE RETENTION OF THE ORIGINAL USE OF A LISTED BUILDING WILL NORMALLY BE PREFERRED, THE COUNCIL WILL WORK WITH THE OWNER TO FIND AN ACCEPTABLE NEW USE WHICH WILL ALLOW THE BUILDING TO BE RETAINED...”

- 2.10 There will be no alteration to the existing trees on site

3.0 USE

- 3.1 Previous use: Class C2 Residential Institution. The property was formerly a residential care home
- 3.2 The property has been vacant since the care home ceased operating in July 2011.
- 3.3 The application seeks a change of use to C3(a) Dwelling house use by a single family

4.0 AMOUNT OF DEVELOPMENT

- 4.1 The proposal is limited to a change of use and the replacement of the suspended ceilings, primarily on the ground and first floors. This will restore a plastered appearance in the rooms, giving Thurnscoe Hall a more domestic appearance internally.

5.0 LAYOUT

- 5.1 There is no change to the existing layout under the proposals.

6.0 SCALE

- 6.1 There is no alteration to the existing property under the application

7.0 LANDSCAPING

- 7.1 The existing hard and soft landscaping will be retained.
- 7.2 There will be no alterations to any of the existing trees within the site.
- 7.3 The existing driveway and parking to the east of Thurnscoe Hall will be retained.

8.0 APPEARANCE

- 8.1 The application includes for the removal of the external signage and redundant light fittings on the east and north elevations.
- 8.2 Internally the institutional air of the lay-in grid suspended ceilings will be removed and replaced with plasterboard ceilings, more in line with the original appearance as a domestic building.

9.0 ACCESS

- 9.1 The existing gates, and access drive to the property will be retained.
- 9.2 Level access will be maintained at the north entrance.

10.0 CONCLUSION

- 10.1 The Applicants seek approval to change the use of the building back into a C3a dwelling.
- 10.2 There is no change to the external appearance of the building.
- 10.3 Internal alterations are limited to the removal of lay-in grid suspended ceilings and replacement with plasterboard ceilings.
- 10.4 There are no changes to the trees within the site.
- 10.5 The existing hard and soft landscaping will be retained.