



ARCHITECTS

DESIGN AND ACCESS STATEMENT

THURNSCOE HALL, S63 0ST Extension and Alterations

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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 improve the aspect and appearance of the house from the south west.
- 2.3. Both the existing garden outbuilding and the conservatory are in a poor state of repair. There is damp ingress in the conservatory through poor construction detailing, and damp ingress in the greenhouse owing to a failed roof.
- 2.4. Works are necessary to renovate both structures and the application seeks to improve the setting of the principal heritage asset by improving the roof construction.
- 2.5. The property is a private house set in a large garden within a residential area in the village of Thurnscoe.



Fig 1: South elevation of Thurnscoe Hall alongside existing Greenhouse

3. Planning & Context

- 3.1. The property is grade II listed. A copy of the listing and HER entries are included in the Heritage Statement
- 3.2. During the 20th Century the grounds of Thurnscoe Hall were sold off piecemeal for residential development, reducing the grounds to the current garden, and surrounding the building in post-war private housing. The stable block and ancillary buildings to the west of the house have been developed as housing over the last decade.
- 3.3. The house is a 3 storey stone built hall, with fine south porch and portico. It underwent significant modernisation at the end of the 20th Century as part of the conversion to a nursing home. The garden room and conservatory were added at this time.



Fig 2: South Porch and Portico

- 3.4. In 2017 the property was converted back into a private house.
- 3.5. Relevant planning applications:
B/91/1646/DE 09/01/1992 Erection of detached greenhouse

B/96/0120/DE	21/03/1996	Erection of conservatory
B96/0121/DE/LB	21/03/1996	Erection of conservatory (listed building consent)
2016/0827	11/11/2016	Change of use to dwelling
2016/0812	11/11/2016	Change of use to dwelling (listed building consent)
2018/0538	05/07/2018	Garden Wall and shed
2018/0494	05/07/2018	Garden Wall and shed

- 3.6. The conservatory is typical of late 20th Century construction, in proportion to the house, but of simple glazed panels and roof.



Fig 3: Existing conservatory

- 3.7. The greenhouse has stone faced sub-walls with timber framed glazed walls to all sides and a polycarbonate, conservatory style roof. There are vertical timber boarded gables above the glazing to both the north and south elevations. The lawn slopes gently down from the southern boundary towards the house, and the rear walls and concrete floor of the conservatory are below ground level.
- 3.8. There are mature trees along the southern boundary which are to be retained. A self sown tree adjacent to the greenhouse is to be removed under a separate tree works application. There are no trees in the vicinity of the conservatory.
- 3.9. The house and gardens are in flood zone 1.



Fig 4: Existing Garden Room

- 3.10. NPPF, paragraph 202, p57 states 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, where appropriate, securing its optimum viable use.
- 3.11. The proposals would lead to less than substantial harm to the significance of the designated heritage asset. The historical fabric of the listed building will remain unaltered by the proposals. The overall massing of the conservatory and greenhouse will remain the same. The use of both conservatory and garden outbuilding will remain the same.
- 3.12. The NPPF, paragraph 204 p58 advises that:
Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
- 3.13. The proposed works are to restore parts of the heritage asset and fabric within the curtilage of the historic building. The intention is to maintain both buildings and not lose any of the heritage asset.
- 3.14. NPPF, paragraph 206 says:
Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of

heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

- 3.15. The intention of the application is to maintain and restore both buildings and not lose any of the heritage asset. The proposals improve the form and materials of the principal heritage asset and improve the setting of the house. Improved construction and better quality materials help set off the south façade and improve the aspect of the house from the south and west.
- 3.16. The aim of the application is to maintain and improve the existing viable use of the heritage asset as a private dwelling. Restoring both the conservatory and greenhouse is in line with this use, and is consistent with their conservation. This is in accordance with paragraph 197, page 56 of the NPPF:
In determining applications, local planning authorities should take account of:
a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;...
- 3.17. The Barnsley Local Plan map 33 identifies the area as Urban Fabric and the maintained use is consistent with this designation.
- 3.18. Policy H9 Protection of Existing Larger Dwellings, p117 of the Local Plan states that:
...As well as provision as part of our housing mix of some new low density, large dwellings and family housing, it is also important to ensure the endurance of existing housing stock of this type...
- 3.19. The proposal seeks to maintain the existing property as a large dwelling, with appropriate ancillary accommodation within the site. In maintaining the existing garden structures the scheme will reduce the possibility of “garden grabbing” which has previously resulted in the loss of the wider Thurnscoe Park and reduced the grounds to the immediate domestic garden. The proposals maintain the existing relationship of the garden room and conservatory to the house, and avoids further development which would “have an adverse impact on the original dwelling and its continued function.”
- 3.20. The aim of the proposal is to improve the aspect of the principal heritage asset within its setting. Using high quality materials and improved design whilst maintaining the volume of the buildings, the view of the south aspect (formerly the principal façade) of Thurnscoe Hall will be enhanced. This is in accordance with the Local Plan, Policy D1 High Quality Design and Place Making which states in paragraph 13.4:
The components of a development, including its integration with its surroundings and its mix, layout and form, will be assessed to ensure that development makes a positive contribution to achieving the qualities of a successful place.

- 3.21. Barnsley Local Plan, Policy HE1, p155 advises that:
We will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk This will be achieved by:- a. Supporting proposals which conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place...
- 3.22. Barnsley Local Plan, Policy HE1, p157 also states that they will:
...support[ing] proposals which will help to secure a sustainable future for Barnsley's heritage assets, especially those identified as being at greatest risk of loss or decay.
- 3.23. In accordance with Policy HE3 Developments affecting Historic Buildings, p158 the proposals respect the existing scale, form, massing... and use of materials of the existing building..." whilst "capitalising on opportunities to better reveal the significance of a building where elements existing that detract from its special interest."
- 3.24. If the garden room and greenhouse were not within the curtilage of the listed building they would be permitted development (single storey, eaves height below 2.5m and maximum overall height of less than 4m).

4. Design (Amount and Layout)

- 4.1. The proposals maintain the footprint of the existing garden room, in a location beyond the root protection zones to the adjacent trees.
- 4.2. In order to provide an improved appearance, the existing L-shaped, splay ended conservatory will be replaced with a rectangular, gable ended conservatory. The footprint of the conservatory will be slightly reduced.



Fig 5: Proposed Conservatory in relation to South Elevation of Thurnscoe Hall

- 4.3. The existing eaves heights of both conservatory and garden room would be maintained.
- 4.4. To avoid repeating the failed detailing at eaves and roof level of both the conservatory and garden room a new roof structure, with zinc roofs have been provided to both. Introducing a larger overhanging eaves provides additional shading to the large expanse of glazing, and improves the cast off of rainwater, preventing gutter failure affecting the fabric (as has occurred on both garden room and conservatory).
- 4.5. The amount of glazing at roof level has been significantly reduced. This reduces overheating in summer. Central, dupitched rooflights are provided to both conservatory and garden room. These will have opening lights to further reduce overheating.
- 4.6. In providing homogeneous detailing to both conservatory and garden room the accommodation provided is clearly ancillary to the main dwelling.
- 4.7. In order to reduce overlooking at the south and west boundaries the existing garden room wall will be extended in pitch faced stone, to match the existing walling, up to eaves level.



Fig 6: Garden Room East Elevation



Fig 7: North Elevation

- 4.8. To improve access to the lawn at the east side of the garden room, the existing plinth wall will be broken out to allow full height doors. This changes the focus of the room from the existing north entrance to better allow the south lawn and south elevation of the house to be seen.
- 4.9. The existing path and steps at the north end of the garden room will be consolidated with regraded ground along the east façade to further link the conservatory and garden room at the western end of the site.
- 4.10. Both conservatory and garden room share the same basic structure, of stone plinth wall, full height glazing, and simple roof.
- 4.11. At the south end of the garden room, an additional wc, to serve the garden, and a store have been provided.
- 4.12. Paint finished crittall steel doors and windows, with regular pattern glazing bars provide a traditional garden appearance to both conservatory and garden room. The large pane windows of the existing construction were not in keeping with the principal heritage asset. Both buildings were originally constructed in the 1990s and neither contain elements of historic fabric in either the windows, roofs or stone walls. The existing house has dark windows with central transom to mimic vertical sliding sash windows, and in providing steel windows the new construction is deliberately modern in appearance to contrast and enhance the view of the older construction.



Fig 8: Relationship between House, Conservatory and Garden Room

5. Scale

- 5.1. The footprint of the garden room is unchanged at 53.98m²
 The existing conservatory has a footprint of 38.59m²
 The proposed conservatory has a footprint of 37.28m²

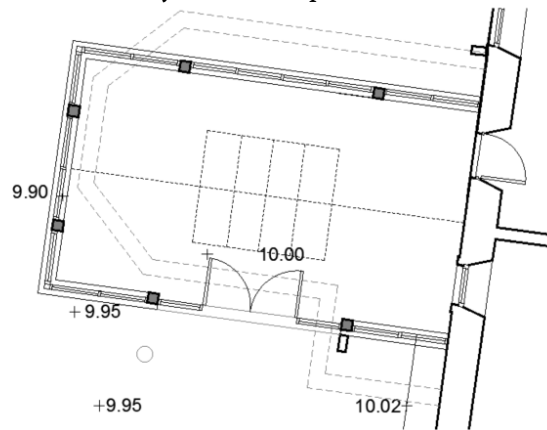


Fig 9: Revised conservatory plan in relation to existing

- 5.2. The underside of the eaves to both buildings remains at 2.15m above ffl
- 5.3. The ridge height of conservatory and garden room will be 3.9m and 3.8m above ffl respectively.
- 5.4. The conservatory would extend 5.7m to the rear of the house, with an eaves height of 2.6m and a ridge height of 3.5m.
- 5.5. Both conservatory and garden room are retained in their existing locations in respect to the main house. Both are single storey structures, low slung to avoid competing with either the mass or scale of the principal heritage asset.

6. Landscaping

- 6.1. The Client has planted some shrubs between the garden room and the boundary fence along the west elevation. These will be maintained.
- 6.2. The existing concrete paving to the perimeter of the conservatory will be re-laid to align with the amended footprint.
- 6.3. The existing path from the conservatory patio to the garden room will be replaced with a wider path and provides a landing at the north doors to the garden room. This will be built above the existing sub-soil level, with a simple permeable paving on sub-grade over a non-woven geotextile membrane to the existing sub-ground levels, to avoid interference with the tree roots.
- 6.4. The ground to the east side of the garden room has been regraded to allow access from new doors along the east façade. A stepped terrace along the edge of the building allows for the slight regrading of the ground (reduced at the southern end and built up to the north). This allows level (wheelchair) access from the garden room and onto the lawn. The ground level will be built up slightly to the north end, and reduced slightly to the south. Built up ground to the south avoids interfering with the tree routes to the north.
- 6.5. The new patio and steps to the east of the garden room will be in permeable paving. This will be in spaced stone pavers using infiltration to the existing ground. This avoids increasing water run-off from the buildings. The gaps between pavers will be seeded with grass to blend into the adjacent south lawn.
- 6.6. The existing trees along the south boundary will be retained. There will be no groundworks beyond the root protection fence line, south of the existing garden room. The garden room plinth walls will be re-formed beyond the root protection zone.
- 6.7. In reforming the path between the garden room and conservatory the link between garden room, conservatory and house is enhanced and reinforced.
- 6.8. The existing tarmac turning head, reflecting the original hardstanding to the south porch is retained and unaltered by the proposals.
- 6.9. The existing cypress trees to the edge of the tarmac are retained and unaltered by the proposals.
- 6.10. The existing narrow and uneven steps to the west side of the north elevation are reformed to line and level.

7. Principles and Concepts

- 7.1. The necessary refurbishment of the garden room and conservatory provides the opportunity to enhance the appearance and design of both elements, improving the setting of the principal heritage asset.
- 7.2. New roof materials and structure overcome the deficiencies in the existing detailing and construction.
- 7.3. The garden room is to be reconstructed outside the root protection zone of the existing trees to avoid conflict with the retained trees to the south and west.
- 7.4. A uniform appearance linking both garden room and conservatory connects the garden structure to the house.
- 7.5. Level access is provided from the garden room, to the lawn, and subsequently the house.
- 7.6. A permeable paving solution is provided to the patio at the east of the garden room to avoid increased hard surfacing and water run off.

8. Conclusions

- 8.1. The scheme takes advantage of necessary refurbishment work to improve the setting of Thurnscoe Hall.
- 8.2. The changes to the roofs overcome detailing deficiencies and poor quality materials to provide a coherent style and appearance, more sympathetic to the principal heritage asset.
- 8.3. The minimal landscaping is designed to not detract from the setting of the south elevation of the main house. Paving is to be permeable to avoid increased water run-off.
- 8.4. There is reduced overlooking along the west boundary from the proposed alterations to the garden room.
- 8.5. There are no alterations within or damage to the root protection zone to the mature trees along the southern boundary.