



PLUMPTON LODGE

DESIGN ACCESS STATEMENT
MARCH 2025





INTRODUCTION

This document has been prepared by CODA Bespoke in support of the proposed development at Plumpton Lodge, Manchester Road, Thurlstone, Sheffield, S36 9QW.

The proposal seeks to raise the Ridge and Eaves to create accommodation in the roof space, as well a single storey side extension, to form a lounge and gym area, and finally a bridged extension to allow level access from the car port area to the main house.

The addition will be a slightly contemporary take on the local vernacular.



SITE - LOCATION

The site is located on Manchester Road in Thurlstone, the site itself being on the far west side of the village close to Millhouse Green. Thurlstone is a picturesque village located in the Metropolitan Borough of Barnsley, South Yorkshire, England. Nestled on the edge of the Pennines, it offers a blend of rural charm and historical character, with stone-built cottages, rolling countryside, and stunning views.

The village, which lies along the River Don, has a rich history reflected in its architecture, including a traditional church and a few remnants of its industrial past, such as old mills. Popular with walkers and nature enthusiasts, Thurlstone provides easy access to scenic trails like the Trans Pennine Trail and is a tranquil retreat from the nearby town of Penistone.

Thurlstone enjoys a strategic yet rural location, offering connections to several large cities and amenities while maintaining its village charm. It is situated near the A628, a major road linking it to Barnsley (approximately 10 miles east) and Manchester (around 25 miles west), making it accessible for commuters. Sheffield, a major city with extensive amenities, is about 15 miles to the southeast and can be reached via the nearby Penistone railway station, which offers services on the Huddersfield to Sheffield line.

The village itself has limited amenities but benefits from proximity to Penistone, which provides schools, healthcare facilities, supermarkets, and leisure options. For broader retail, cultural, and professional services, residents can access the urban centers of Barnsley and Sheffield.



THURLSTONE CHARACTERISATION

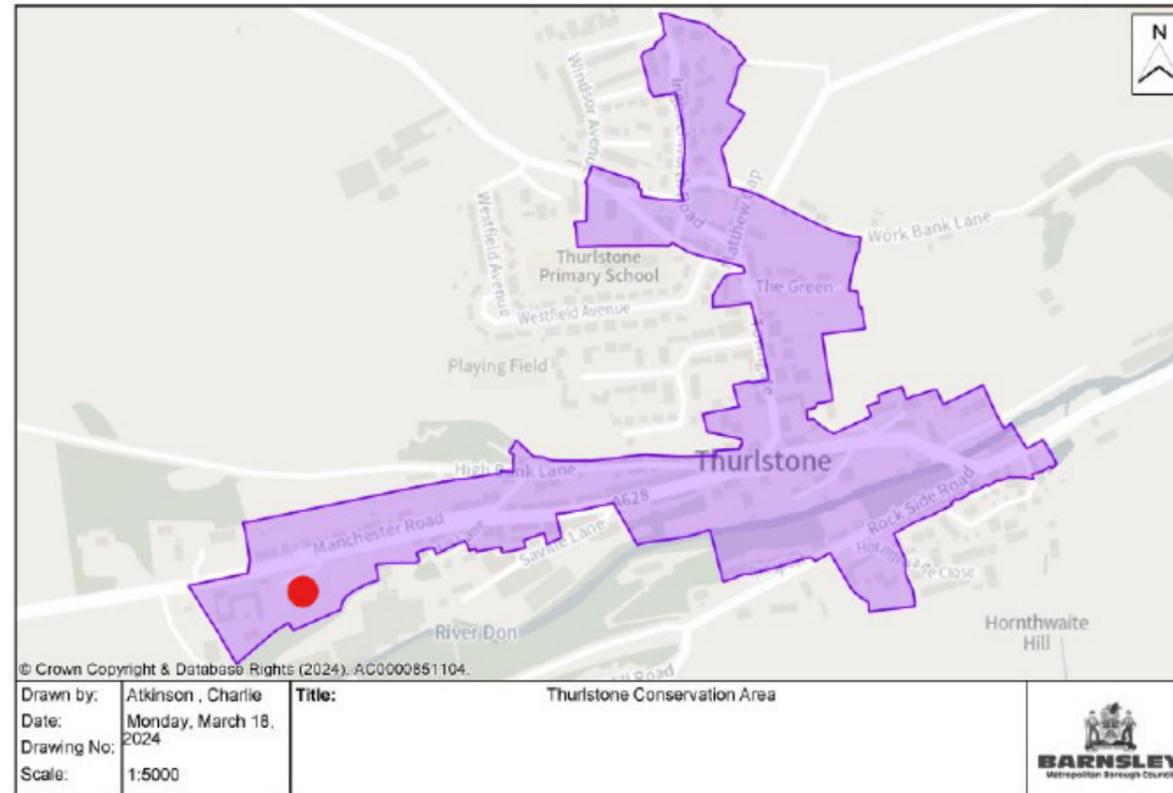
Thurlstone village falls within the jurisdiction of Barnsley Council's Local Plan, which outlines policies for sustainable development, conservation, and land use. Thurlstone's built environment is predominantly low-density, comprising traditional stone-built housing, with the village maintaining a compact core.

The Thurlstone Conservation Area is a designated zone aimed at preserving the village's historical and architectural character, reflecting its heritage and traditional rural charm. This area primarily encompasses the historic core of the village, including its distinctive stone-built cottages, farmhouses, and historic landmarks such as St. Saviour's Church. The buildings and layouts within the conservation area often feature local materials, such as sandstone, which contribute to its cohesive visual identity.

Key characteristics of the Thurlstone Conservation Area include narrow lanes, traditional dry-stone walls, and a setting framed by the surrounding Pennine landscape. Open spaces, gardens, and green verges enhance the rural ambiance and create a sense of continuity with the adjacent countryside.

While Thurlstone retains a strong historic character, it has experienced significant development over time, resulting in a varied and evolving settlement pattern. More recent residential developments have expanded its boundaries, introducing modern housing styles and layouts. These newer areas often feature detached and semi-detached homes set within cul-de-sacs or along widened roads, contrasting with the denser, more organic layout of the historic core.

This mix of old and new creates a diverse architectural and spatial pattern within the village, reflecting its growth and adaptation to modern living needs. Despite this development, the village's overall form remains compact, with clear boundaries defined by the surrounding greenbelt. Planning policies continue to balance the need for growth with the preservation of Thurlstone's unique heritage and rural setting, ensuring that development complements the village's character while meeting contemporary demands.



PLUMPTON LODGE - SITE

Plumpton Lodge occupies a site approximately 1,100m² in size, distinguished by its unique topography. The property is significantly lower than Manchester Road, with the ground floor level sitting approximately six meters below road level. This topographical feature renders the house largely concealed from surrounding roads. As demonstrated in Images 1 to 3, the property is barely visible from Manchester Road, while Image 4 provides a glimpse into the site when the main gate is open.



Additionally, Images 5 to 8 illustrate views from Leapings Lane across the valley, revealing that even during winter, when the trees have shed their leaves, Plumpton Lodge remains difficult to discern. The site's seclusion is further enhanced by the steep level change, dense vegetation, and substantial retaining walls, creating an environment of exceptional privacy for the property.

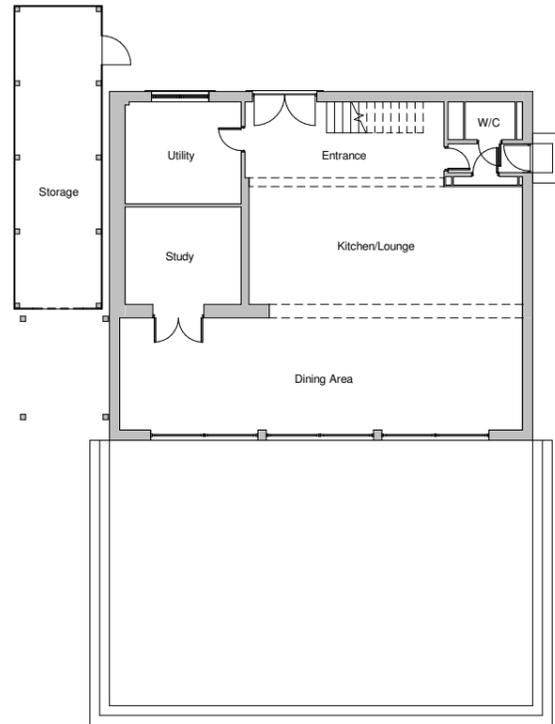


PLUMPTON LODGE - HOUSE

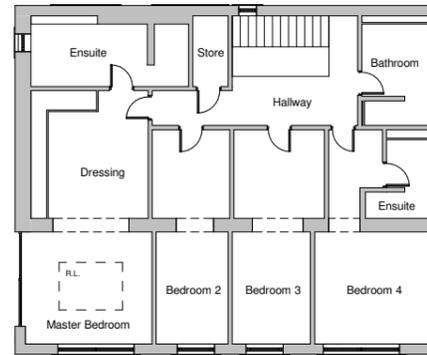
Plumpton Lodge was built in 1990, making it a relatively modern property. The primary material used is stone, with a tiled roof, which aligns with the aesthetic of the surrounding conservation area. The original design followed a more traditional architectural form.

In 2018, the property was extended with the addition of a two-storey section featuring a flat roof and extensive glazing, giving the house a more contemporary appearance whilst maintaining its connection to the original structure by retaining stone as the major material.

The contemporary extension has created a somewhat awkward detail with a flat roof abutting the pitched roof, something we are looking to rectify with our proposal.



Ground Floor Plan
Scale: 1 : 100



First Floor Plan
Scale: 1 : 100



3D View 1
Scale:



West Elevation
Scale: 1 : 100



North Elevation
Scale: 1 : 100



East Elevation
Scale: 1 : 100



South Elevation
Scale: 1 : 100

HERITAGE STATEMENT

Introduction

This heritage statement has been prepared to assess the historical and architectural significance of a site located within the Thurlstone Conservation Area, South Yorkshire. The statement considers the site's contribution to the conservation area's character, its historical context, and the potential impact of any proposed development or changes.

Historical Background

Thurlstone is a historic village within the Metropolitan Borough of Barnsley, designated as a conservation area due to its special architectural and historic interest. Historically, the village was an important part of the West Riding woollen district, with many 18th and 19th-century weavers' cottages reflecting its textile heritage. Prior to this, the area was largely agricultural, with farms such as Thurlstone Hall Farm forming the heart of the local rural economy.

Topography and Layout

The Thurlstone Conservation Area is characterized by a linear development pattern, following historic routes through the village. Buildings are closely aligned to the street frontage, often with small front gardens and larger rear spaces. The village's varied topography, including gentle slopes and elevated areas, influences the positioning and design of structures. Stone boundary walls, narrow streets, and a sense of enclosure contribute to its distinctive historic streetscape.

Architectural Character

The conservation area showcases a range of traditional architectural styles, primarily constructed from local Carboniferous Grenoside sandstone, with stone slate roofs and distinctive detailing. Key architectural features include:

Rows of terraced weavers' cottages with stone lintels and mullioned windows.

Detached and semi-detached Victorian villas featuring bay windows and decorative elements.

Historic farmhouses and barns that contribute to the village's rural character.

Quoins, stone boundary walls, and original sash windows, which reinforce the historic aesthetic.

Several listed buildings contribute to Thurlstone's historic fabric,

including:

1–9 Tenter Hill: A row of five stone cottages with traditional stone mullions and slate roofs.

8 and 10 Thurlstone Road: Historic cottages with distinctive quoined surrounds and deep lintels.

Bank House: A farmhouse with notable ten-light mullioned windows, reflecting traditional craftsmanship.

Current Status of the Site

While the site in question is not a listed building, it is situated within the Thurlstone Conservation Area, meaning any proposed alterations must respect the character and setting of the surrounding historic environment. Additionally, the site is not visible from the main road, and one must enter the property to view the house. As a result, any proposed development will have no impact on the street scene or visual implications for the wider conservation area.

Impact of Proposed Development on Heritage Assets

Design of the Proposed Development

The proposed development involves extending the property in three distinct areas, designed to enhance functionality while maintaining architectural coherence with the existing structure.

A single-storey extension is proposed on the south elevation, replacing the current outbuilding. This addition will provide space for a formal lounge and gym and will be constructed using stone to match the existing dwelling. A flat roof will be employed to complement the overall design, with the extension wrapping around to the rear of the property to create a covered terrace adjoining the kitchen and dining areas.

A first-floor extension is proposed to establish a direct connection from the carport level to the main house, facilitating level access. This bridged extension will include a bedroom and an entrance lobby and will feature stone construction with a pitched roof to harmonize with the existing building. The current terrace off the master bedroom will be removed to facilitate the new single-storey extension; however, the roof of the extension will provide a replacement terrace for the master suite.

The final element involves extending the property into the loft

space, necessitating a full roof replacement. This new floor will include a master bedroom with an en suite and dressing area, as well as an inset terrace to enhance the living experience. The eave height will remain almost unchanged, but the ridge height will be increased to accommodate more space within the loft.

These extensions have been designed to complement the existing property in terms of materials and form while offering modern functionality and improved spatial flow.

Materiality

The majority of the extension is proposed in stone, using narrow pitch-faced stone, with metal-clad gables as feature elements to create a contemporary extension design.

Conclusion: Heritage and Visual Impact

The proposed development is designed to be sensitive to the character of the Thurlstone Conservation Area while incorporating modern elements. The thoughtful selection of materials and architectural detailing ensures that the proposal will enhance the site without compromising its historic value. From public viewpoints, there will be no detrimental impact, as changes to the front elevation are minimal, and rear alterations are not visible from the street. Furthermore, the site itself is not visible from the main road, and one must enter the property to see the house, meaning the development will have no implications for the street scene or the broader conservation area. The proposal aligns with established conservation principles, ensuring the ongoing preservation of Thurlstone's historic character.

PREVIOUS PLANNING

When the previous extension was built another extension was also approved through planning (Application Number 2018/1177), this was for a larger two storey wrap round extension which also bridged across to the access level.

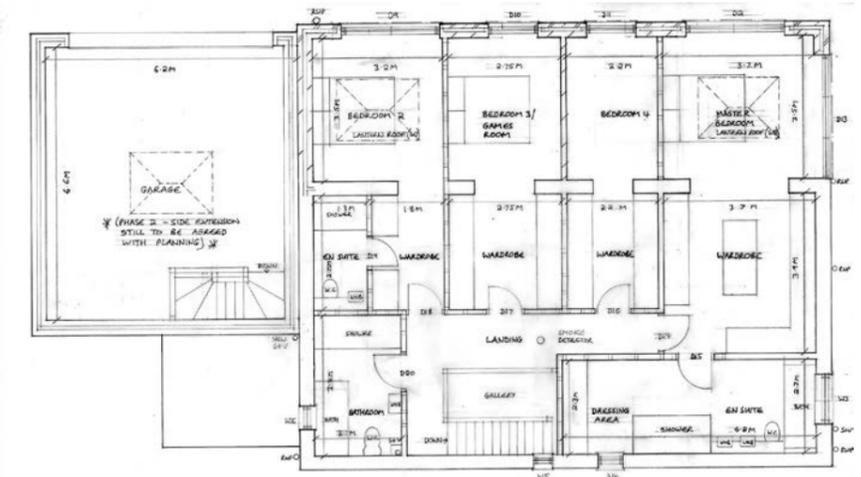
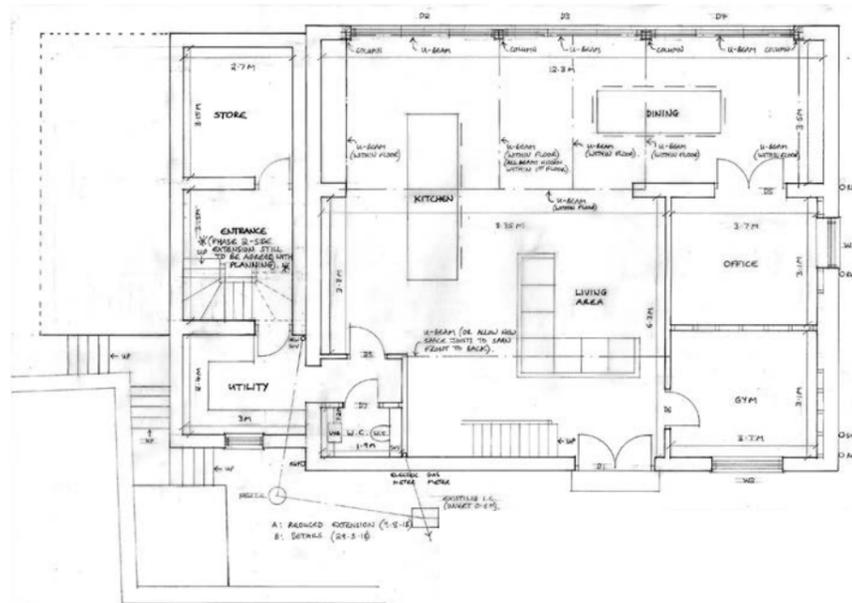
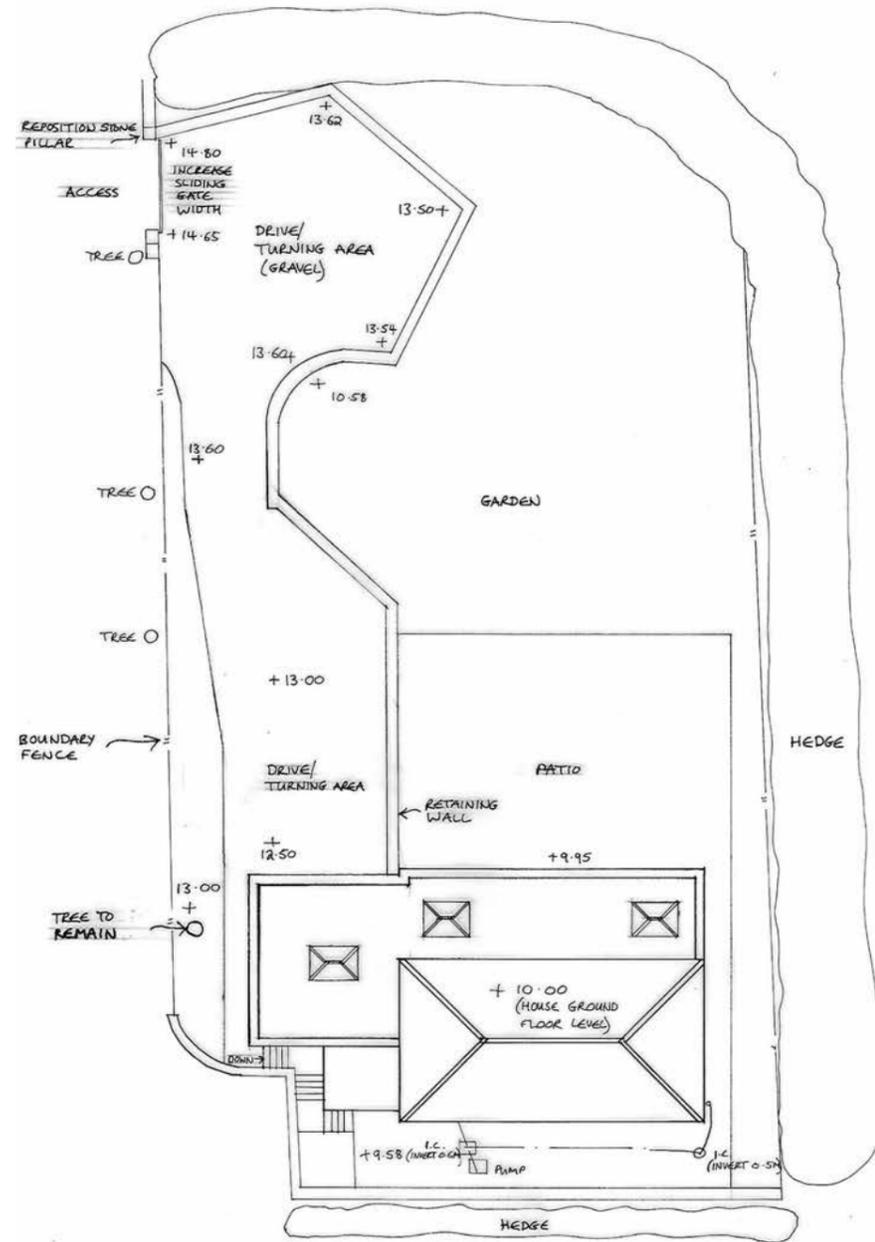
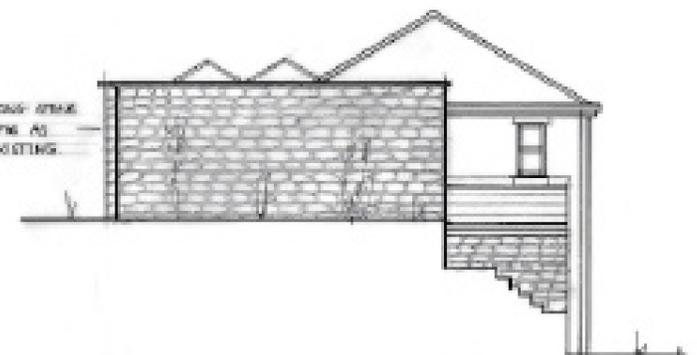
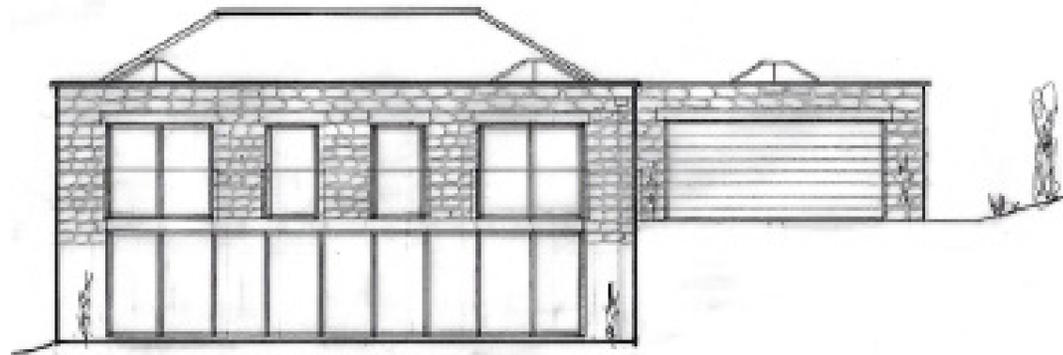
This is an excellent precedent for what we are looking to do in terms of the bridged access from the existing car port.



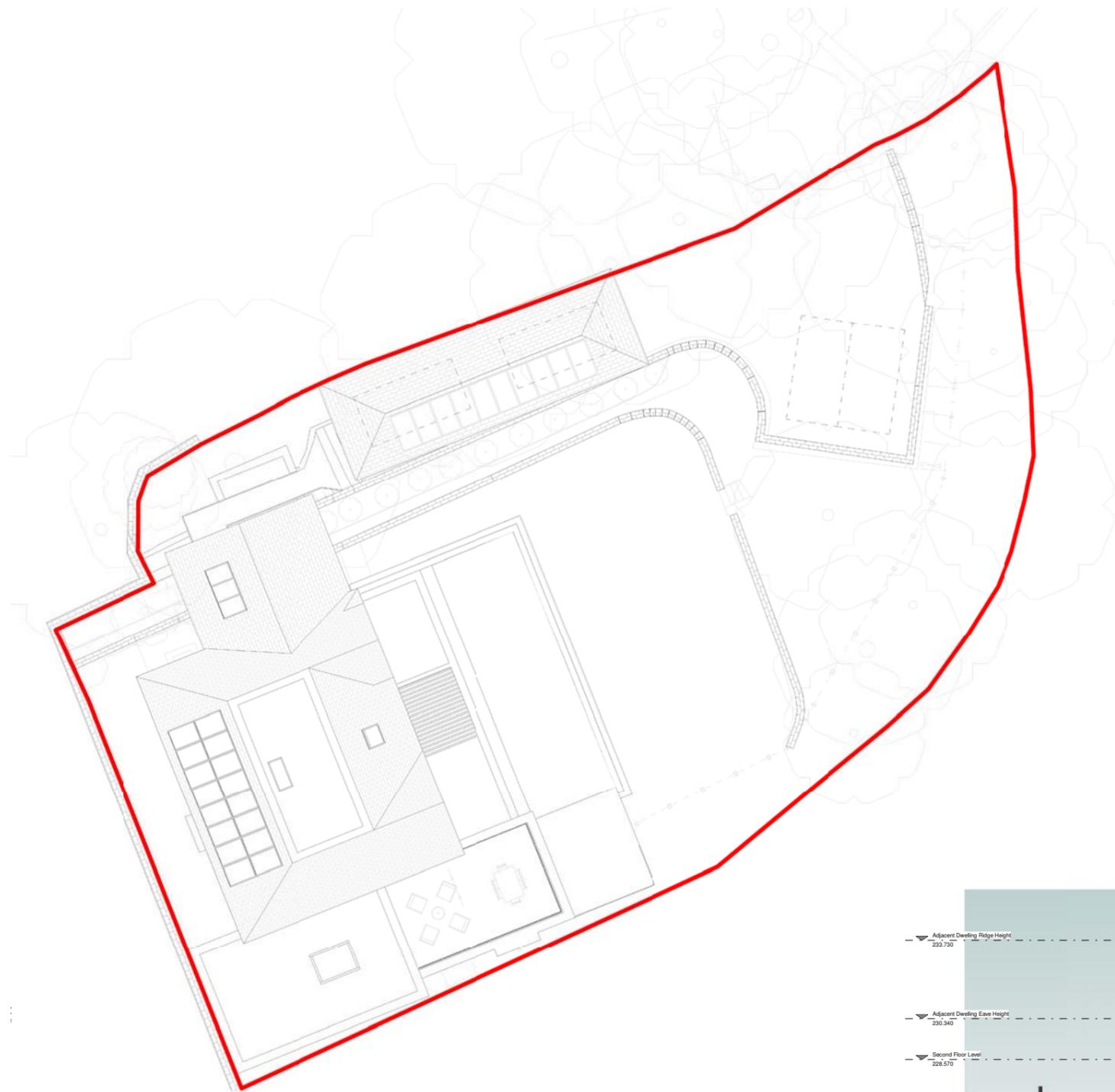
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PLUMPTON LODGE - SITE



Proposed Site Plan

The proposal involves a series of extensions to an existing property within the Thurlstone Conservation Area, enhancing functionality while respecting the site's historic character. The design follows the natural topography, ensuring no impact on the street scene or wider conservation area.

The 1,103 m² site provides ample space for expansion, with the carport positioned below road level and a 5.8m height difference between the street (229.0) and house (223.2). An existing fence and green cover screen the property from view, preserving privacy. The extensions incorporate narrow pitch-faced stone, complementing the original building while maintaining a clear distinction between old and new. Metal-clad gables introduce contemporary accents.

The proposal includes a single-storey extension on the south elevation, replacing an outbuilding and integrating a flat-roofed terrace. A first-floor bridged extension connects the carport to the main house, providing level access, while a loft conversion with a full roof replacement creates a master suite with an inset terrace. Thoughtful massing and carefully aligned eaves and ridge heights ensure the additions remain in harmony with the existing structure, while prominent gables on the east elevation serve as architectural focal points.



Proposed Site Section

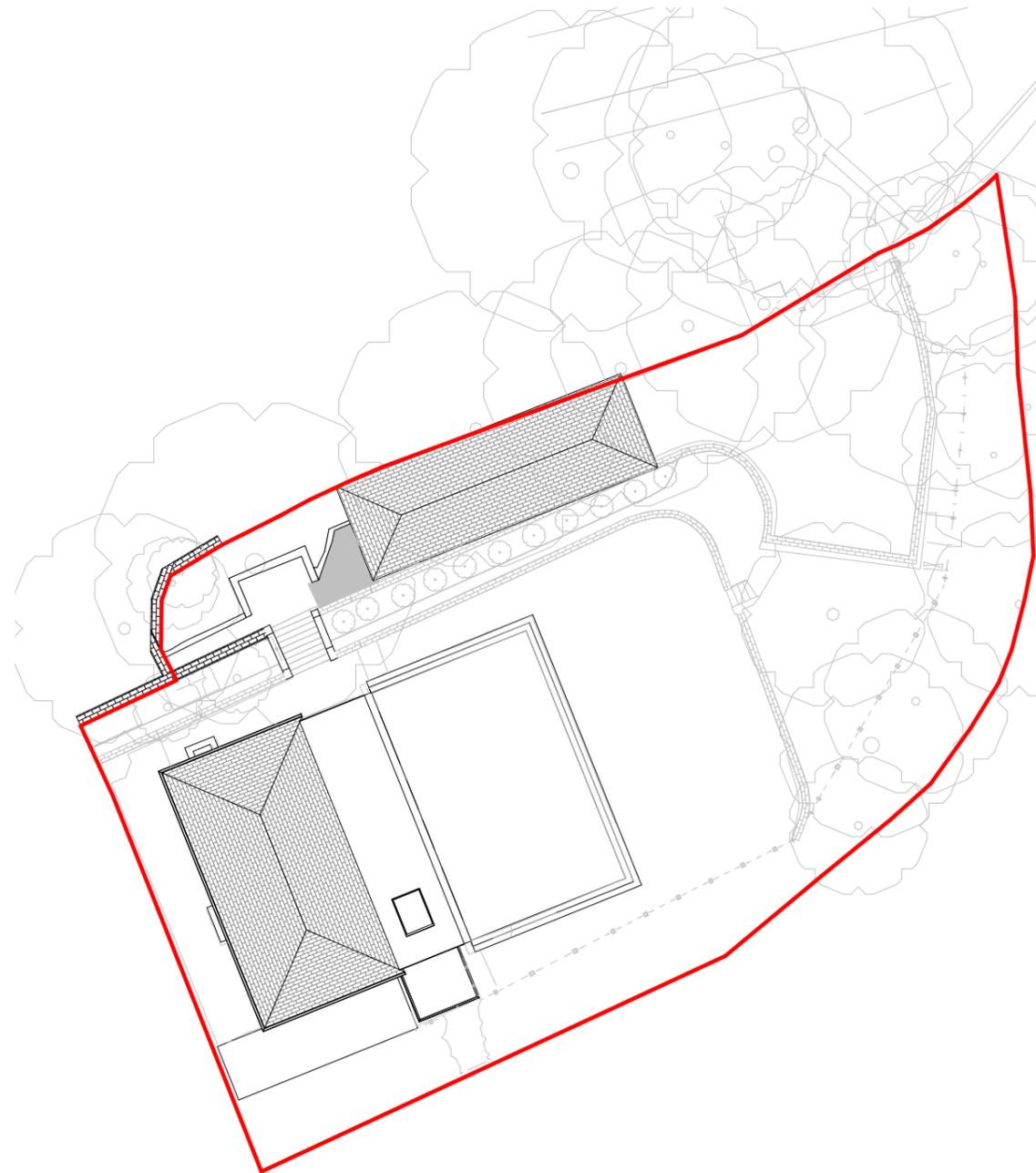
PROPOSED SITE

The following is both the proposed and existing site plans.

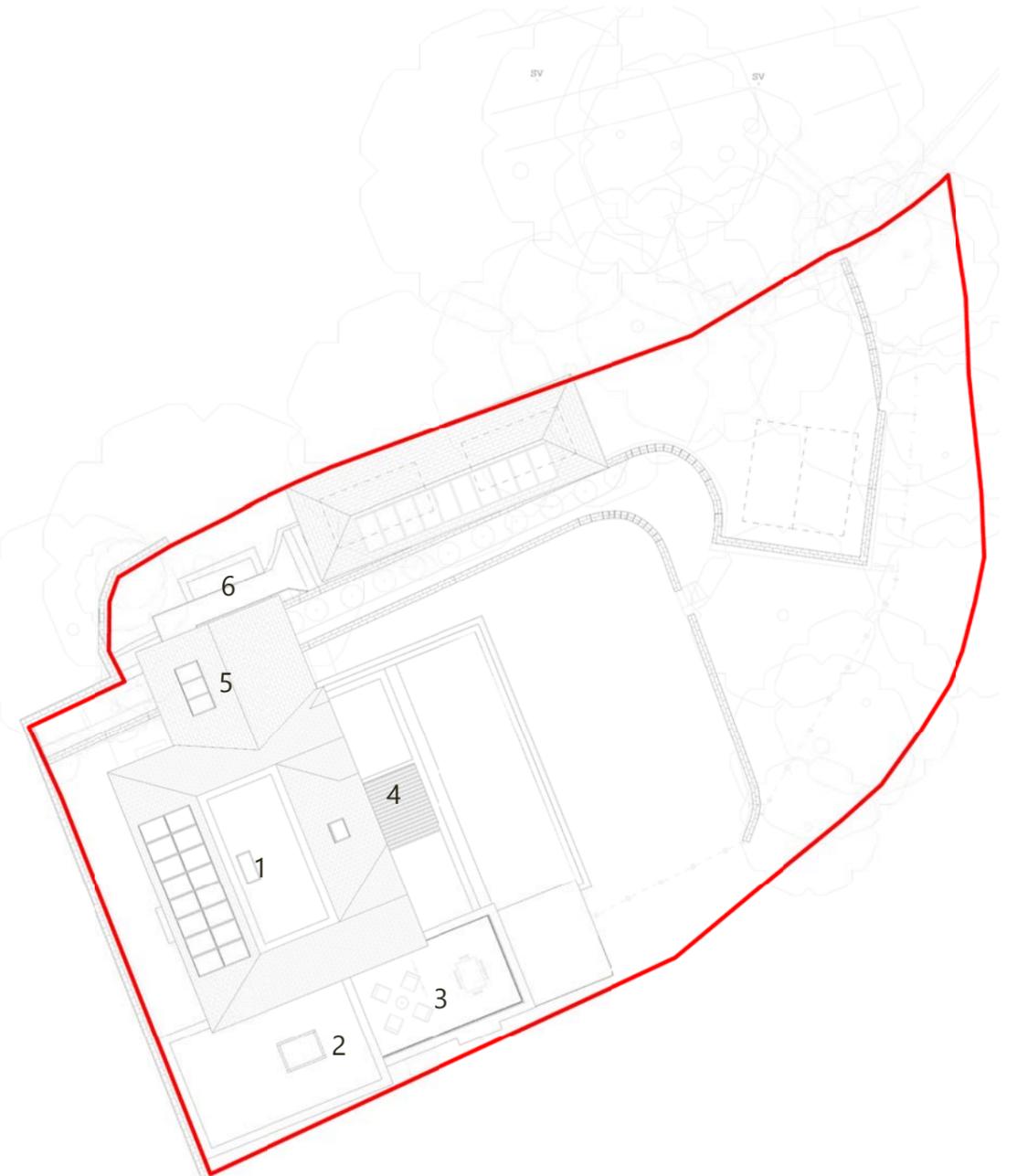
Point 1 on the proposed shows the new roof.

Point 2 shows the proposed single storey side extension, with point 3 showing the roof terrace, and point 4 showing the covered terrace area for the kitchen.

Point 5 shows the bridge extension at First Floor with Point 6 showing a covered walkway to the car port.



Existing Site Plan



Proposed Site Plan

PLUMPTON LODGE - DESIGN CONCEPT



The proposal is for a series of extensions to an existing property within the Thurlstone Conservation Area. The design respects the traditional character of the area, using materials and forms that complement the existing building while introducing modern elements. The extensions are carefully sited to follow the natural topography of the site, ensuring no visible impact on the street scene or the broader conservation area.

The design maintains the architectural coherence of the property, incorporating stone materials, a pitched roof, and thoughtful massing that blend seamlessly into the surrounding environment. The proposed changes will enhance the functionality of the home without detracting from the historical character of the area.

The majority of the extension is proposed in stone, utilizing narrow pitch-faced stone, with metal-clad gables as feature elements to create a contemporary yet contextually sensitive design. While the new stone complements the existing structure, it is intentionally distinct, allowing the extension to be legible as a modern addition while still harmonizing with the original building.

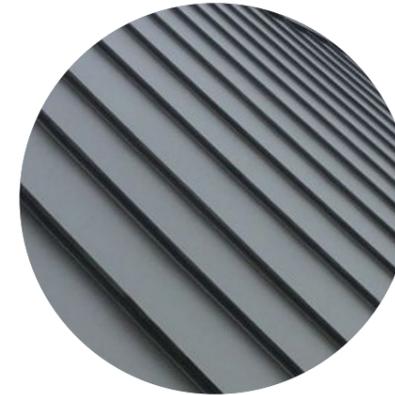


DESIGN - MATERIALITY



1 - STONE

Narrow pitch-faced stone will be used for the ground floor extension. It complements the existing building and surrounding houses but remains distinct to differentiate old from new.



2 - CLADDING

Dark grey cladding will be the second material used, this will be used to add dimension to the property and offset against the stone with contemporary finish.



3 - GREY SLATE ROOF TILE

The tiles will be grey slate style tiles.

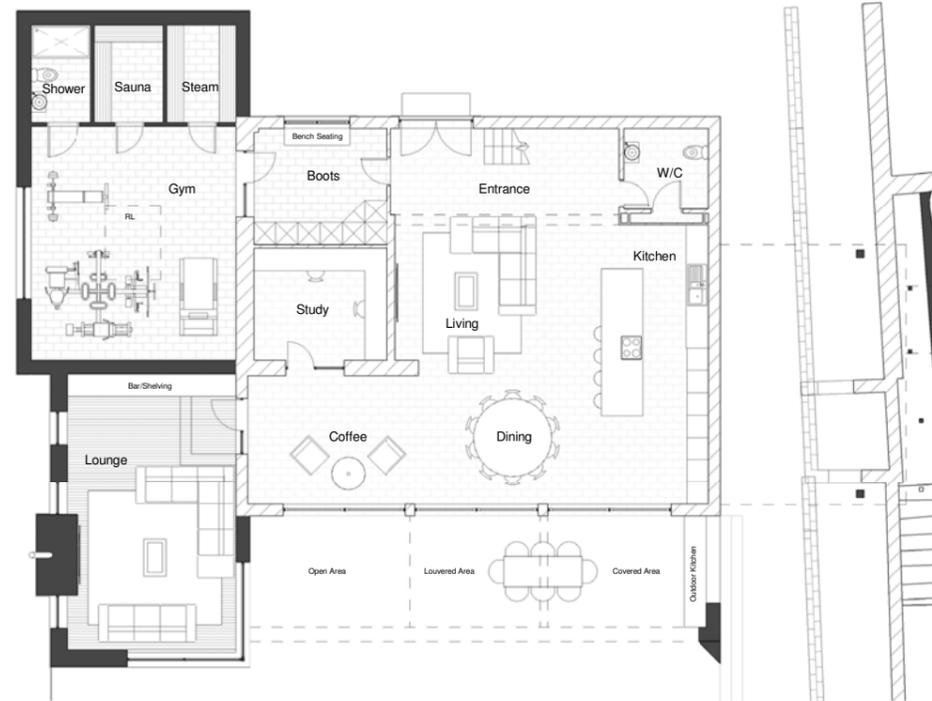
PROPOSED PLANS

The proposed development involves extending the property in three distinct areas, designed to enhance functionality while maintaining architectural coherence with the existing structure.

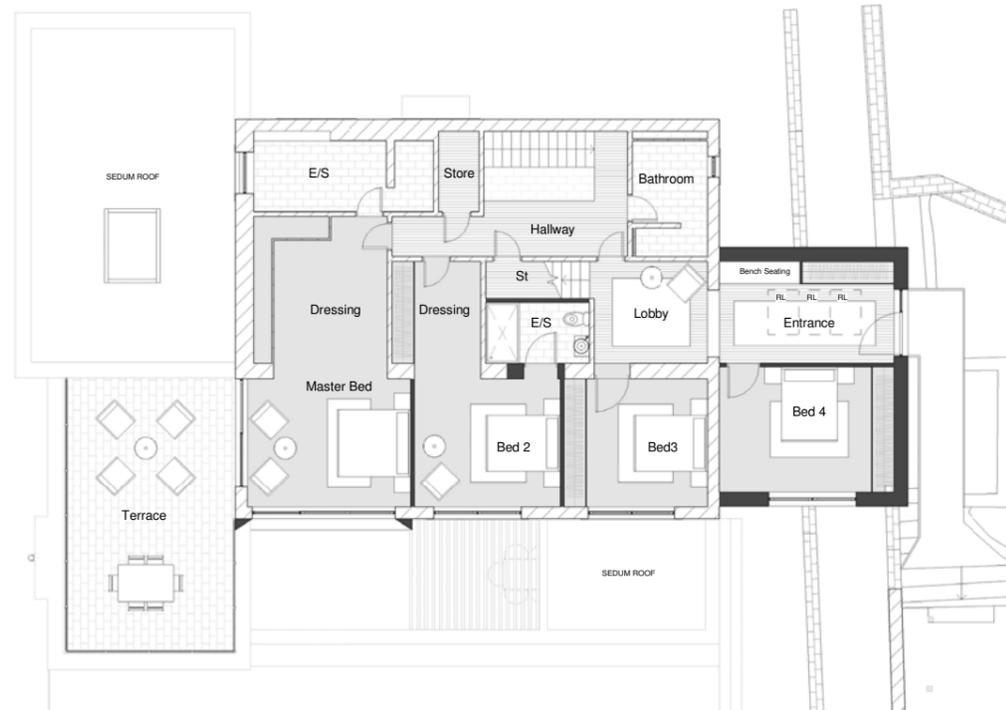
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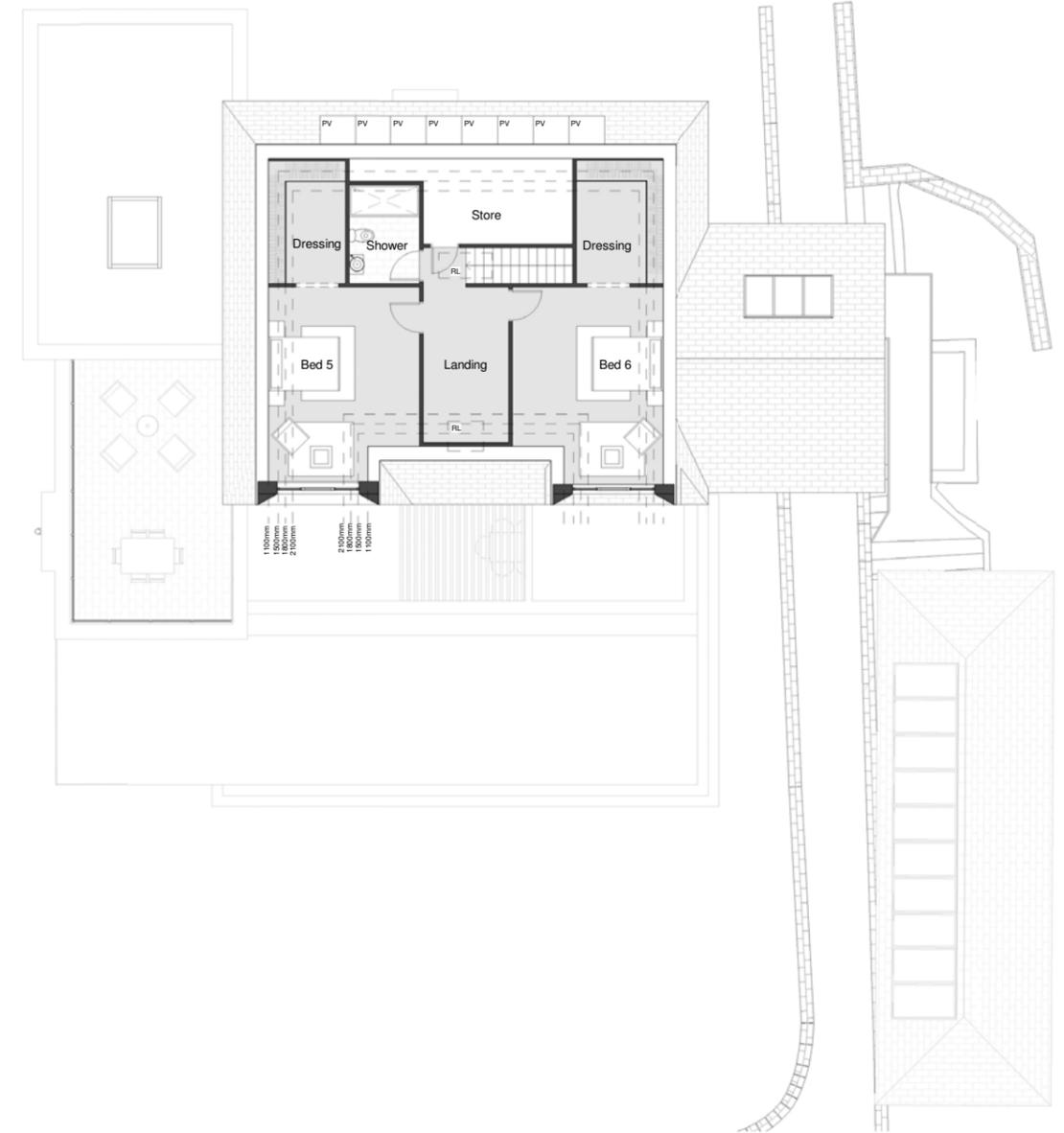
The final element involves extending the property into the loft space, necessitating a full roof replacement. This new floor will include a master bedroom with an en suite and dressing area, as well as an inset terrace to enhance the living experience. These extensions have been designed to complement the existing property in terms of materials and form while offering modern functionality and improved spatial flow.



Ground Floor Plan



First Floor Plan



Second Floor Plan

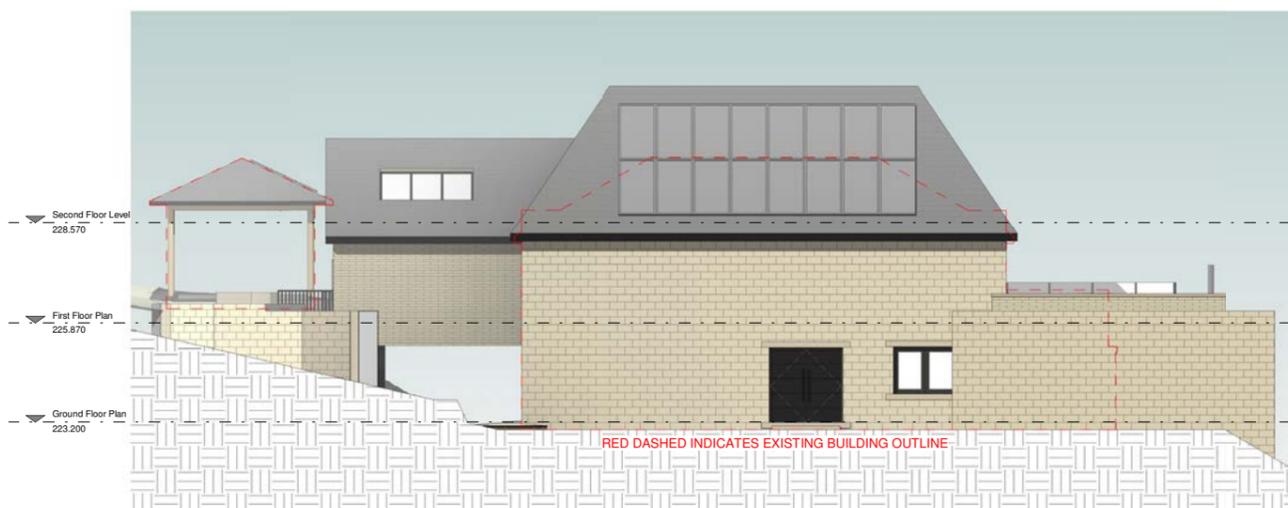
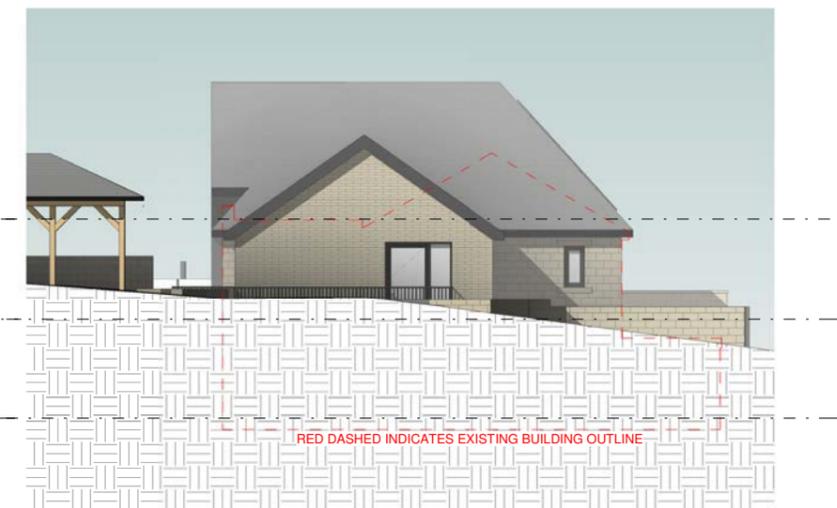
PROPOSED ELEVATIONS

The below elevations illustrate the proposed extensions, showcasing how they will integrate with the existing structure to achieve a coherent architectural form.

The new roof will span the entirety of the building, eliminating the awkward junction between the flat roof and pitched roof from the previous extension. This redesign will create a more harmonious and sympathetic relationship between the original structure and the extension, ensuring visual cohesion. The new eaves height has been carefully aligned with the parapet height of the earlier extension, while the ridge height has been adjusted to maximize loft accommodation without the need for dormer windows. The design includes prominent gables on East elevation, serving as architectural focal points.

The first-floor bridged extension adopts the form and materiality of the main house but is deliberately stepped back at both roof and wall levels to maintain subservience to the primary structure.

The single-storey extension features a flat roof to accommodate a terrace, preserving natural light to the first-floor windows while ensuring they remain unobstructed. This approach balances functionality and design integrity, contributing to the overall aesthetic and practical appeal of the property.



DESIGN

We want to ensure that the scheme fits with the existing build as well as possible, therefore we will be using stone to construct the extensions, along with tiled roofs. We will give the design a contemporary edge on the loft conversion by having glazing run in to the roof apex.

The following shows a number of precedent images of gable end design similar to what we will be looking at to inspire the eastern gables on our design. This will allow the new master suite to have strong views, whilst the form remains traditional.

In conclusion we are looking to create something that is sympathetic to the dwelling, brings the house up to modern living standards, as well as giving the house a better coherence by correcting previous poor design choices.



HERITAGE IMPACT ASSESSMENT

1. Introduction

This Heritage Impact Assessment (HIA) has been prepared in support of a planning application for proposed extensions to a dwelling situated within the Thurlstone Conservation Area, South Yorkshire. The purpose of this report is to assess the site's contribution to the character and appearance of the conservation area and to evaluate the potential impact of the proposed development on the historic environment, in line with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and relevant national and local policy guidance.

2. Site Context and Heritage Significance

2.1 Site Description

The subject site comprises a modern dwelling built circa 1990 in a traditional form. While not a listed building, it lies within the conservation area and is subject to policies aimed at preserving and enhancing the area's character. The site is located within a natural depression, set back from the main road and partially screened by mature vegetation and landform. Visibility from key public viewpoints is limited.

2.2 Relationship to Nearby Heritage Assets

The site is proximate to several designated heritage assets:

- **Plumpton House** (non-listed but of high local heritage value): located immediately to the west, contributing positively to the conservation area.

Listed Buildings Nearby:

- **Weavers' Cottage (Grade II, 180m south)**

- **Church and Vicarage on Manchester Road (Grade II, 100m northwest)**

3. Proposed Development Summary

The proposed works involve:

- Single-storey extension (south/rear): Replacing an existing outbuilding with a formal lounge and gym, including a covered terrace.

- First-floor link extension: Creating level access from the carport with a new bedroom and entrance lobby.

- Loft conversion: Full roof replacement to accommodate a master bedroom suite, raising the ridge height modestly while retaining a hipped roof design.

- Material palette includes narrow pitch-faced stone to match the existing building, complemented by contemporary metal-clad gables.

4. Assessment of Impact

4.1 Visual Impact and Setting

The site itself makes a limited contribution to the character of the conservation area, owing to its modern construction, subordinate location, and visual containment by topography and vegetation. Changes are not readily visible from the public realm, and views from Manchester Road are screened.

However, glimpsed or partial views of the increased roof volume may be possible from:

- Plumpton House and its curtilage to the west.
- Southern valley slopes during leaf-off seasons.
- Leapings Lane and environs of James Durrans site.

The redesigned hipped roof and limited increase in ridge height reduce visual bulk, and the use of sympathetic materials ensures continuity with local vernacular.

4.2 Impact on Setting of Plumpton House

Plumpton House holds architectural and historic value within the conservation area. While the increased roof massing may slightly affect its eastern outlook, key mitigating factors include:

- The relative difference in eaves and ridge heights (eave and ridge height of the proposed extension remains below those of Plumpton House).
- Physical separation and screening elements (vegetation, topography).
- The low heritage value of the existing dwelling.

An east-west sectional analysis is provided to fully illustrate the spatial relationship and demonstrate that no harm will result to the setting of Plumpton House.

4.3 Impact on Wider Conservation Area and Listed Buildings

Given the limited intervisibility with key public viewpoints and the retention of local materials and forms, the proposal is not anticipated to impact the setting or significance of nearby listed buildings. From most public vantage points, the building will remain partially or fully screened.

4.4 Assessment Against Policy

NPPF 207/208: The site contributes little to the heritage significance of the conservation area; the proposal's impact is negligible with appropriate mitigation.

NPPF 212/213: Any perceived harm is minimal, indirect, and outweighed by architectural coherence and improved spatial functionality.

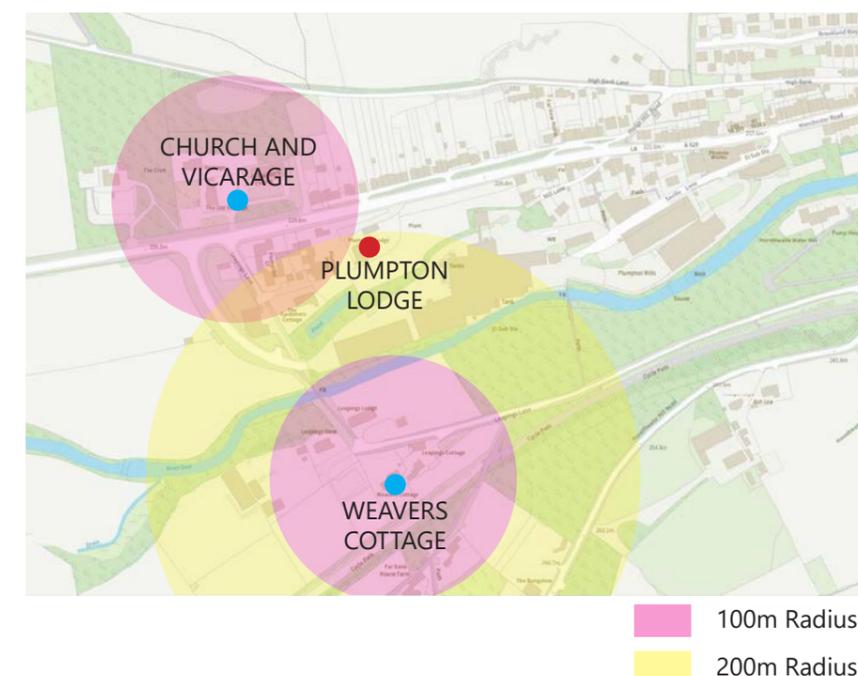
NPPF 219: The development presents an opportunity to enhance the architectural consistency of a previously altered dwelling.

Local Plan Policy HE1: The proposal respects local heritage values, materials, and visual setting.

5. Conclusion

The proposed development represents a considered and proportionate enhancement to a modern dwelling within the Thurlstone Conservation Area. It adopts materials and forms sympathetic to the local vernacular and seeks to rationalise previous alterations. While the increased roof height introduces some additional massing, the overall visual and heritage impact is limited, and any potential effects on the setting of Plumpton House are mitigated through sensitive design and landscape screening.

The proposal preserves the character of the conservation area and introduces minor, well-integrated changes that respect the setting of nearby heritage assets. Subject to the provision of an east-west section drawing to clarify visual relationships with Plumpton House, the development accords with local and national heritage policy and should be supported.



Conclusion

The development has been carefully designed to create a high-quality extension that complements the existing property while respecting the Conservation Area and its surroundings. The proposal maintains the character of the site with a sensitive approach to scale, materials, and form, ensuring minimal impact on neighboring properties and their amenity spaces.

