

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 and new garden shed.
- 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 define and 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 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 to 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)
- 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;
 - 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 boundaries along the lines 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 north boundary wall will be necessary this will be less than substantial harm. Most of the wall is much later than the original hall, and it is in an unreparable state. The proposed new wall and fencing will be in the same locations as the historical former garden boundary line. This 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."

- 2.8 The proposals do not affect or require any alteration to the existing trees on site



Fig 2 Existing north boundary wall and gates

3.0 DESIGN PRINCIPLES AND CONCEPTS

Appearance

- 3.1 It is intended that the gardens to the north are enclosed in a brick wall. This will have intermediate piers for reinforcement and will sit within the boundary line for the dwelling. This reflects the original boundary, a small section of which is still visible along the north boundary.
- 3.2 Vertical boarded timber gates will be provided at the entrance driveway. These will maintain the division between the grounds of the listed building and the entrance driveway to the north.
- 3.3 The brickwork and copings will match the short section of boundary wall which was erected under the conversion to a dwelling.



Fig 3 New brick wall with piers and PC copings

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



Fig 4 Vertical boarded fence with concrete posts and base rail

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- 3.5 A new garden shed is to be provided on an existing concrete plinth to the east of plot. This will be timber horizontal shiplap boarded on a timber frame, with timber framed single glazed windows and timber boarded doors. It will have a felt roof. This is domestic in appearance, and separated from the house, and set back from the imposing south elevation to the house.

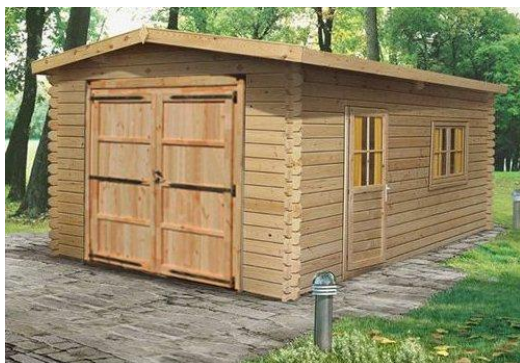


Fig 5 Proposed Shed

Environmental Sustainability

- 3.6 None of the elements of work are heated or form part of the external fabric of the listed building.

Layout

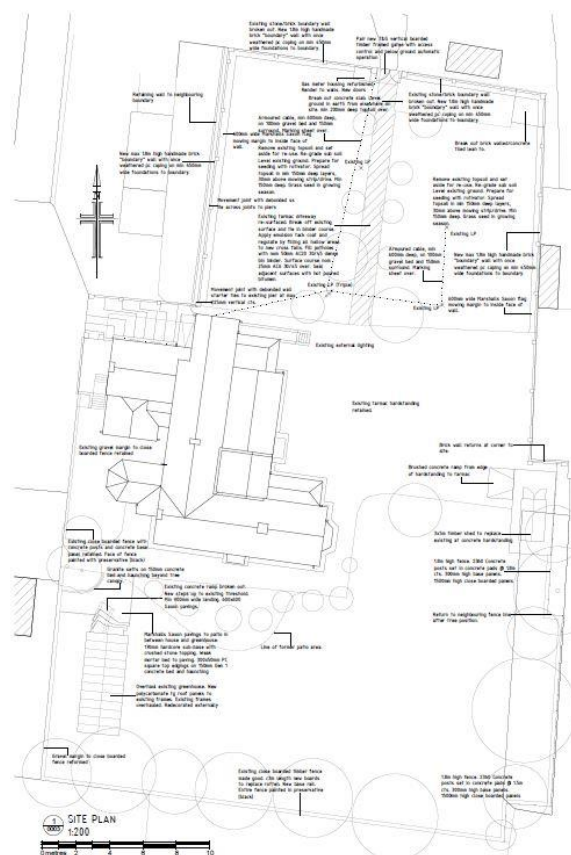


Fig 6 Site Layout – Wall to North, Fencing to South East

- 3.7 There is no change to the existing layout under the proposals.
- 3.8 The shed will sit on the existing concrete plinth, with no additional groundworks necessary. It is over 23m away from Thurnscoe Hall, within an existing kink in the boundary, and behind the line of the historic south façade of the house.
- 3.9 The line of the wall/fence will follow the historical boundary of the rear garden and front lawn of Thurnscoe Hall
- Scale**
- 3.10 The boundary wall is a maximum of 1.8m high, with intermediate and end piers extending slightly above this. Although lower than the original boundary which would have been in excess of 3m high this will still form an imposing enclosure to the north garden, without significant detriment to the neighbouring properties which are no longer part of a wider estate.
- 3.11 The boundary fence is a maximum of 1.8m high, to maintain privacy without detriment to the neighbouring properties.
- 3.12 The existing garden store will be demolished. It has a floor area of 12.8m².
- 3.13 The new garden store would be 15m². It would be timber clad with a felt roof. The shed will be in excess of 2.5m from the boundary. It will have an eaves level of under 2.5m and a pitched roof ridge height of under 3m. This would be permitted development if it were not in the grounds of a listed building.

4.0 PRINCIPLES AND CONCEPTS

The special architectural or historical importance of the building

- 4.1 Thurnscoe Hall was originally 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 remains. This is in an unsafe condition, and requires demolition and rebuilding.
- 4.8 In order to provide a coherent appearance without dominating the neighbouring properties it is proposed the new boundary wall is lower than the existing wall. This encloses the site along the lines of the former boundary wall.
- 4.9 The new entrance gates are on the line of the former north gateway through the wall to the village beyond. The new gates are vertical boarded to enclose the garden and separate the building from the access drive to the north in the manner of the original rear gateway.
- 4.10 The new gate posts will be in stone with pc cappings. This will better reflect the material of the original wall and probable appearance than the random applied stonework with ribbon pointing of the current piers.
- 4.11 As the garden was originally open to fields to the south the softer enclosure of a fence is proposed. This will be painted black to form a backdrop to the planting around the boundary, partly hiding the later development beyond the garden boundaries.
- 4.12 The new shed sits on the site of an existing hardstanding which is the former bin store for the former residential care home. It is set apart from the house, beyond the parking area, and is domestic in appearance.
- 4.13 There will be no alterations to any of the existing trees within the site.
- 4.14 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 The existing ramped access to the greenhouse will be removed. There is an alternative level access to the rear of the greenhouse which will be retained. There are no other 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.
- 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 existing ramp to the greenhouse is not in keeping with the setting of the historic south façade. The low random rubble walls with ribbon pointing to either side of a narrow ramp detract from the setting.

How specific issues which might affect access have been addressed:

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

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- 5.8 Widening the access, and providing steps up to the greenhouse will reduce the impact of the level change. The steps are shallow and more suited to ambulant access than the steep ramp without landing. The existing rear entry will be maintained.

6 CONCLUSION

- 10.1 The Applicants seek approval to erect new walling and fencing along the boundary and a new shed to replace the existing garden store which will be demolished.
- 10.2 There is no change to the appearance of the primary heritage asset. The scheme will enhance the setting of the listed building.
- 10.3 There is no change to the interior of the listed building.
- 10.4 There are no changes to the trees within the site.
- 10.5 The existing hard and soft landscaping will be generally retained.